



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-001 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input 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 # _____
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. _____

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)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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	No address yet				
Subdivision	A0012 W B Bowles Tract 11-1	Lot	N/A	Block	N/A
General Location	SH 66 and Willow Bend DR				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD 48/ SH 666 Overlay	Current Use	Vacant		
Proposed Zoning	N/A	Proposed Use	Convenience store with gasoline sales		
Acreage	Proposed 1.67 AC	Lots [Current]	2	Lots [Proposed]	2

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]

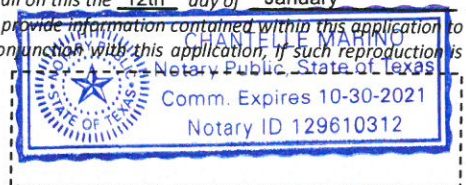
<input type="checkbox"/> Owner		<input checked="" type="checkbox"/> Applicant	Verdad Real Estate
Contact Person		Contact Person	Larae Tucker
Address		Address	1211 S. White Chapel Blvd.
City, State & Zip		City, State & Zip	Southlake, TX 76092
Phone		Phone	214-601-54
E-Mail		E-Mail	Ltucker@verticalcm.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Larae Tucker [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th 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 12th day of January, 20 18.



Owner's/Applicant's Signature

Larae Tucker

Notary Public in and for the State of Texas

Chantelle Marino

My Commission Expires

10/30/21



February 27, 2018

ATTN: LTUCKER@VERTICALCM.COM
VERDAD REAL ESTATE
1211 S. WHITE CHAPEL BLVD.,
Southlake, TX 76092

RE: SITE PLAN (SP2018-001), SUP for 7-11

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 02/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. On February 13, 2018, the ARB reviewed revised building elevations and the proposed entryway monument sign. After review, the ARB and made motion to recommend approval of the building elevations with the requested variances, and the condition that the developer make revisions to the monument sign and resubmit for ARB review and approval at the meeting on March 13, 2018.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.*
- 2) The developer is to construct an eight (8)-foot masonry wall adjacent to the north property line [i.e. adjacent to North Shores Estates].*
- 3) The developer is to incorporate an architectural entryway monument sign to be approved by the Architectural Review Board (ARB).*
- 4) The gas station shall have no more than six (6) pump islands [i.e. 12 dispensers].*
- 5) The entryway signage is to be placed in a maintenance easement to be dedicated to the City at time of final plat.*
- 6) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, Planned Development District 48 (PD-48), 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.*

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the site plan and variances with staff recommendations passed by a vote of 4-1 with Commissioner Logan dissenting.



CITY COUNCIL:

On February 19, 2018, the City Council's motion to approve the site plan, including all variance requests (i.e. 4-sided architecture, vertical and horizontal articulation, and flat roof design), with staff conditions passed by a vote of 5 to 0 with Council Members Macalik and Townsend absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks
Planner
Planning & Zoning Department
City of Rockwall, TX



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

Phone: (972) 771-7745
Email: 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

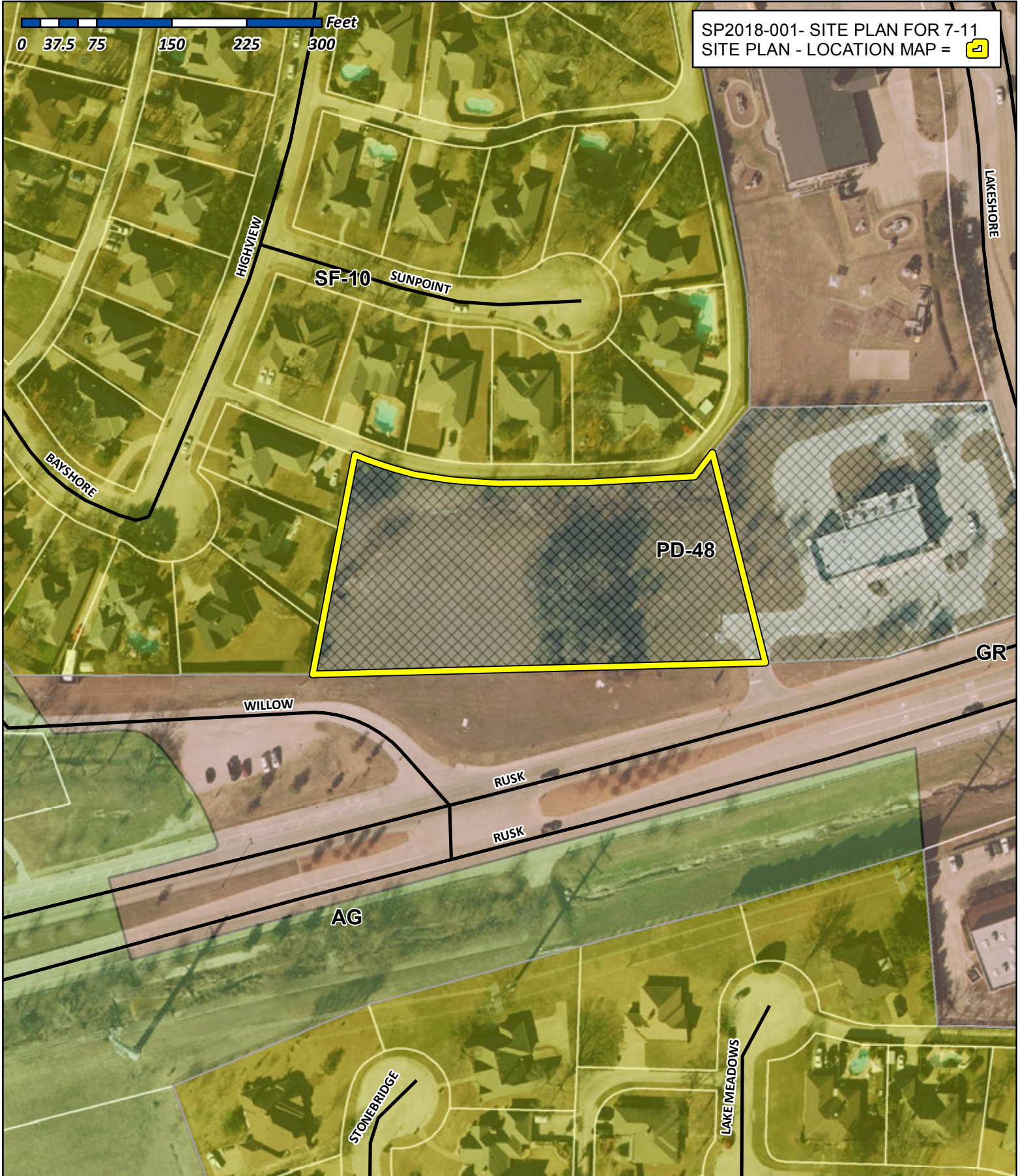
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 1/16/2018

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, 01/19/2018. 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: SP2018-001
Project Name: 7-11
Project Type: SITE PLAN
Applicant Name: VERDAD REAL ESTATE
Owner Name: PATMAN, CONNOR W JR
Project Description:

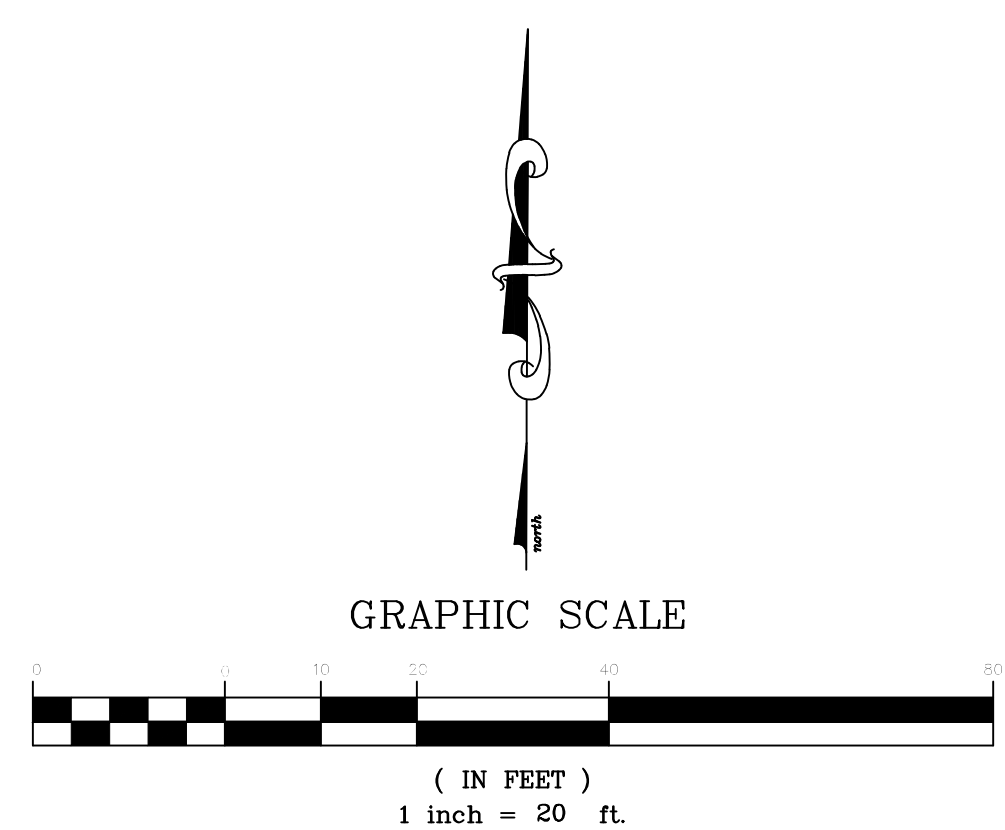
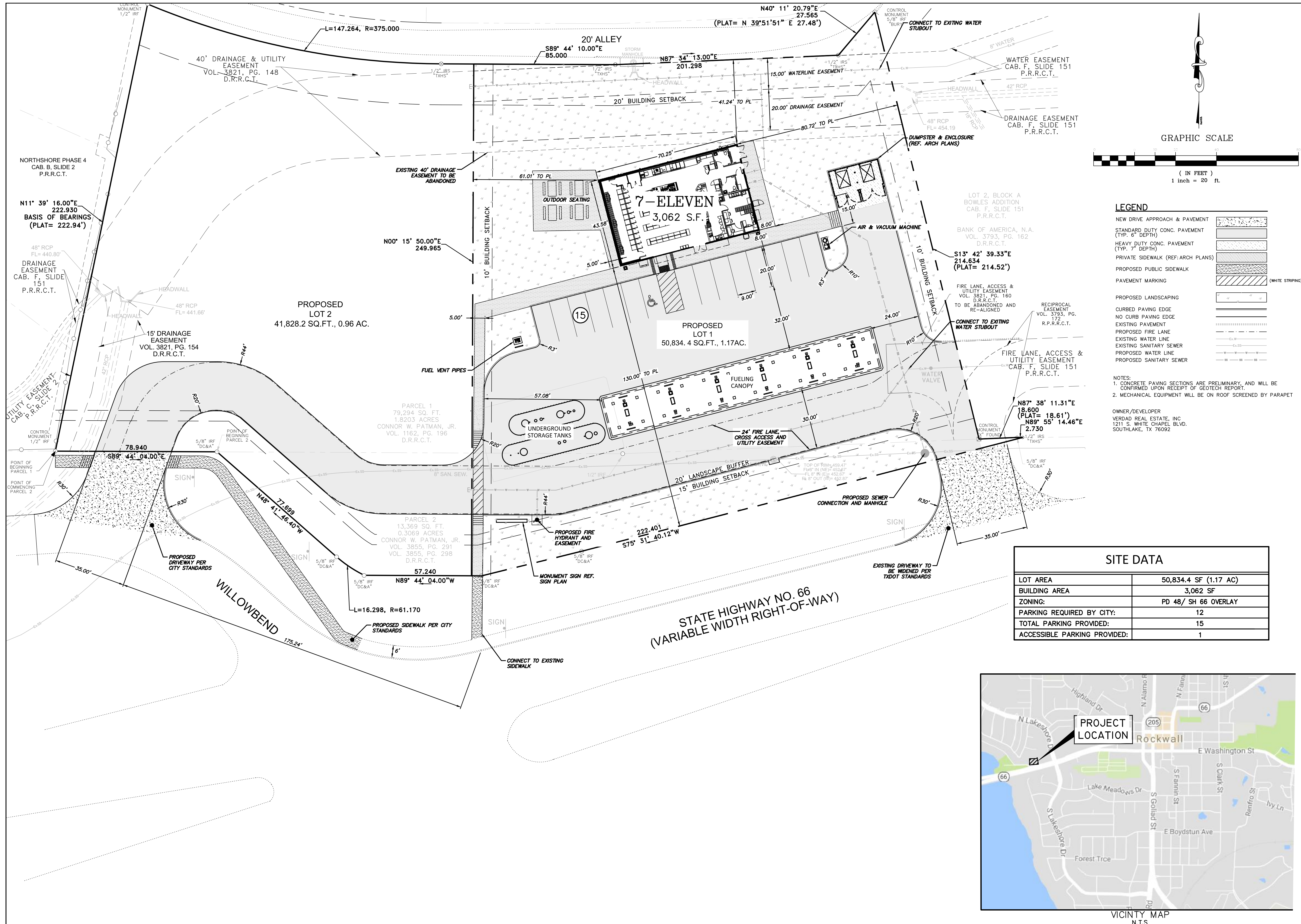


City of Rockwall

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.





LEGEND

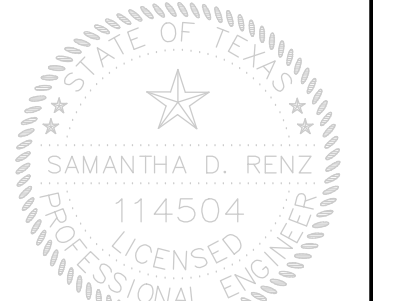
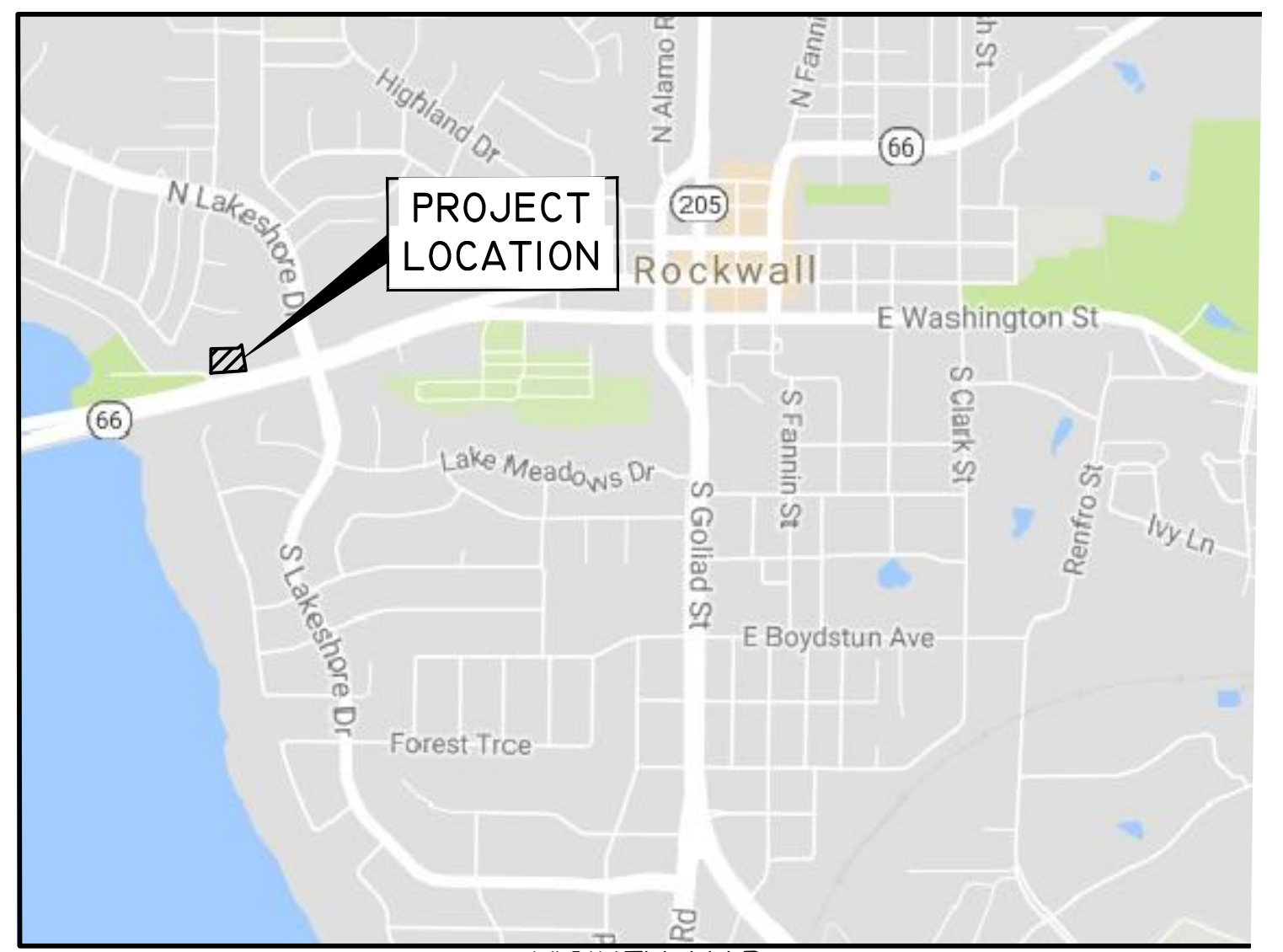
NEW DRIVE APPROACH & PAVEMENT	[Symbol]
STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)	[Symbol]
HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)	[Symbol]
PRIVATE SIDEWALK (REF. ARCH PLANS)	[Symbol]
PROPOSED PUBLIC SIDEWALK	[Symbol]
PAVEMENT MARKING	[Symbol] (WHITE STRIPING)
PROPOSED LANDSCAPING	[Symbol]
CURBED PAVING EDGE	[Symbol]
NO CURB PAVING EDGE	[Symbol]
EXISTING PAVEMENT	[Symbol]
PROPOSED FIRE LANE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]

NOTES:
1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
VERDAD REAL ESTATE, INC.
1211 S. WHITE CHAPEL BLVD.
SOUTH LAKE, TX 76092

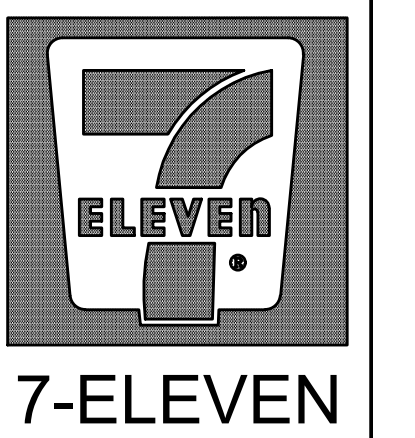
SITE DATA

LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1



PRELIMINARY
NOT FOR CONSTRUCTION

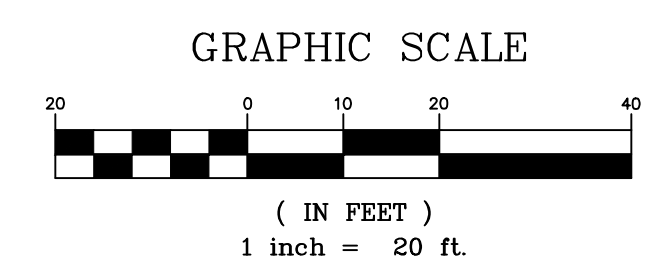
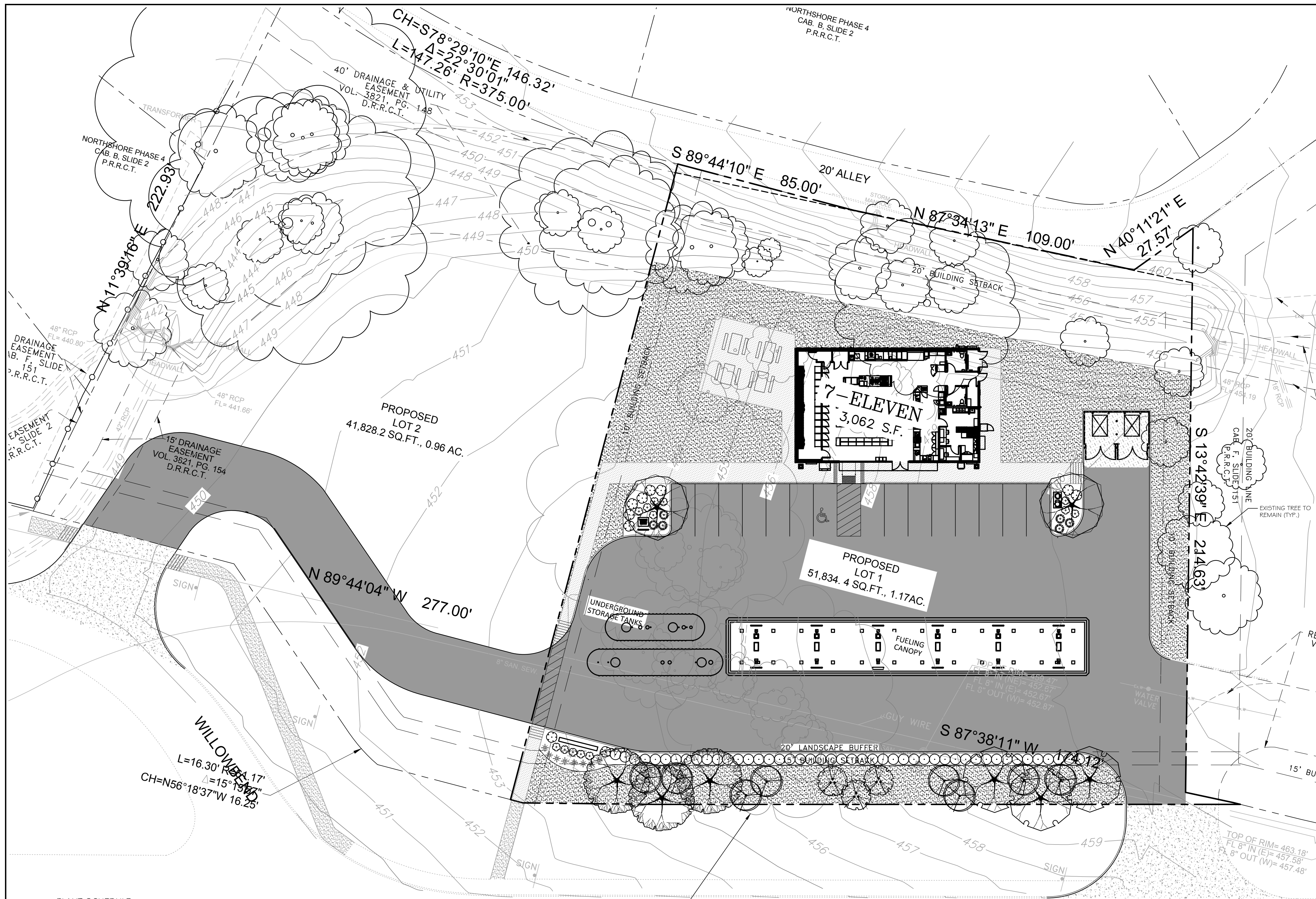
NO.	DATE	REVISIONS	COMMENTS



SH 66 and Willow Bend Dr
Rockwall, Texas

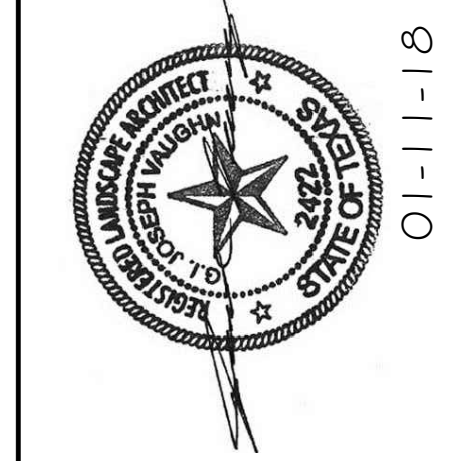
SITE PLAN

SCALE: 1"=20'
DRAWN BY: CDW
DESIGNED BY: CDW
CHECKED BY: SDR
PROJECT NO.: 2017059
DATE: January 2018
SHEET:



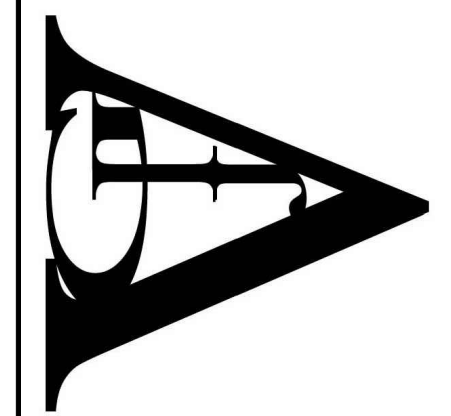
**SHEET
L1.0
LANDSCAPE
PLAN**

NO.	DATE	ISSUE / REVISION RECORD



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B # B	1.5" Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B # B	1.5" Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3" Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4" Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia "Lacebark Elm"	45 gal	4" Cal	12-15' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	10	Green Cloud Texas Ranger / Leucophyllum frutescens "Green Cloud"™	5 gal		
	8	Gulf Coast Muhly / Muhlenbergia capillans "Gulf Coast"	3 gal		
	6	Lindheimer's Muhly / Muhlenbergia lindheimeri	3 gal		
	46	Dwarf Wax Myrtle / Myrica cerifera "Pumila"	5 gal		
	13	Autumn Sage / Salvia greggii "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	11,415 sf	Bermuda Grass / Cynodon dactylon "Tif 419"	flat		

**STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)**

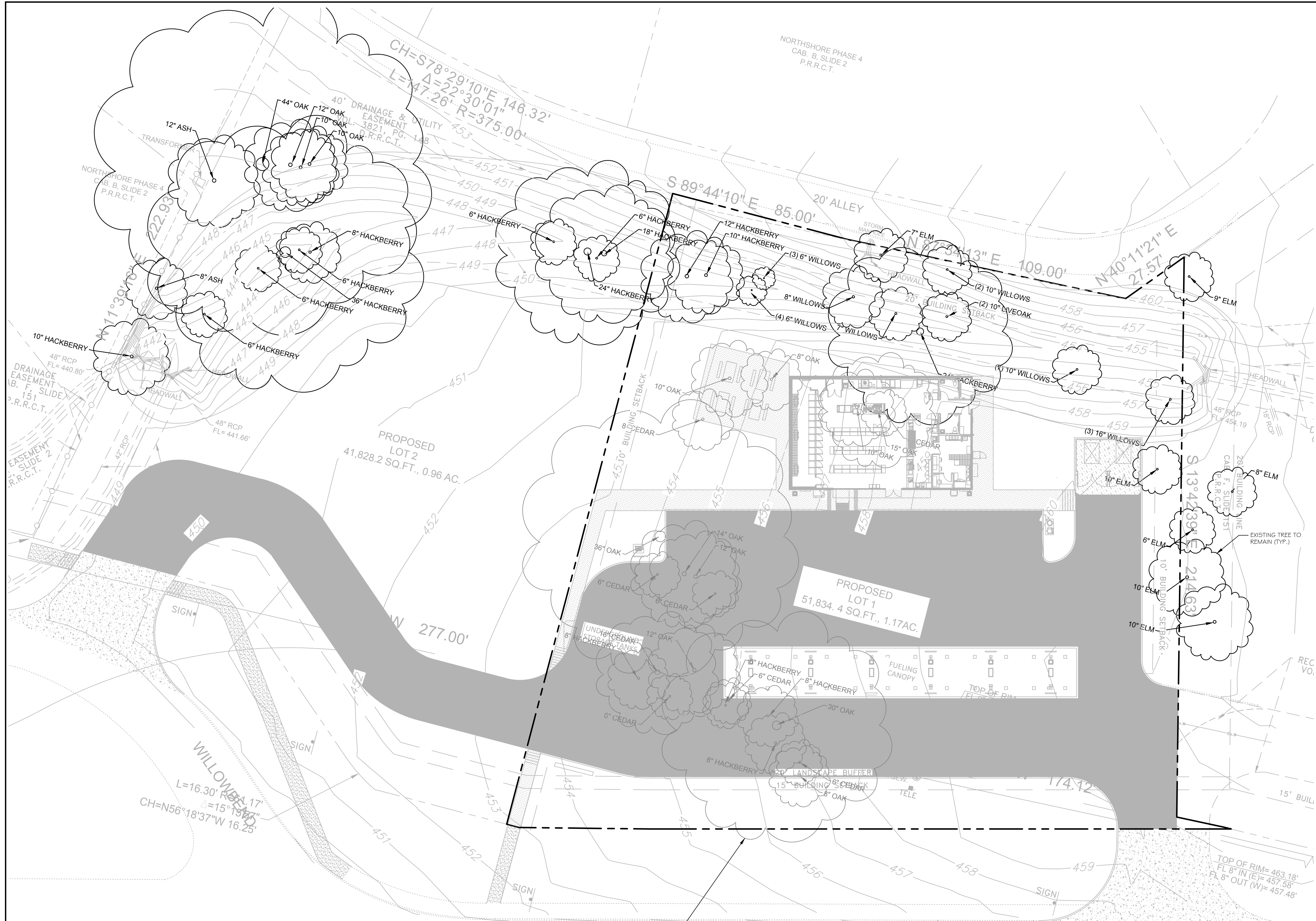
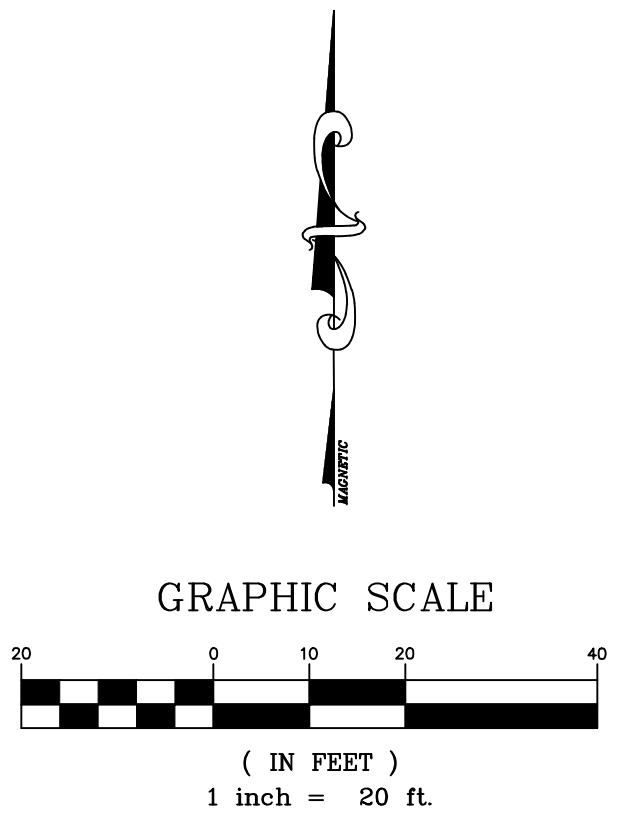
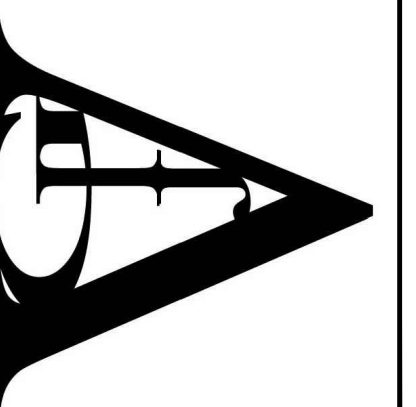
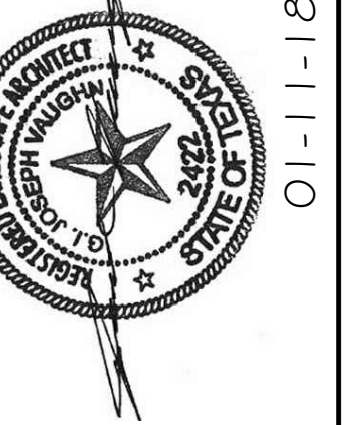
SITE DATA	
LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1

GENERAL LANDSCAPE NOTES:
 1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.
 IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL UDC.

CITY REQUIREMENTS:

	REQ.	PROV.
LANDSCAPE AREA 15% OF THE SITE SHALL BE LANDSCAPE AREA 51,834SF X 0.15 = 7,775SF	7,775	20,815
PARKING AREA LANDSCAPE 5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 21,900SF X 0.05 = 1,095 1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT	1,095 2	731 2 PROVIDED PROVIDED
LANDSCAPE BUFFERS STATE HIGHWAY 66 (PER SH66 OVERLAY): 273LF / 100 X 2 = 6 - 4" CAL CANOPY TREES 273LF / 100 X 4 = 11 - 4" HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 89' REMOVED X 1 = 89' CAL 30"+ CALIPER TREES: 66' REMOVED X 2 = 164' CAL HACK & CEDAR 11"+: 16' REMOVED X 5 = 80' CAL TOTAL REPLACEMENT REQUIRED TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE	261	TBD 0 TBD

NO.	DESCRIPTION



STATE HIGHWAY NO. 66
 (VARIABLE WIDTH RIGHT-OF-WAY)

SITE DATA	
LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
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CITY REQUIREMENTS:

	REQ.	PROV.
TREE PRESERVATION	261	TBD TBD

TREE REPLACEMENT CALCULATION
 4-29" CALIPER TREES: 89' REMOVED X 1 = 89' CAL
 30" CALIPER TREES: 66' REMOVED X 2 = 164' CAL
 HACK & CEDAR 11": 16' REMOVED X 5 = 80' CAL
 TOTAL REPLACEMENT REQUIRED

TREE REPLACEMENT:
 TREE FUND (UP TO 20%)
 PRESERVATION CREDITS
 ON-SITE

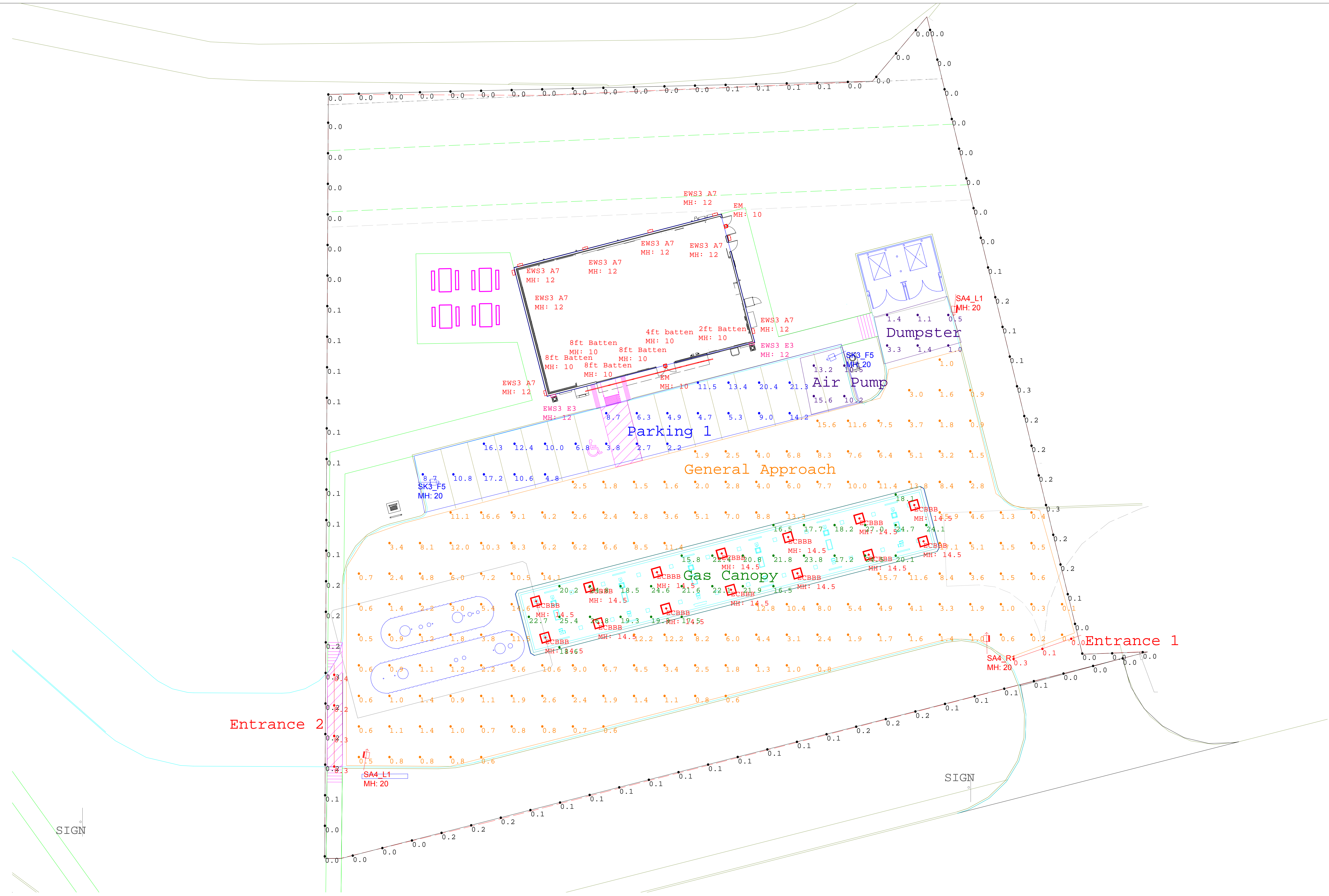
Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided By:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A180267-Eleven Store #1042791 Rockwall, TX, AGI

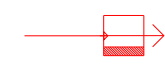
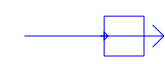
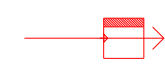







7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



SIGN

Scale: 1 inch= 15.31 Ft.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC___D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150___	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150___-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



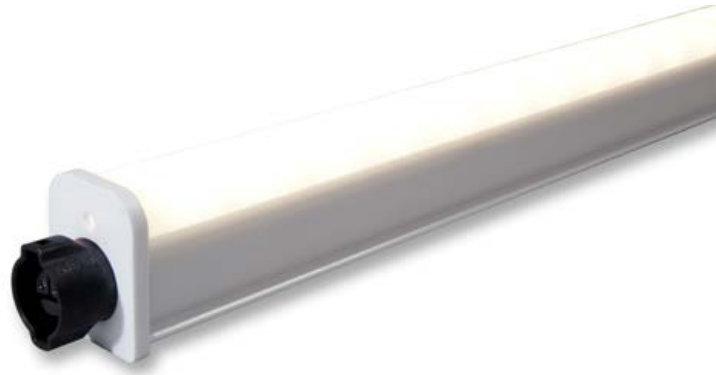
Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A1800267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- UL listed, suitable for wet locations.
- eUL listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available.
Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER			
		3000K	4000K	5000K			3000K	4000K	5000K	3000K	4000K	5000K	
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

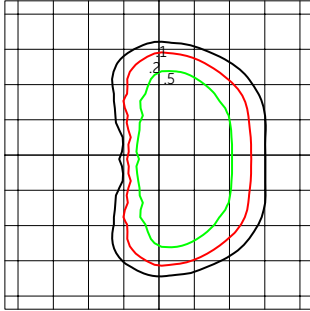
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

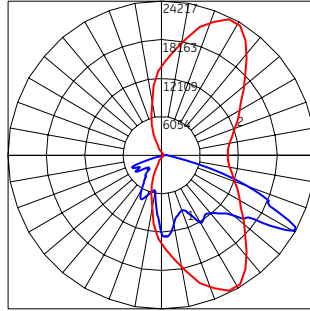
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750__IES)

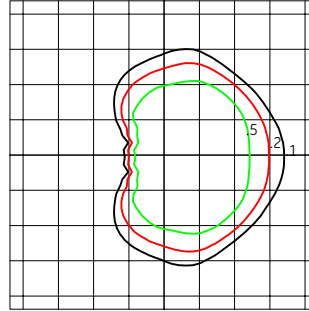


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

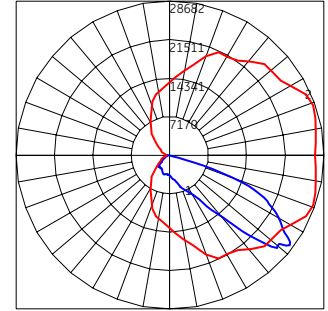


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750__IES)

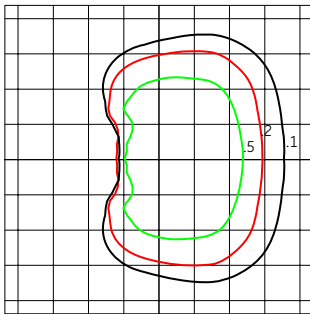


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

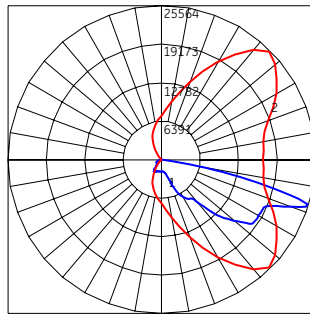


— Vertical plane through horizontal angle of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750__IES)

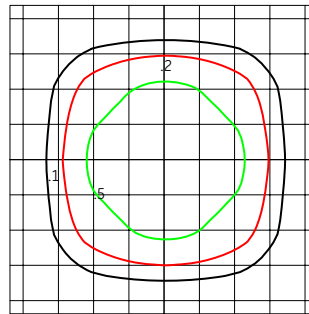


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

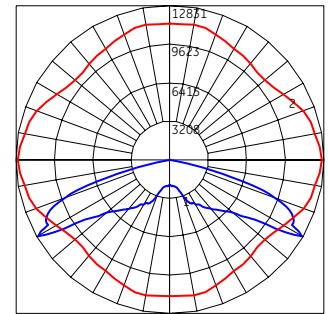


— Vertical plane through horizontal angle of maximum candlepower at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750__IES)

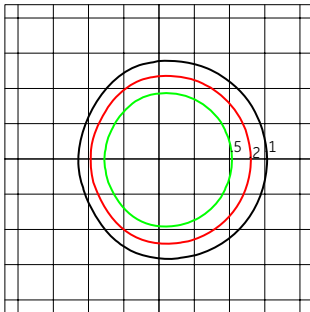


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

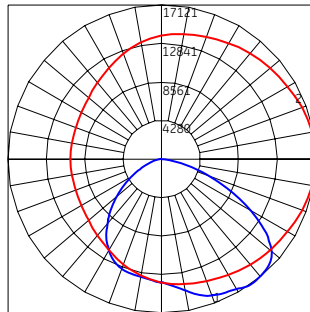


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750__IES)

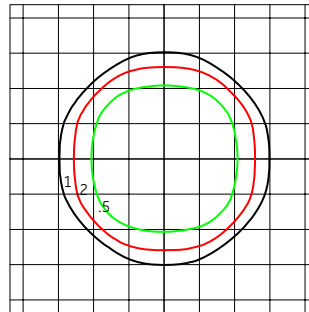


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

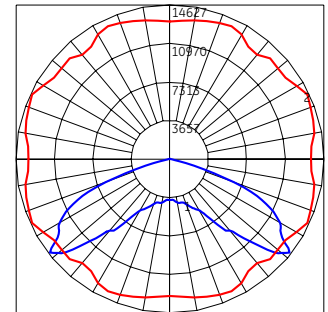


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750__IES)

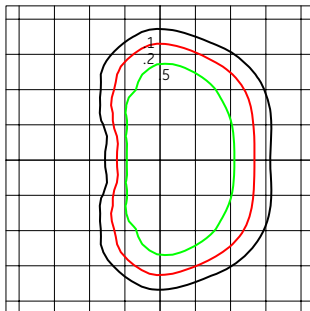


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

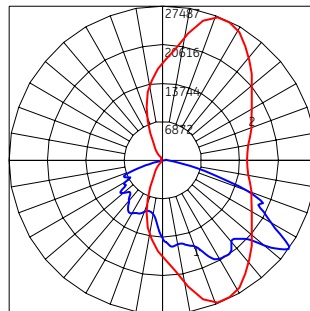


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50__IES)

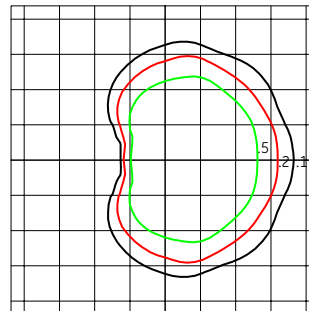


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

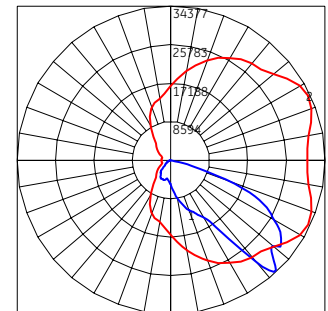


— Vertical plane through horizontal angle of maximum candlepower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50__IES)



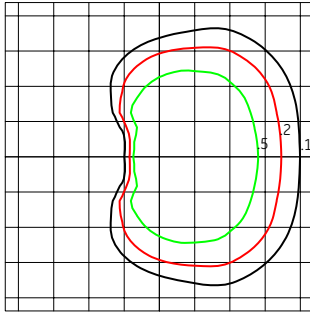
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



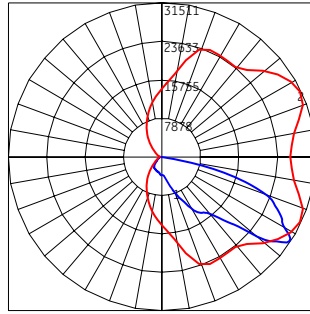
— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

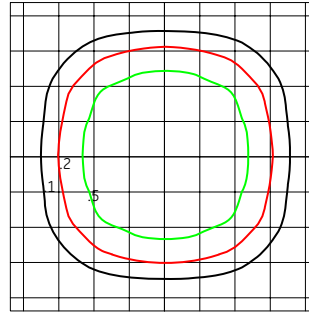


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

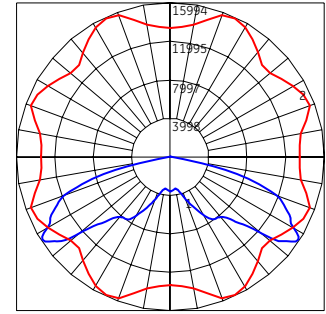


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

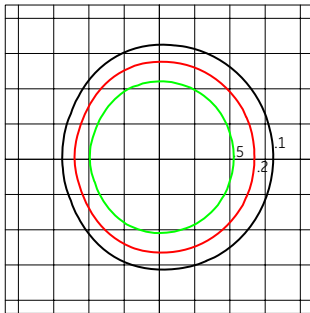


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

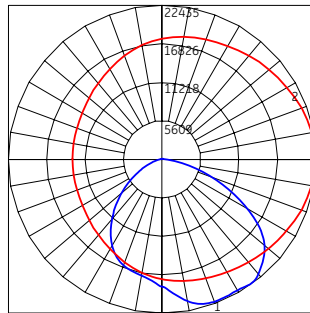


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

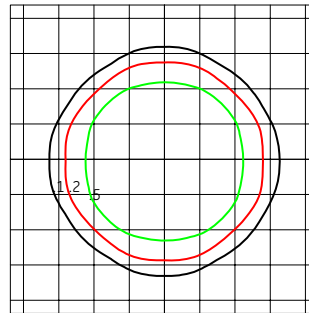


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

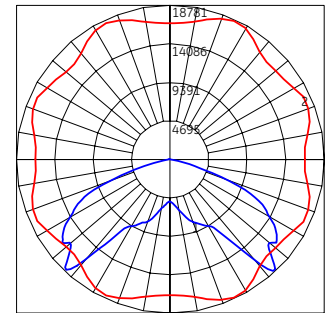


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



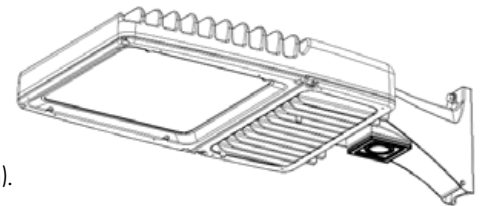
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

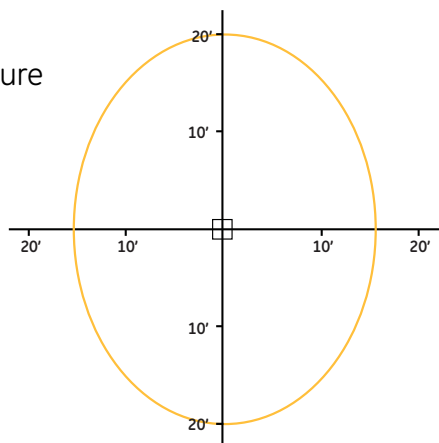
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
 - Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
 - Provides 270° of coverage (~90° is blocked by the pole).
 - Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
 - Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
 - Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
 - Must order with decorative mounting arm options "A" or "B".
 - Fixture power increase of 1W expected with sensor use.
- Note:** Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



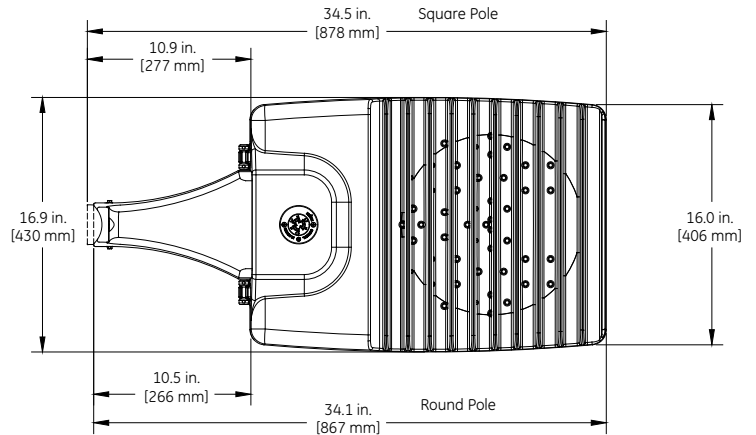
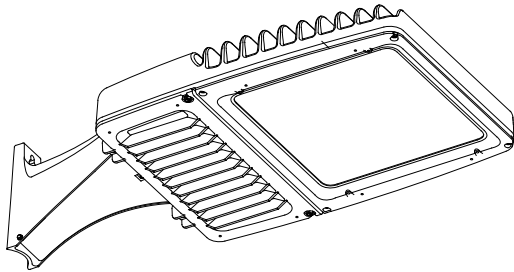
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

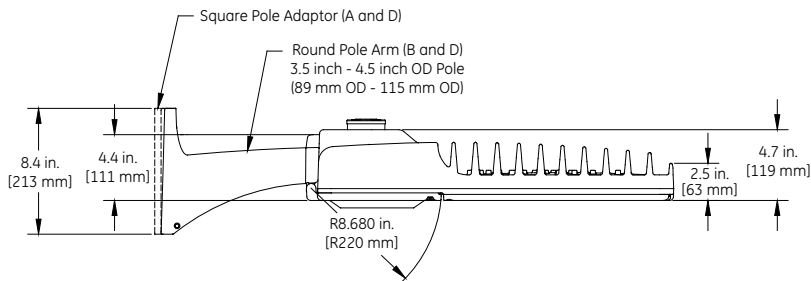


Product Dimensions

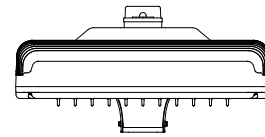
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



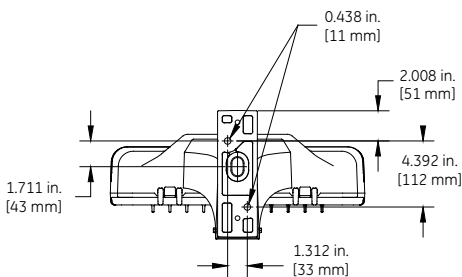
TOP VIEW



SIDE VIEW

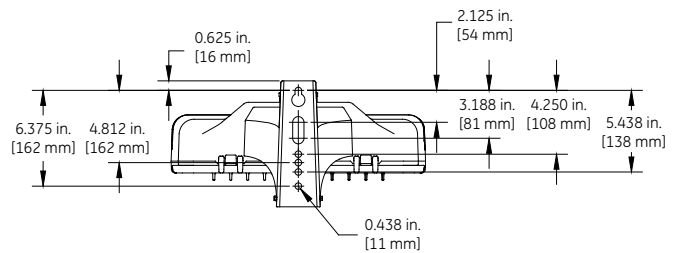


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

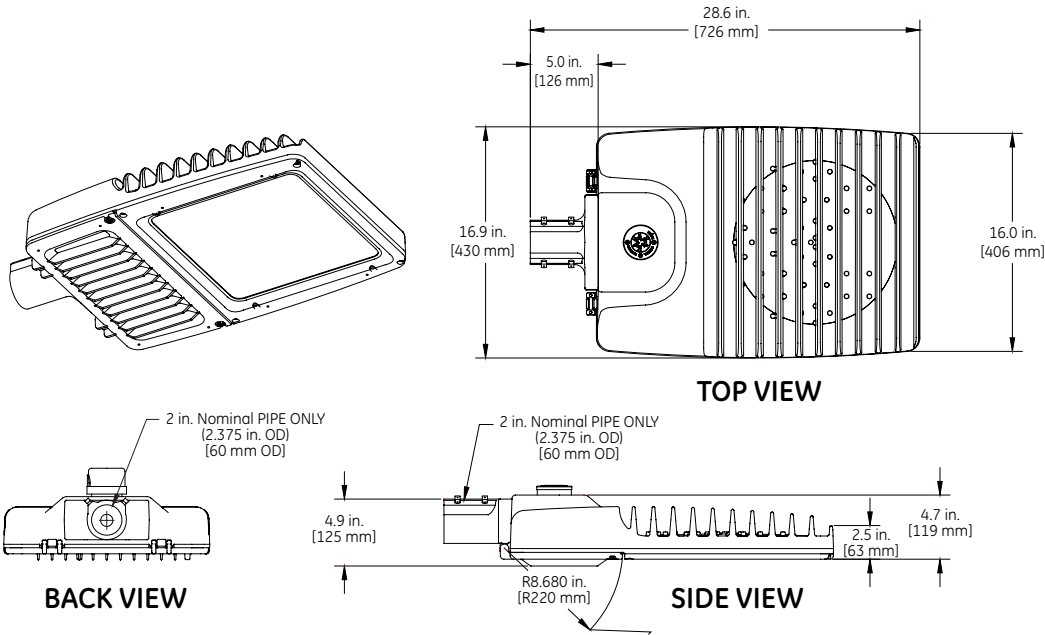
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

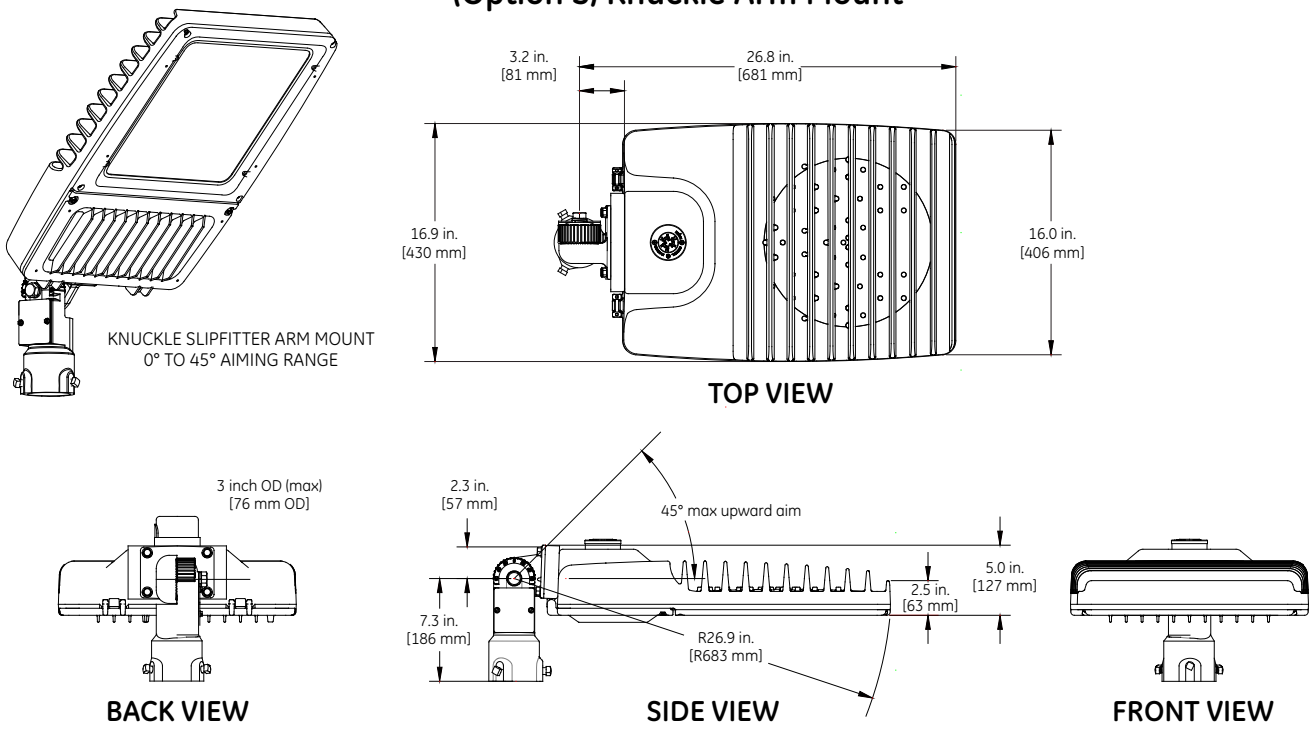
Product Dimensions

(Option C) Slipfitter Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

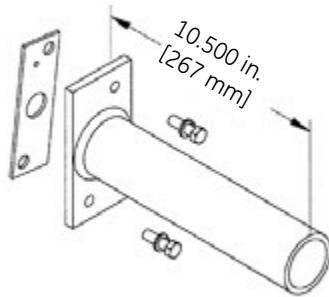
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

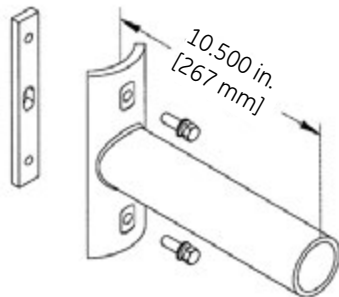
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

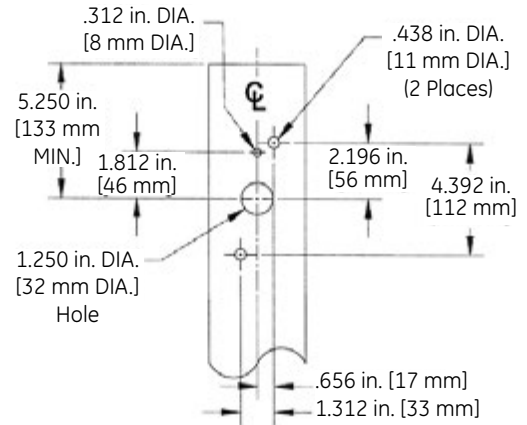
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

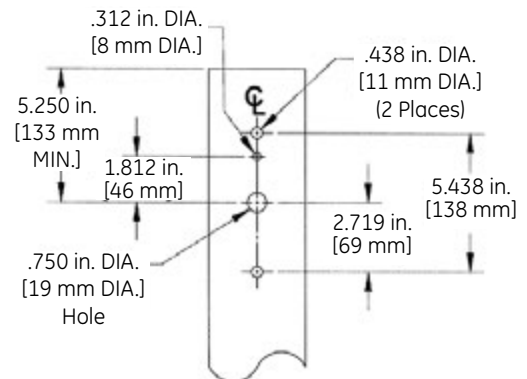
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly



- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- /c/ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



E C B B - - - - 5 - - - - A - - - -

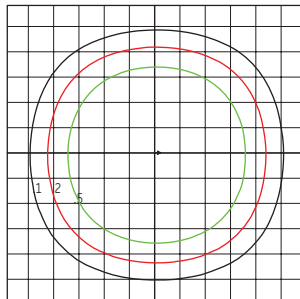
PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options	F = Flat Lens D = Drop Lens	5 = 525mA 40 = 4000K 50 = 5000K	1 = None 4 = Motion Sensor and Integral Photocell	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.		



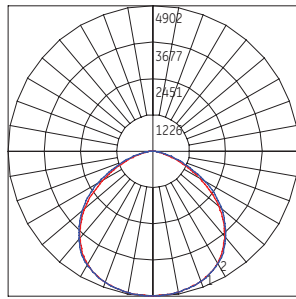
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS	
				4000K	5000K	120-277V	347-480V	4000K	5000K
				TYPE V					
	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__ies	ECBB_B5F550__ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__ies	ECBB_C5F550__ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__ies	ECBB_B5D550__ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__ies	ECBB_C5D550__ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

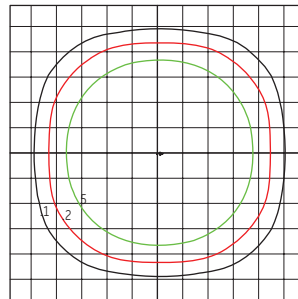


Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade

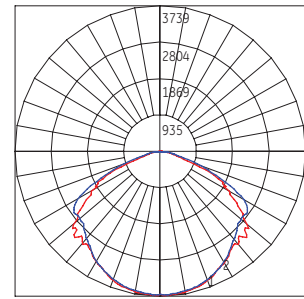


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

JOB NAME: _____



TYPE NO.: _____

CATALOG NO.: _____

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

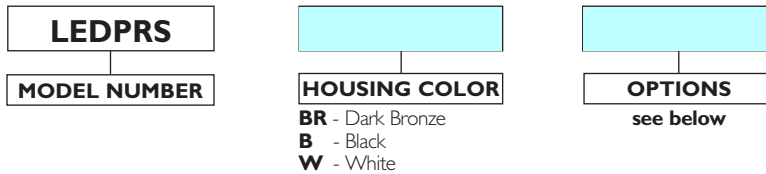


**Self-Diagnostic
Operation
Plus
High-Output
LED Lamp!**

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: Example: LEDPRS WCL



OPTIONS

CL	Cold Location Operation
-----------	-------------------------



Also available in black or white finishes

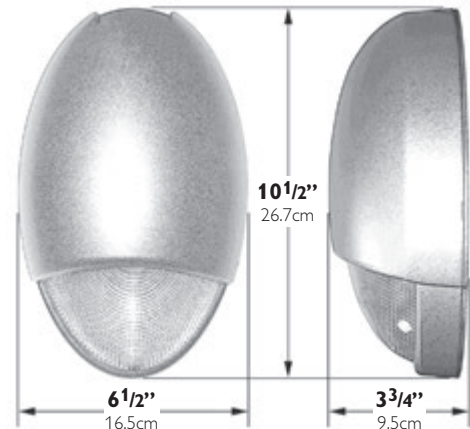
SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	<ul style="list-style-type: none"> <li style="width: 50%;">• Dual input 120/277VAC, 60 Hz <li style="width: 50%;">• AC Lockout protection <li style="width: 50%;">• AC-On indicator light and test switch <li style="width: 50%;">• Low voltage battery disconnect <li style="width: 50%;">• Automatic, constant current charger <li style="width: 50%;">• Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12 © 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • (908) 426-1000 • www.crescentlighting.com

Crescent is a Philips company



Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- UL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
 - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
Fixture off-11.8 Fc

* System THD <26% for 347-480v supply with A7 power level.

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



EWS3

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 3 = Product Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* *Not available with Fusing. Must choose a discreet voltage with F Option.		D1 = Asymmetric Forward E1 = Asymmetric Medium	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* *Button PE not available with motion sensor option. Only available with discreet voltages. Not available with voltage options D, H or 5.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	120-277V 3000K	120-277V 4000K	120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-120-277V.IES	EWS3_A7D140_____-120-277V.IES	EWS3_A7D150_____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-120-277V.IES	EWS3_A7E140_____-120-277V.IES	EWS3_A7E150_____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-120-277V.IES	EWS3_B7D140_____-120-277V.IES	EWS3_B7D150_____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-120-277V.IES	EWS3_B7E140_____-120-277V.IES	EWS3_B7E150_____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-120-277V.IES	EWS3_C7D140_____-120-277V.IES	EWS3_C7D150_____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-120-277V.IES	EWS3_C7E140_____-120-277V.IES	EWS3_C7E150_____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	347-480V 3000K	347-480V 4000K	347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-347-480V.IES	EWS3_A7D140_____-347-480V.IES	EWS3_A7D150_____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-347-480V.IES	EWS3_A7E140_____-347-480V.IES	EWS3_A7E150_____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-347-480V.IES	EWS3_B7D140_____-347-480V.IES	EWS3_B7D150_____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-347-480V.IES	EWS3_B7E140_____-347-480V.IES	EWS3_B7E150_____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-347-480V.IES	EWS3_C7D140_____-347-480V.IES	EWS3_C7D150_____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-347-480V.IES	EWS3_C7E140_____-347-480V.IES	EWS3_C7E150_____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

City of Rockwall Project Plan Review History

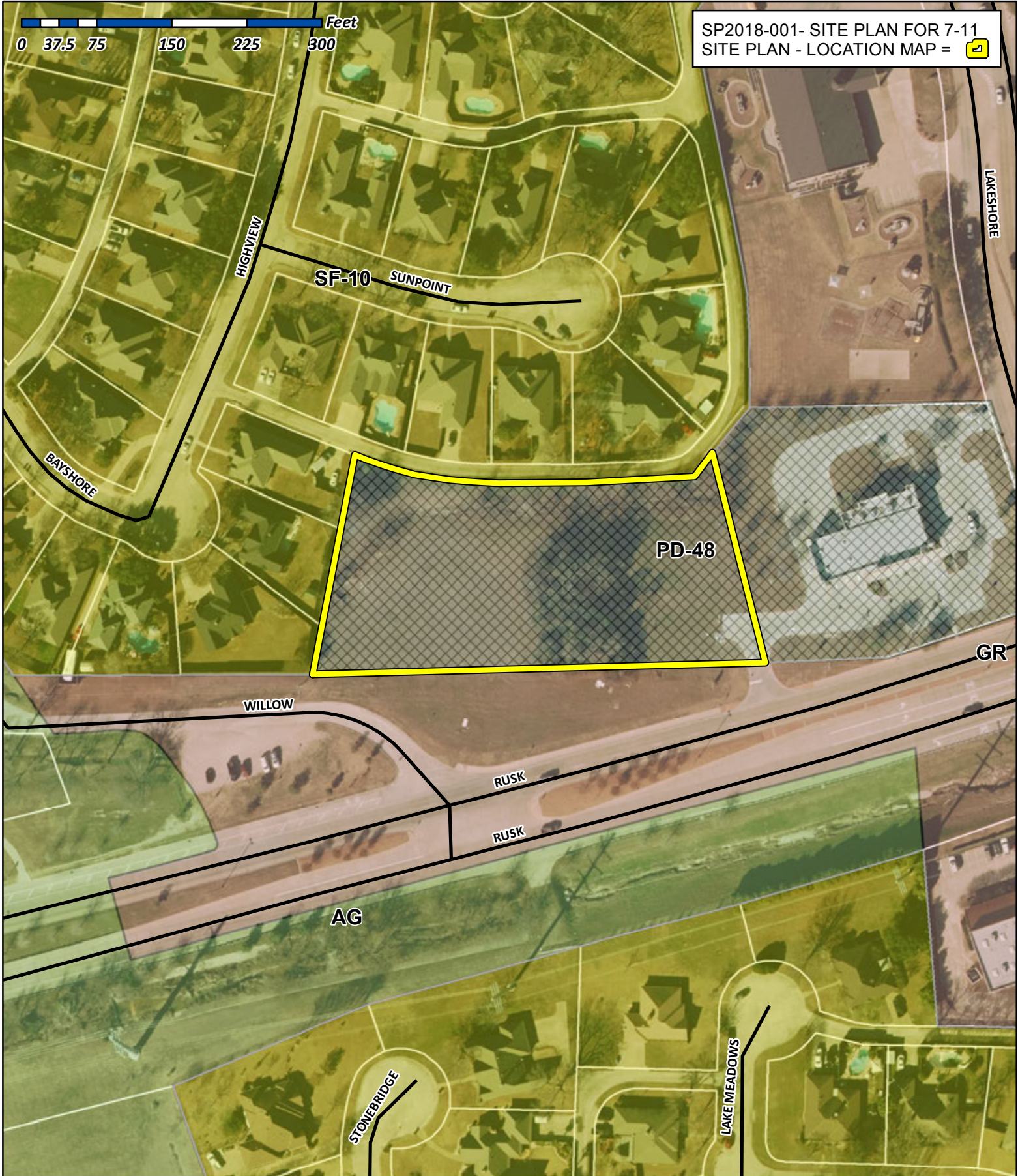


Project Number SP2018-001	Owner PATMAN, CONNOR W JR	Applied 1/12/2018	LM
Project Name SUP for 7-11	Applicant VERDAD REAL ESTATE	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
Site Address 1050 W RUSK ST		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BOWLES ADDITION	Tract 11-1	Block NULL	Lot No 11-1
		Parcel No 0012-0000-0011-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/12/2018	1/19/2018	1/17/2018	5	APPROVED	
ENGINEERING	Amy Williams	1/12/2018	1/19/2018	1/23/2018	11	COMMENTS	See Comments
(1/23/2018 10:48 AM AW) See markups Flood study of the drainage swale to the lake with required fees 4% Engineering Inspection Fees Impact Fees Dumpster area to drain to oil/water separator or grease trap Sidewalk pro-rata of \$28/lf along SH 66 Fire lane to be 150' from all portions of the building No structures or signage in easements All easements are a minimum of 20' but the drainage easement maybe larger depending on design Need dimension shown on markup Loop 8" water line Landscape Plan Add note: No trees within 5' of any utility Need to show proposed utilities Fire hydrants require 5' clearance around No trees within 5' of the water line in the rear of the lot or the sewer line in the front.							
FIRE	Kevin Clark	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See comments
(1/22/2018 2:14 PM KC) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS (1/18/2018 3:39 PM LS) Address assignment will be: 1050 W RUSK ST, ROCKWALL, TX 75087	Lance Singleton	1/12/2018	1/19/2018	1/18/2018	6	APPROVED	See Comments
PLANNING	Korey Brooks	1/12/2018	1/19/2018	1/26/2018	14	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2018-001 7-Eleven: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1						This is a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.
I.2						For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (SP2018-001) in the lower right hand corner of all pages on future submittals.
I.4						This property will be required to be plated prior to the issuance of a building permit.
I.5						This property is zoned Planned Development District 48 (PD-48) and situated in the SH 66 Overlay (SH-66 OV) District. Please review the standards for the PD as well as the overlay district
M.6						Site Plan. Please provide Lot Coverage Percentage as well as pervious v.s. impervious % on the Site Data Table.
M.7						Site Plan. Try to angle the dumpsters more toward the building. They cannot face SH-66.
M.8						Site Plan. Please note, there is a masonry wall required adjacent to the property line on the north. Please check the PD standards.
M.9						Site Plan. Please provide landscape screening on the north and west sides of the outdoor seating.
M.10						Site Plan. Please note, there is requirement for a Rockwall Entryway Sign (to be located approximately where your proposed monument sign is—monument sign will need to be moved).
M.11						Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.
M.12						Site Plan. Please only show the footprint of building. Do not include the floorplan.
M.13						Site Plan. Please show centerline of SH-66 on all plans
M.14						Landscape Plan. Please provide the same Site Data Table as provided on the Site Plan.
M.15						Landscape Plan. Please only show building footprint as mention in M.13.
M.16						Landscape Plan. Please move the fuel vent pipes to they are screen by the landscaping (move the pipes backward and move some of the landscape screening in front.
M.17						Treescape Plan. Please show tree mitigation table (i.e. provide a table with the each tree listed, total caliper inches of the tree, protected or not, saved or removed, if it is being mitigate for).
M.18						Treescape Plan. Please only show building footprint without floorplan.
M.19						Treescape Plan. Please show same data table as site plan
M.20						Photometric Plan. Please indicate property line on photometric plan.
M.21						Building Elevations. Please note that the overlay district requires 8-foot dumpster enclosure.
M.22						Building Elevations. Please note that as shown, the building will require a variance to 4 sided architecture and 20% natural stone requirements. There is no horizontal articulation and you are proposing cultured stoned.
M.23						Building Elevations. Please note that the outside storage (i.e. ice machine and Redbox machine) will need to be under a covered walkway and shown on the site plan.
M.24						Building Elevations. Please indicate the elevation that faces the street.
M.25						Building Elevations. Please provide dumpster enclosure elevation.
I.26						The Architectural Review Board (ARB) meeting for this case will be held on January 30, 2018 at 5:00 p.m.
I.27						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2018. The Planning and Zoning Worksession for this case will be January 30, at 6:00 p.m. The Planning and Zoning Meeting will be February 13. A representative is required to attend all meetings.
I.28						If necessary the projected City Council meeting date for this case will be February 19, 2018.

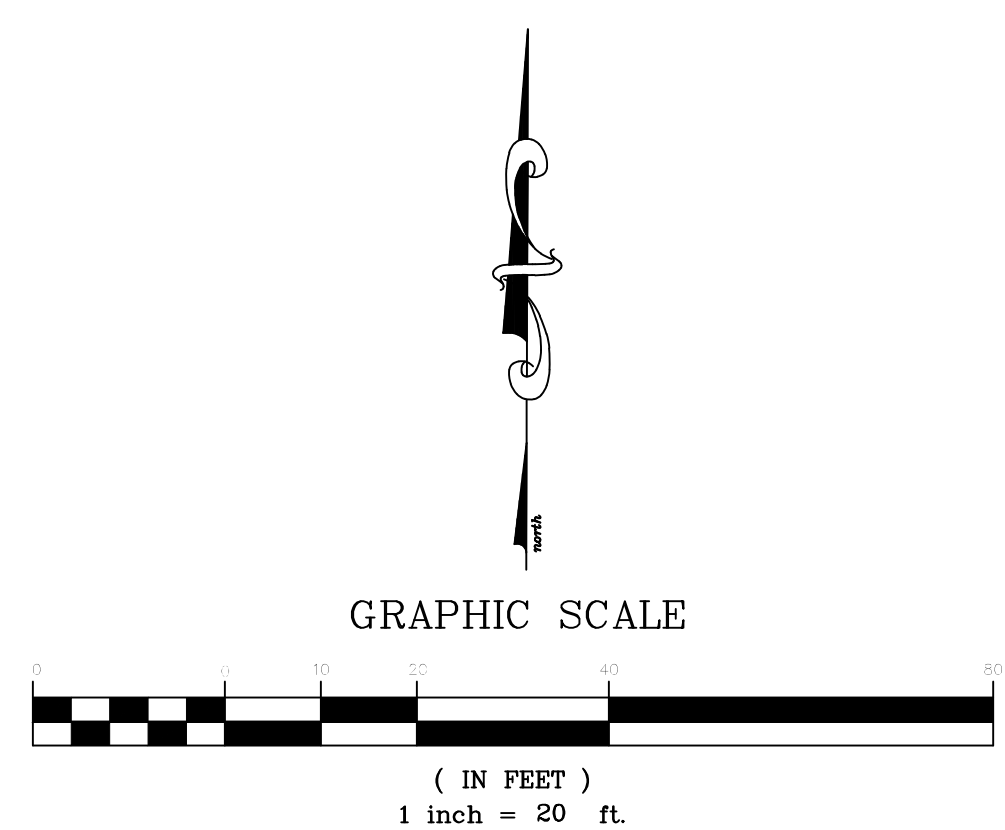
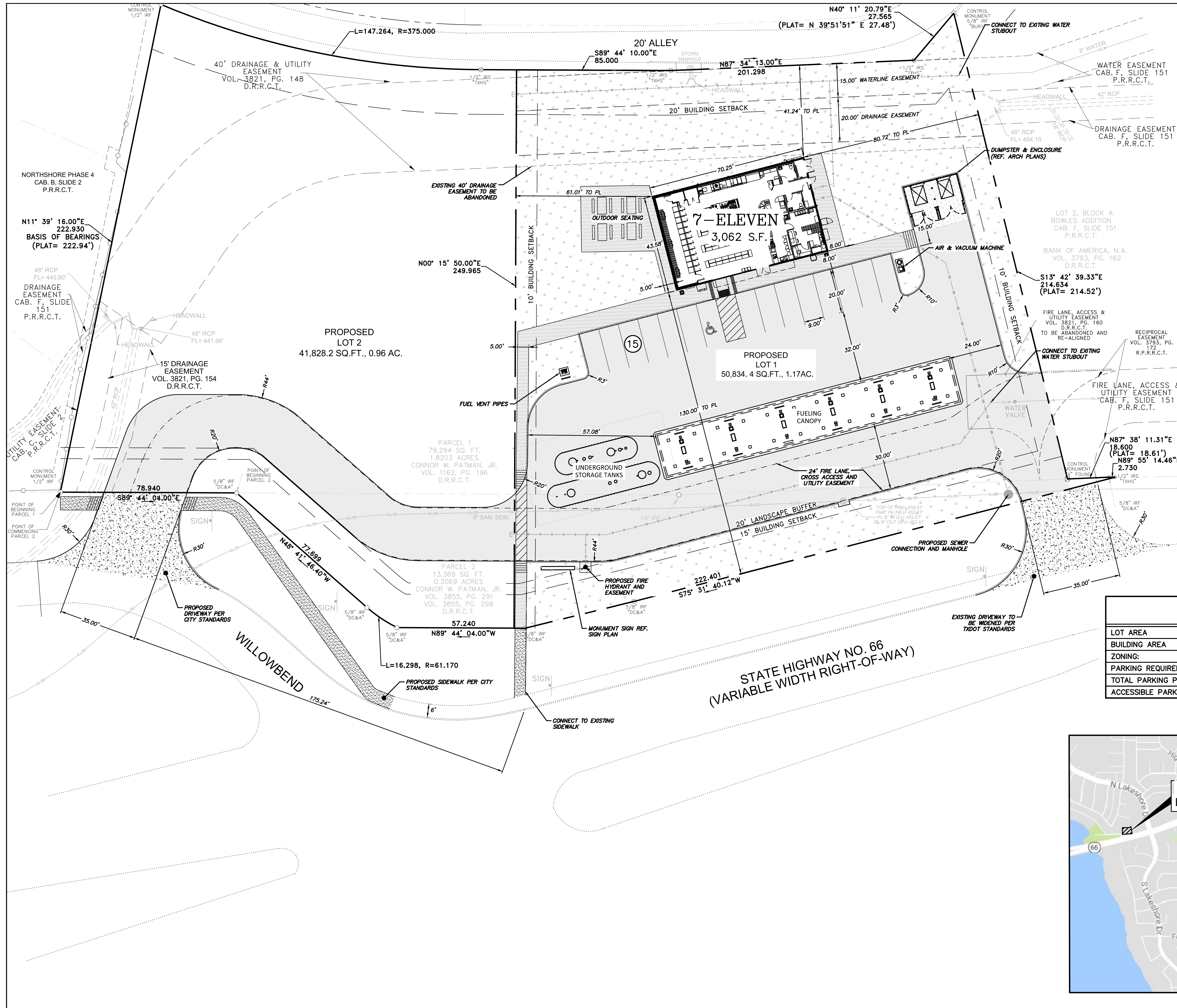


City of Rockwall

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.





LEGEND

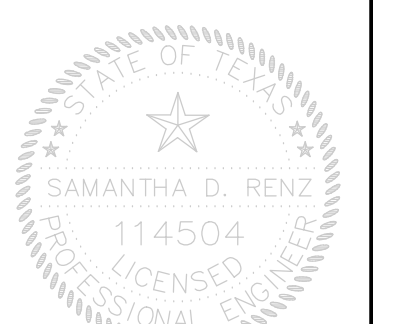
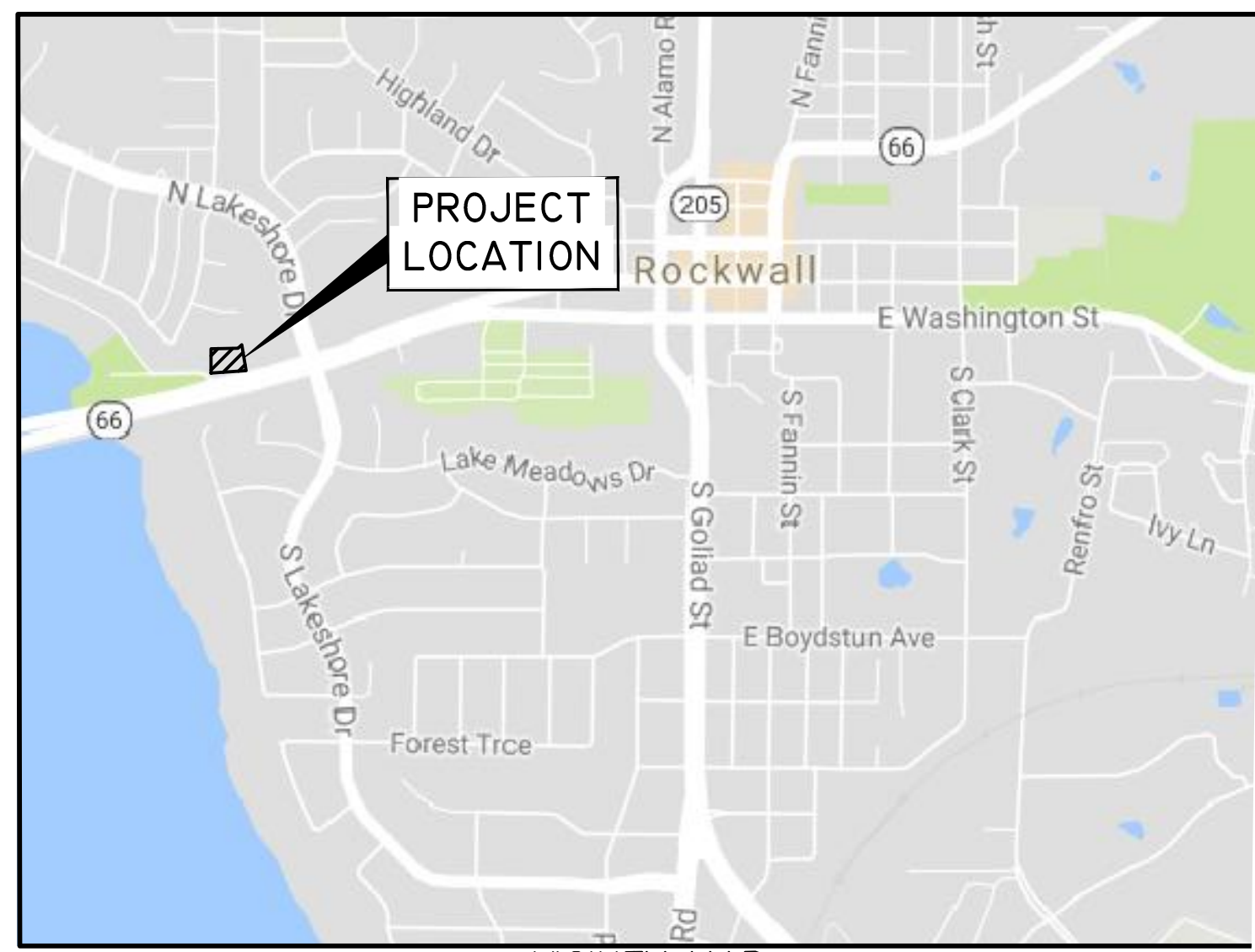
NEW DRIVE APPROACH & PAVEMENT	[Pattern]
STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)	[Pattern]
HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)	[Pattern]
PRIVATE SIDEWALK (REF. ARCH PLANS)	[Pattern]
PROPOSED PUBLIC SIDEWALK	[Pattern]
PAVEMENT MARKING	[Pattern] (WHITE STRIPING)
PROPOSED LANDSCAPING	[Pattern]
CURBED PAVING EDGE	[Pattern]
NO CURB PAVING EDGE	[Pattern]
EXISTING PAVEMENT	[Pattern]
PROPOSED FIRE LANE	[Pattern]
EXISTING WATER LINE	[Pattern]
EXISTING SANITARY SEWER	[Pattern]
PROPOSED WATER LINE	[Pattern]
PROPOSED SANITARY SEWER	[Pattern]

NOTES:
 1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
 2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
 VERDAD REAL ESTATE, INC.
 1211 S. WHITE CHAPEL BLVD.
 SOUTHLAKE, TX 76092

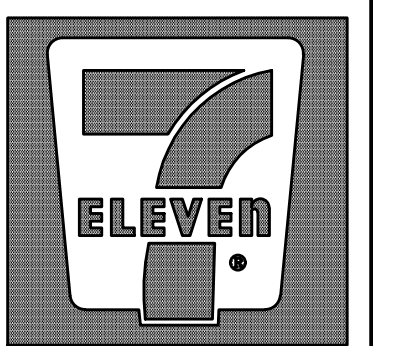
SITE DATA

LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1



PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	COMMENTS

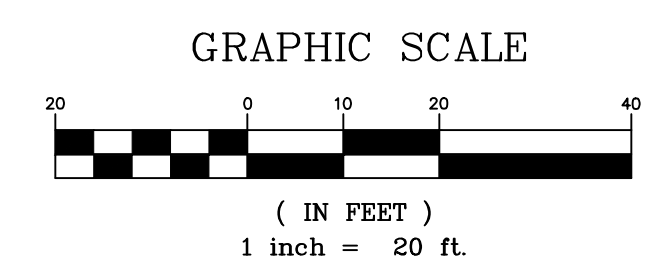
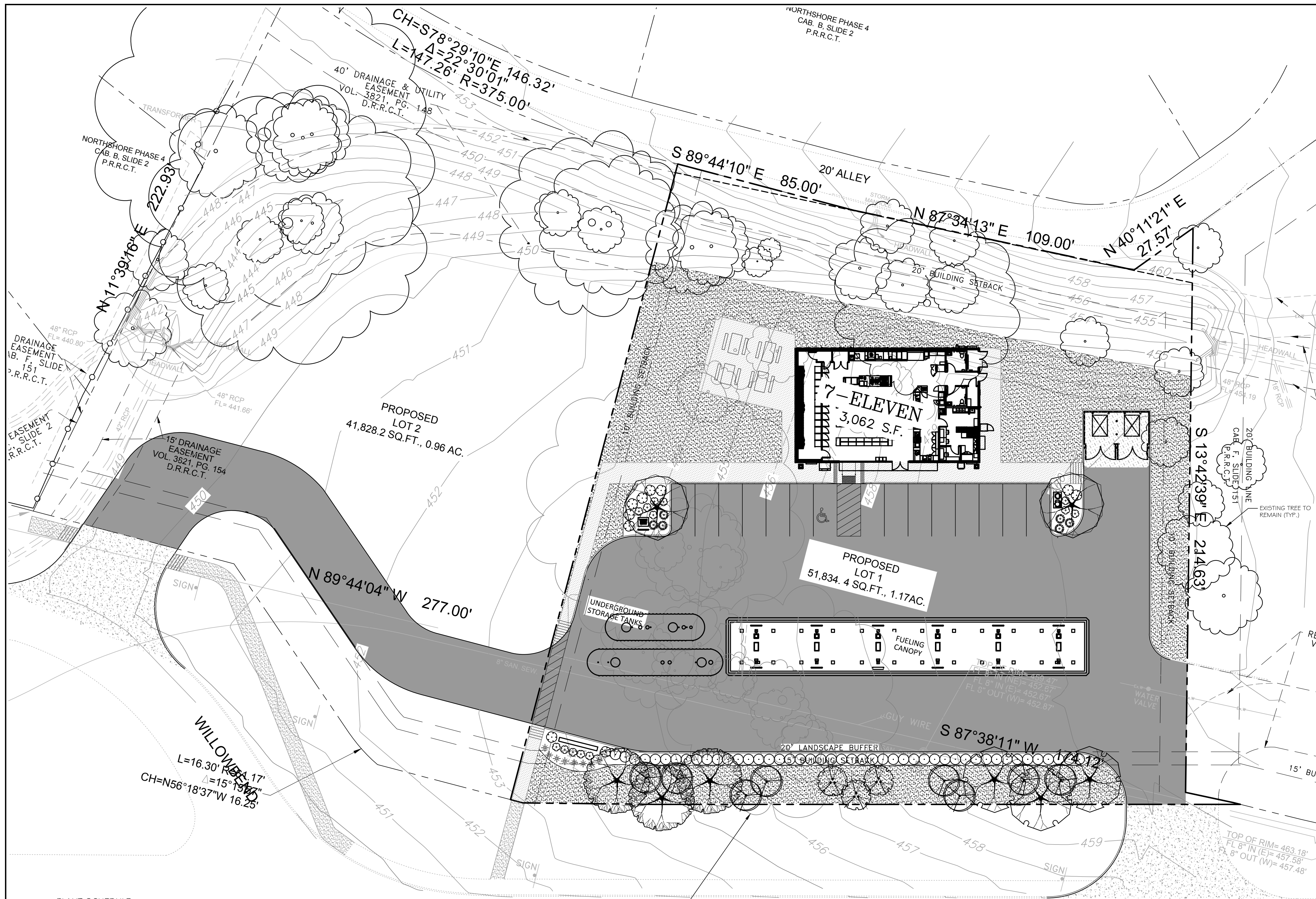


7-ELEVEN

SH 66 and Willow Bend Dr
 Rockwall, Texas

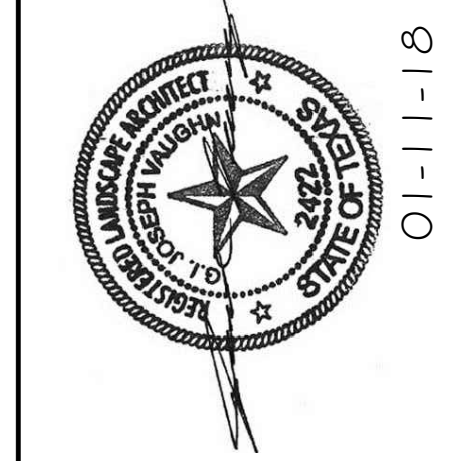
SITE PLAN

SCALE: 1"=20'
 DRAWN BY: CDW
 DESIGNED BY: CDW
 CHECKED BY: SDR
 PROJECT NO. 2017059
 DATE: January 2018
 SHEET:



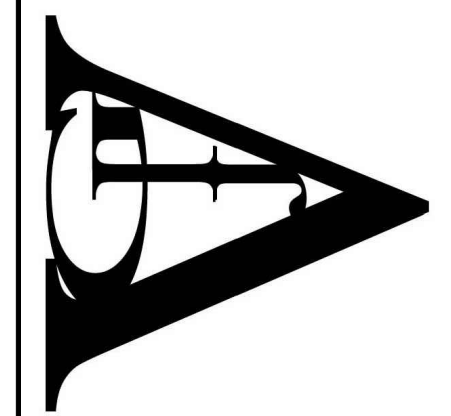
**SHEET
L1.0
LANDSCAPE
PLAN**

NO.	DATE	REVISION



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B # B	1.5" Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B # B	1.5" Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3" Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4" Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia "Lacebark Elm"	45 gal	4" Cal	12-15' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	10	Green Cloud Texas Ranger / Leucophyllum frutescens "Green Cloud"™	5 gal		
	8	Gulf Coast Muhly / Muhlenbergia capillans "Gulf Coast"	3 gal		
	6	Lindheimer's Muhly / Muhlenbergia lindheimeri	3 gal		
	46	Dwarf Wax Myrtle / Myrica cerifera "Pumila"	5 gal		
	13	Autumn Sage / Salvia greggii "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	11,415 sf	Bermuda Grass / Cynodon dactylon "Tif 419"	flat		

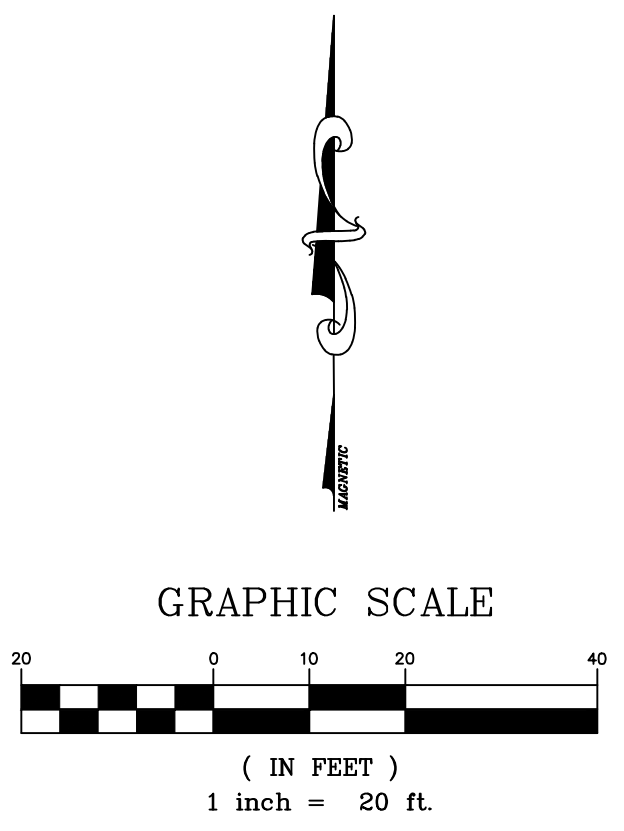
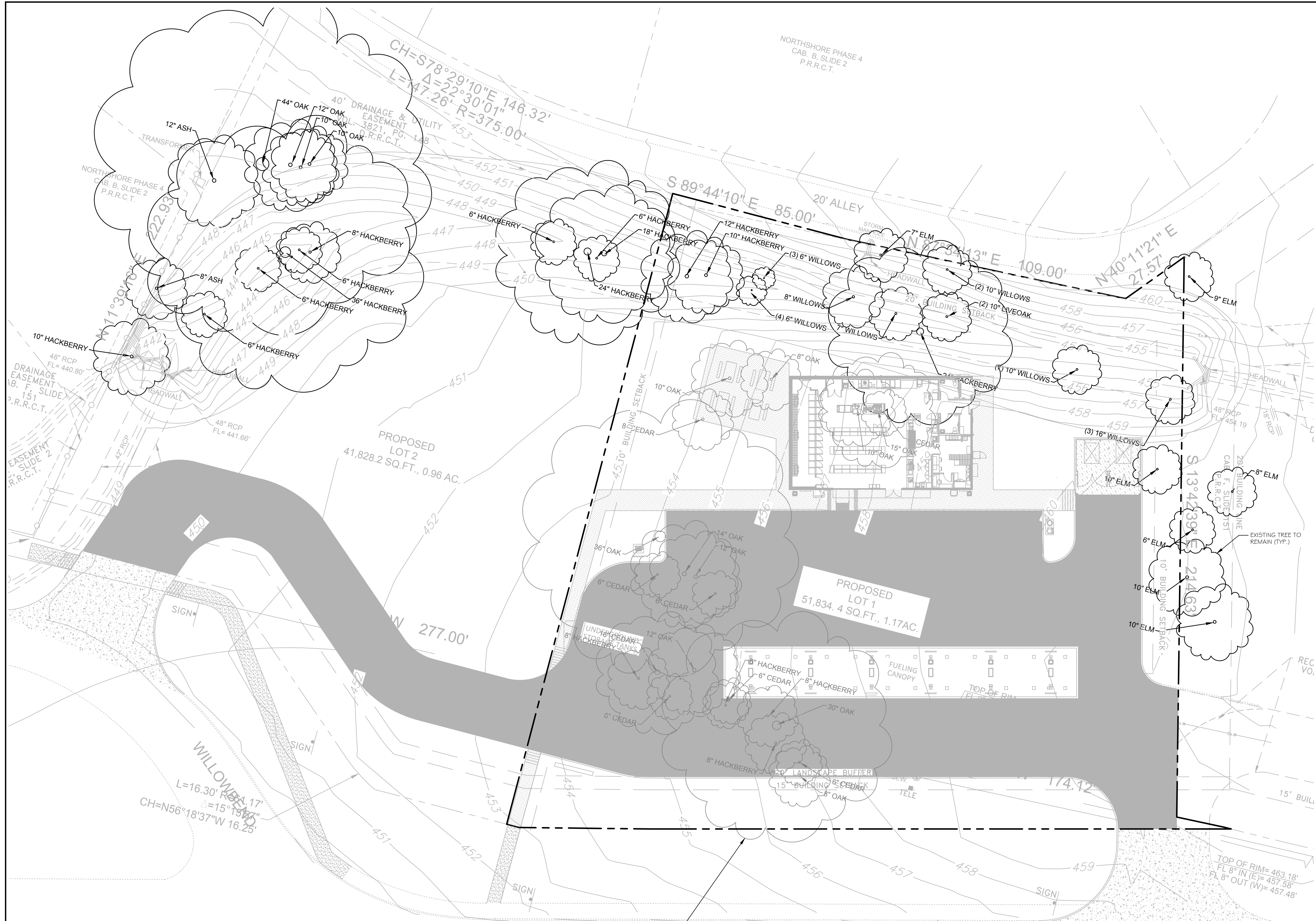
**STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)**

SITE DATA	
LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1

GENERAL LANDSCAPE NOTES:
 1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.
 IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL UDC.

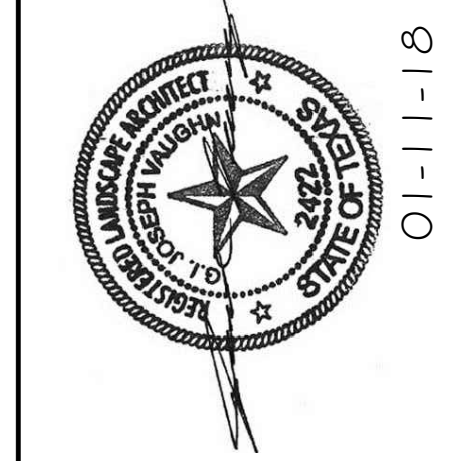
CITY REQUIREMENTS:

	REQ.	PROV.
LANDSCAPE AREA 15% OF THE SITE SHALL BE LANDSCAPE AREA 51,834SF X 0.15 = 7,775SF	7,775	20,815
PARKING AREA LANDSCAPE 5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 21,900SF X 0.05 = 1,095 1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT	1,095 2	731 2 PROVIDED PROVIDED
LANDSCAPE BUFFERS STATE HIGHWAY 66 (PER SH66 OVERLAY): 273LF / 100 X 2 = 6 - 4" CAL CANOPY TREES 273LF / 100 X 4 = 11 - 4" HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 89' REMOVED X 1 = 89' CAL 30"+ CALIPER TREES: 66' REMOVED X 2 = 164' CAL HACK & CEDAR 11"+: 16' REMOVED X 5 = 80' CAL TOTAL REPLACEMENT REQUIRED TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE	261	TBD 0 TBD



**SHEET
L0.1
TRESCAPE
PLAN**

NO.	DATE	DESCRIPTION



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677

SITE DATA	
LOT AREA	50,834.4 SF (1.17 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
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CITY REQUIREMENTS:		REQ.	PROV.
TREE PRESERVATION	TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 89' REMOVED X 1 = 89' CAL 30" CALIPER TREES: 66' REMOVED X 2 = 164' CAL HACK & CEDAR 11": 16' REMOVED X 5 = 80' CAL TOTAL REPLACEMENT REQUIRED	261	TBD TBD
	TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		

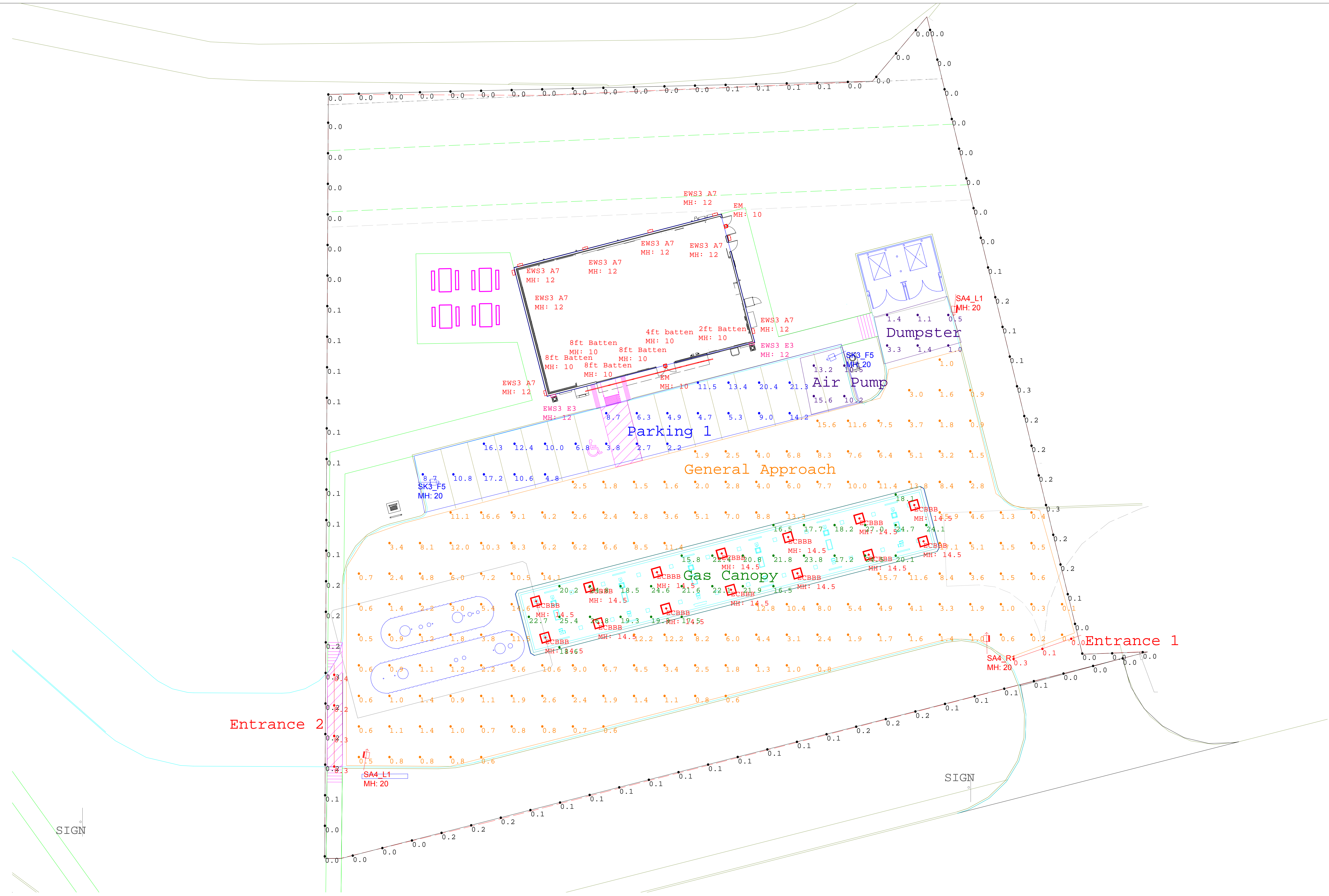
Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

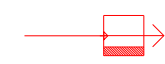
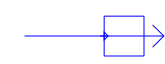
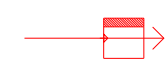







Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A180267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Scale: 1 inch= 15.31 Ft.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC___D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150___	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150___-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A1800267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- UL listed, suitable for wet locations.
- eUL listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available.
Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER			
		3000K	4000K	5000K			3000K	4000K	5000K	3000K	4000K	5000K	
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

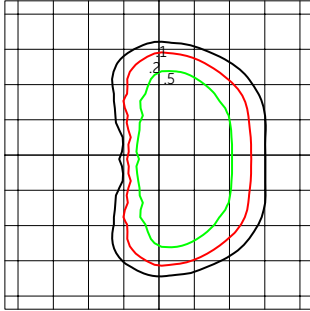
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

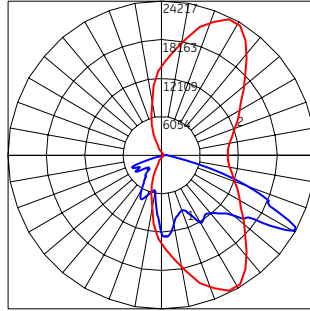
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750___.IES)

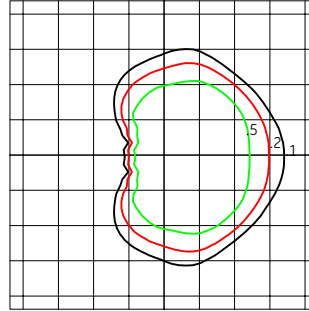


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

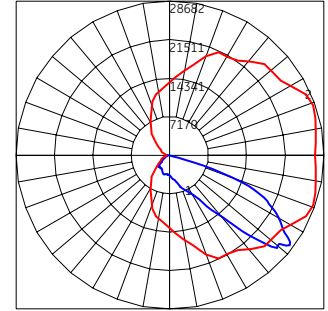


— Vertical plane through horizontal angle of maximum candpower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750___.IES)

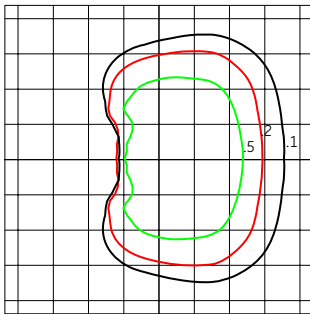


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

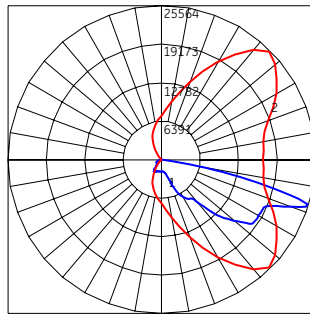


— Vertical plane through horizontal angle of maximum candpower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750___.IES)

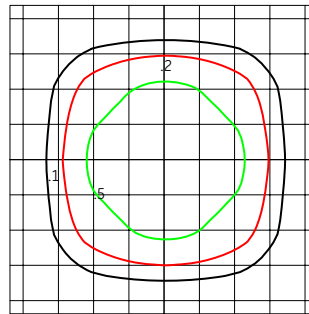


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

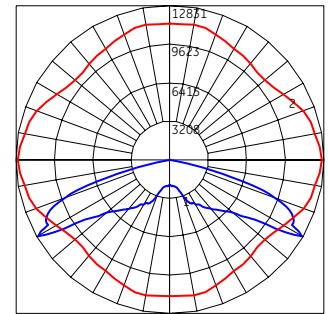


— Vertical plane through horizontal angle of maximum candpower at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750___.IES)

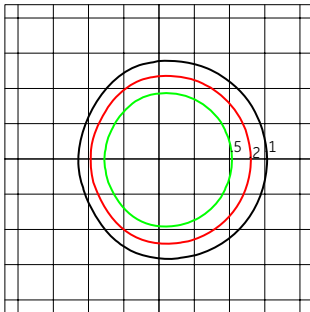


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

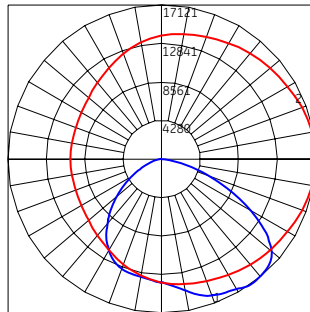


— Vertical plane through horizontal angle of maximum candpower at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750___.IES)

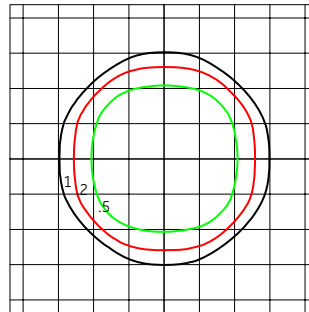


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

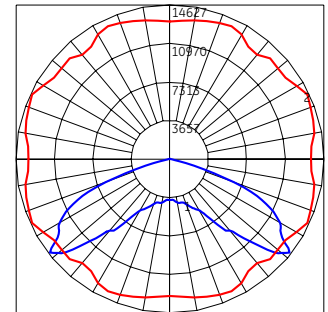


— Vertical plane through horizontal angle of maximum candpower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750___.IES)

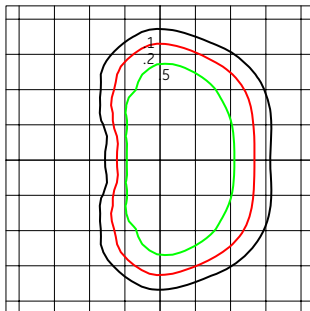


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

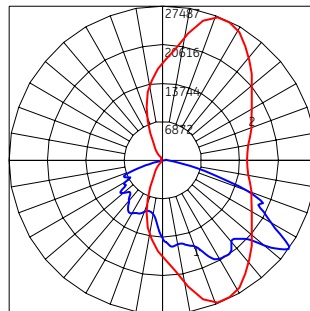


— Vertical plane through horizontal angle of maximum candpower at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50___.IES)

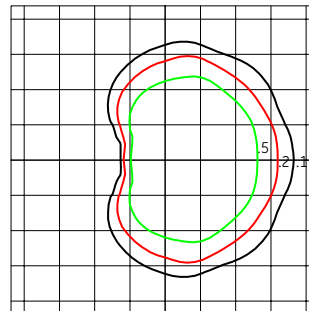


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

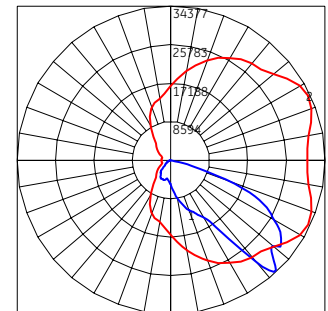


— Vertical plane through horizontal angle of maximum candpower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50___.IES)



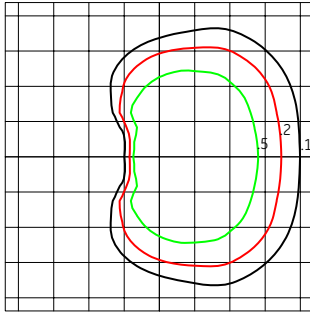
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



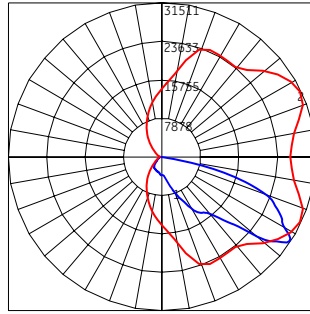
— Vertical plane through horizontal angle of maximum candpower at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

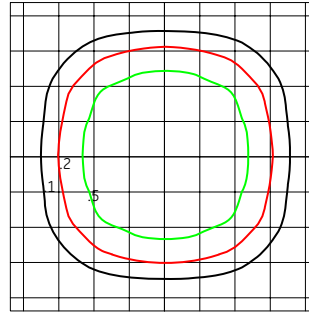


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

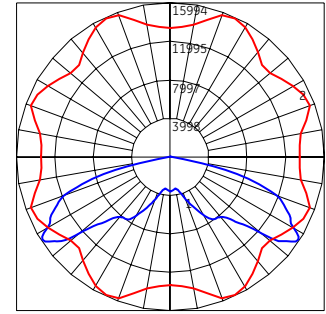


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

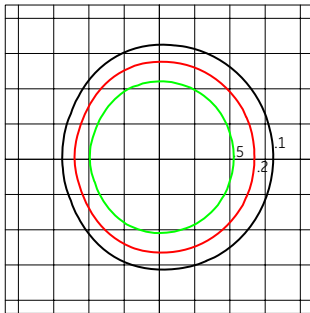


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

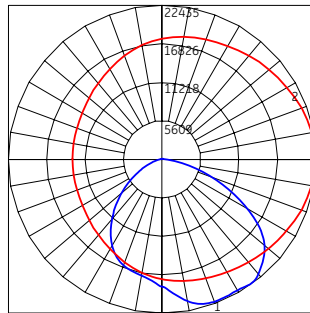


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

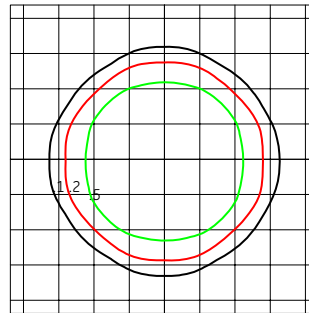


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

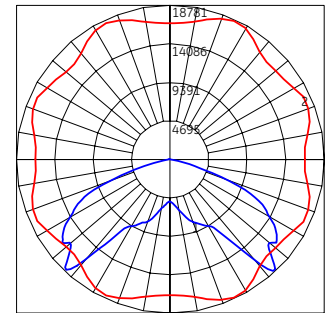


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



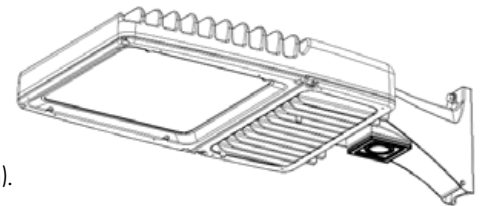
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

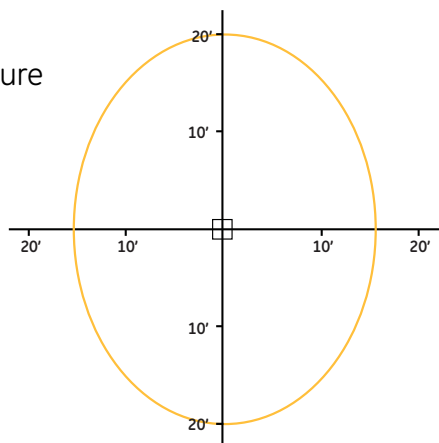
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
 - Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
 - Provides 270° of coverage (~90° is blocked by the pole).
 - Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
 - Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
 - Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
 - Must order with decorative mounting arm options "A" or "B".
 - Fixture power increase of 1W expected with sensor use.
- Note:** Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



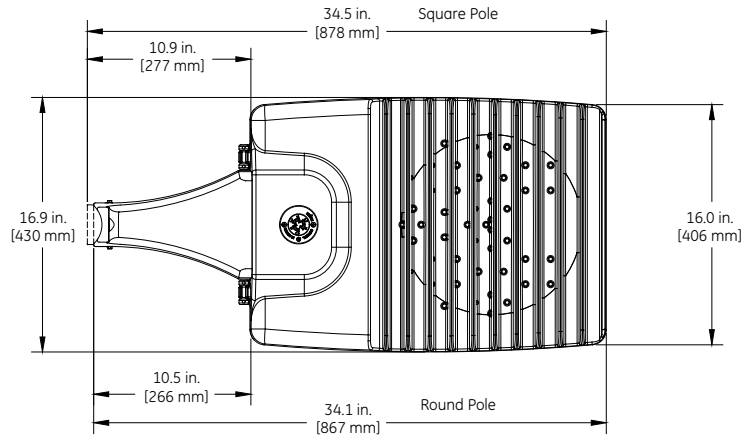
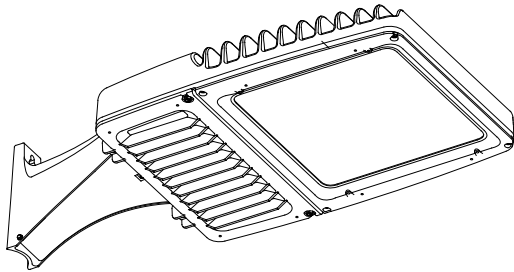
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

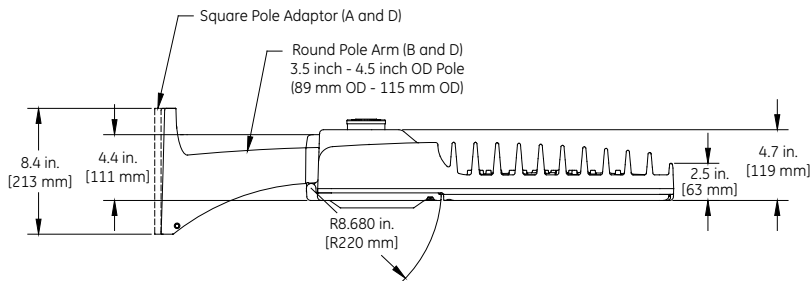


Product Dimensions

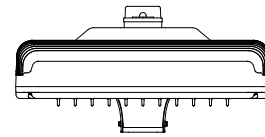
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



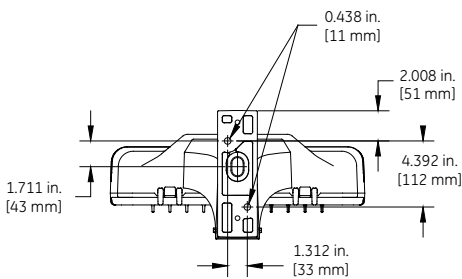
TOP VIEW



SIDE VIEW

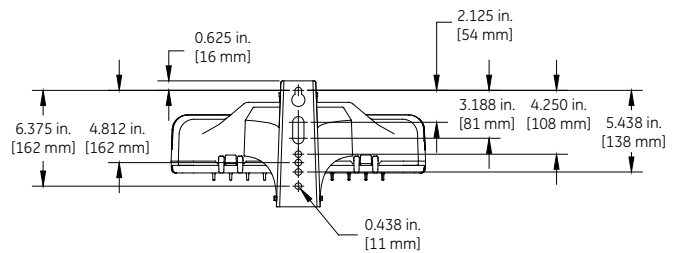


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

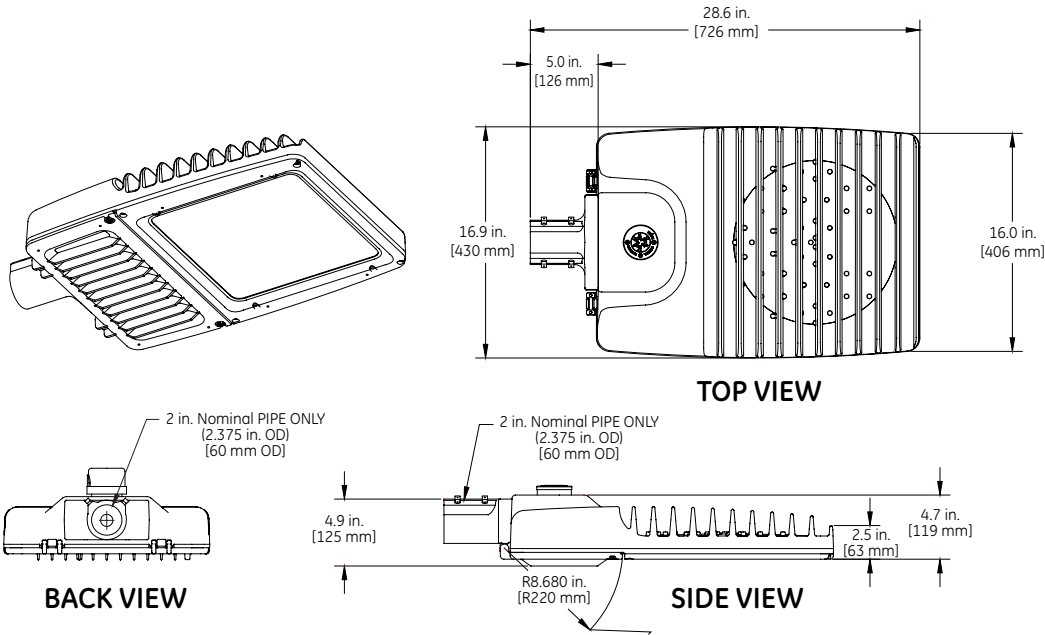
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

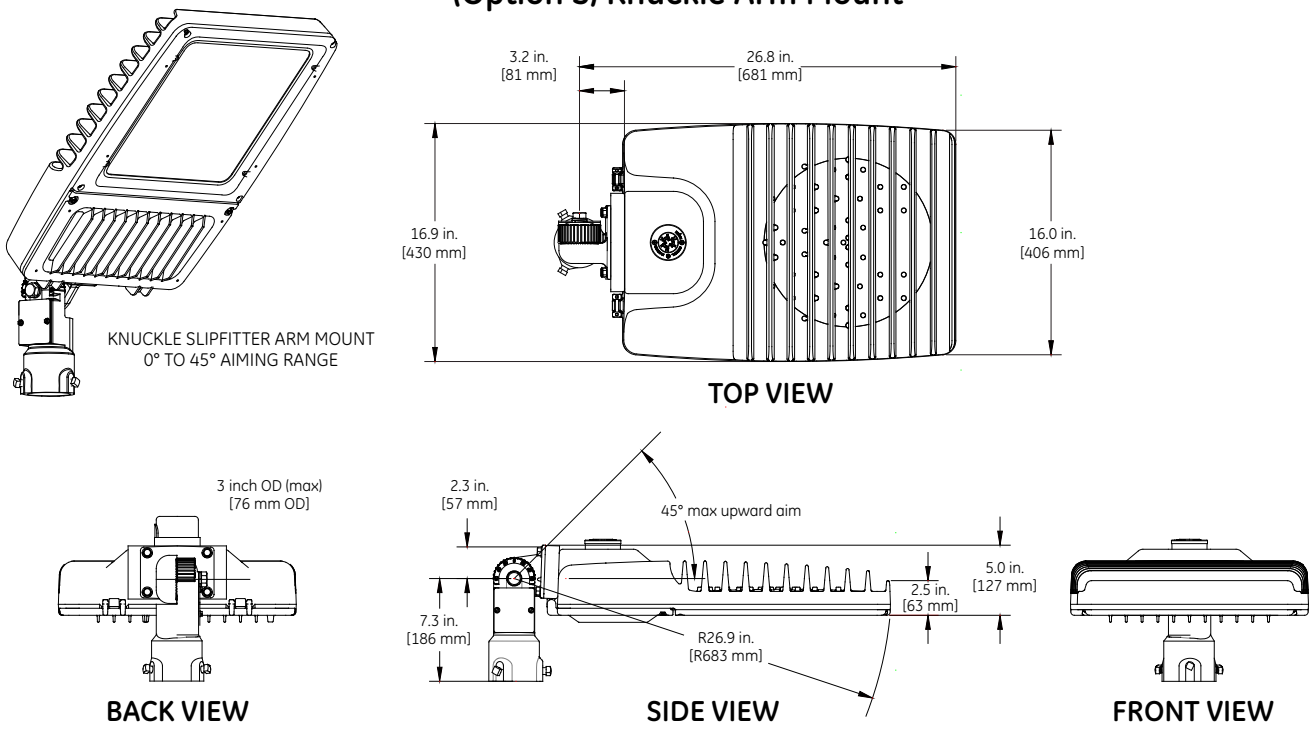
Product Dimensions

(Option C) Slipfitter Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

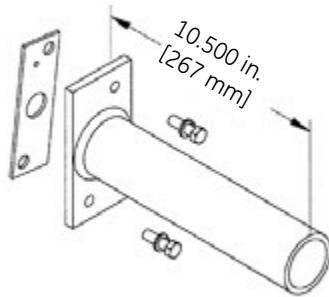
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

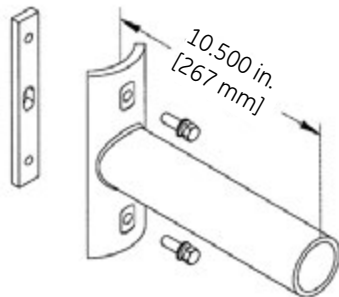
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

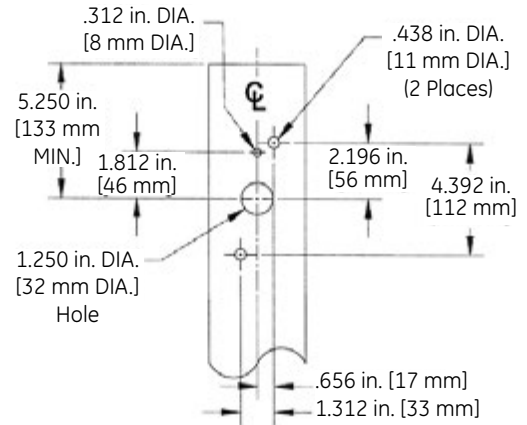
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

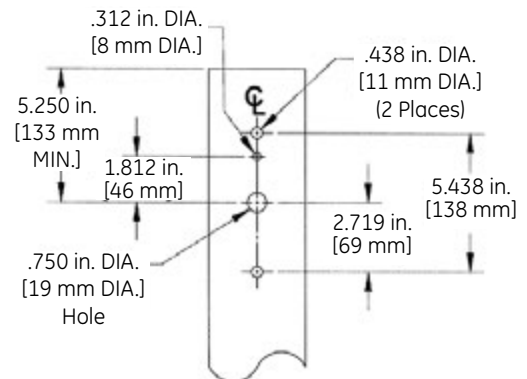
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly



- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- /c/ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



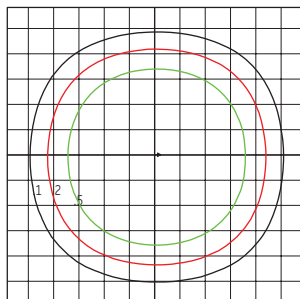
E C B **B** **5** **A**

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options	F = Flat Lens D = Drop Lens	5 = 525mA 40 = 4000K 50 = 5000K	1 = None 4 = Motion Sensor and Integral Photocell	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.		

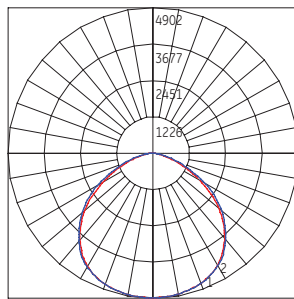
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS	
				4000K	5000K	120-277V	347-480V	4000K	5000K
TYPE V	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__ies	ECBB_B5F550__ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__ies	ECBB_C5F550__ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__ies	ECBB_B5D550__ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__ies	ECBB_C5D550__ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

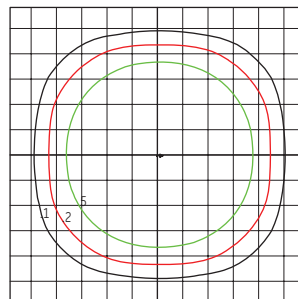


Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade

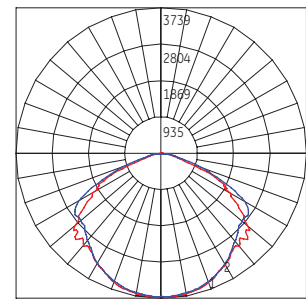


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

JOB NAME: _____



TYPE NO.: _____

CATALOG NO.: _____

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

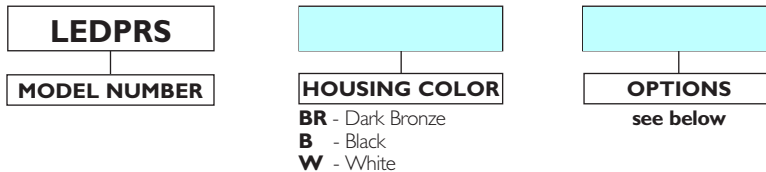


**Self-Diagnostic
Operation
Plus
High-Output
LED Lamp!**

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: Example: LEDPRS WCL



OPTIONS

CL	Cold Location Operation
-----------	-------------------------



Also available in black or white finishes

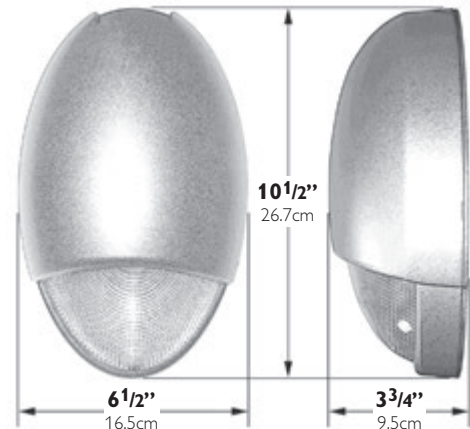
SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	<ul style="list-style-type: none"> <li style="width: 50%;">• Dual input 120/277VAC, 60 Hz <li style="width: 50%;">• AC Lockout protection <li style="width: 50%;">• AC-On indicator light and test switch <li style="width: 50%;">• Low voltage battery disconnect <li style="width: 50%;">• Automatic, constant current charger <li style="width: 50%;">• Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12 © 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • (908) 426-1000 • www.crescentlighting.com

Crescent is a Philips company



Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- UL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
 - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
Fixture off-11.8 Fc

* System THD <26% for 347-480v supply with A7 power level.

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



EWS3

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 3 = Product Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* *Not available with Fusing. Must choose a descreet voltage with F Option.		D1 = Asymmetric Forward E1 = Asymmetric Medium	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* *Button PE not available with motion sensor option. Only available with descreet voltages. Not available with voltage options D, H or 5.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	120-277V 3000K	120-277V 4000K	120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-120-277V.IES	EWS3_A7D140_____-120-277V.IES	EWS3_A7D150_____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-120-277V.IES	EWS3_A7E140_____-120-277V.IES	EWS3_A7E150_____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-120-277V.IES	EWS3_B7D140_____-120-277V.IES	EWS3_B7D150_____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-120-277V.IES	EWS3_B7E140_____-120-277V.IES	EWS3_B7E150_____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-120-277V.IES	EWS3_C7D140_____-120-277V.IES	EWS3_C7D150_____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-120-277V.IES	EWS3_C7E140_____-120-277V.IES	EWS3_C7E150_____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

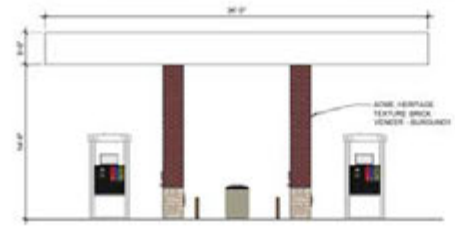
POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	347-480V 3000K	347-480V 4000K	347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-347-480V.IES	EWS3_A7D140_____-347-480V.IES	EWS3_A7D150_____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-347-480V.IES	EWS3_A7E140_____-347-480V.IES	EWS3_A7E150_____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-347-480V.IES	EWS3_B7D140_____-347-480V.IES	EWS3_B7D150_____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-347-480V.IES	EWS3_B7E140_____-347-480V.IES	EWS3_B7E150_____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-347-480V.IES	EWS3_C7D140_____-347-480V.IES	EWS3_C7D150_____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-347-480V.IES	EWS3_C7E140_____-347-480V.IES	EWS3_C7E150_____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

Client Name: _____
 Project Name: _____
 Project Address: _____
 Project City: _____
 Project State: _____
 Project Zip: _____
 Project Date: _____
 Project Status: _____

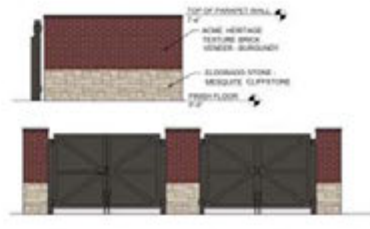
7-ELEVEN STORE
 HIGHWAY 86 AND WILLOW BEND ROAD
 ROCKWALL, TEXAS
 VERTICAL CONSTRUCTION
 1211 SOUTH WHITE CHAPEL
 SOUTHLAKE, TX 76092



Client: _____
 Drawing Title: Project # _____
 Date: 04.11.20 _____
 Drawn By: _____
 Checked By: _____
 Title: EXTERIOR ELEVATIONS
 Sheet Number: RB-E
 Date: 11.11.18



6 CANOPY ELEVATION - SHORT
 8'0" x 11'0"



7 ELEVATION - DUMPSTER ENCLOSURE
 8'0" x 11'0"



ACME HERITAGE TEXTURE BRICK VENEER SURROUND



ELDORADO STONE MESQUITE CLIFFTONE



ELDORADO STONE SHIPPED EDGE MANSCOTE BELL SAND



ANKER-DARK BRONZE



5 CANOPY ELEVATION - LONG
 8'0" x 11'0"



4 SOUTH ELEVATION
 8'0" x 11'0"

ITEM	QTY	UNIT	DESCRIPTION
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD



3 NORTH ELEVATION
 8'0" x 11'0"

ITEM	QTY	UNIT	DESCRIPTION
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD



2 EAST ELEVATION
 8'0" x 11'0"

ITEM	QTY	UNIT	DESCRIPTION
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD



1 SOUTH ELEVATION
 8'0" x 11'0"

ITEM	QTY	UNIT	DESCRIPTION
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD
1/2" GYPSUM BOARD	100	SQ. FT.	1/2" GYPSUM BOARD

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

AGENDA DATE: 02/13/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: SP2018-001; *7-Eleven*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 7, 1999, the City Council adopted Ordinance No. 99-21, which established the development requirements for Planned Development District 48 (PD-48), which allows a *retail store with gasoline sales* by-right. The applicant is requesting approval of a site plan for a gas station [*i.e. 7-Eleven*]. The proposed gas station is ~3,100 SF and situated on a 1.67-acre tract of land [*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*], is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, and is located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a retail store with gasoline sales*) is permitted by-right in Planned Development District 48 (PD-48) with site plan approval by the City Council. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of 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>	6,000 SF	X=28,562 SF; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X=~140-190-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=~170-190-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X=~15-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	20-Feet	X=~20-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=~10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet ¹	X=~19-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	X=~12%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X=100%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	15	15 Provided; <i>In Conformance</i>
<i>Minimum Stone Requirement (IH-30 OV)</i>	20% ea facade	X=40-87%; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X=~41%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=80%; <i>In Conformance</i>

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

According to the submitted site plan, the gas station will have six (6) pump islands [*i.e. 12 dispensers*]. According to the Planned Development District 48 (PD-48) development

standards, the development is required to have an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shore Estates*]. Additionally, Planned Development District (PD-48) PD-48, restricts the gas station from having a car wash. Although Planned Development District 48 (PD-48) requires the roof of the gas station to be designed and constructed in residential character consisting of composition shingles, the Architectural Review Board (ARB) reviewed the proposed building elevations and determined that a flat roof design would be more consistent with the neighboring commercial developments. This will require approval of a variance from the City Council. Planned Development District 48 (PD-48) requires an architectural entryway monument sign on the subject property. The location and design of the sign is to be approved by the City Council. At the time this memo was drafted, the applicant had submitted a concept plan for the entryway monument sign that will need to be reviewed by the Architectural Review Board (ARB) at the February 13, 2017 meeting. Finally, Planned Development District 48 (PD-48) requires the City Council to approve the technical requirements of the site plan, building layout and elevations, building materials and the landscape plan.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 339 caliper inches being removed from the site, the majority of which are Hackberry trees. Cedar and Hackberry trees 11 caliper inches or greater are mitigated for at ½ the total inches being removed. There is one 16-inch Cedar tree requiring mitigation of eight (8) caliper inches. As a note, any Oak, Pecan, or Elm, four (4) caliper inches or greater or any tree 30 caliper inches or greater [*i.e. feature trees*] may not be removed without approval of the Planning and Zoning Commission. In this case, the treescape plan shows a total of 179 caliper inches [*i.e. 15 feature trees*] being removed requiring approval of the Planning and Zoning Commission. Additionally, any tree 30-caliper inches or greater requires mitigation of twice the number of caliper inches being removed. In this case, two (2) Oak trees measuring 30" and 36" are being mitigated for as twice the number of caliper inches being removed [*i.e. 132 caliper inches*]. The applicant's landscape plan shows a total of 77 caliper inches being planted as required landscaping, leaving a mitigation balance of 174 caliper inches. Tree replacements credits not exceeding 20% of the total replacement inches can be purchased at \$100.00 per caliper inch. Should the applicant choose, a total of 50.2 caliper inches could be purchased for a total of \$5,020 to be paid to the City's tree fund, leaving a remaining balance of 123.8 caliper inches that will need to be satisfied prior to issuance of a building permit.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

- A) *Four (4) Sided Architecture:* According to Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), commercial buildings shall be architecturally finished on all four (4) sides (*i.e. incorporating the same materials detailing, and features*). Included in the four (4) sided architecture requirements are the following:
 - a. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without changing height by a minimum of 25 % of the wall's height. In this case, the change in height would be ~five (5)-feet. Although the front and rear building elevations do not meet this requirement, the applicant is proposing a change in height of two (2)-feet. In addition, the building facades incorporate additional features that provides articulation.

- b. *Horizontal Articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no vertical wall shall extend for a distance greater than three (3) times the wall's height without having an offset of 25% of the wall's height and that new plane shall extend for a distance of at least 25% of the length of the first plan. In this case, the offset would be 5-feet and extend ~1'2". Although the front and rear building elevations do not meet this requirement, the applicant is proposing a 2-foot offset that extends 40'9" on the front of the building to provide articulation. The rear building elevation will not have any offsets.

B) *SH-66 Overlay (SH-66 OV) District Standards.*

- a. *Pitched Roof.* According to Subsection 6.9, *SH-66 Overlay (SH-66 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. Additionally Planned Development 48 (PD-48) Development stands state that and proposed gas station must have a roof constructed of residential scale and composed of composition shingles. In this case, the applicant is requesting a variance to the pitched roof requirement as stipulated in the Unified Development Code (UDC) and Planned Development District 48 (PD-48) in order to utilize a flat roof design.

All variances will require a $\frac{3}{4}$ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation at the February 13, 2018 Planning and Zoning Meeting.

RECOMMENDATIONS:

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

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The developer is to construct an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shores Estates*].
- 3) The developer is to incorporate an architectural entryway monument sign to be approved by the City Council upon recommendation by the Architectural Review Board (ARB).
- 4) The gas station shall have no more than six (6) pump islands [*i.e. 12 dispensers*].
- 5) The site plan is to be approved by the City Council per Planned Development District 48 (PD-48) [*Ordinance No. 99-21*].

- 6) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 48 (PD-48), 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

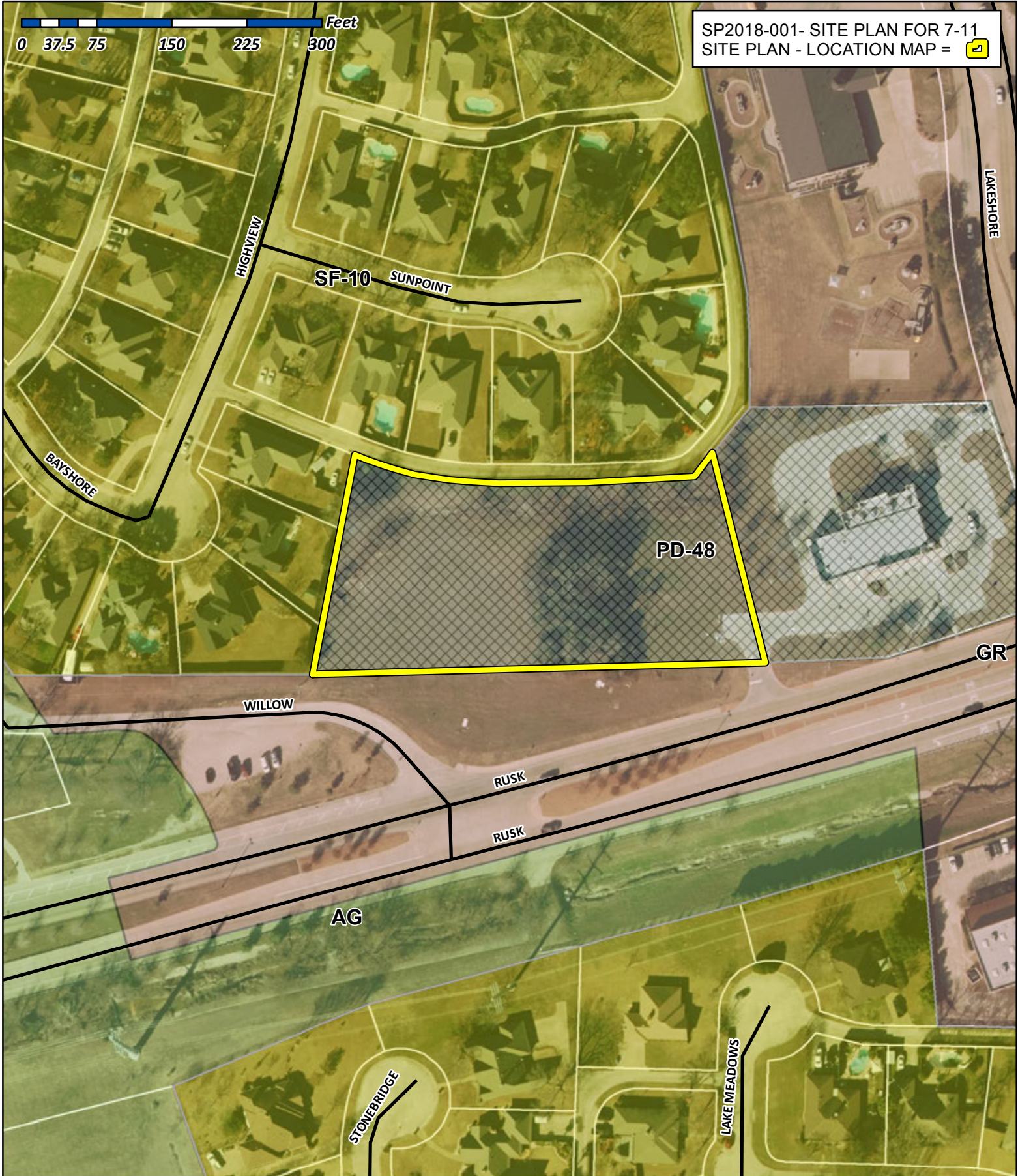


Project Number SP2018-001	Owner PATMAN, CONNOR W JR	Applied 1/12/2018	LM
Project Name SUP for 7-11	Applicant VERDAD REAL ESTATE	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 1050 W RUSK ST		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision BOWLES ADDITION	Tract 11-1	Block NULL	Lot No 11-1
		Parcel No 0012-0000-0011-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/12/2018	1/19/2018	1/17/2018	5	APPROVED	
ENGINEERING	Amy Williams	1/12/2018	1/19/2018	1/23/2018	11	COMMENTS	See Comments
(1/23/2018 10:48 AM AW) See markups Flood study of the drainage swale to the lake with required fees 4% Engineering Inspection Fees Impact Fees Dumpster area to drain to oil/water separator or grease trap Sidewalk pro-rata of \$28/lf along SH 66 Fire lane to be 150' from all portions of the building No structures or signage in easements All easements are a minimum of 20' but the drainage easement maybe larger depending on design Need dimension shown on markup Loop 8" water line Landscape Plan Add note: No trees within 5' of any utility Need to show proposed utilities Fire hydrants require 5' clearance around No trees within 5' of the water line in the rear of the lot or the sewer line in the front.							
FIRE	Kevin Clark	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See comments
(1/22/2018 2:14 PM KC) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS (1/18/2018 3:39 PM LS) Address assignment will be: 1050 W RUSK ST, ROCKWALL, TX 75087	Lance Singleton	1/12/2018	1/19/2018	1/18/2018	6	APPROVED	See Comments
PLANNING	Korey Brooks	1/12/2018	1/19/2018	1/26/2018	14	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2018-001 7-Eleven: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1						This is a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.
I.2						For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (SP2018-001) in the lower right hand corner of all pages on future submittals.
I.4						This property will be required to be plated prior to the issuance of a building permit.
I.5						This property is zoned Planned Development District 48 (PD-48) and situated in the SH 66 Overlay (SH-66 OV) District. Please review the standards for the PD as well as the overlay district
M.6						Site Plan. Please provide Lot Coverage Percentage as well as pervious v.s. impervious % on the Site Data Table.
M.7						Site Plan. Try to angle the dumpsters more toward the building. They cannot face SH-66.
M.8						Site Plan. Please note, there is a masonry wall required adjacent to the property line on the north. Please check the PD standards.
M.9						Site Plan. Please provide landscape screening on the north and west sides of the outdoor seating.
M.10						Site Plan. Please note, there is requirement for a Rockwall Entryway Sign (to be located approximately where your proposed monument sign is—monument sign will need to be moved).
M.11						Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.
M.12						Site Plan. Please only show the footprint of building. Do not include the floorplan.
M.13						Site Plan. Please show centerline of SH-66 on all plans
M.14						Landscape Plan. Please provide the same Site Data Table as provided on the Site Plan.
M.15						Landscape Plan. Please only show building footprint as mention in M.13.
M.16						Landscape Plan. Please move the fuel vent pipes to they are screen by the landscaping (move the pipes backward and move some of the landscape screening in front.
M.17						Treescape Plan. Please show tree mitigation table (i.e. provide a table with the each tree listed, total caliper inches of the tree, protected or not, saved or removed, if it is being mitigate for).
M.18						Treescape Plan. Please only show building footprint without floorplan.
M.19						Treescape Plan. Please show same data table as site plan
M.20						Photometric Plan. Please indicate property line on photometric plan.
M.21						Building Elevations. Please note that the overlay district requires 8-foot dumpster enclosure.
M.22						Building Elevations. Please note that as shown, the building will require a variance to 4 sided architecture and 20% natural stone requirements. There is no horizontal articulation and you are proposing cultured stoned.
M.23						Building Elevations. Please note that the outside storage (i.e. ice machine and Redbox machine) will need to be under a covered walkway and shown on the site plan.
M.24						Building Elevations. Please indicate the elevation that faces the street.
M.25						Building Elevations. Please provide dumpster enclosure elevation.
I.26						The Architectural Review Board (ARB) meeting for this case will be held on January 30, 2018 at 5:00 p.m.
I.27						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2018. The Planning and Zoning Worksession for this case will be January 30, at 6:00 p.m. The Planning and Zoning Meeting will be February 13. A representative is required to attend all meetings.
I.28						If necessary the projected City Council meeting date for this case will be February 19, 2018.



SP2018-001- SITE PLAN FOR 7-11
 SITE PLAN - LOCATION MAP = [icon]

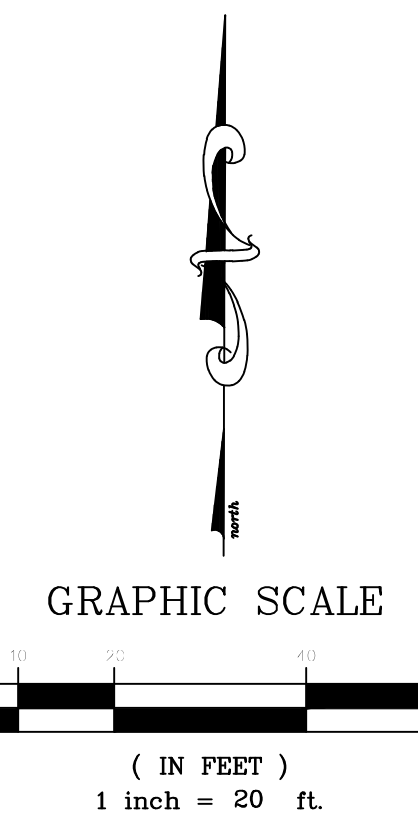
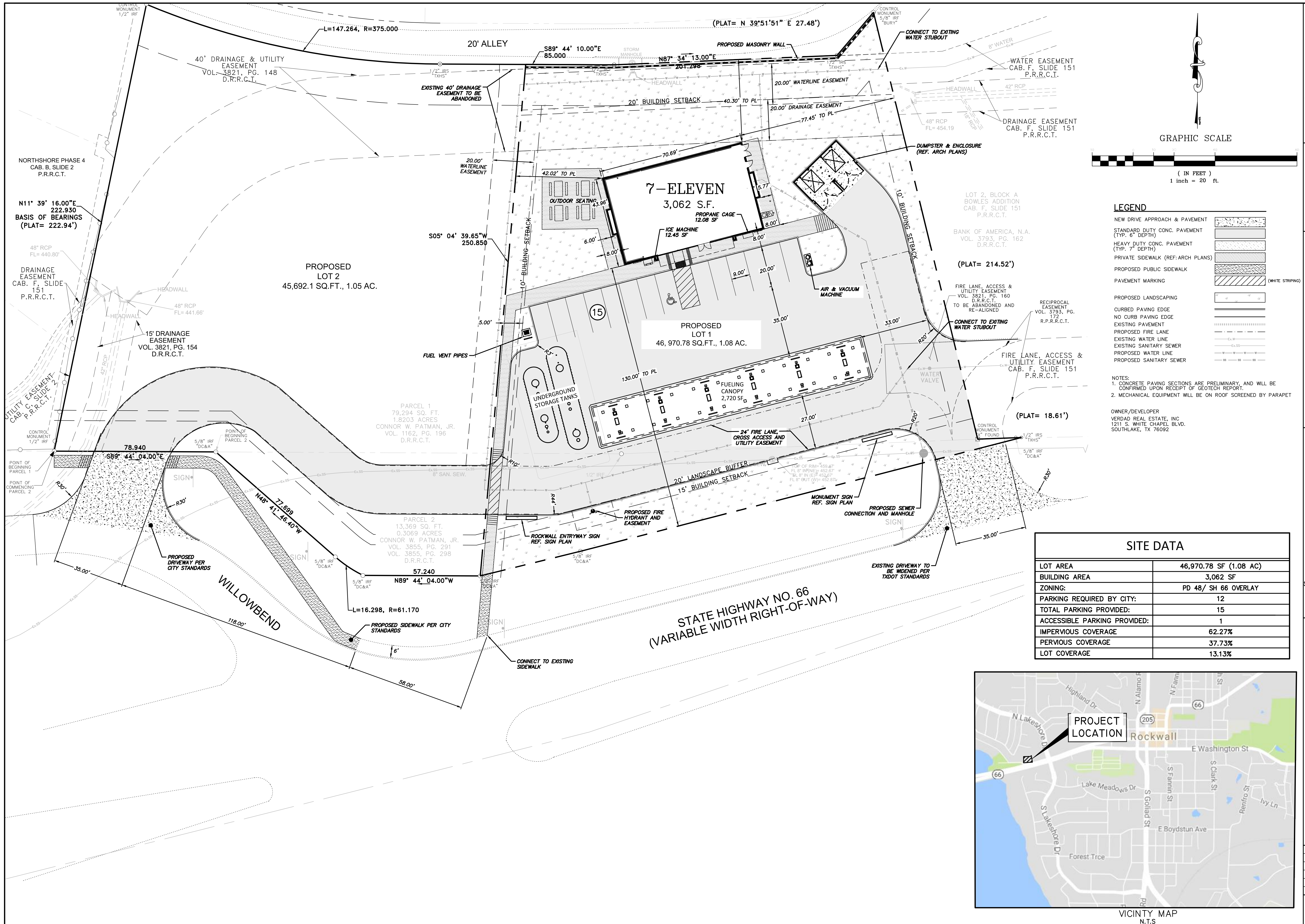


City of Rockwall

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.





LEGEND

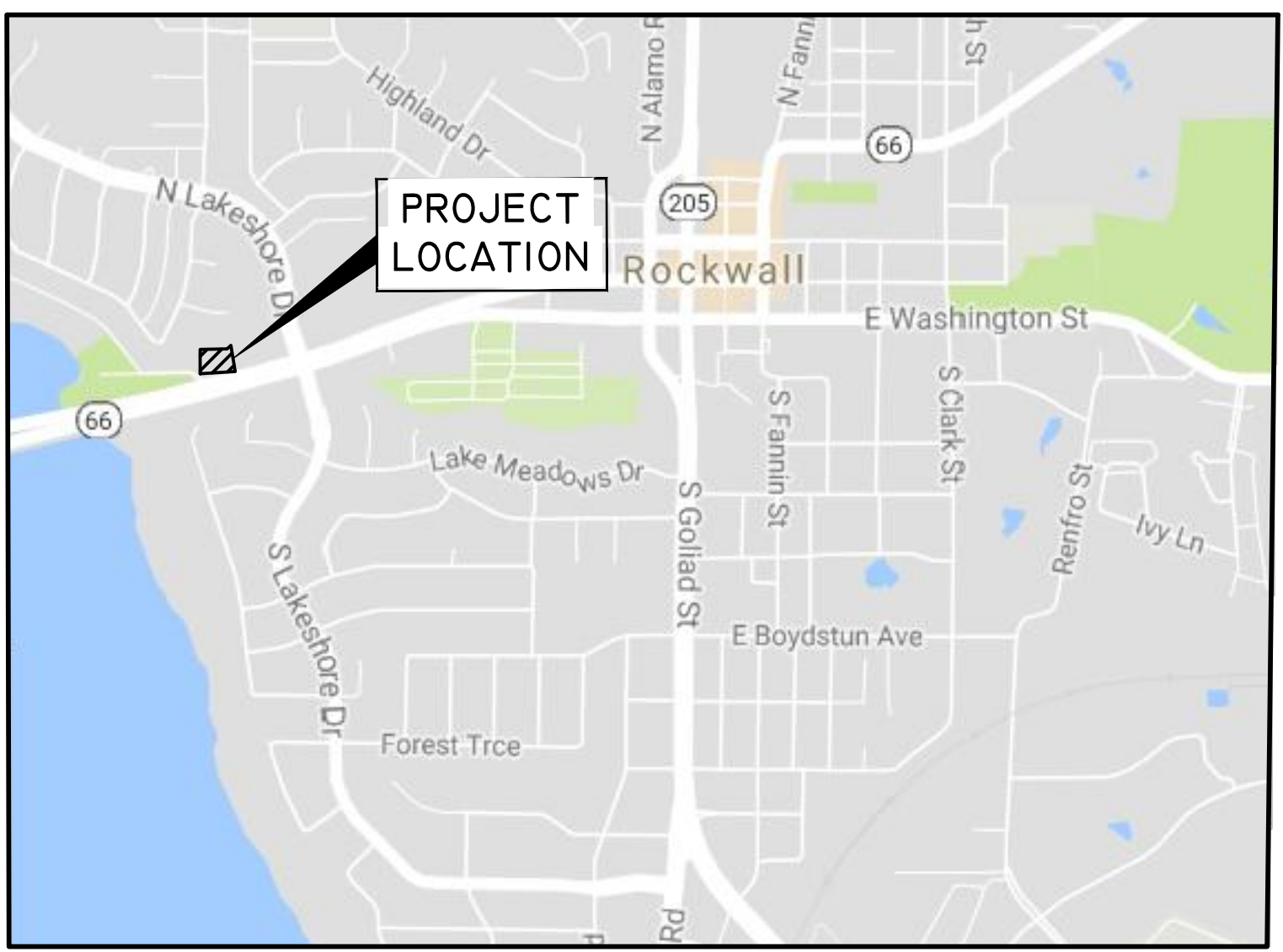
NEW DRIVE APPROACH & PAVEMENT	[Symbol]
STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)	[Symbol]
HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)	[Symbol]
PRIVATE SIDEWALK (REF: ARCH PLANS)	[Symbol]
PROPOSED PUBLIC SIDEWALK	[Symbol]
PAVEMENT MARKING (WHITE STRIPING)	[Symbol]
PROPOSED LANDSCAPING	[Symbol]
CURBED PAVING EDGE	[Symbol]
NO CURB PAVING EDGE	[Symbol]
EXISTING PAVEMENT	[Symbol]
PROPOSED FIRE LANE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]

NOTES:
 1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
 2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
 VERDAD REAL ESTATE, INC
 1211 S. WHITE CHAPEL BLVD.
 SOUTHLAKE, TX 76092

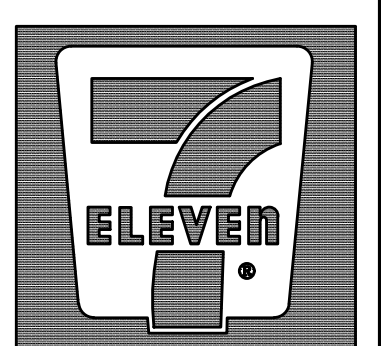
SITE DATA

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%



PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	COMMENTS

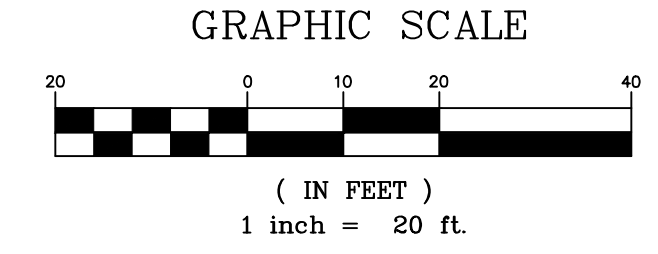
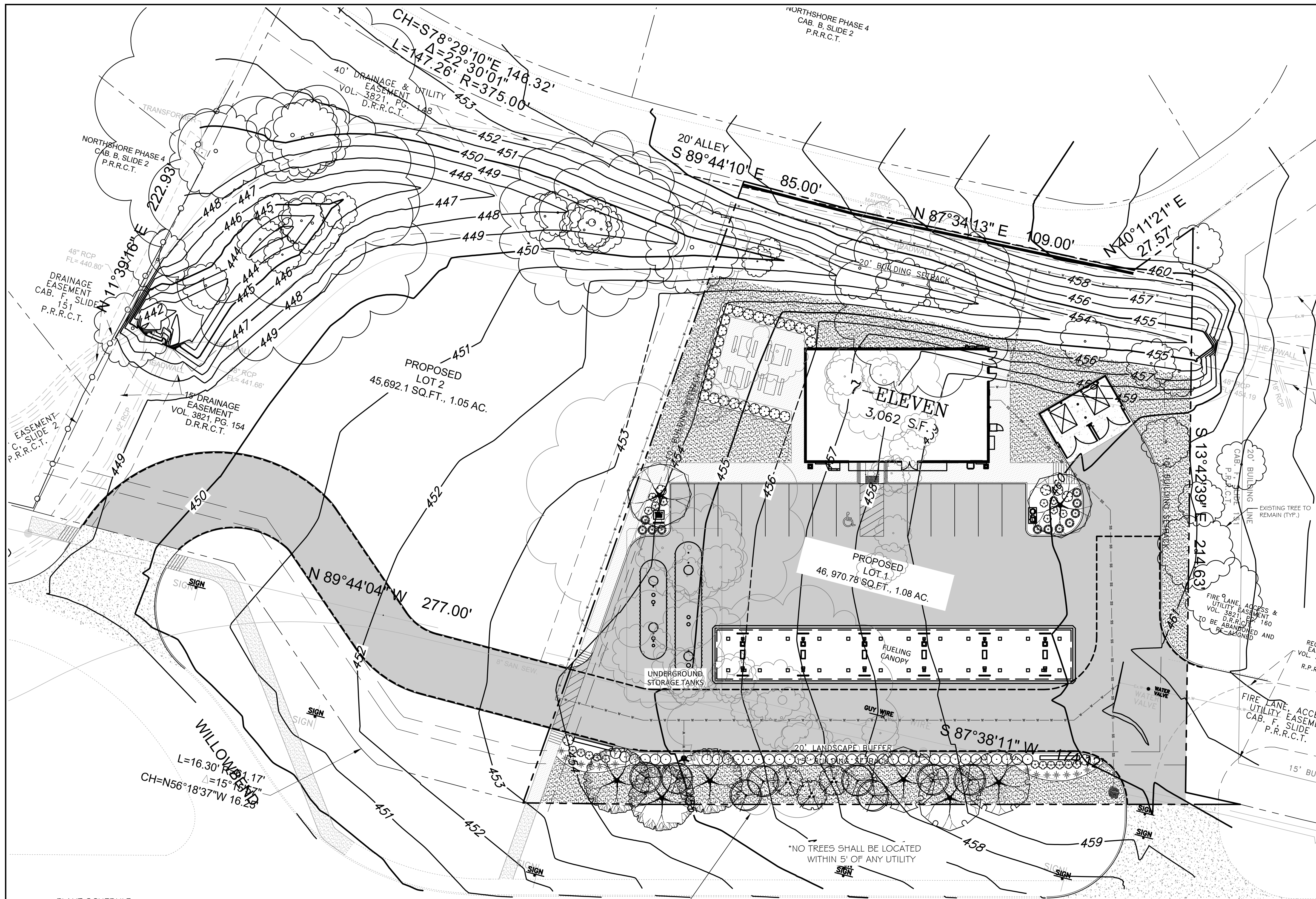


7-ELEVEN

SH 66 W B D DR
 R T

SITE PLAN

SP2018-001
 SCALE: 1"=20'
 DRAWN BY: CDW
 DESIGNED BY: CDW
 CHECKED BY: SDR
 PROJECT NO. 2017059
 DATE: February 2018
 SHEET:



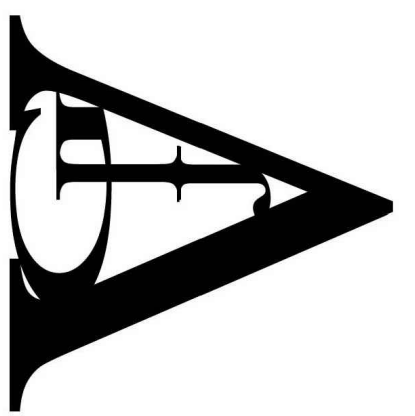
**SHEET
L1.0
LANDSCAPE
PLAN**

ISSUE / REVISION RECORD	REVISED PER CITY COMMENTS
02-06-18	



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B 4 B	1.5" Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B 4 B	1.5" Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3" Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4" Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia "Lacebark Elm"	45 gal	4" Cal	12-15' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	32	Green Cloud Texas Ranger / Leucophyllum frutescens "Green Cloud" TM	5 gal		
	16	Gulf Coast Muhly / Muhlenbergia capillaris "Gulf Coast"	3 gal		
	11	Lindheimer's Muhly / Muhlenbergia lindheimeri	3 gal		
	38	Dwarf Wax Myrtle / Myrica cerifera "Pumila"	5 gal		
	20	Autumn Sage / Salvia greggii "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	8,149 sf	Bermuda Grass / Cynodon dactylon "Tif 419"	flat		

**STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)**

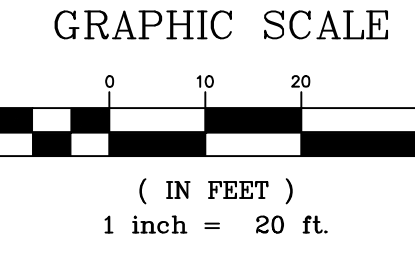
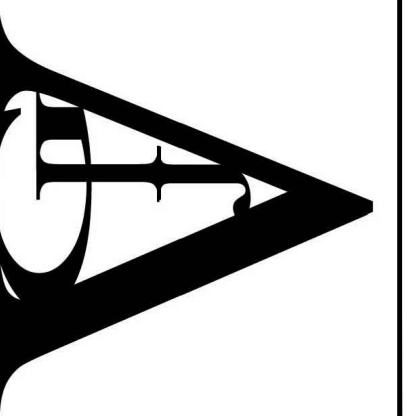
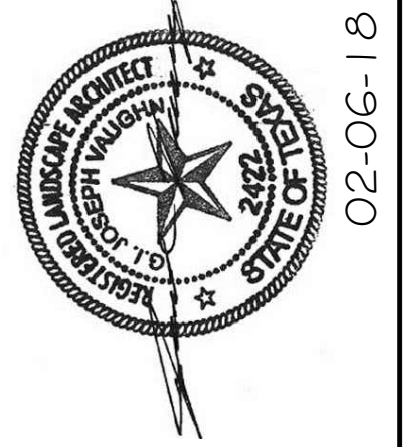
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LOT COVERAGE	13.13%

GENERAL LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL. IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL, TX.

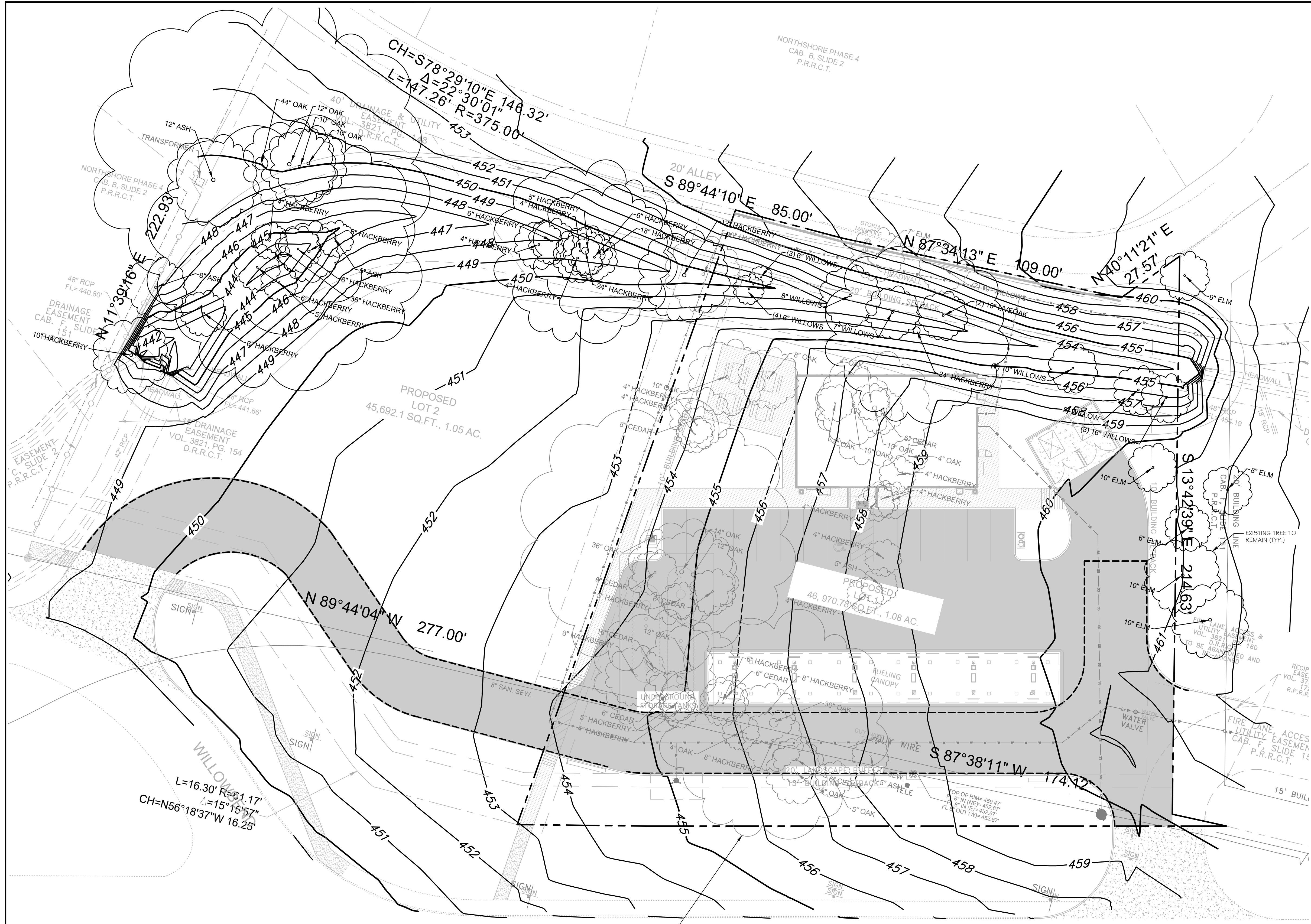
CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 46,971SF X 0.15 = 7,045SF	7,045	17,722
PARKING AREA LANDSCAPE	5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 18,823SF X 0.05 = 941SF	941	1,390
	1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES	2	2
	NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT		PROVIDED
LANDSCAPE BUFFERS	STATE HIGHWAY 66 (PER SH66 OVERLAY): 273LF / 100 X 2 = 6 - 4" CAL. CANOPY TREES 273LF / 100 X 4 = 11 - 4" HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION	TREE REPLACEMENT CALCULATION 4-20" CALIPER TREES: 127' REMOVED X 1 = 127" CAL 30+ CALIPER TREES: 66' REMOVED X 2 = 132" CAL HACK & CEDAR 11": 16' REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	
	TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		TBD 0 TBD

SP2018-001



CALIPER (INCHES)	TREE SPECIES	TYPE	SAVED / REMOVED	MITIGATED
3 X 6	WILLOW	NOT PROTECTED	SAVED	NO
4 X 6	WILLOW	NOT PROTECTED	SAVED	NO
7	ELM	PROTECTED	REMOVED	YES
8	WILLOW	NOT PROTECTED	SAVED	NO
7	WILLOW	NOT PROTECTED	SAVED	NO
2 X 10	WILLOW	NOT PROTECTED	REMOVED	NO
2 X 10	LIVE OAK	PROTECTED	SAVED	NO
24	HACKBERRY	PROTECTED	SAVED	NO
7 X 10	WILLOW	NOT PROTECTED	SAVED	NO
5	WILLOW	NOT PROTECTED	SAVED	NO
3 X 16	WILLOW	NOT PROTECTED	SAVED	NO
10	ELM	PROTECTED	SAVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	CEDAR	NOT PROTECTED	REMOVED	NO
10	OAK	PROTECTED	REMOVED	YES
8	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
10	OAK	PROTECTED	REMOVED	YES
15	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
4	OAK	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
5	ASH	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
36	OAK	PROTECTED	REMOVED	YES
14	OAK	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
16	CEDAR	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
30	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	OAK	PROTECTED	REMOVED	YES
5	OAK	PROTECTED	REMOVED	YES
5	ASH	PROTECTED	REMOVED	YES

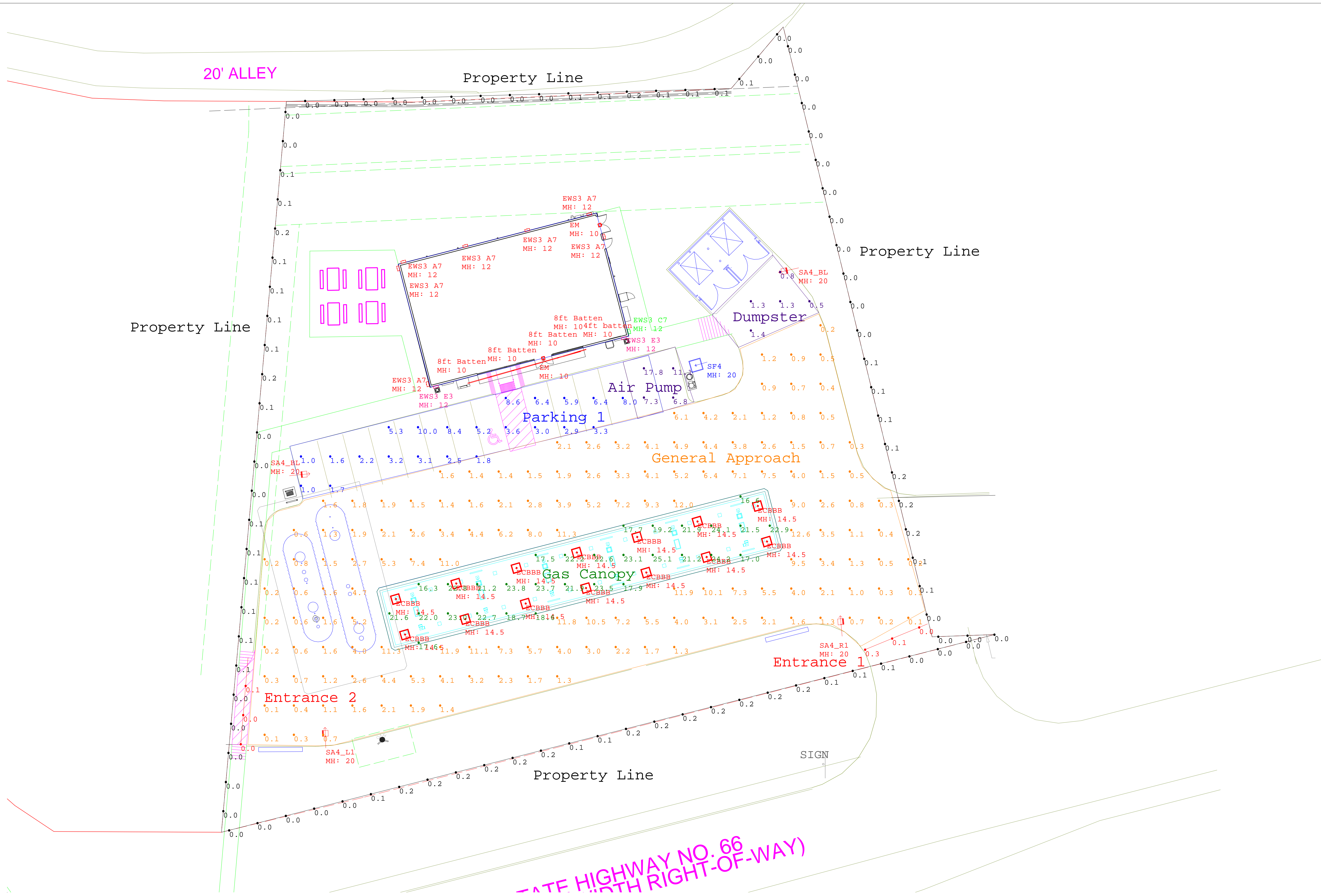


STATE HIGHWAY NO. 66
 (VARIABLE WIDTH RIGHT-OF-WAY)

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CITY REQUIREMENTS:

TREE PRESERVATION	REQ.	PROV.
TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 127' REMOVED X 1 = 127" CAL 30" CALIPER TREES: 66' REMOVED X 2 = 132" CAL HACK & CEDAR 11" - 16" REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	TBD 0 TBD
TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		



Scale: 1 inch= 16.00 Ft.

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



current
powered by GE

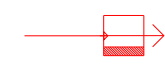
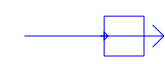
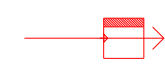







Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal clearance of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 2/2/2018
GE Drawing #: A180267-Eleven Store #1042791 Rockwall, TX_v3.AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr. Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC___D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150___	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150___-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



current
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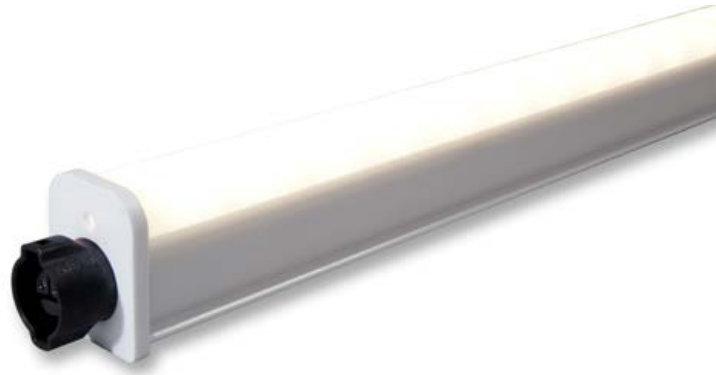
Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

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Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A1800267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82



Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

-  listed, suitable for wet locations.
-  listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available.
Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER			
		3000K	4000K	5000K			3000K	4000K	5000K	3000K	4000K	5000K	
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

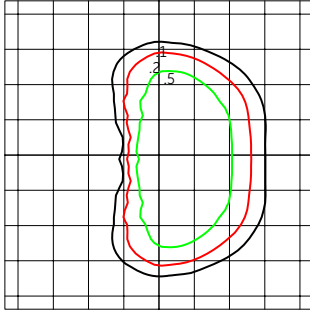
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

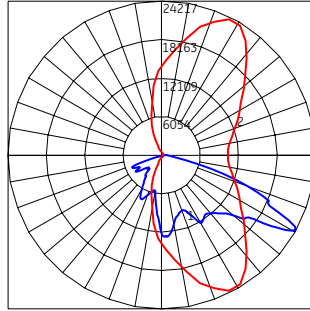
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750__IES)

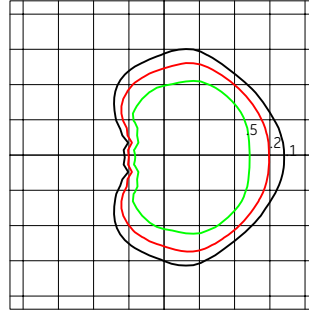


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

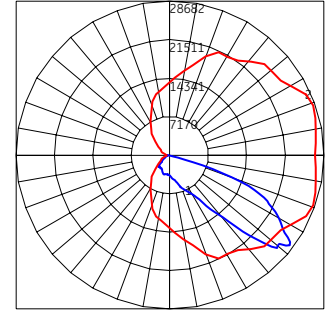


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750__IES)

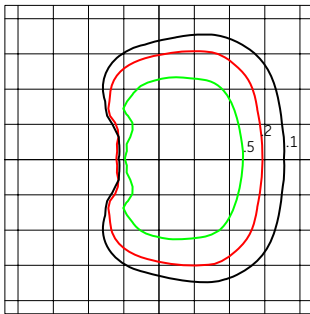


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

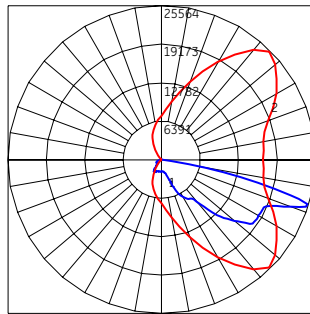


— Vertical plane through horizontal angle of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750__IES)

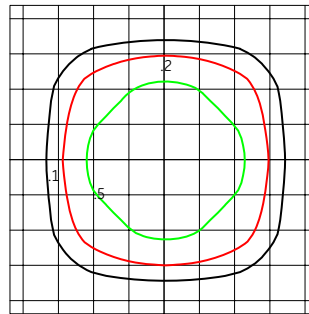


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

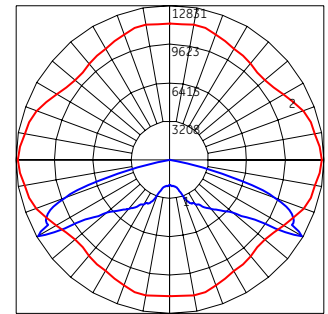


— Vertical plane through horizontal angle of maximum candlepower at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750__IES)

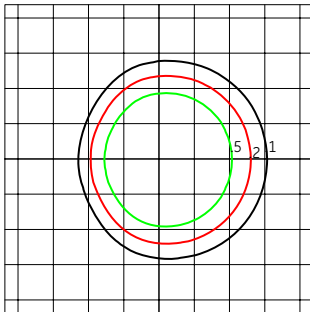


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

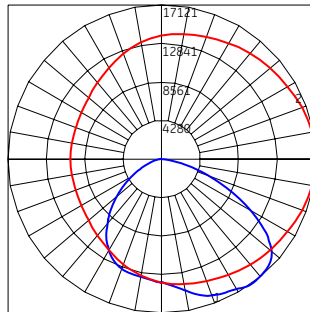


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750__IES)

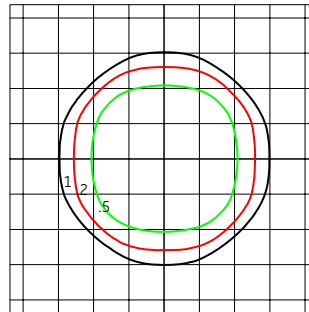


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

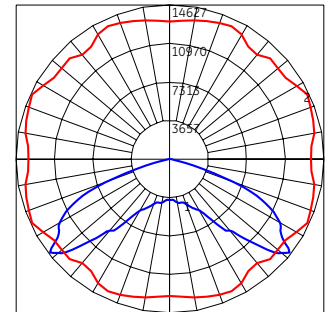


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750__IES)

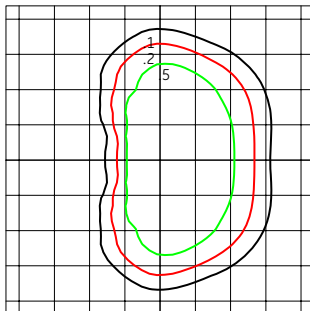


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

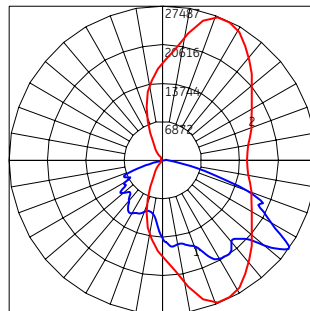


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50__IES)

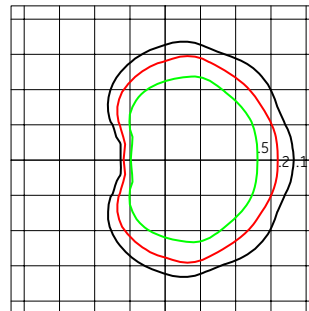


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

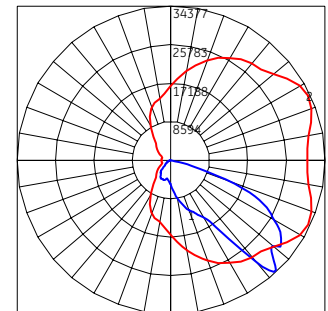


— Vertical plane through horizontal angle of maximum candlepower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50__IES)



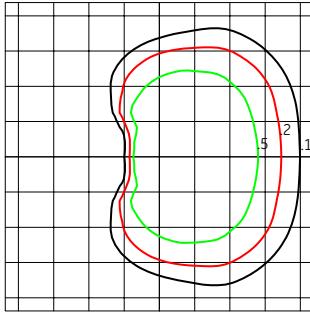
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



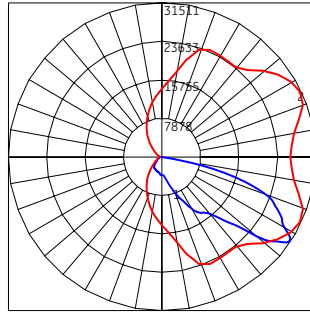
— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

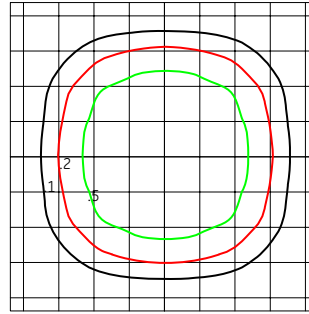


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

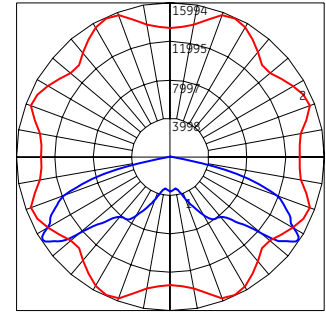


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

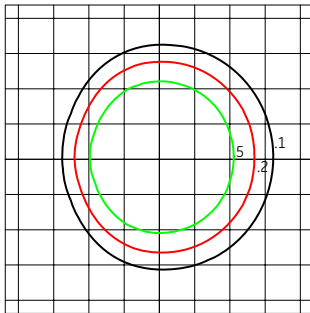


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

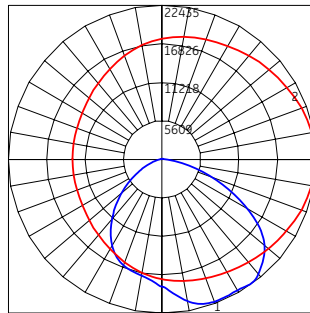


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

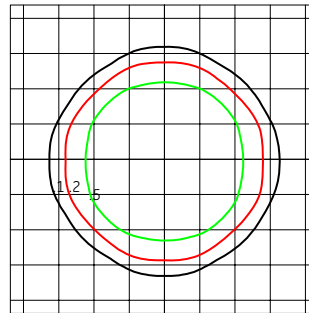


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

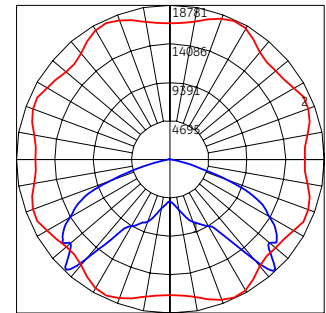


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



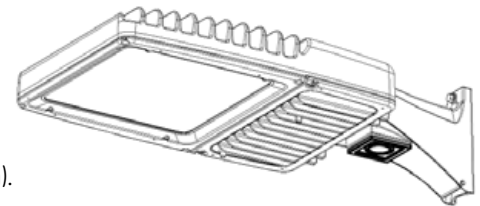
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

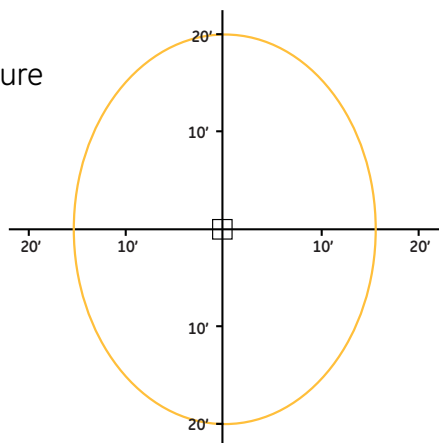
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
 - Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
 - Provides 270° of coverage (~90° is blocked by the pole).
 - Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
 - Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
 - Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
 - Must order with decorative mounting arm options "A" or "B".
 - Fixture power increase of 1W expected with sensor use.
- Note:** Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



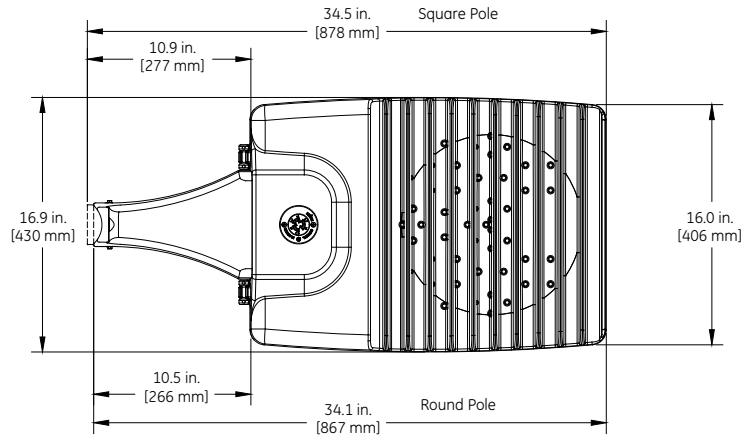
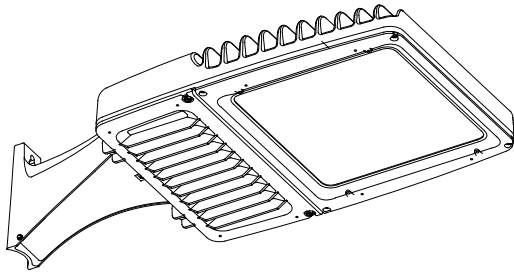
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

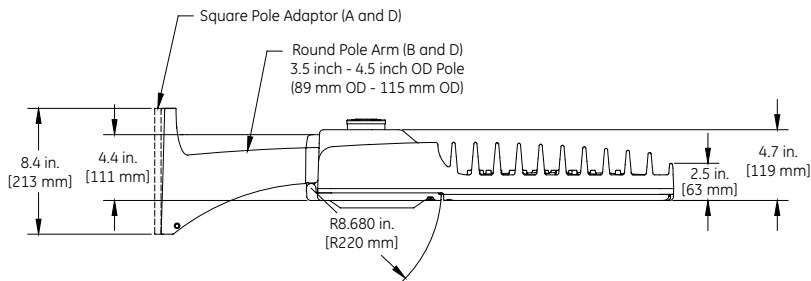


Product Dimensions

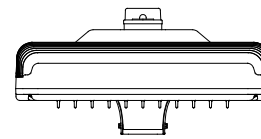
(Option A) 10" Arm for Square Pole Mount
(Option B) 10" Arm for Round Pole Mount
(Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



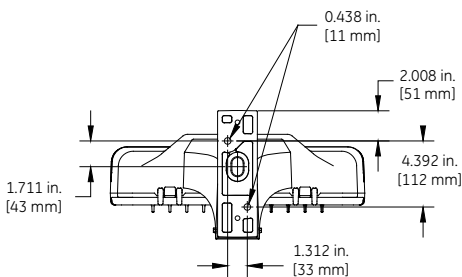
TOP VIEW



SIDE VIEW

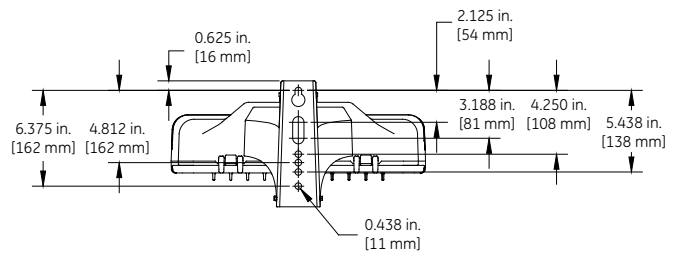


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

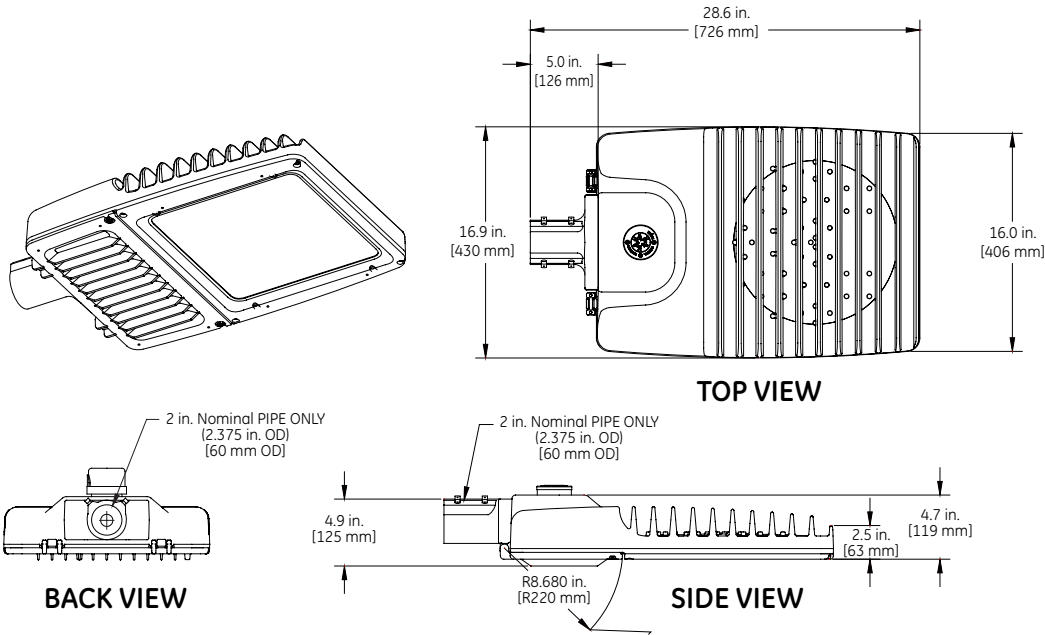
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

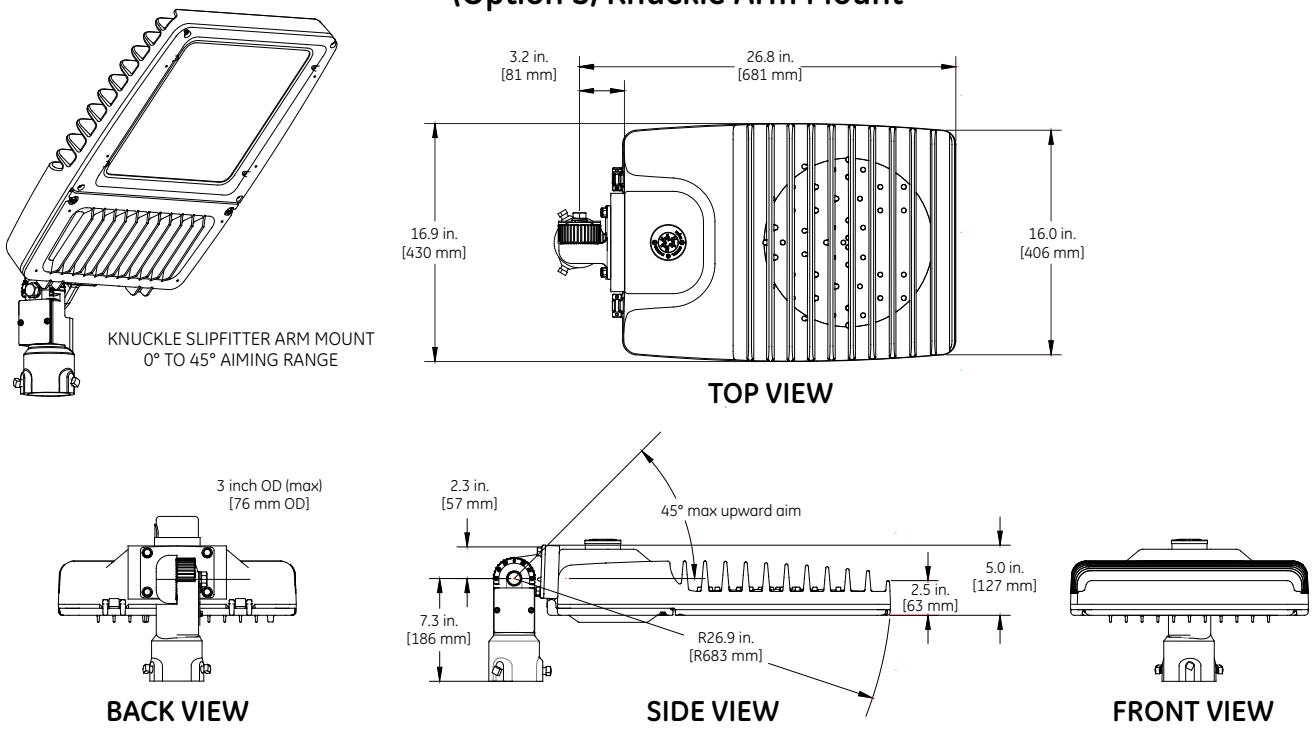
Product Dimensions

(Option C) Slipfitter Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

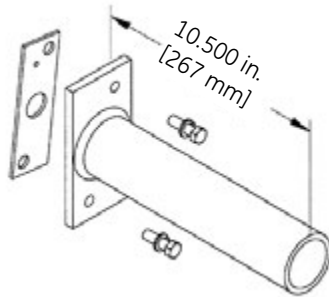
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

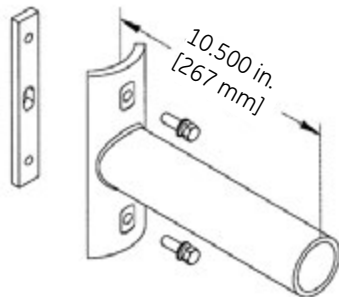
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

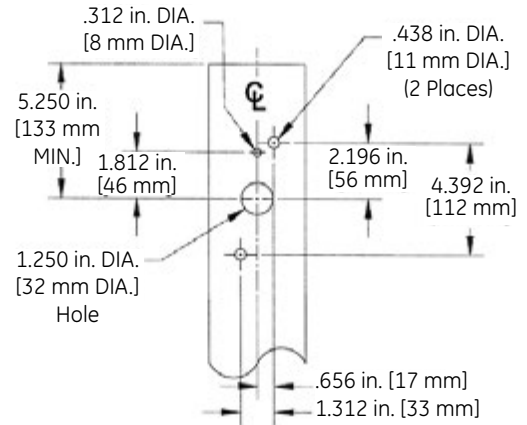
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

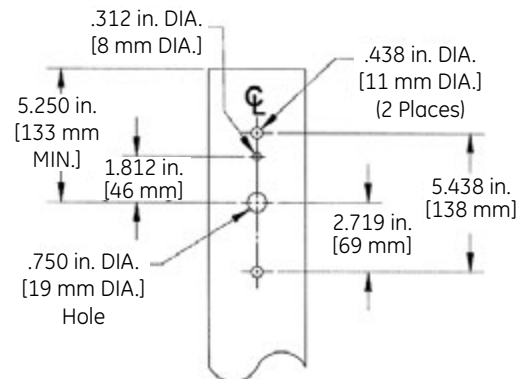
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly



- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- /c/ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



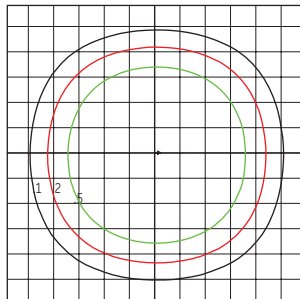
E C B B - - - - 5 - - - - A - - - -

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options	F = Flat Lens D = Drop Lens	5 = 525mA 40 = 4000K 50 = 5000K	1 = None 4 = Motion Sensor and Integral Photocell	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.		

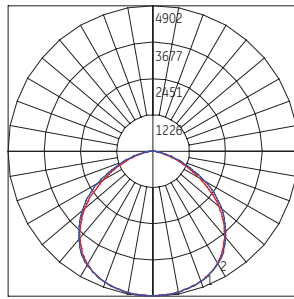
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS	
				4000K	5000K	120-277V	347-480V	4000K	5000K
TYPE V	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__ies	ECBB_B5F550__ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__ies	ECBB_C5F550__ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__ies	ECBB_B5D550__ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__ies	ECBB_C5D550__ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

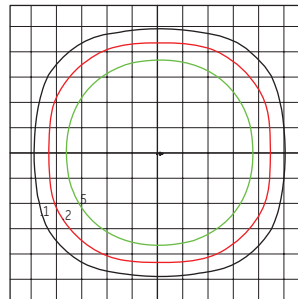


Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade

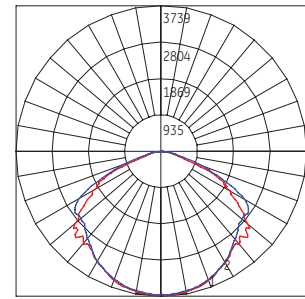


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

JOB NAME: _____



TYPE NO.: _____

CATALOG NO.: _____

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

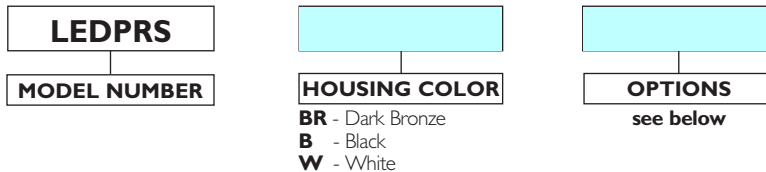


**Self-Diagnostic
Operation
Plus
High-Output
LED Lamp!**

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: Example: LEDPRS WCL



OPTIONS

CL	Cold Location Operation
-----------	-------------------------



Also available in black or white finishes

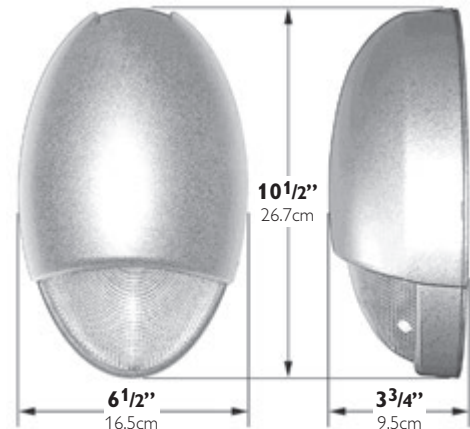
SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	<ul style="list-style-type: none"> <li style="width: 50%;">• Dual input 120/277VAC, 60 Hz <li style="width: 50%;">• AC Lockout protection <li style="width: 50%;">• AC-On indicator light and test switch <li style="width: 50%;">• Low voltage battery disconnect <li style="width: 50%;">• Automatic, constant current charger <li style="width: 50%;">• Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12 © 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • (908) 426-1000 • www.crescentlighting.com

Crescent is a Philips company



Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- UL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
 - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
Fixture off-11.8 Fc

* System THD <26% for 347-480v supply with A7 power level.

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



EWS3

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 3 = Product Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* *Not available with Fusing. Must choose a discreet voltage with F Option.		D1 = Asymmetric Forward E1 = Asymmetric Medium	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* *Button PE not available with motion sensor option. Only available with discreet voltages. Not available with voltage options D, H or 5.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	120-277V 3000K	120-277V 4000K	120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-120-277V.IES	EWS3_A7D140_____-120-277V.IES	EWS3_A7D150_____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-120-277V.IES	EWS3_A7E140_____-120-277V.IES	EWS3_A7E150_____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-120-277V.IES	EWS3_B7D140_____-120-277V.IES	EWS3_B7D150_____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-120-277V.IES	EWS3_B7E140_____-120-277V.IES	EWS3_B7E150_____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-120-277V.IES	EWS3_C7D140_____-120-277V.IES	EWS3_C7D150_____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-120-277V.IES	EWS3_C7E140_____-120-277V.IES	EWS3_C7E150_____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	347-480V 3000K	347-480V 4000K	347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-347-480V.IES	EWS3_A7D140_____-347-480V.IES	EWS3_A7D150_____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-347-480V.IES	EWS3_A7E140_____-347-480V.IES	EWS3_A7E150_____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-347-480V.IES	EWS3_B7D140_____-347-480V.IES	EWS3_B7D150_____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-347-480V.IES	EWS3_B7E140_____-347-480V.IES	EWS3_B7E150_____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-347-480V.IES	EWS3_C7D140_____-347-480V.IES	EWS3_C7D150_____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-347-480V.IES	EWS3_C7E140_____-347-480V.IES	EWS3_C7E150_____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES



MANUFACTURE & SHIP ONE (1) CUSTOM STONE MONUMENT SIGN STRUCTURE.

STONE VENEER STRUCTURE WITH 1/2" FLAT CUT OUT LETTERS PIN MOUNTED TO STONE FASCIA.
CONCRETE CAP TO BE COLORED TO MATCH BUILDING TONE.

1/2" THICK FLAT CUT OUT LETTERS PAINTED **WHITE** & PIN MOUNTED FLUSH TO FASCIA.

ANY ILLUMINATION TO BE EXTERNAL GROUND LED ILLUMINATION.

PAINT SPECS: **WHITE**

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.

NOTE: ALL BRICK/MASONRY TO BE PROVIDED BY GC'S SUBCONTRACTOR.



OKLAHOMA GOLDEN CHOPPED STONE

Front Elevation & Side Detail - Custom Monument Sign Structure - Sign B
1/2" = 1'-0"

Display Square Footage (Copy Background): 17.6

harbinger
sign of the future

5300 Shad Road, Jacksonville, FL 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX 32257 • 972.905.9450



7-Eleven #1042791
State Highway 66 @
Willow Bend
Rockwall, Texas 75087

SVE6535-R3

F:\Customers\7_Eleven\Art
(SVE6535-R3 #1042791).cdr

date	rev.	description	designer
11.30.17	001	Original Concept	mh
11.14.17	01	Revised sign & location for street view, install location of sign F	mh
01.25.18	02	Revised exhibit to 7-Eleven brand fuel	mh
02.09.18	03	Revised building elevations, added second monument sign B	mh

Salesperson: rj PM: bb Designer: mh Page: 3

customer approval _____ date: _____



LISTED
UL 48
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC, IBC AND/OR THE 2014 FBC AND/OR THE 2007 SIBC

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**CITY OF ROCKWALL
CITY COUNCIL MEMO**

AGENDA DATE: 02/19/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: SP2018-001; *7-Eleven*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 7, 1999, the City Council adopted Ordinance No. 99-21, which established the development requirements for Planned Development District 48 (PD-48), which allows a *retail store with gasoline sales* by-right. The applicant is requesting approval of a site plan for a gas station [*i.e. 7-Eleven*]. The proposed gas station is ~3,100 SF and situated on a 1.67-acre tract of land [*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*], is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, and is located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a retail store with gasoline sales*) is permitted by-right in Planned Development District 48 (PD-48) with site plan approval by the City Council. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of 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>	6,000 SF	X=28,562 SF; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X=~140-190-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=~170-190-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X=~15-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	20-Feet	X=~20-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=~10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet ¹	X=~19-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	X=~12%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X=100%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	15	15 Provided; <i>In Conformance</i>
<i>Minimum Stone Requirement (IH-30 OV)</i>	20% ea facade	X=40-87%; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X=~41%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=80%; <i>In Conformance</i>

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

According to the submitted site plan, the gas station will have six (6) pump islands [*i.e. 12 dispensers*]. According to the Planned Development District 48 (PD-48) development

standards, the development is required to have an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shore Estates*]. Additionally, Planned Development District (PD-48) PD-48, restricts the gas station from having a car wash. Although Planned Development District 48 (PD-48) requires the roof of the gas station to be designed and constructed in residential character consisting of composition shingles, the Architectural Review Board (ARB) reviewed the proposed building elevations and determined that a flat roof design would be more consistent with the neighboring commercial developments. This will require approval of a variance from the City Council. Planned Development District 48 (PD-48) requires an architectural entryway monument sign on the subject property. The location and design of the sign is to be approved by the City Council. At the time this memo was drafted, the applicant had submitted a concept plan for the entryway monument sign that will need to be reviewed by the Architectural Review Board (ARB) at the February 13, 2017 meeting. Finally, Planned Development District 48 (PD-48) requires the City Council to approve the technical requirements of the site plan, building layout and elevations, building materials and the landscape plan.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 339 caliper inches being removed from the site, the majority of which are Hackberry trees. Cedar and Hackberry trees 11 caliper inches or greater are mitigated for at ½ the total inches being removed. There is one 16-inch Cedar tree requiring mitigation of eight (8) caliper inches. As a note, any Oak, Pecan, or Elm, four (4) caliper inches or greater or any tree 30 caliper inches or greater [*i.e. feature trees*] may not be removed without approval of the Planning and Zoning Commission. In this case, the treescape plan shows a total of 179 caliper inches [*i.e. 15 feature trees*] being removed requiring approval of the Planning and Zoning Commission. Additionally, any tree 30-caliper inches or greater requires mitigation of twice the number of caliper inches being removed. In this case, two (2) Oak trees measuring 30" and 36" are being mitigated for as twice the number of caliper inches being removed [*i.e. 132 caliper inches*]. The applicant's landscape plan shows a total of 77 caliper inches being planted as required landscaping, leaving a mitigation balance of 174 caliper inches. Tree replacements credits not exceeding 20% of the total replacement inches can be purchased at \$100.00 per caliper inch. Should the applicant choose, a total of 50.2 caliper inches could be purchased for a total of \$5,020 to be paid to the City's tree fund, leaving a remaining balance of 123.8 caliper inches that will need to be satisfied prior to issuance of a building permit.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

- A) *Four (4) Sided Architecture:* According to Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), commercial buildings shall be architecturally finished on all four (4) sides (*i.e. incorporating the same materials detailing, and features*). Included in the four (4) sided architecture requirements are the following:
 - a. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without changing height by a minimum of 25 % of the wall's height. In this case, the change in height would be ~five (5)-feet. Although the front and rear building elevations do not meet this requirement, the applicant is proposing a change in height of two (2)-feet. In addition, the building facades incorporate additional features that provides articulation.

- b. *Horizontal Articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no vertical wall shall extend for a distance greater than three (3) times the wall's height without having an offset of 25% of the wall's height and that new plane shall extend for a distance of at least 25% of the length of the first plan. In this case, the offset would be 5-feet and extend ~1'2". Although the front and rear building elevations do not meet this requirement, the applicant is proposing a 2-foot offset that extends 40'9" on the front of the building to provide articulation. The rear building elevation will not have any offsets.

B) *SH-66 Overlay (SH-66 OV) District Standards.*

- a. *Pitched Roof.* According to Subsection 6.9, *SH-66 Overlay (SH-66 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. Additionally Planned Development 48 (PD-48) Development stands state that and proposed gas station must have a roof constructed of residential scale and composed of composition shingles. In this case, the applicant is requesting a variance to the pitched roof requirement as stipulated in the Unified Development Code (UDC) and Planned Development District 48 (PD-48) in order to utilize a flat roof design.

All variances will require a $\frac{3}{4}$ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation at the February 13, 2018 Planning and Zoning Meeting.

On February 13, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and proposed entryway monument sign and made motion to recommend approval of the building elevations with variances with the condition that the developer make revisions to the monument sign and resubmit for the Architectural Review Board (ARB) to review at the meeting on March 13, 2018.

RECOMMENDATIONS:

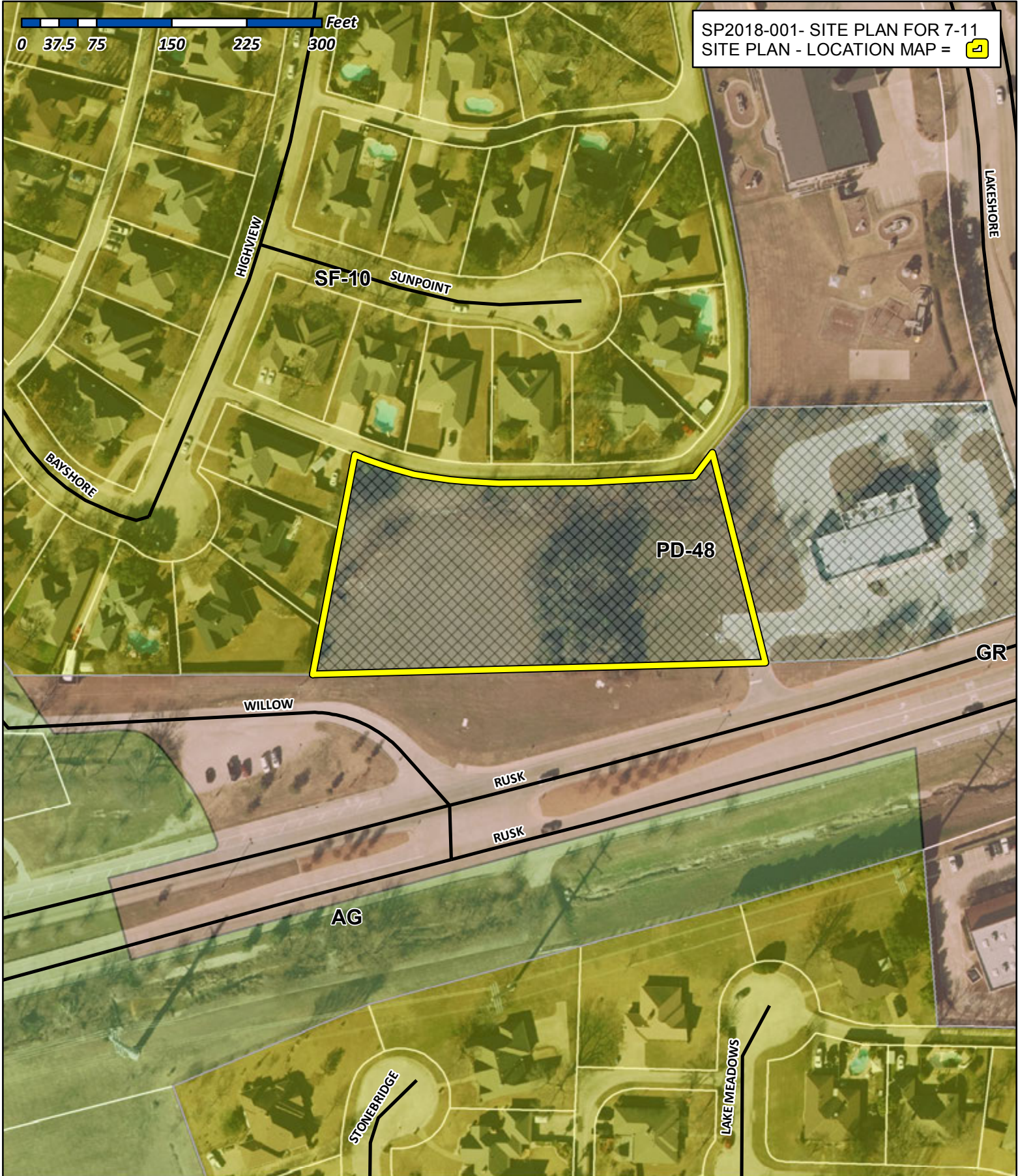
If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The developer is to construct an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shores Estates*].
- 3) The developer is to incorporate an architectural entryway monument sign to be approved by the City Council upon recommendation by the Architectural Review Board (ARB).

- 4) The gas station shall have no more than six (6) pump islands [*i.e.* 12 dispensers].
- 5) The site plan is to be approved by the City Council per Planned Development District 48 (PD-48) [*Ordinance No. 99-21*].
- 6) The entryway signage is to be placed in a maintenance easement to be dedicated to the City at time of final plat.
- 7) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 48 (PD-48), 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.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the site plan and variances with staff recommendations passed by a vote of 4-1 with Commissioner Logan dissenting.

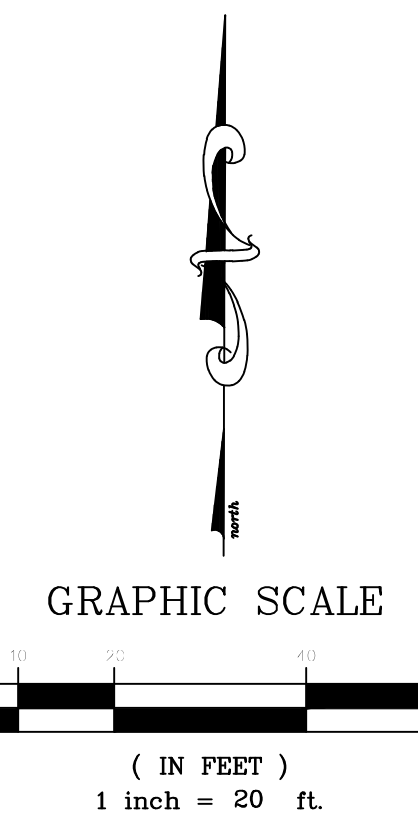
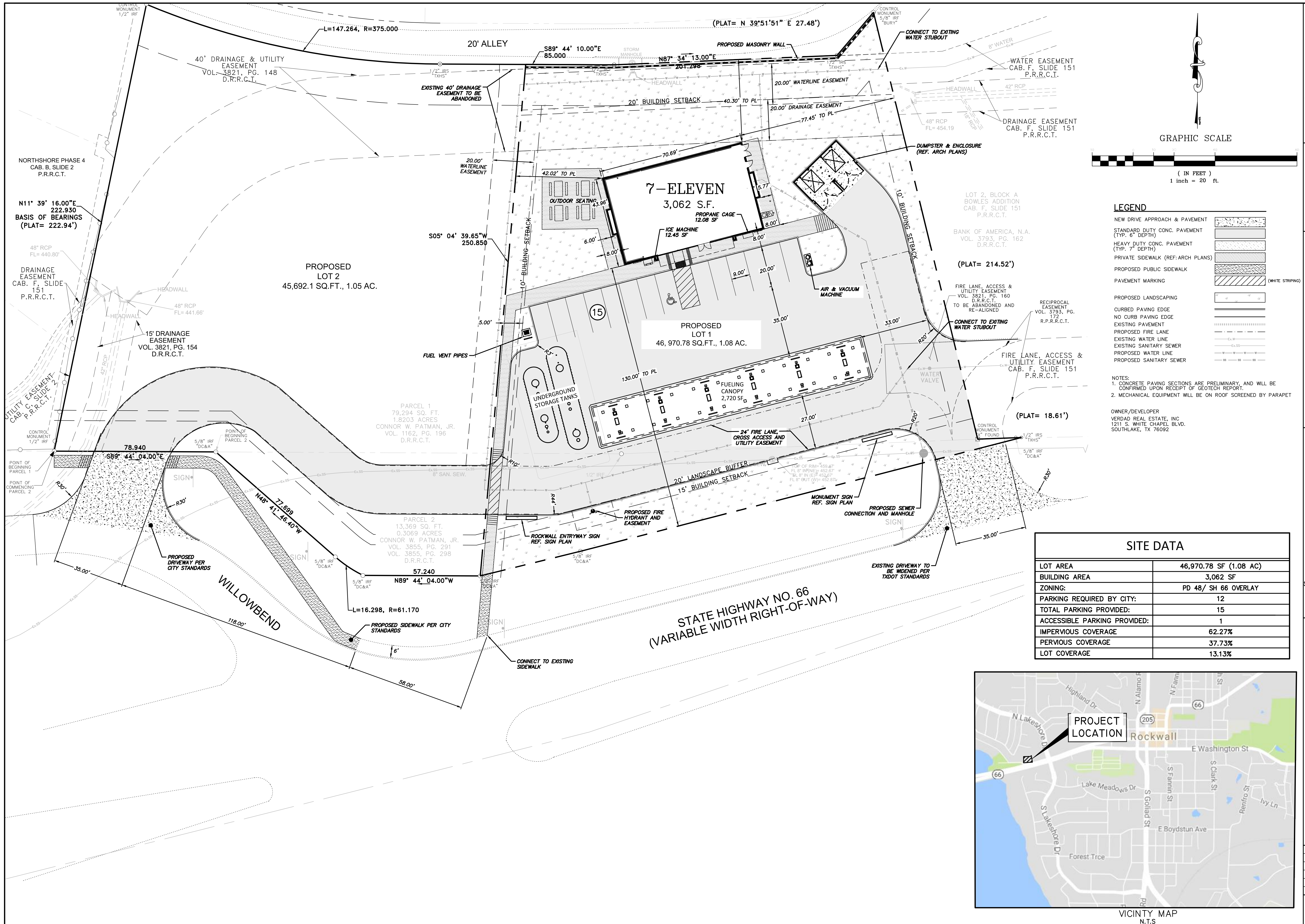


City of Rockwall

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

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LEGEND

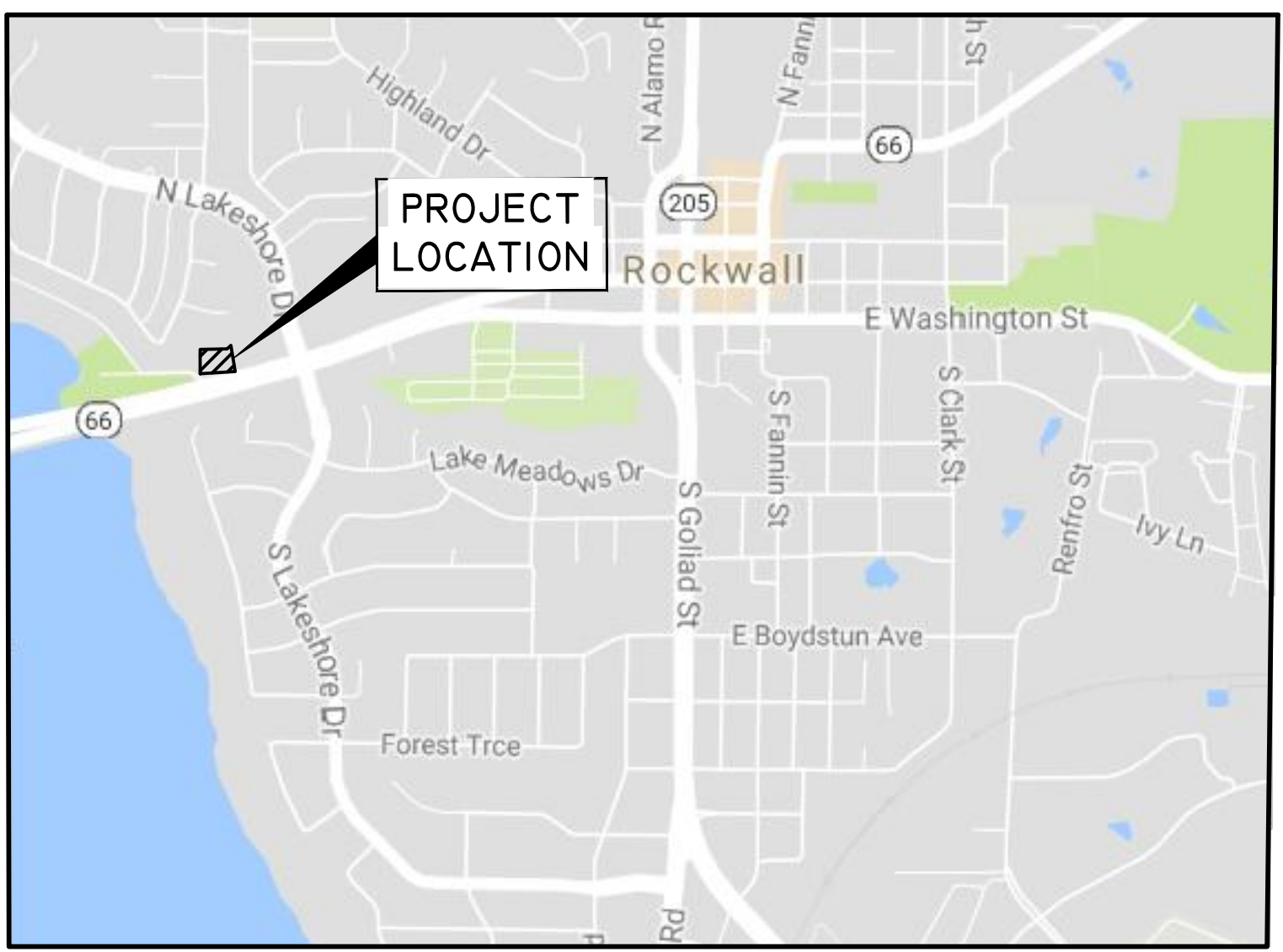
NEW DRIVE APPROACH & PAVEMENT	[Symbol]
STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)	[Symbol]
HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)	[Symbol]
PRIVATE SIDEWALK (REF: ARCH PLANS)	[Symbol]
PROPOSED PUBLIC SIDEWALK	[Symbol]
PAVEMENT MARKING (WHITE STRIPING)	[Symbol]
PROPOSED LANDSCAPING	[Symbol]
CURBED PAVING EDGE	[Symbol]
NO CURB PAVING EDGE	[Symbol]
EXISTING PAVEMENT	[Symbol]
PROPOSED FIRE LANE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]

NOTES:
 1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
 2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
 VERDAD REAL ESTATE, INC
 1211 S. WHITE CHAPEL BLVD.
 SOUTHLAKE, TX 76092

SITE DATA

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

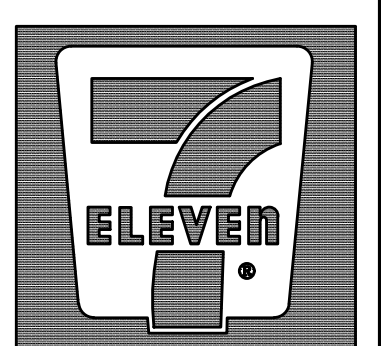


evolving
 civil engineering • planning
 420 Throckmorton, Ste 620, Fort Worth, TX 76102
 817-529-2700
 evolving@evolvingtx.com



PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	COMMENTS

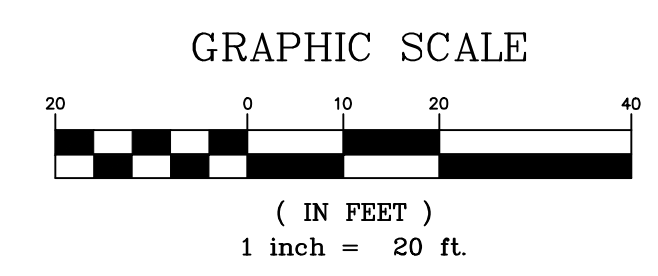
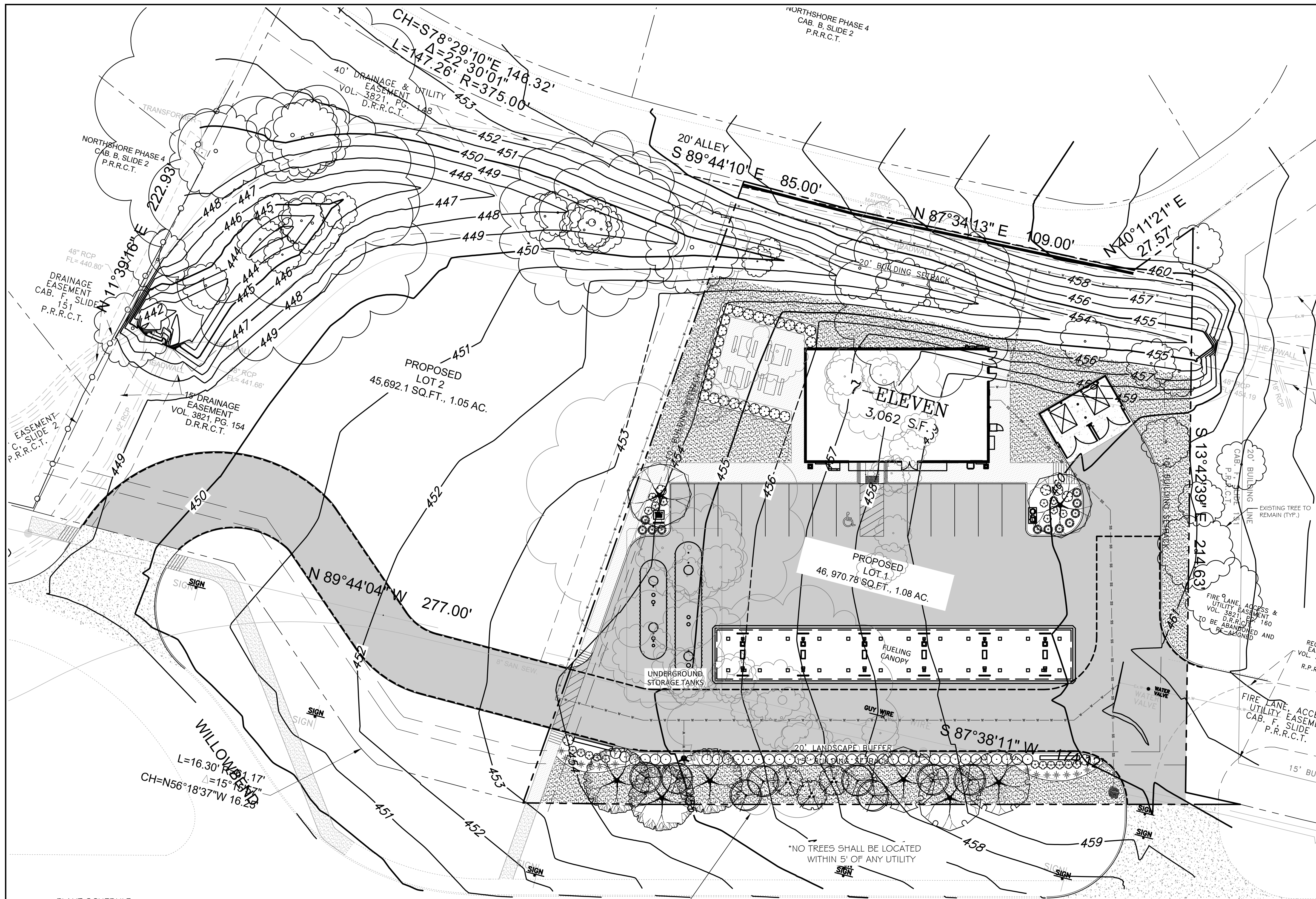


7-ELEVEN

SH 66 W B D R
 R T

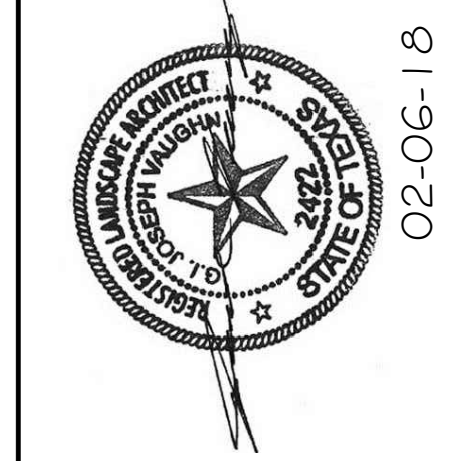
SITE PLAN

SP2018-001
 SCALE: 1"=20'
 DRAWN BY: CDW
 DESIGNED BY: CDW
 CHECKED BY: SDR
 PROJECT NO.: 2017059
 DATE: February 2018
 SHEET:



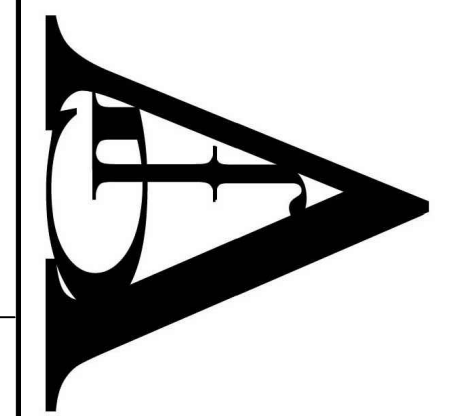
**SHEET
L1.0
LANDSCAPE
PLAN**

ISSUE / REVISION RECORD	REVISED PER CITY COMMENTS
02-06-18	



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B 4 B	1.5" Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B 4 B	1.5" Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3" Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4" Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia "Lacebark Elm"	45 gal	4" Cal	12-15' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	32	Green Cloud Texas Ranger / Leucophyllum frutescens "Green Cloud" TM	5 gal		
	16	Gulf Coast Muhly / Muhlenbergia capillaris "Gulf Coast"	3 gal		
	11	Lindheimer's Muhly / Muhlenbergia lindheimeri	3 gal		
	38	Dwarf Wax Myrtle / Myrica cerifera "Pumila"	5 gal		
	20	Autumn Sage / Salvia greggii "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	8,149 sf	Bermuda Grass / Cynodon dactylon "Tif 419"	flat		

**STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)**

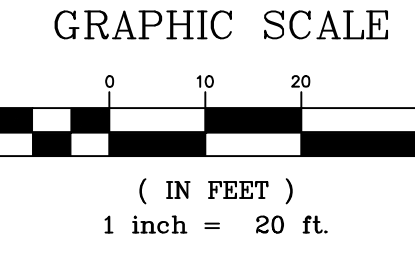
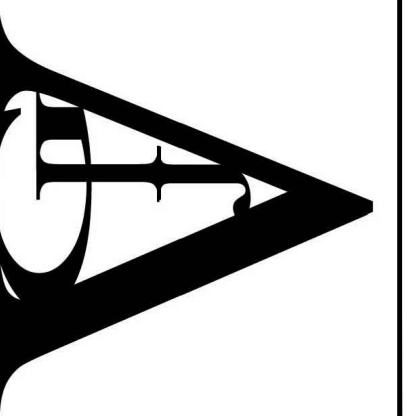
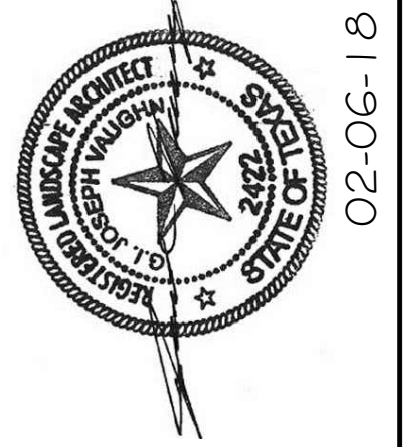
SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

GENERAL LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL. IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL, TX.

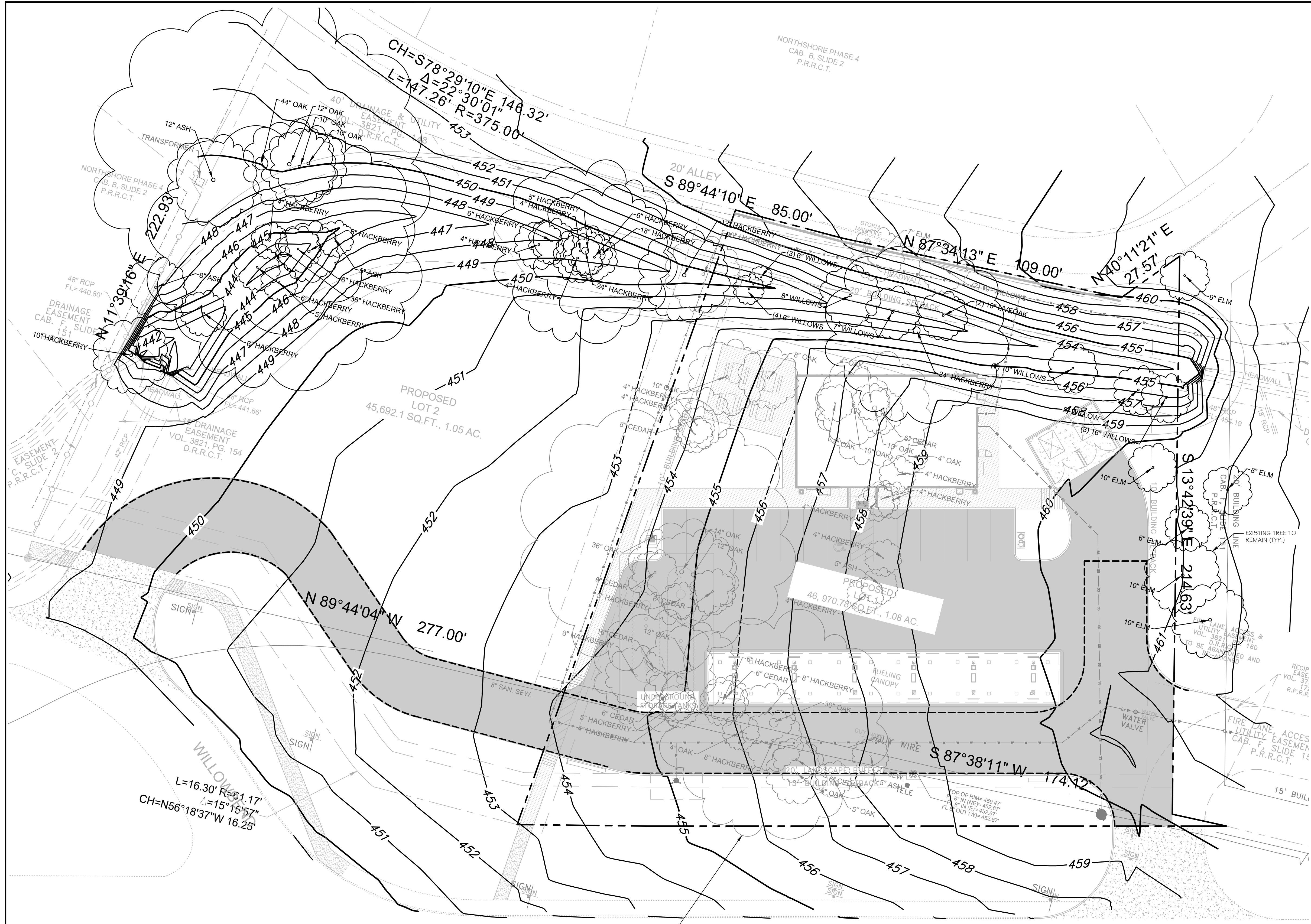
CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 46,971SF X 0.15 = 7,045SF	7,045	17,722
PARKING AREA LANDSCAPE	5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 18,823SF X 0.05 = 941SF	941	1,390
	1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES	2	2
	NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT		PROVIDED
LANDSCAPE BUFFERS	STATE HIGHWAY 66 (PER SH66 OVERLAY): 273LF / 100 X 2 = 6 - 4" CAL. CANOPY TREES 273LF / 100 X 4 = 11 - 4" HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION	TREE REPLACEMENT CALCULATION 4-20" CALIPER TREES: 127' REMOVED X 1 = 127" CAL 30+ CALIPER TREES: 66' REMOVED X 2 = 132" CAL HACK & CEDAR 11": 16' REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	
	TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		TBD 0 TBD

SP2018-001



CALIPER (INCHES)	TREE SPECIES	TYPE	SAVED / REMOVED	MITIGATED
3 X 6	WILLOW	NOT PROTECTED	SAVED	NO
4 X 6	WILLOW	NOT PROTECTED	SAVED	NO
7	ELM	PROTECTED	REMOVED	YES
8	WILLOW	NOT PROTECTED	SAVED	NO
7	WILLOW	NOT PROTECTED	SAVED	NO
2 X 10	WILLOW	NOT PROTECTED	REMOVED	NO
2 X 10	LIVE OAK	PROTECTED	SAVED	NO
24	HACKBERRY	PROTECTED	SAVED	NO
7 X 10	WILLOW	NOT PROTECTED	SAVED	NO
5	WILLOW	NOT PROTECTED	SAVED	NO
3 X 16	WILLOW	NOT PROTECTED	SAVED	NO
10	ELM	PROTECTED	SAVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	CEDAR	NOT PROTECTED	REMOVED	NO
10	OAK	PROTECTED	REMOVED	YES
8	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
10	OAK	PROTECTED	REMOVED	YES
15	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
4	OAK	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
5	ASH	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
36	OAK	PROTECTED	REMOVED	YES
14	OAK	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
16	CEDAR	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
30	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	OAK	PROTECTED	REMOVED	YES
5	OAK	PROTECTED	REMOVED	YES
5	ASH	PROTECTED	REMOVED	YES

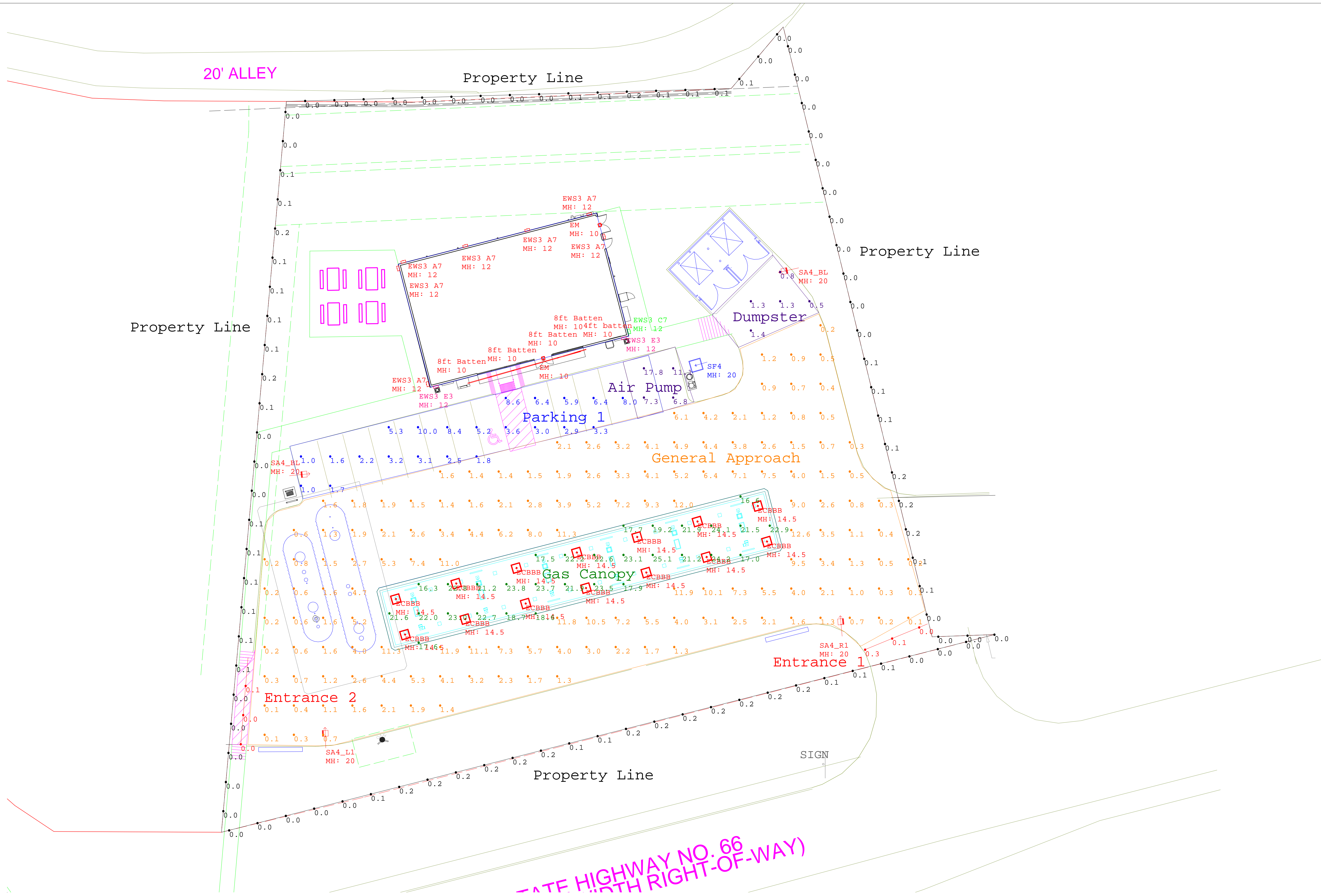


STATE HIGHWAY NO. 66
 (VARIABLE WIDTH RIGHT-OF-WAY)

SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

CITY REQUIREMENTS:

TREE PRESERVATION	REQ.	PROV.
TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 127' REMOVED X 1 = 127' CAL 30" CALIPER TREES: 66' REMOVED X 2 = 132' CAL HACK & CEDAR 11" - 16" REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	TBD 0 TBD
TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		



Scale: 1 inch= 16.00 Ft.

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



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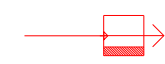
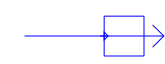
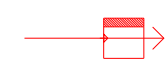







Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 2/2/2018
GE Drawing #: A180267-Eleven Store #1042791 Rockwall, TX, v3.AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr. Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC___D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150___	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150___-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



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Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A1800267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82



Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

-  listed, suitable for wet locations.
-  listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available.
Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER			
		3000K	4000K	5000K			3000K	4000K	5000K	3000K	4000K	5000K	
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

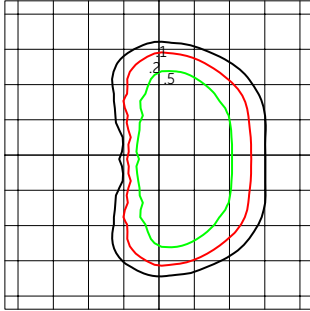
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

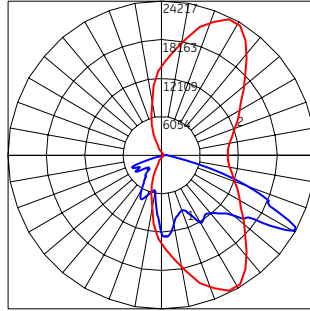
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750__IES)

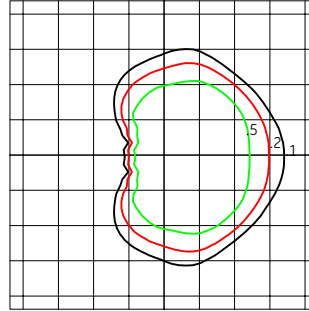


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

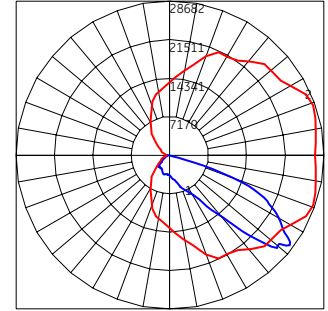


— Vertical plane through horizontal angle of maximum candela at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750__IES)

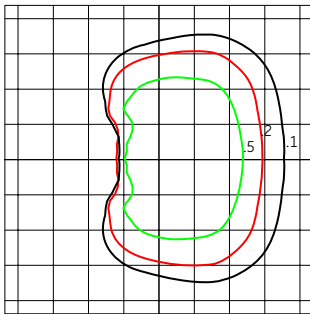


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

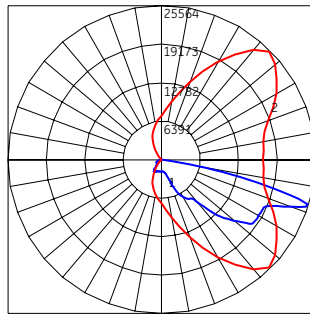


— Vertical plane through horizontal angle of maximum candela at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750__IES)

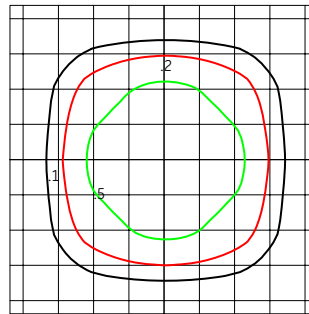


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

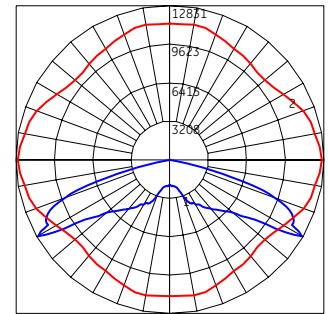


— Vertical plane through horizontal angle of maximum candela at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750__IES)

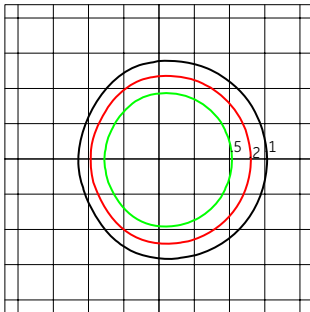


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

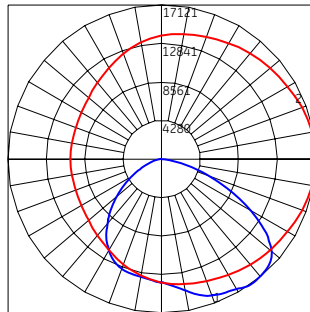


— Vertical plane through horizontal angle of maximum candela at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750__IES)

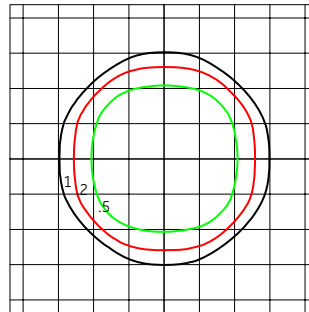


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

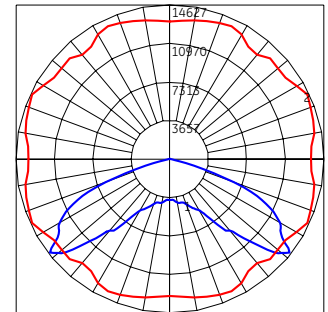


— Vertical plane through horizontal angle of maximum candela at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750__IES)

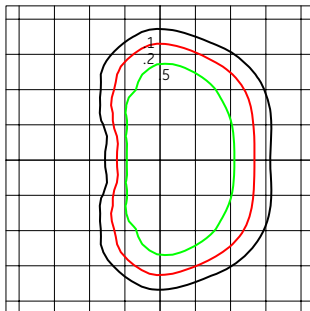


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

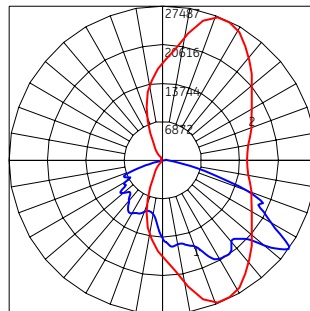


— Vertical plane through horizontal angle of maximum candela at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50__IES)

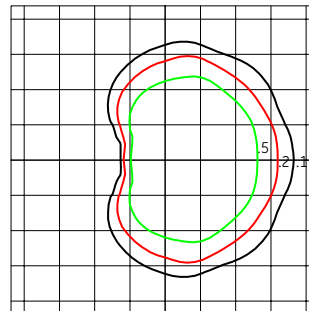


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

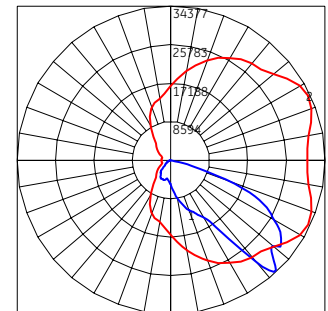


— Vertical plane through horizontal angle of maximum candela at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50__IES)



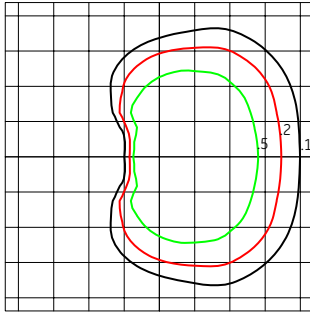
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



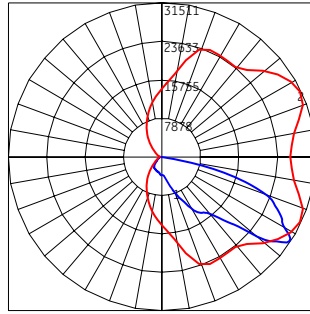
— Vertical plane through horizontal angle of maximum candela at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

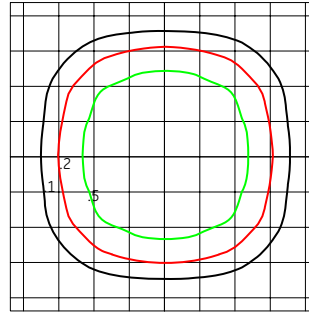


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

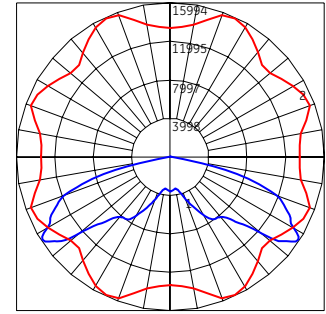


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

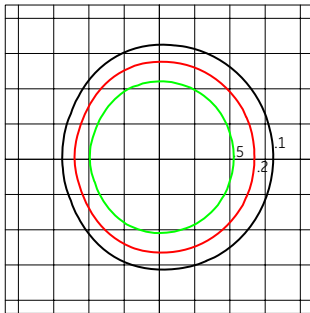


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

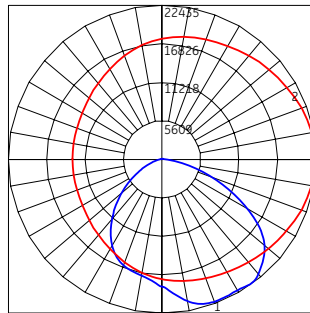


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

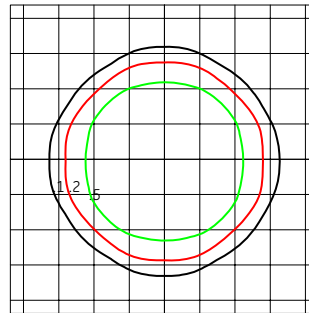


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

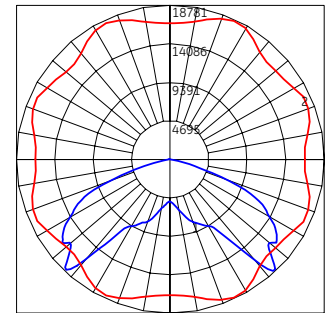


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



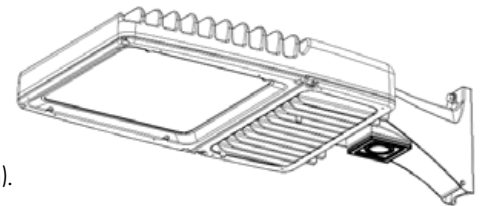
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

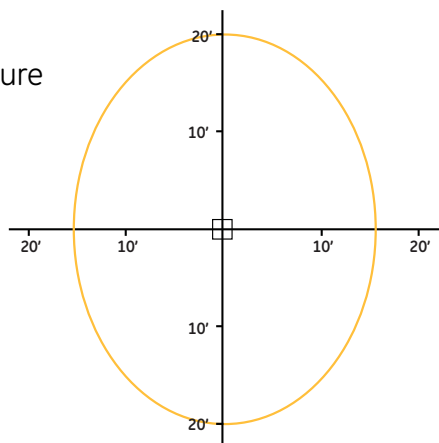
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
 - Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
 - Provides 270° of coverage (~90° is blocked by the pole).
 - Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
 - Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
 - Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
 - Must order with decorative mounting arm options "A" or "B".
 - Fixture power increase of 1W expected with sensor use.
- Note:** Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



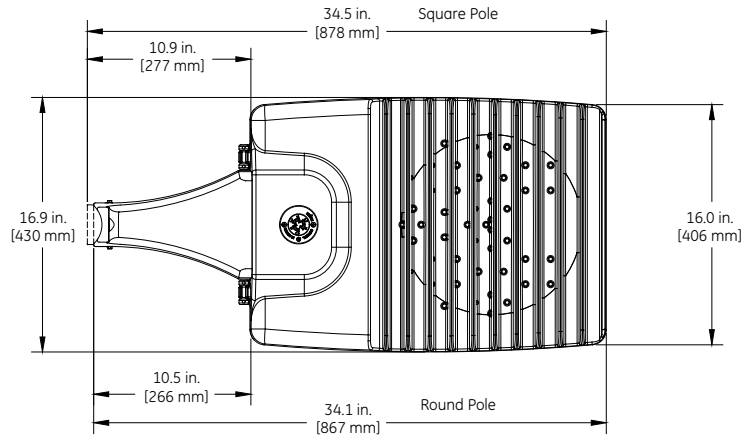
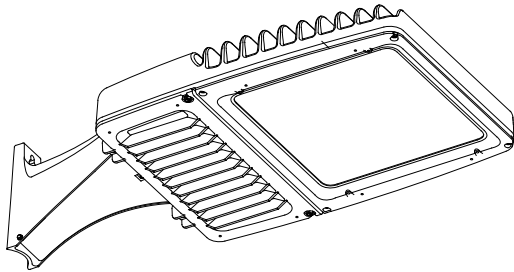
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

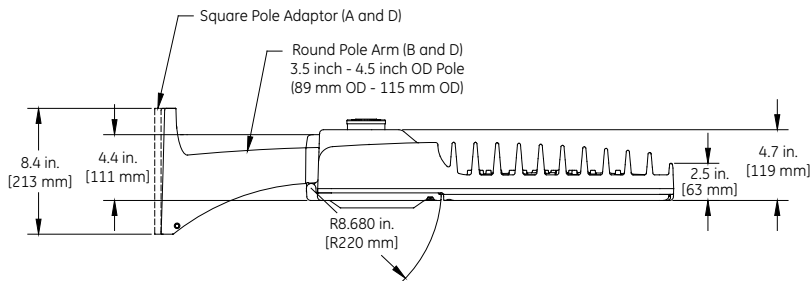


Product Dimensions

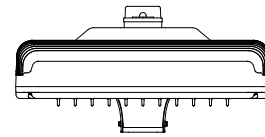
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



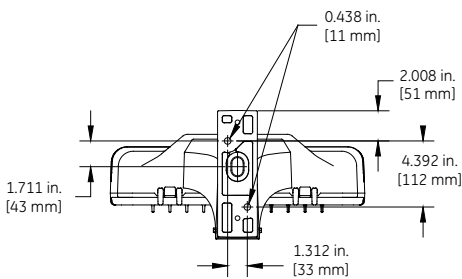
TOP VIEW



SIDE VIEW

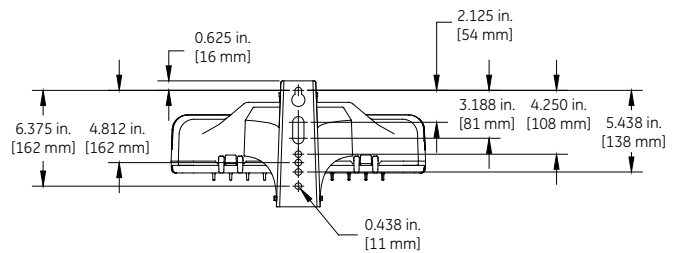


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

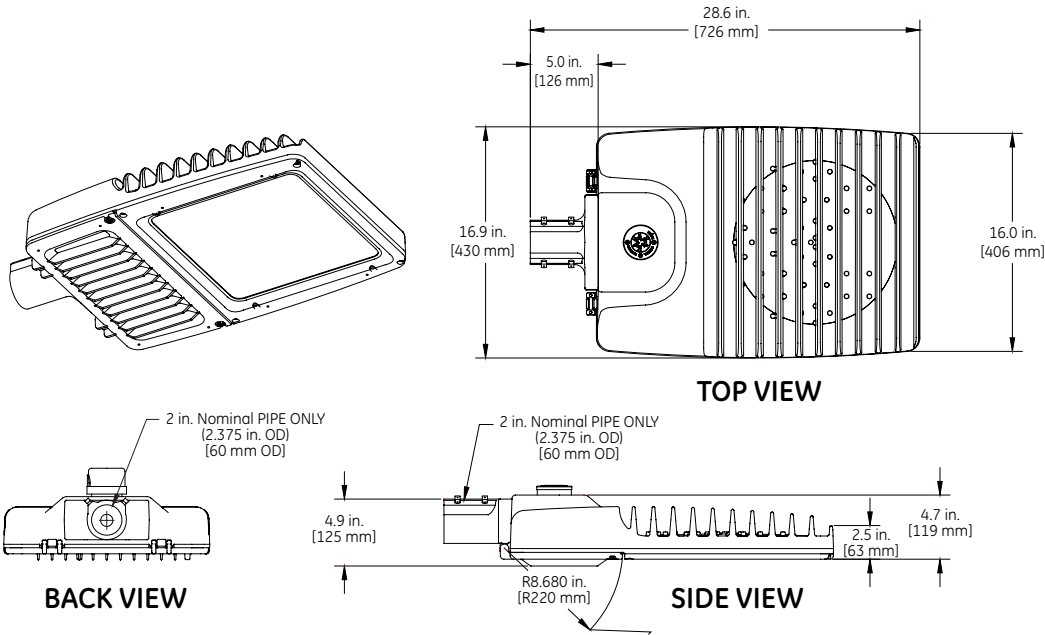
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

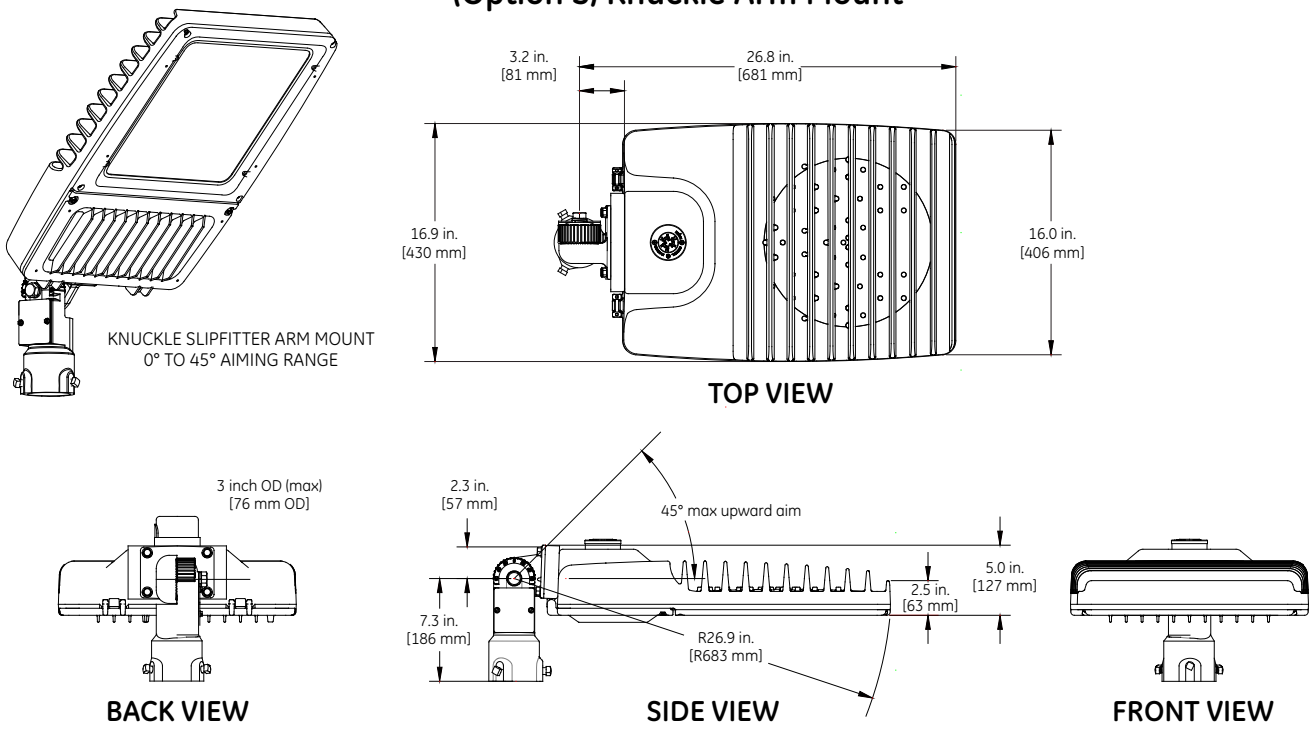
Product Dimensions

(Option C) Slipfitter Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

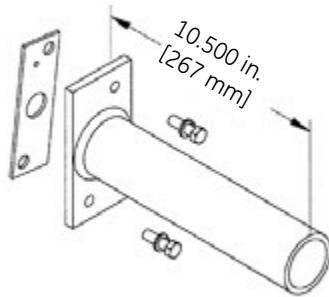
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

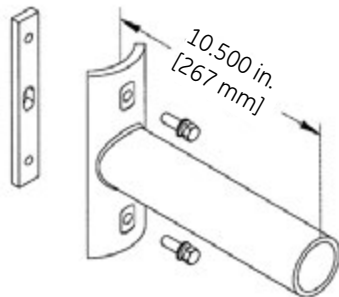
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

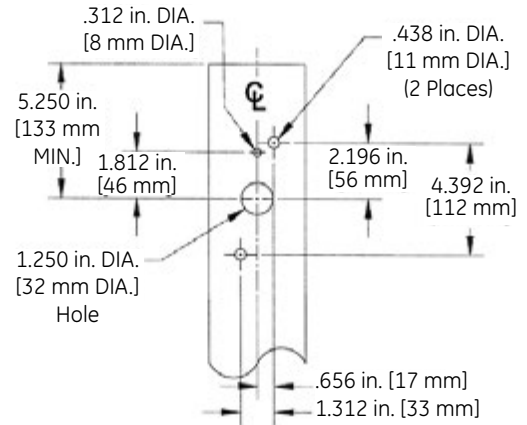
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

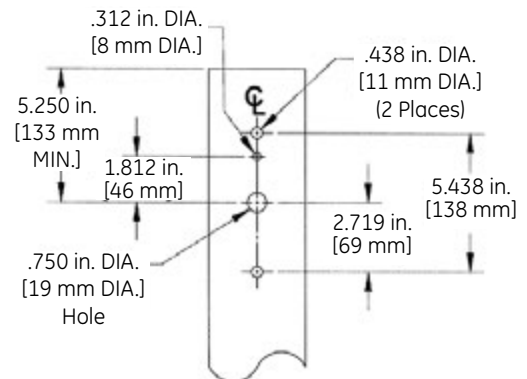
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly



- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- /c/ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



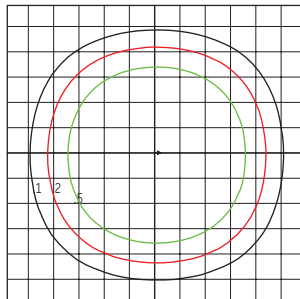
E C B B - - - - 5 - - - - A - - - -

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277V H = 347-480V* * See below table for available options	F = Flat Lens D = Drop Lens	5 = 525mA 40 = 4000K 50 = 5000K	1 = None 4 = Motion Sensor and Integral Photocell	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.		

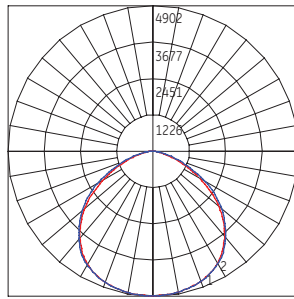
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS	
				4000K	5000K	120-277V	347-480V	4000K	5000K
TYPE V	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__ies	ECBB_B5F550__ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__ies	ECBB_C5F550__ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__ies	ECBB_B5D550__ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__ies	ECBB_C5D550__ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

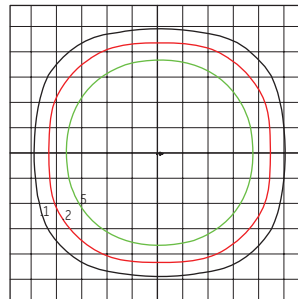


Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade

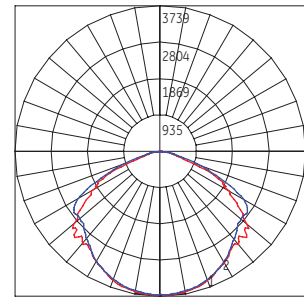


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

JOB NAME: _____



TYPE NO.: _____

CATALOG NO.: _____

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

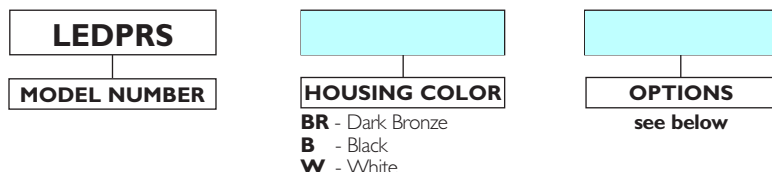


**Self-Diagnostic
Operation
Plus
High-Output
LED Lamp!**

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: Example: LEDPRS WCL



OPTIONS

CL	Cold Location Operation
-----------	-------------------------



Also available in black or white finishes

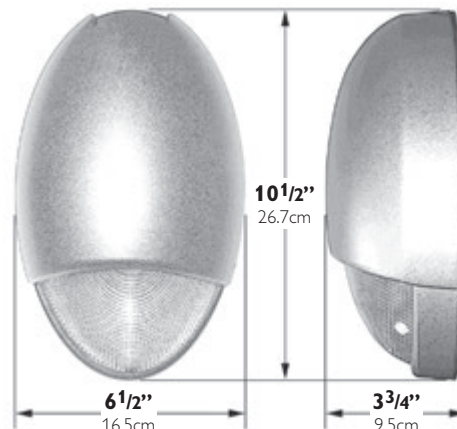
SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	<ul style="list-style-type: none"> • Dual input 120/277VAC, 60 Hz • AC Lockout protection • AC-On indicator light and test switch • Low voltage battery disconnect • Automatic, constant current charger • Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12

© 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • (908) 426-1111 • www.crescentlighting.com

Crescent is a Philips company



Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- UL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
 - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
Fixture off-11.8 Fc

* System THD <26% for 347-480v supply with A7 power level.

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



EWS3

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 3 = Product Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* *Not available with Fusing. Must choose a descreet voltage with F Option.		D1 = Asymmetric Forward E1 = Asymmetric Medium	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* *Button PE not available with motion sensor option. Only available with descreet voltages. Not available with voltage options D, H or 5.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	120-277V 3000K	120-277V 4000K	120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-120-277V.IES	EWS3_A7D140_____-120-277V.IES	EWS3_A7D150_____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-120-277V.IES	EWS3_A7E140_____-120-277V.IES	EWS3_A7E150_____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-120-277V.IES	EWS3_B7D140_____-120-277V.IES	EWS3_B7D150_____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-120-277V.IES	EWS3_B7E140_____-120-277V.IES	EWS3_B7E150_____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-120-277V.IES	EWS3_C7D140_____-120-277V.IES	EWS3_C7D150_____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-120-277V.IES	EWS3_C7E140_____-120-277V.IES	EWS3_C7E150_____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	347-480V 3000K	347-480V 4000K	347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-347-480V.IES	EWS3_A7D140_____-347-480V.IES	EWS3_A7D150_____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-347-480V.IES	EWS3_A7E140_____-347-480V.IES	EWS3_A7E150_____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-347-480V.IES	EWS3_B7D140_____-347-480V.IES	EWS3_B7D150_____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-347-480V.IES	EWS3_B7E140_____-347-480V.IES	EWS3_B7E150_____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-347-480V.IES	EWS3_C7D140_____-347-480V.IES	EWS3_C7D150_____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-347-480V.IES	EWS3_C7E140_____-347-480V.IES	EWS3_C7E150_____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES



MANUFACTURE & SHIP ONE (1) CUSTOM STONE MONUMENT SIGN STRUCTURE.

STONE VENEER STRUCTURE WITH 1/2" FLAT CUT OUT LETTERS PIN MOUNTED TO STONE FASCIA.
CONCRETE CAP TO BE COLORED TO MATCH BUILDING TONE.

1/2" THICK FLAT CUT OUT LETTERS PAINTED **WHITE** & PIN MOUNTED FLUSH TO FASCIA.

ANY ILLUMINATION TO BE EXTERNAL GROUND LED ILLUMINATION.

PAINT SPECS: **WHITE**

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.

NOTE: ALL BRICK/MASONRY TO BE PROVIDED BY GC'S SUBCONTRACTOR.



OKLAHOMA GOLDEN CHOPPED STONE

Front Elevation & Side Detail - Custom Monument Sign Structure - Sign B
1/2" = 1'-0"

Display Square Footage (Copy Background): 17.6

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State Highway 66 @
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Rockwall, Texas 75087

SVE6535-R3

F:\Customers\7_Eleven\Art
(SVE6535-R3 #1042791).cdr

date	rev.	description	designer
11.30.17	001	Original Concept	mh
11.14.17	01	Revised sign & location for street view, install location of sign F	mh
01.25.18	02	Revised exhibit to 7-Eleven brand fuel	mh
02.09.18	03	Revised building elevations, added second monument sign B	mh

Salesperson: rj PM: bb Designer: mh Page: 3

customer approval _____ date: _____



LISTED
UL 48
CSA C22.2 No.207

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From: [Larae Tucker](#)
To: [Brooks, Corey](#); [Miller, Ryan](#)
Cc: [Larae Tucker](#)
Subject: FW: 38421 (624) - Rockwall TX Response to Comments - Sign Dwg Gateway Sign - Cost of Sign
Date: Thursday, March 22, 2018 1:04:36 PM
Attachments: [image004.png](#)
[image005.png](#)

Hello please see below the sign proposed for the Gateway Sign of Rockwall is estimated to be around 22k. Please confirm we are on the agenda next week and I will attend the meeting with the ARB. Thank you both for all of your help with this site. Thanks larae



LARAE TUCKER | VERTIC[^]L CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD. SUITE 180 | SOUTHLAKE, TX 76092
214.601.5495 | M | [REDACTED]

"No one cares how much you know until they know how much you care."

From: Charles Pantangco
Sent: Wednesday, March 21, 2018 5:23 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 38421 (624) - Rockwall TX Response to Comments - Sign Dwg Gateway Sign - Revision 6

Larae,

We looking at roughly \$22,000 +/- for the Rockwall Sign.



Charles Pantangco | VERTIC[^]L CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD. SUITE 180 | SOUTHLAKE, TX 76092
817.912.5133 | O | 972.876.9691 | M | [REDACTED]



TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - **Custom Monument Sign Structure - Sign B**
 1/2" = 1'-0"

Display Square Footage (Structure): **77.0**



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SVE6535-R6

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date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval _____ date: _____



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 CSA C22.2 No.207

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Plan Elevation & Side Detail - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw





NIGHT VIEW

Night View Detail - Custom Monument Sign Structure - Sign B
 1/2" = 1'-0"

Display Square Footage (Structure): 77.0

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 \SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

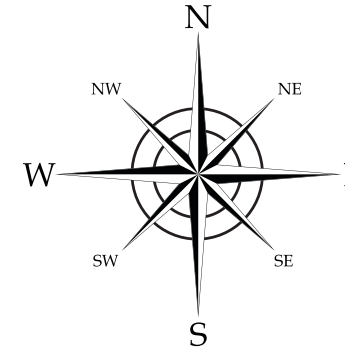
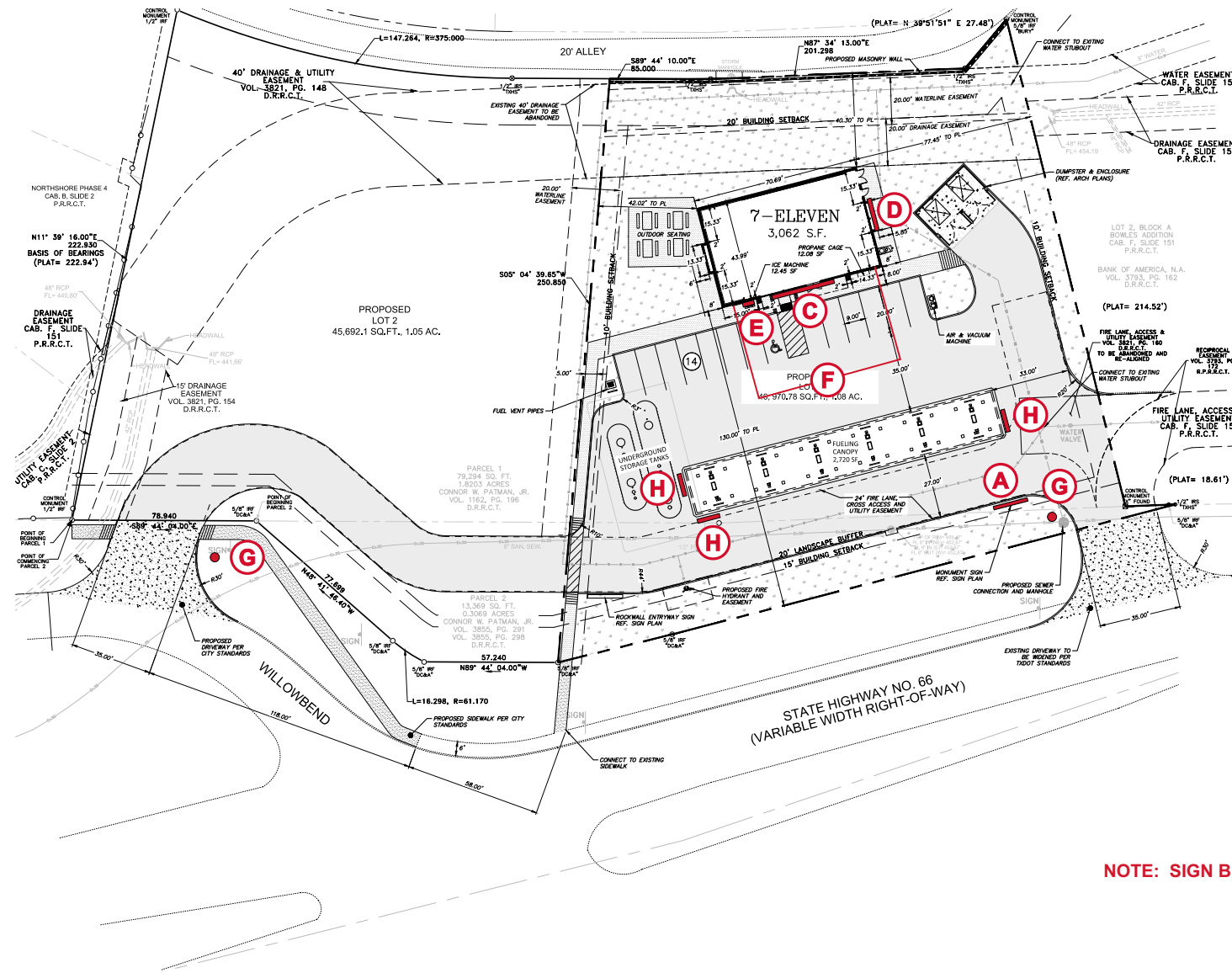
Salesperson: rg PM: bb Designer: mh Page: 5

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A	Monument Sign
B	Monument Sign
C	5-Pack SEJ W/S
D	3-Pack SEJ W/S
E	Exterior ATM Sign
F	Window Graphics
G	Directional Sign
H	W9 Canopy Signs

NOTE: SIGN B MONUMENT SIGN INSTALL LOCATION ON SITE IS TBD.

Site Plan
1"=70'

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\SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg

PM: bb

Designer: mh

Page: 1

customer approval

date:



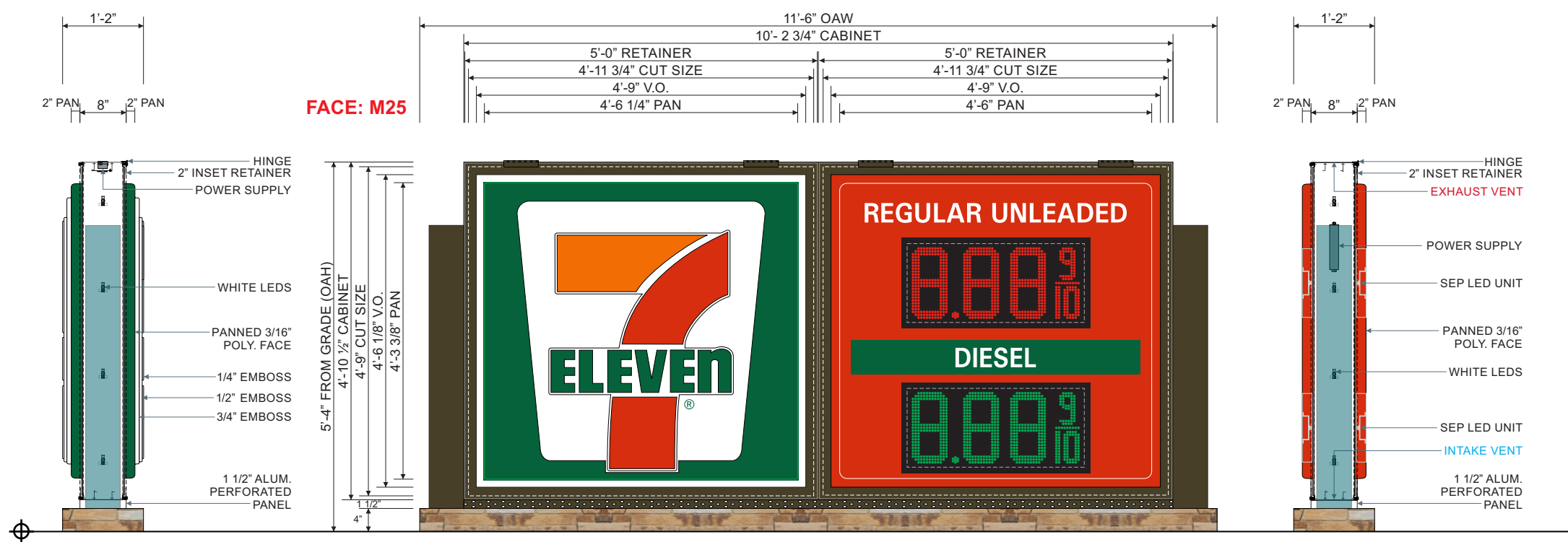
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NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER

← STREET SIDE



Total Sign Square footage Calculations:	
Allowed:	60.0 sqft
Proposed:	49.8 sqft

Overall Height:	
Allowed:	5 Feet
Proposed:	5 Feet

SetBacks:	
Requirements:	20 Feet
Proposed:	20 Feet



OKLAHOMA GOLDEN CHOPPED STONE

MANUFACTURE & SHIP ONE (1) **M25 / L25** D/F INTERNALLY ILLUMINATED SIGN CABINET W/ GREEN & RED LED DIGITS. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

STANDARD 7-ELEVEN M25 FACES: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES WITH TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
STANDARD 7-ELEVEN L25G2D FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED **PMS 485 RED** THEN **PMS WHITE** W/ **3M 3630-26 GREEN** TRANSLUCENT VINYL & **3M 7725-12 BLACK** VINYL TRIM AROUND LED WINDOW APPLIED SECOND SURFACE.

PROPOSED WITH 12" SEP PRICE-VISION LED UNITS.

PROVIDE PERFORATED ALUMINUM PANEL/FILLER FINISHED **DURANODIC BRONZE** TO FILL/PROVIDE VENTILATION SPACE UNDERNEATH CABINET FOR AIR FLOW VENTS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN, 3M 7725-12 BLACK
PAINT SPECS: DURANODIC BRONZE, PMS 485 RED, PMS WHITE

- NOTE:** SUPPORT STEEL & BASE TO BE PROVIDED BY INSTALLER.
- NOTE:** SUPPORT STEEL TO BE PAINTED DURANODOC BRONZE.
- NOTE:** 4" MONUMENT BASE SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
- NOTE:** ALL BRICK/MASONRY TO BE PROVIDED BY GC'S SUBCONTRACTOR.

7-ELEVEN LOGO DIMENSIONS:
 OAH: 47"
 OAL: 42 15/16"

SEP PRICE VISION LED UNITS:
 LED UNIT SIZE: 14.284" X 30.676"
 LED CHARACTER SIZE: 12.340"

Front Elevation & Side Detail - **M25 & L25G2D** Monument Sign Structures - Sign A
 1/2" = 1'-0"

Display Square Footage (Cabinet): **49.8**



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw



TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



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SVE6535-R6

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 \SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval date:



Complies with
 UL 48
 CSA C22.2 No.207

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Plan Elevation & Side Detail - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw





NIGHT VIEW

Night View Detail - Custom Monument Sign Structure - Sign B
 1/2" = 1'-0"

Display Square Footage (Structure): 77.0

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SVE6535-R6

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date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

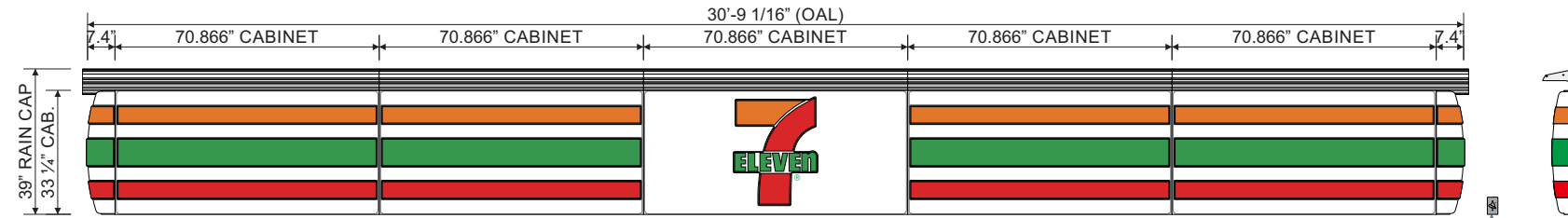
Salesperson: rg PM: bb Designer: mh Page: 5

customer approval _____ date: _____



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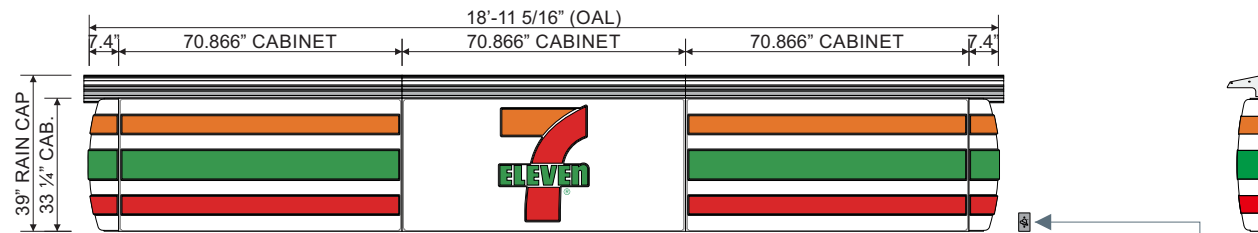
MANUFACTURE & SHIP ONE (1) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign C

1/4" = 1'-0"

Display Square Footage (Cabinets): 85.3



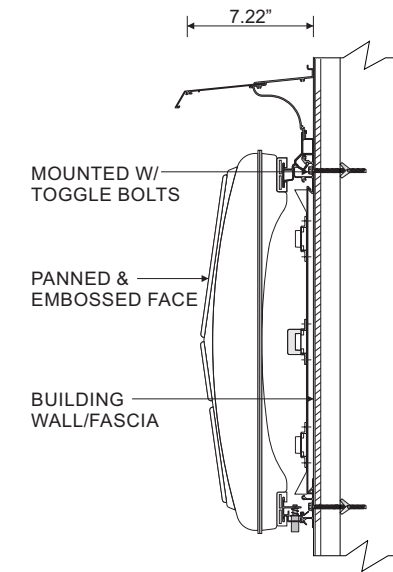
MANUFACTURE & SHIP ONE (1) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign D

1/4" = 1'-0"

Display Square Footage (Cabinets): 52.5



Side Mounting Detail - Sign C, D

NTS

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

BUILDING MATERIALS PER ARCHITECT RENDERING



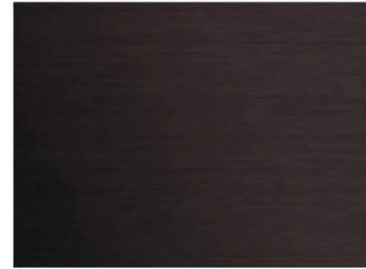
ACME, HERITAGE TEXTURE BRICK VENEER - BURGUNDY



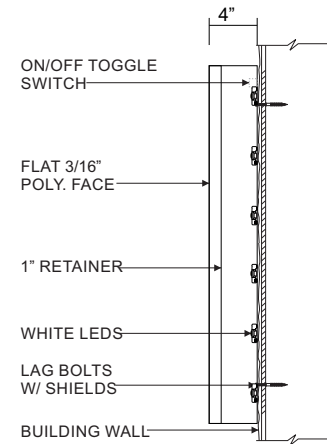
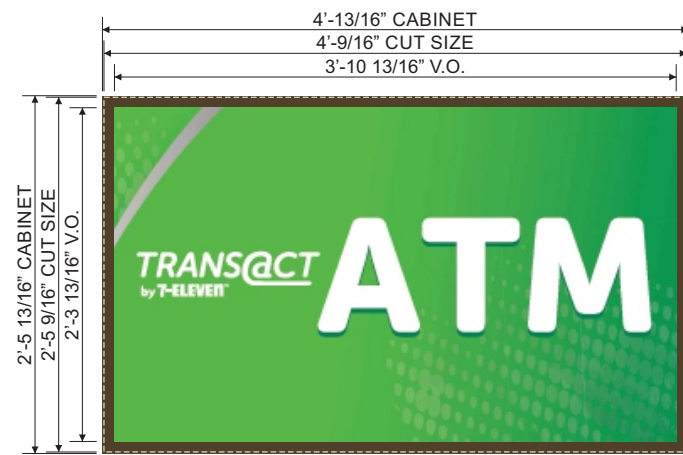
OKLAHOMA GOLDEN CHOPPED STONE



CHOPPED STONE - SNAPPED EDGE WAINSCOT SILL - SAND



KAWNEER DARK BRONZE



ONE (1) **EXTERIOR ATM INTERNALLY ILLUMINATED S/F WALL SIGN.**
 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4" DEEP EXTRUDED ALUMINUM CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE.**

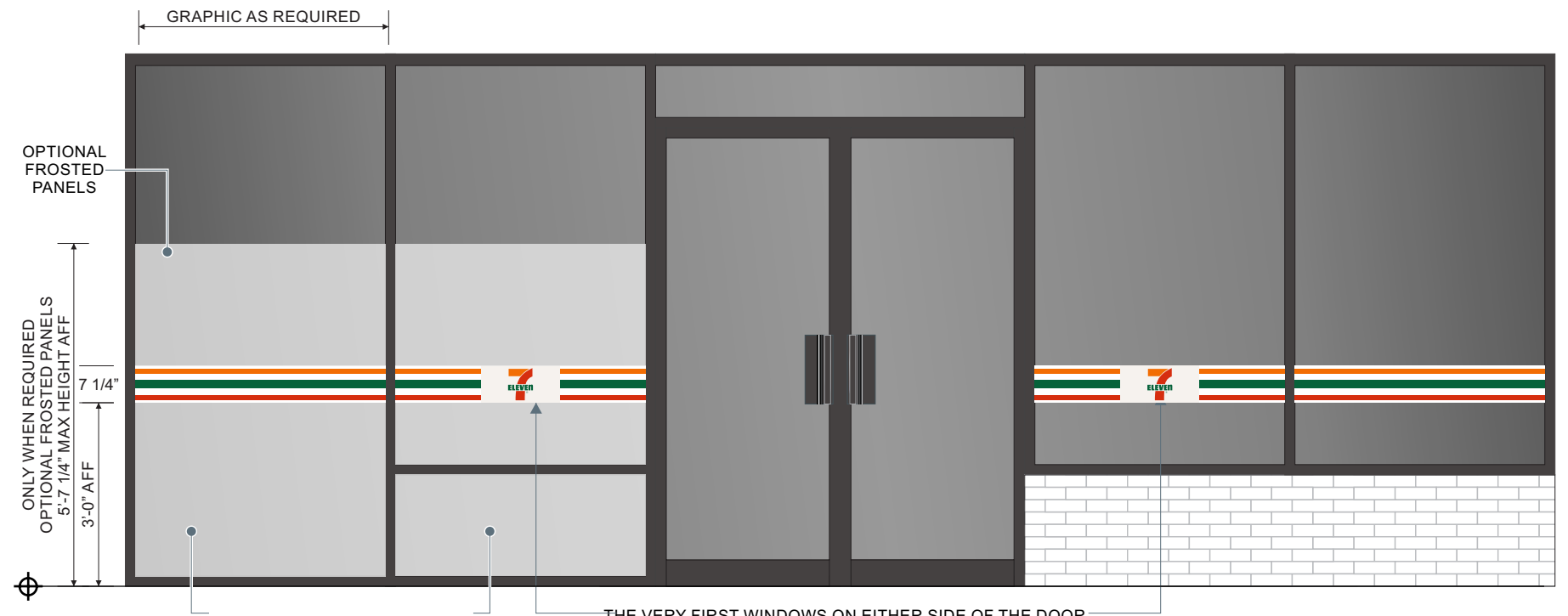
VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
PAINT SPECS: 313E DURANODIC BRONZE

NOTE: ATM WALL SIGN TO BE FABRICATED & PROVIDED BY OTHERS

Front Elevation & Side Mounting Detail - ATM S/F Wall Sign - Sign E

3/4" = 1'-0"

Display Square Footage (Cabinet): **10.1**



ONLY TO HIDE EQUIPMENT AT THE SALES COUNTER AREA (DETERMINED BY OTHERS)

THE VERY FIRST WINDOWS ON EITHER SIDE OF THE DOOR WILL GET THE STRIPE WITH THE LOGO. ALL OF THE REMAINING WINDOWS WILL GET STRIPES WITHOUT THE LOGO.

WINDOW VINYL GRAPHICS.
 VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - Typical Window Vinyl Graphics - Sign F

3/8" = 1'-0"



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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg

PM: bb

Designer: mh

Page: 7

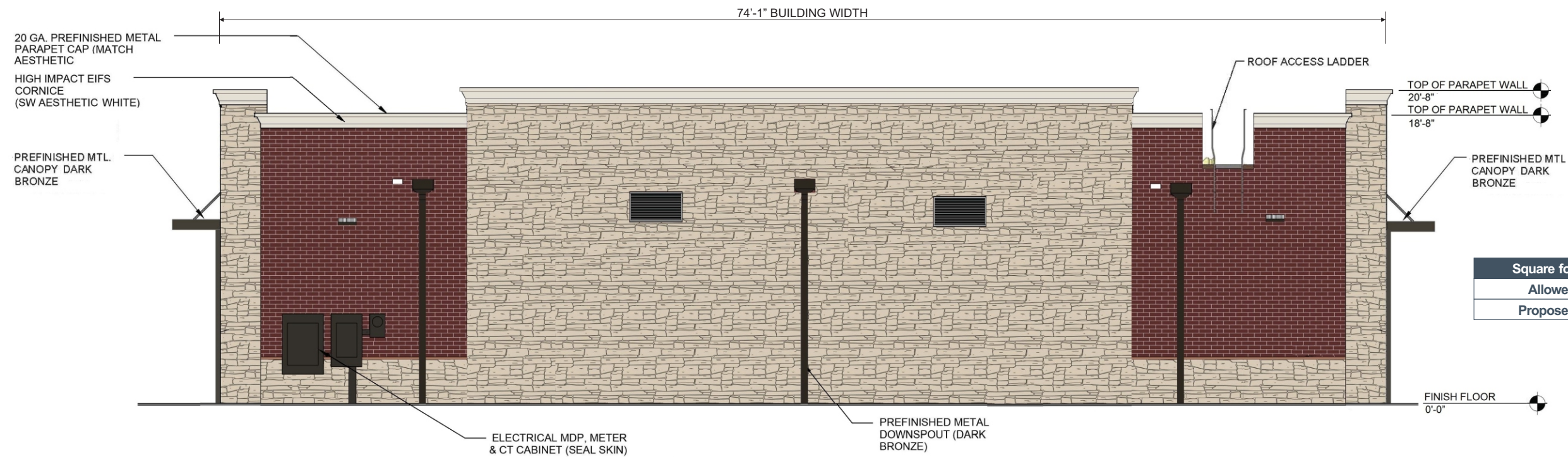
customer approval

date:

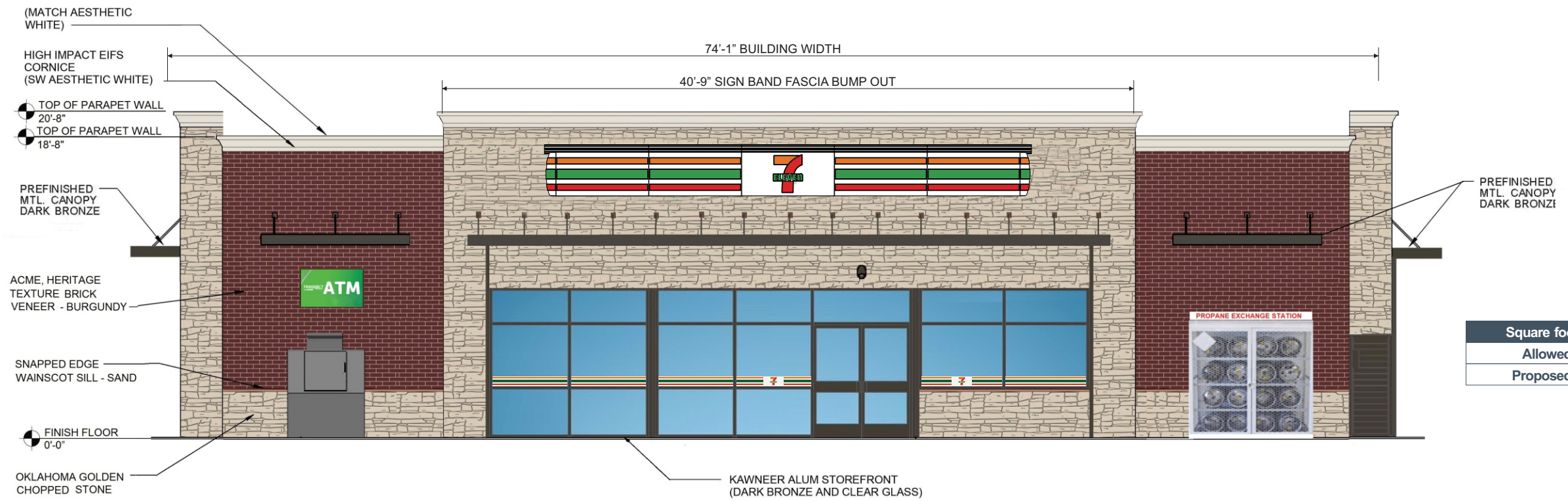


Complies with UL 48
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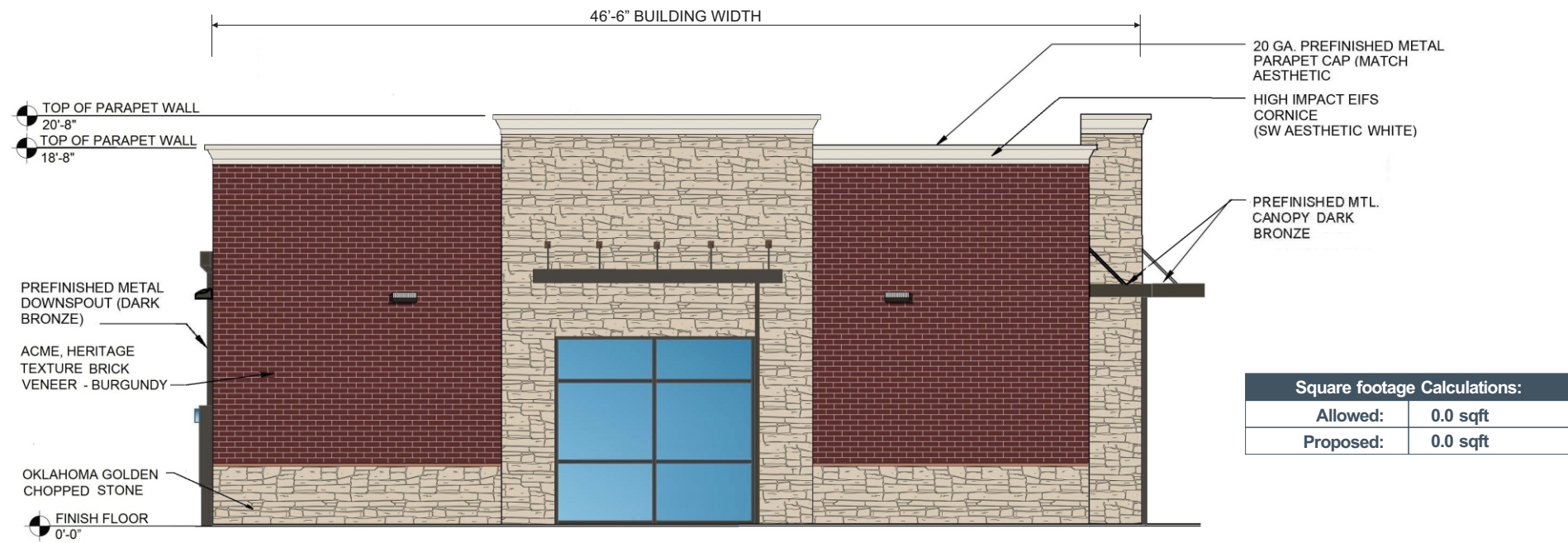
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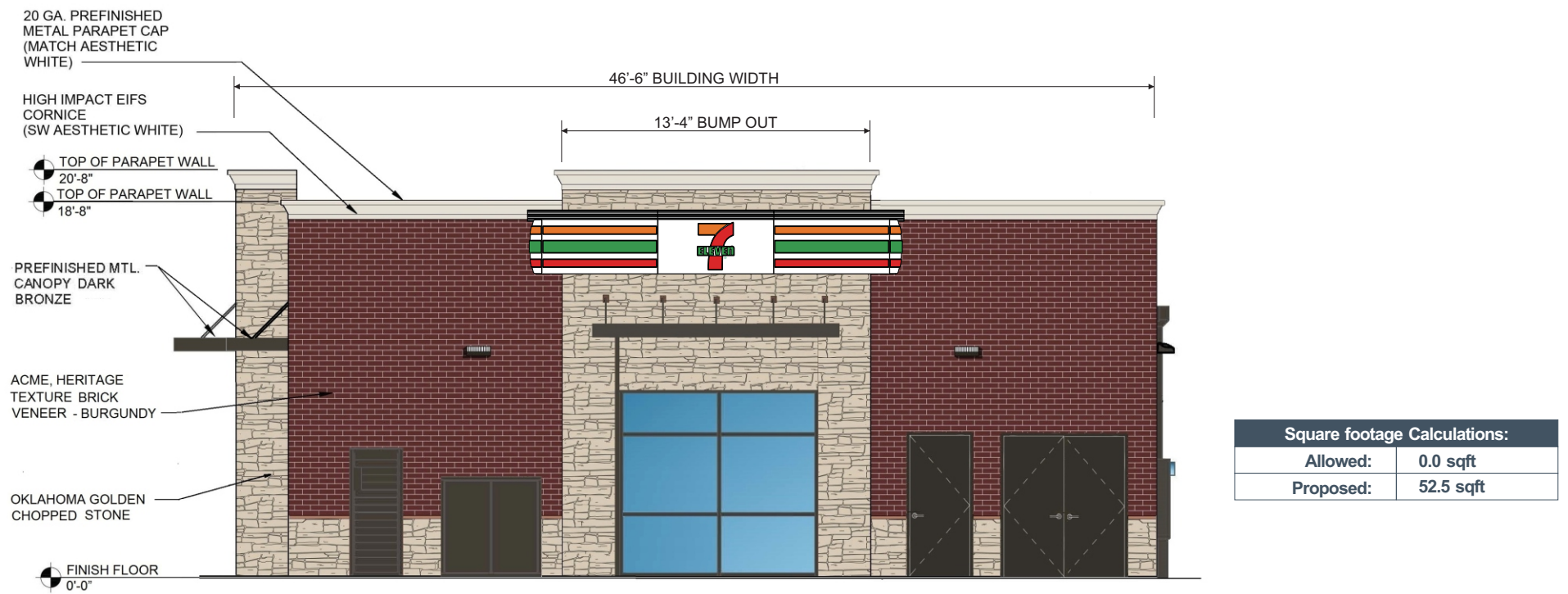
Rear Elevation -
1/8"=1'-0"



Storefront Elevation - Signs C, E, F
1/8"=1'-0"



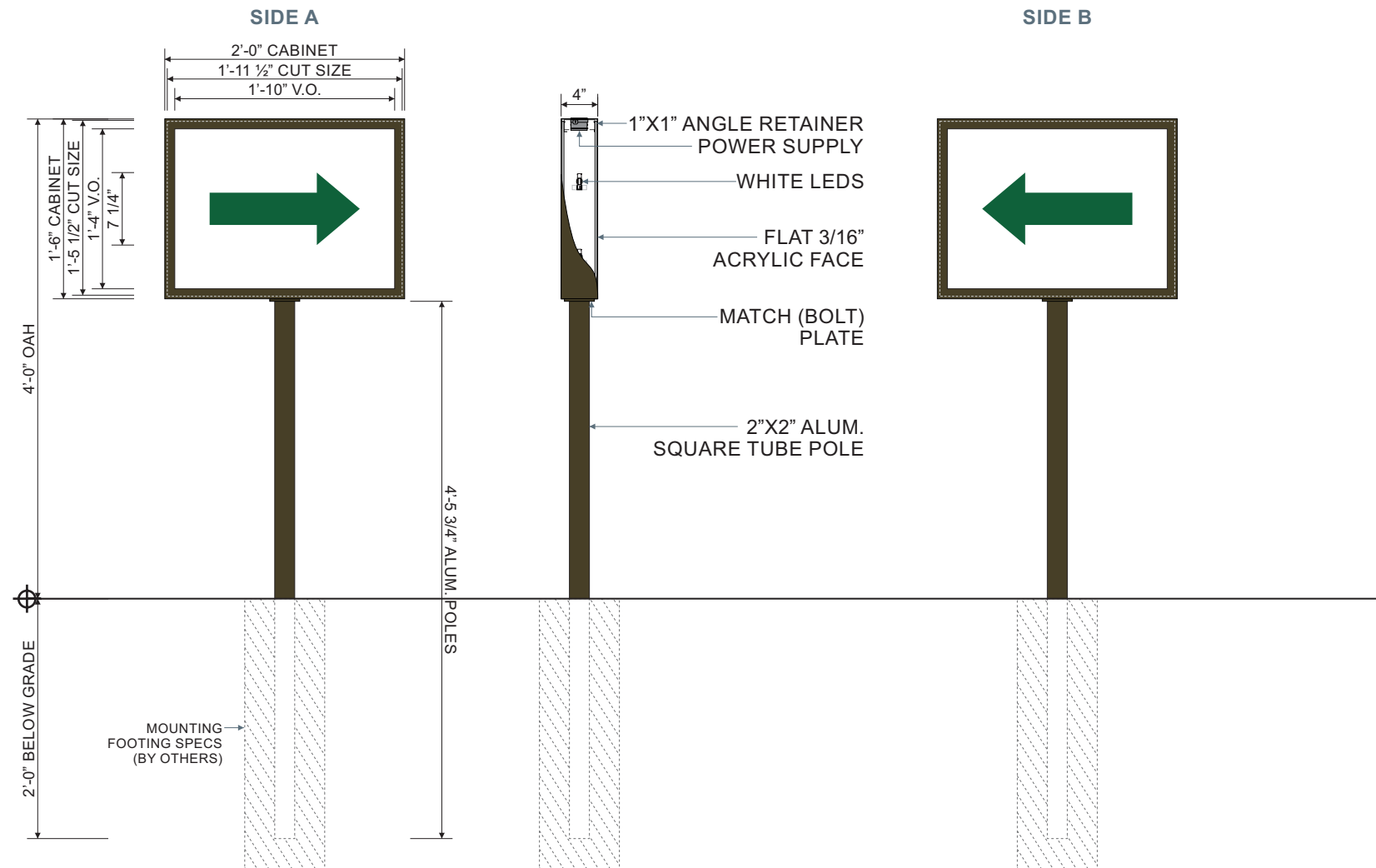
Side (Left) Elevation -
1/8"=1'-0"



Side (Right) Elevation - Sign D
1/8"=1'-0"

date:	rev.	description:	designer:
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02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

NOTE: ONLY ARROWS ALLOWED.



MANUFACTURE & SHIP TWO (2) **STANDARD** D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINETS.
 3/16" THICK FLAT WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
 4" DEEP EXTRUDED ALUM. CABINET W/ 1" RETAINERS TO BE PAINTED **DURANODIC BRONZE**.
 CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDES.

VINYL SPECS: 3M 3630-26 GREEN
PAINT SPECS: DURANODIC BRONZE

NOTE: ARROWS TO ALWAYS BE FACING TOWARDS STORE.
NOTE: LOGO NOT ALLOWED PER CODE.

Front Elevation & Side Detail - **Standard D/F Directional Sign Cabinet - Sign G**

3/4" = 1'-0"

Display Square Footage: **3.0 Each**



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date:	rev.	description:	designer:
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02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg

PM: bb

Designer: mh

Page: 10

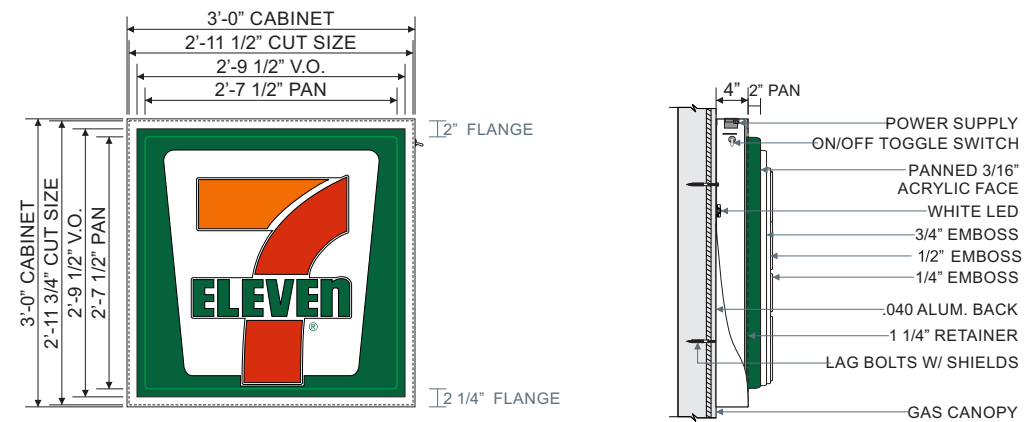
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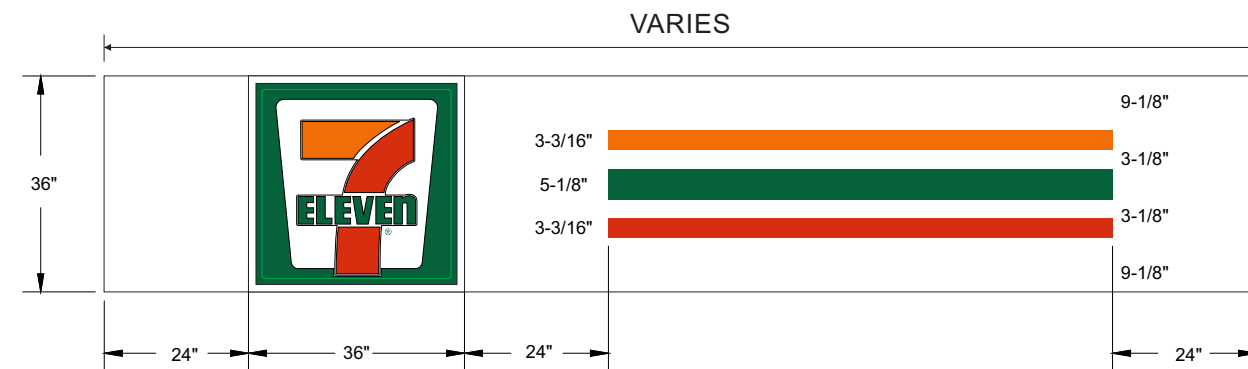
MANUFACTURE & SHIP THREE (3) **W9 (0000000)** S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINETS. 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED WHITE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
 PAINT SPECS: PMS WHITE

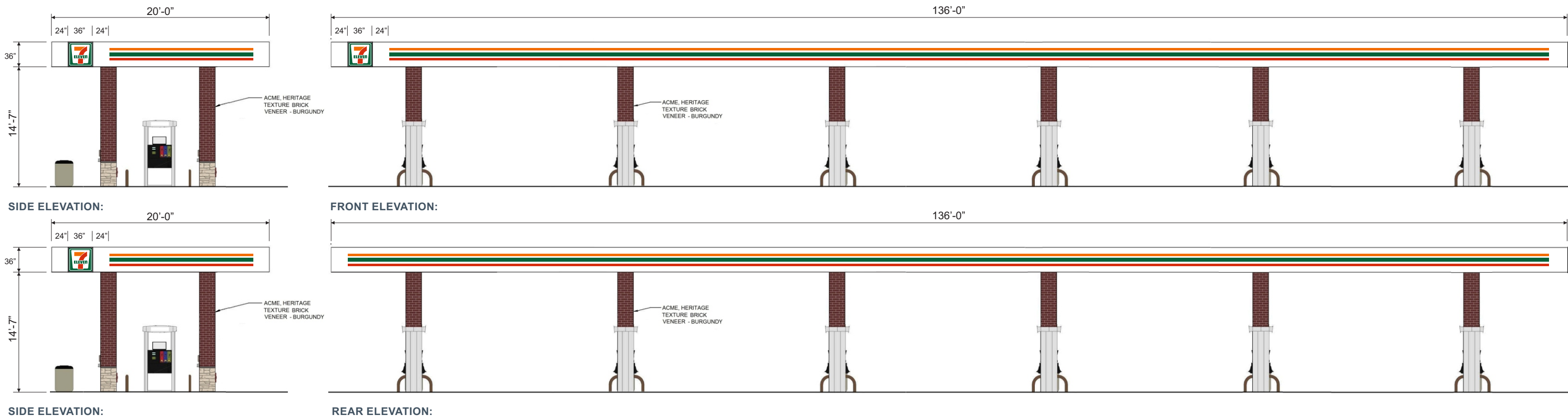
NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS TO BEGIN 2'-0" FROM CABINET.
NOTE: TRI-STRIPE GRAPHICS TO BE SUPPLIED BY 7-ELEVEN CANOPY CONTRACTOR.

7-ELEVEN LOGO DIMENSIONS:
 OAH: 29 1/2"
 OAL: 27"

Face & Side Detail - **W9 (0000000) Canopy Sign Cabinet - Sign H**
 1/2" = 1'-0"
 Display Square Footage(Cabinet): 9.0



Front Elevation - **36" Canopy Height - Sign And Graphics Layout**
 3/8" = 1'-0"



Proposed Canopy Elevation - **Layout - Sign H**
 NTS

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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 11

customer approval date:



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TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval date:



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Plan Elevation & Side Detail - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
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02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw





NIGHT VIEW

Night View Detail - Custom Monument Sign Structure - Sign B
 1/2" = 1'-0"

Display Square Footage (Structure): 77.0

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MANUFACTURE & SHIP ONE (1) CUSTOM STONE MONUMENT SIGN STRUCTURE.

STONE VENEER STRUCTURE WITH 1/2" FLAT CUT OUT LETTERS PIN MOUNTED TO STONE FASCIA.
CONCRETE CAP TO BE COLORED TO MATCH BUILDING TONE.

1/2" THICK FLAT CUT OUT LETTERS PAINTED **WHITE** & PIN MOUNTED FLUSH TO FASCIA.

ANY ILLUMINATION TO BE EXTERNAL GROUND LED ILLUMINATION.

PAINT SPECS: **WHITE**

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.

NOTE: ALL BRICK/MASONRY TO BE PROVIDED BY GC'S SUBCONTRACTOR.



OKLAHOMA GOLDEN CHOPPED STONE

Front Elevation & Side Detail - Custom Monument Sign Structure - Sign B
1/2" = 1'-0"

Display Square Footage (Copy Background): 17.6

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date	rev.	description	designer
11.30.17	001	Original Concept	mh
11.14.17	01	Revised sign & location for street view, install location of sign F	mh
01.25.18	02	Revised exhibit to 7-Eleven brand fuel	mh
02.09.18	03	Revised building elevations, added second monument sign B	mh

Salesperson: rj PM: bb Designer: mh Page: 3

customer approval _____ date: _____



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January 30, 2018

City of Rockwall, Texas:

385 S Goliad St
Rockwall, Texas 75087

RE: Site Plan for 7-11 (Project Number: SP2018-001)

Commercial Site Plan

Plan Review Comments,

We have revised the plans in light of your review and comments. Our responses are shown below under each of your comments:

Planning Comments

Planning:

1. This is a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail(GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

Comment Acknowledged.

2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

Comment Acknowledged.

3. For reference, include the case number (SP2018-001) in the lower right-hand corner of all pages on future submittals.

Comment Addressed

4. This property will be required to be plated prior to the issuance of a building permit.

Comment Acknowledged.

5. This property is zoned Planned Development District 48 (PD-48) and situated in the SH 66 Overlay (SH-66 OV) District. Please review the standards for the PD as well as the overlay district.

Comment Acknowledged.

6. Site Plan - Please provide Lot Coverage Percentage as well as pervious vs. impervious % on the Site Data Table.

Comment Acknowledged.

7. Site Plan - Try to angle the dumpsters more toward the building. They cannot face SH-66.

Comment addressed

8. Site Plan - Please note, there is a masonry wall required adjacent to the property line on the north. Please check the PD standards.

Comment Addressed

9. Site Plan - Please provide landscape screening on the north and west sides of the outdoor seating.

Comment Addressed

10. Site Plan - Please note, there is requirement for a Rockwall Entryway Sign (to be located approximately where your proposed monument sign is—monument sign will need to be moved.

Comment Addressed

11. Site Plan - Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

Comment Acknowledged reference [Architectural Elevations for Dumpster Detail](#)

12. Site Plan - Please only show the footprint of building. Do not include the floorplan.

Comment Addressed

13. Site Plan - Please show centerline of SH-66 on all plans.

Comment Addressed

14. Landscape Plan - Please provide the same Site Data Table as provided on the Site Plan.

Comment Addressed

15. Landscape Plan - Please only show building footprint.

Comment Addressed

16. Landscape Plan - Please move the fuel vent pipes to they are screen by the landscaping (move the pipes backward and move some of the landscape screening in front.)

Comment Addressed

17. Treescape Plan - Please show tree mitigation table (i.e. provide a table with each tree listed, total caliper inches of the tree, protected or not, saved or removed, if it is being mitigate for).

Comment Addressed

18. Treescape Plan - Please only show building footprint without floorplan.

Comment Addressed

19. Treescape Plan - Please show same data table as site plan.

Comment Addressed

20. Photometric Plan - Please indicate property line on photometric plan.

Comment Addressed

21. Building Elevations - Please note that the overlay district requires 8-foot dumpster enclosure.

Comment Addressed

22. Building Elevations - Please note that as shown, the building will require a variance to 4-sided architecture and 20% natural stone requirements. There is no horizontal articulation and you are proposing cultured stoned.

Comment Acknowledged.

23. Building Elevations - Please note that the outside storage (i.e. ice machine and Redbox machine) will need to be under a covered walkway and shown on the site plan.

Comment Addressed

24. Building Elevations - Please indicate the elevation that faces the street.

Comment Addressed

25. Building Elevations - Please provide dumpster enclosure elevation.

Comment Addressed

26. The Architectural Review Board (ARB) meeting for this case will be held on January 30, 2018 at 5:00 p.m.

Comment Acknowledged.

27. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2018. The Planning and Zoning Work session for this case will be January 30, at 6:00 p.m. The Planning and Zoning Meeting will be February 13. A representative is required to attend all meetings. If necessary the projected City Council meeting date for this case will be February 19, 2018.

Comment Acknowledged.

Engineering:

1. Flood study of the drainage swale to the lake with required fees.

Comment Acknowledged.

2. 4% Engineering Inspection Fees.

Comment Acknowledged.

3. Impact Fees.

Comment Acknowledged.

4. Dumpster area to drain to oil/water separator or grease trap.

Comment Acknowledged.

5. 4% Engineering Inspection Fees.

Comment Acknowledged.

6. Sidewalk pro-rata of \$28/lf along SH 66.

Comment Acknowledged.

7. Fire lane to be 150' from all portions of the building.

Comment Acknowledged.

8. No structures or signage in easements.

Comment Acknowledged.

9. All easements are a minimum of 20' but the drainage easement maybe larger depending on design.

Comment Acknowledged.

10. Need dimension shown on markup.

Comment Acknowledged.

11. Loop 8" waterline.

Comment Addressed

Landscape Plan:

1. Add note: No trees within 5' of any utility.

Comment Acknowledged

2. Need to show proposed utilities.

Comment Addressed

3. Fire hydrants require 5' clearance around.

Comment Acknowledged.

4. No trees within 5' of the water line in the rear of the lot or the sewer line in the front.

Comment Acknowledged.

Fire Marshal Comments

Fire:

1. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of ten feet (10') wide unobstructed pathway.

Comment Acknowledged.

If you have any questions, please call me at 817-529-2700 at your convenience.

Sincerely,

Cody Woodruff
Evolving Texas



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Amy Williams, *Director of Public Works/City Engineer*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: July 11, 2018

SUBJECT: Development of a Retail Store w/ Gasoline Sales (7/11) at 1050 SH-66

The following is a timeline of events/votes for the proposed retail store with gasoline sales (*i.e.* 7/11), and the answers to all community questions submitted to City Council and staff concerning this project:

Timeline

June 21, 1999 The first reading of the zoning ordinance was unanimously approved by the City Council. This ordinance allowed for a gas station (*with a maximum of six [6] gasoline pumps*) and all land uses permitted within the General Retail (GR) District.

July 6, 1999 The second reading and subsequent adoption of the ordinance was unanimous.

January 30, 2018 The Architectural Review Board recommended that the applicant utilize a flat roof design despite requiring a variance to the SH-66 Overlay (SH-66 OV) District requirements. The Planning and Zoning Commission held a work session with the applicant.

February 13, 2018 The Architectural Review Board reviewed the revised building elevations and approved a motion to recommend approval. The Planning and Zoning Commission approved a motion to recommend approval of the site plan and variances to the four (4) sided architecture and pitched roof requirements. This motion passed by a vote of 4-1, with Commissioner Logan dissenting and Commissioners Fishman and Chodun absent.

February 19, 2018 In accordance with the requirements of the zoning ordinance the City Council approved the site plan and all variances associated with the case by a vote of 5-0, with Council Members Macalik and Townsend absent.

June 12, 2018 The Planning and Zoning Commission approved a motion to recommend denial of the applicant's request to allow overhead power lines. This was approved by a vote of 5-1, with Commissioner Chodun dissenting and one (1) vacant seat.

June 18, 2018 Due to a lack of a motion by the City Council, the request for a variance to allow overhead power lines failed and is considered to be a denial of the request with prejudice. Mayor Pruitt was absent. A subsequent request to waive all impact fees for this development also failed due to lack of a motion.

March 20, 2018 The first engineering submittal was received by staff.

July 11, 2018

The engineering plans are currently at 80% pending the completion of the TXDOT permit.

Questions

- (1) What environmental and community impacts should there be if a fuel spill this close to the lake were to occur. According to the drawings, it appears the underground storage tanks will be ~1,500-feet from the lake. Are our fire and police departments equipped to handle such a disaster? What about the homes and daycare if such a disaster were to occur? Has an environmental impact study been done?

Fuel storage tanks, including underground storage tanks, are regulated by the State of Texas. The state sets design and operating requirements as a part of their ongoing permitting and regulatory process. As a result of these requirements, there are no minimum distance requirements from drainage channels or lakes within the state for gasoline or other fuel storage facilities. In fact, marina facilities often provide fuel storage and fueling facilities directly on or in lakes. The state enforcement is typically rigorous and includes requirements for financial responsibility by owners of tanks as a part of the permitting process. When a spill issue or leak occurs, the tank owner assumes all responsibility for both cleanup and environment mitigation. This responsibility is secured by required insurance and/or other financial responsibility means as required by the state. No environmental impact studies or statements are required for these facilities in the State of Texas in addition to state permitting process.

The Rockwall Fire Department has been involved in a number of occasions where releases have occurred. Their involvement has been to ensure adjacent public safety with the owner being responsible under state (TCEQ) oversight and direction of cleanup, follow up, and mitigation that are performed by companies (also licenses by the state) to perform assessment, cleanup and mitigation. The same regulations apply to storage facilities and trucks that transport these product.

The Rockwall Fire Department has been well-prepared and performed well in circumstances where product releases have occurred. The Department has, or has access to the equipment that is needed to accomplish their role in such cases. Costs for such operations are generally included as a financial responsibility of the owners.

- (2) This property was zoned commercial in 1999, which was 8 years prior to Rockwall County becoming a "WET" county – which occurred in November 2007 and went into effect in January 2008. It is unlikely that city leadership envisioned that a business on this property would sell alcohol this close to a daycare.

This property was zoned to Planned Development District 48 (PD-48) on July 6, 1999 and specifically allows "Gas/Convenience Store". While it may not have been "WET" at the time of zoning approval, the open option election would cover all areas of the City that were annexed prior to the approval of the ordinance (i.e. November 2007). This would include this property and would not have an effect on the approved land uses.

- (3) I can only assume that 7-ELEVEN will be selling beer and wine being in such close proximity to the lake. Section 109.331 of the Texas Alcoholic Beverage Code (2017) governs SALES NEAR DAY-CARE CENTER OR CHILD-CARE FACILITY.

- (a) According to the Code, the provisions of Section 109.33 relating to a public school also apply to a day-care center and a child-care facility. This means prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital. (<https://www.tabc.state.tx.us/laws/code/85th/AllTitles.pdf>)

- (b) The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be: (1) in a direct line from the property line of the

public or private school to the property line of the place of business, and in a direct line across intersections. (<https://www.tabc.state.tx.us/laws/code/85th/AllTitles.pdf>)

The distance from Lighthouse Private School on Lakeshore as defined by 3b above is less than 100 feet from the property line of this business. We can't have such an establishment this close to a daycare.

The Lighthouse Private School is not classified as a private school based on TABC's definitions. It is classified as a day-care or child-care facility. The definition of a private school is as follows:

A Private School means a school that: (1) offers a course of instruction for students in one or more grades from prekindergarten through grade 12; and (2) is not operated by a governmental entity.

In addition to this definition, Section 109.33(i) expands this definition to state (1) offers a course of instruction for students in one or more grades *kindergarten* through grade 12; and (2) has more than 100 students enrolled and attending courses at a single location.

Section 901.331(a) -- which regulates the proximity requirements for this type of use (i.e. child care facility) -- only applies to license holders of a BG, MB/RM, N, BE & BP. The 7/11 will require a BQ to establish package sales at this site and is not subject to these requirements.

- (4) The existing drainage ditch already can't handle the flow from heavy rains. The home at 1053 Bayshore has flooded several times due to debris clogging the culvert that flows under Willow Bend. What will happen when more of the drainage ditch is covered? Will this decrease or increase the amount of debris that flows to this area?

The proposed 7-Eleven on SH 66 at Willow Bend is constructing an enclosed pipe storm sewer from the Bank of America Property to the West to the existing storm sewer system. The storm sewer system is being designed by the 7-Eleven's Engineer to meet the Cities 100 Year design storm requirements. All 7-Eleven on-site storm water runoff is being collected in this enclosed pipe storm sewer. No surface runoff from the 7-Eleven will be directed to adjacent properties.

- (5) Traffic congestion and parking – it is already extremely busy on the weekends in this area. With the ability to gas up a boat at the 7-ELEVEN, more boaters will be lining up to get gas at this location instead of their usual locations (great for 7-ELEVEN, but bad for traffic). This can lead to backups on the bridge turning at Willow Bend. When those drivers get impatient, they will be trying to do U-turns at Lakeshore, or turning and Lakeshore and going through the Bank of America parking lot. This will also likely increase fuel deliveries – hence large noisy trucks. Where is the Traffic Study? What about noise study?

With regard to noise, the City has performance standards that all business are subject to meeting. Beyond that it would be up to TXDOT to do a noise study, and they typically only perform noise studies on new road construction.

With regard to traffic the land use is using an existing driveway off SH-66 and installing a new driveway off Willow Bend. Because this is an allowed by-right use no traffic study was performed (i.e. the intensity of the land use did not change and there for did not increase anticipated traffic).

- (6) How many convenience stores do we need on this end of town? Starting at the Ridge and Goliad (205) split heading north, there are seven (7) counting the ones at the gas pumps and Kroger and Tom Thumb. Within those 7, there are currently three (3) 7-ELEVEN, roughly every .5 miles. Do we really need another convenience store so close to the others?

A convenience store is considered a general retail store within the City of Rockwall and is permitted by-right in most commercial districts.

- (7) How will lighting be measured to insure adherence to city ordinance at 0.2 foot candles at the residential property line? Currently they have stated they want 0.3 foot candles based on the information we read. How tall are the poles that the lighting will be placed on? Is there a plan to have the lighting in the back of the building lowered after midnight and any lights that shine on the sides of the buildings that can directly impact homes on Sunpoint Circle?

The applicant has submitted a photometric plan that was approved by Planning and Zoning Commission and City Council. The plan shows that a 0-FC will be achieved adjacent to the residential areas. The maximum height permitted for light poles along SH-66 is 20-feet per the UDC requirements for properties in the SH-66 Overlay (SH-66 OV) District.

- (8) What has been done to insure that the gateway to Rockwall on this side of town has been addressed. There was a great deal of thought and planning done into the other gateway into Rockwall on Highway 30. What has been done to address master planning on this side of the lake? We will have many future residents entering our city through this gateway. Is this what we want to see when we enter our city after passing Lake Ray Hubbard?

See attached gateway signage, which 7-11 will be required to build per the requirements of Ordinance No. 99-12.

**CITY OF ROCKWALL
CITY COUNCIL MEMO**

AGENDA DATE: 02/19/2018

APPLICANT: Larae Tucker; *Verdad Real Estate*

AGENDA ITEM: SP2018-001; *7-Eleven*

SUMMARY:

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan with variances for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 7, 1999, the City Council adopted Ordinance No. 99-21, which established the development requirements for Planned Development District 48 (PD-48), which allows a *retail store with gasoline sales* by-right. The applicant is requesting approval of a site plan for a gas station [*i.e. 7-Eleven*]. The proposed gas station is ~3,100 SF and situated on a 1.67-acre tract of land [*i.e. Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12*], is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, and is located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a retail store with gasoline sales*) is permitted by-right in Planned Development District 48 (PD-48) with site plan approval by the City Council. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of 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>	6,000 SF	X=28,562 SF; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X=~140-190-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=~170-190-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X=~15-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	20-Feet	X=~20-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=~10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet ¹	X=~19-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	X=~12%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X=100%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	15	15 Provided; <i>In Conformance</i>
<i>Minimum Stone Requirement (IH-30 OV)</i>	20% ea facade	X=40-87%; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X=~41%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=80%; <i>In Conformance</i>

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

According to the submitted site plan, the gas station will have six (6) pump islands [*i.e. 12 dispensers*]. According to the Planned Development District 48 (PD-48) development

standards, the development is required to have an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shore Estates*]. Additionally, Planned Development District (PD-48) PD-48, restricts the gas station from having a car wash. Although Planned Development District 48 (PD-48) requires the roof of the gas station to be designed and constructed in residential character consisting of composition shingles, the Architectural Review Board (ARB) reviewed the proposed building elevations and determined that a flat roof design would be more consistent with the neighboring commercial developments. This will require approval of a variance from the City Council. Planned Development District 48 (PD-48) requires an architectural entryway monument sign on the subject property. The location and design of the sign is to be approved by the City Council. At the time this memo was drafted, the applicant had submitted a concept plan for the entryway monument sign that will need to be reviewed by the Architectural Review Board (ARB) at the February 13, 2017 meeting. Finally, Planned Development District 48 (PD-48) requires the City Council to approve the technical requirements of the site plan, building layout and elevations, building materials and the landscape plan.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 339 caliper inches being removed from the site, the majority of which are Hackberry trees. Cedar and Hackberry trees 11 caliper inches or greater are mitigated for at ½ the total inches being removed. There is one 16-inch Cedar tree requiring mitigation of eight (8) caliper inches. As a note, any Oak, Pecan, or Elm, four (4) caliper inches or greater or any tree 30 caliper inches or greater [*i.e. feature trees*] may not be removed without approval of the Planning and Zoning Commission. In this case, the treescape plan shows a total of 179 caliper inches [*i.e. 15 feature trees*] being removed requiring approval of the Planning and Zoning Commission. Additionally, any tree 30-caliper inches or greater requires mitigation of twice the number of caliper inches being removed. In this case, two (2) Oak trees measuring 30" and 36" are being mitigated for as twice the number of caliper inches being removed [*i.e. 132 caliper inches*]. The applicant's landscape plan shows a total of 77 caliper inches being planted as required landscaping, leaving a mitigation balance of 174 caliper inches. Tree replacements credits not exceeding 20% of the total replacement inches can be purchased at \$100.00 per caliper inch. Should the applicant choose, a total of 50.2 caliper inches could be purchased for a total of \$5,020 to be paid to the City's tree fund, leaving a remaining balance of 123.8 caliper inches that will need to be satisfied prior to issuance of a building permit.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

- A) *Four (4) Sided Architecture:* According to Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), commercial buildings shall be architecturally finished on all four (4) sides (i.e. incorporating the same materials detailing, and features). Included in the four (4) sided architecture requirements are the following:
 - a. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three (3) times the height of the wall without changing height by a minimum of 25 % of the wall's height. In this case, the change in height would be ~five (5)-feet. Although the front and rear building elevations do not meet this requirement, the applicant is proposing a change in height of two (2)-feet. In addition, the building facades incorporate additional features that provides articulation.

- b. *Horizontal Articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) no vertical wall shall extend for a distance greater than three (3) times the wall's height without having an offset of 25% of the wall's height and that new plane shall extend for a distance of at least 25% of the length of the first plan. In this case, the offset would be 5-feet and extend ~1'2". Although the front and rear building elevations do not meet this requirement, the applicant is proposing a 2-foot offset that extends 40'9" on the front of the building to provide articulation. The rear building elevation will not have any offsets.

B) *SH-66 Overlay (SH-66 OV) District Standards.*

- a. *Pitched Roof.* According to Subsection 6.9, *SH-66 Overlay (SH-66 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. Additionally Planned Development 48 (PD-48) Development stands state that and proposed gas station must have a roof constructed of residential scale and composed of composition shingles. In this case, the applicant is requesting a variance to the pitched roof requirement as stipulated in the Unified Development Code (UDC) and Planned Development District 48 (PD-48) in order to utilize a flat roof design.

All variances will require a $\frac{3}{4}$ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation at the February 13, 2018 Planning and Zoning Meeting.

On February 13, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and proposed entryway monument sign and made motion to recommend approval of the building elevations with variances with the condition that the developer make revisions to the monument sign and resubmit for the Architectural Review Board (ARB) to review at the meeting on March 13, 2018.

RECOMMENDATIONS:

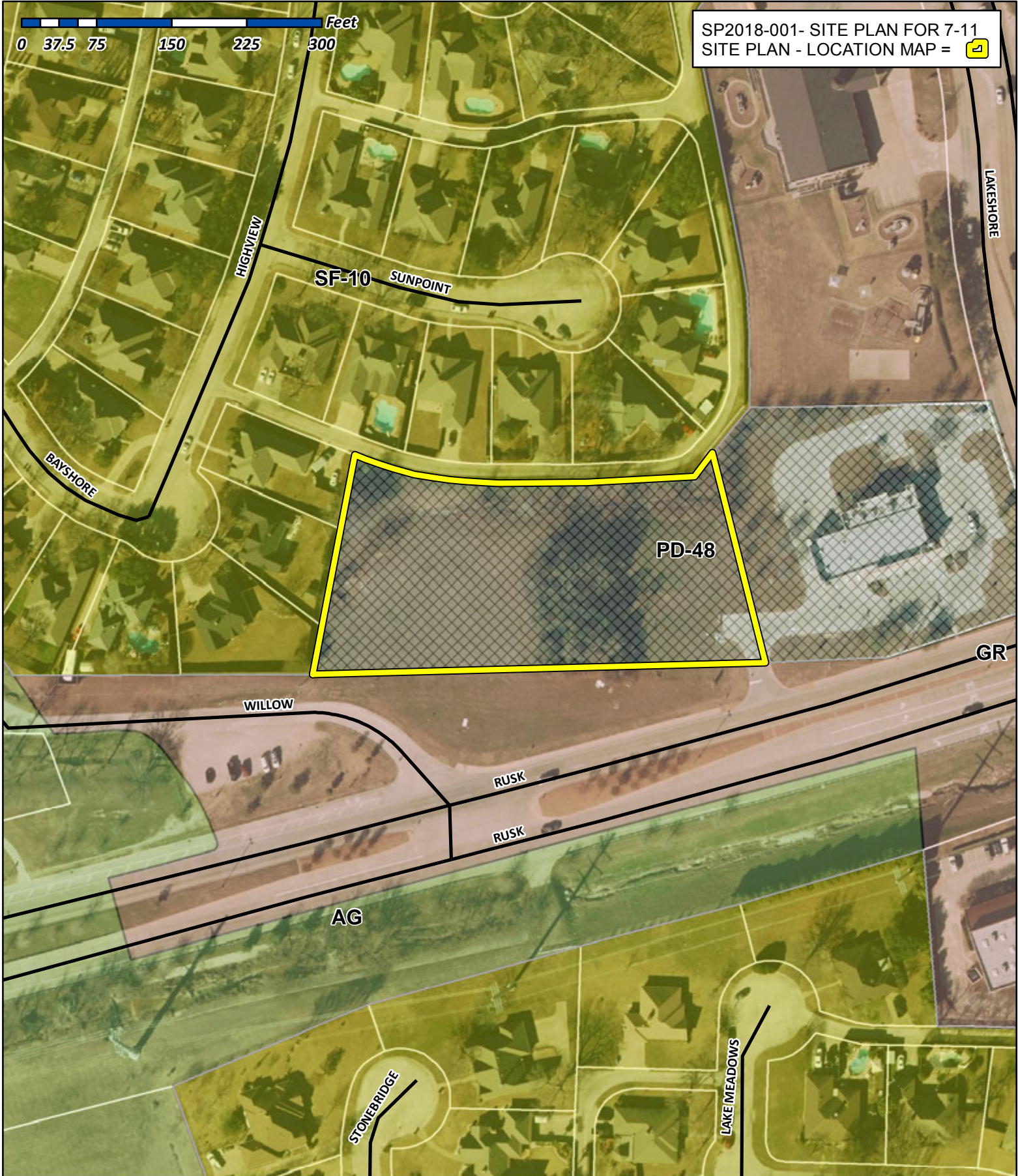
If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The developer is to construct an eight (8)-foot masonry wall adjacent to the north property line [*i.e. adjacent to North Shores Estates*].
- 3) The developer is to incorporate an architectural entryway monument sign to be approved by the City Council upon recommendation by the Architectural Review Board (ARB).

- 4) The gas station shall have no more than six (6) pump islands [*i.e.* 12 dispensers].
- 5) The site plan is to be approved by the City Council per Planned Development District 48 (PD-48) [*Ordinance No. 99-21*].
- 6) The entryway signage is to be placed in a maintenance easement to be dedicated to the City at time of final plat.
- 7) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 48 (PD-48), 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.

PLANNING AND ZONING COMMISSION:

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the site plan and variances with staff recommendations passed by a vote of 4-1 with Commissioner Logan dissenting.

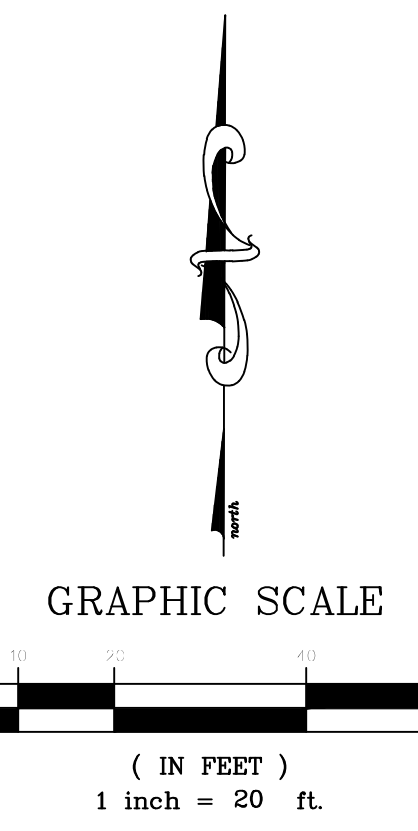
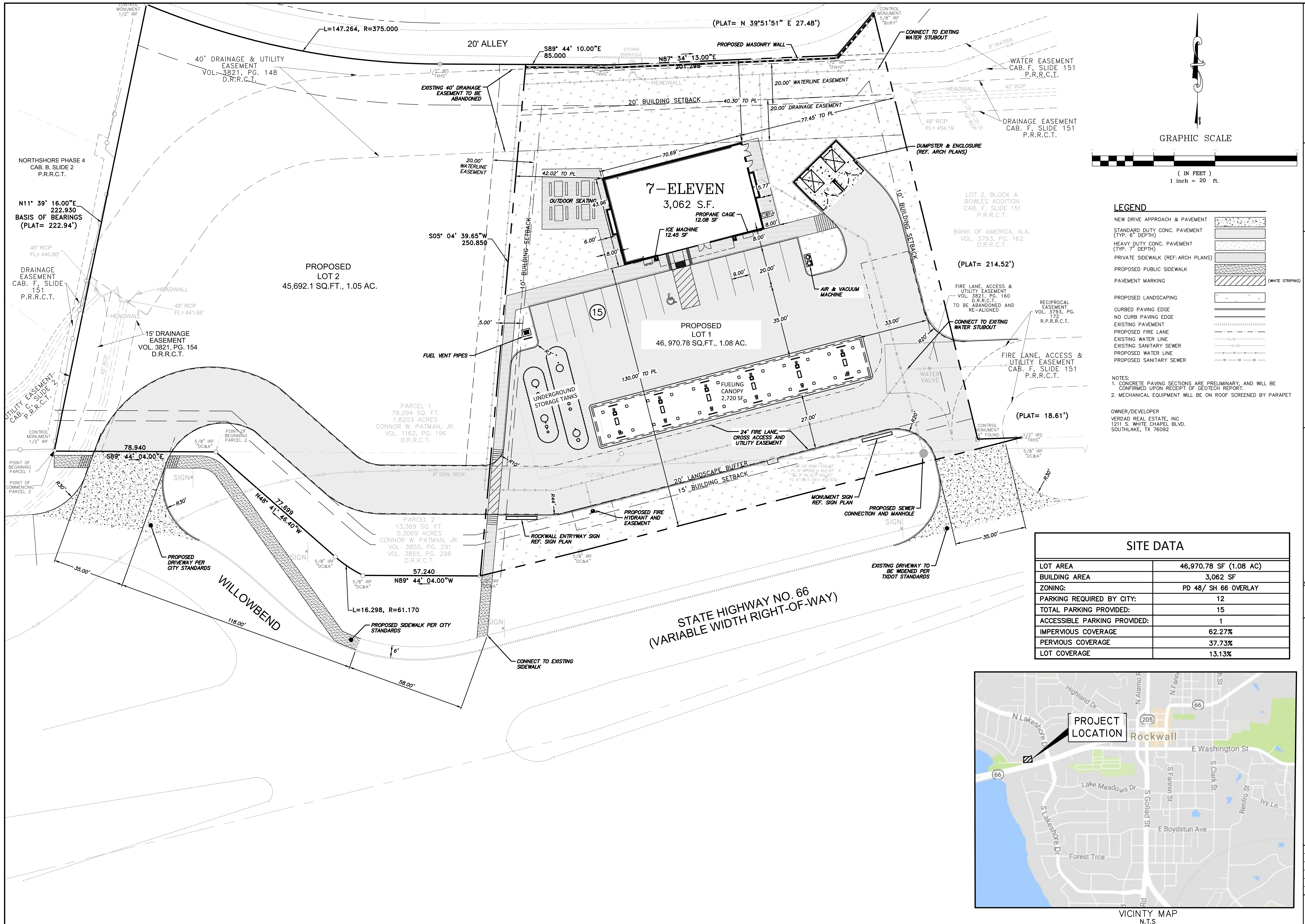


City of Rockwall

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.





LEGEND

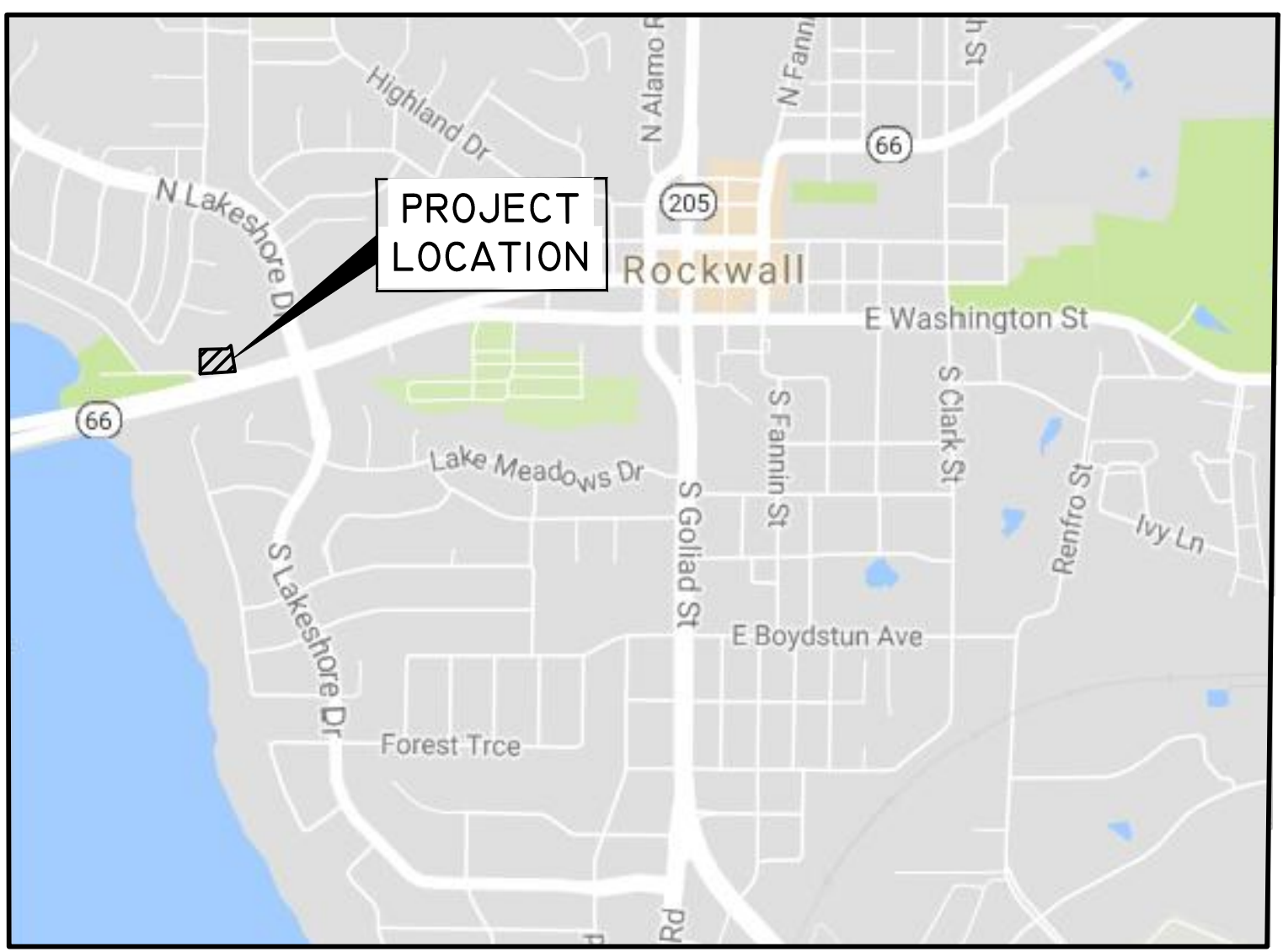
NEW DRIVE APPROACH & PAVEMENT	[Symbol]
STANDARD DUTY CONC. PAVEMENT (TYP. 6" DEPTH)	[Symbol]
HEAVY DUTY CONC. PAVEMENT (TYP. 7" DEPTH)	[Symbol]
PRIVATE SIDEWALK (REF: ARCH PLANS)	[Symbol]
PROPOSED PUBLIC SIDEWALK	[Symbol]
PAVEMENT MARKING (WHITE STRIPING)	[Symbol]
PROPOSED LANDSCAPING	[Symbol]
CURBED PAVING EDGE	[Symbol]
NO CURB PAVING EDGE	[Symbol]
EXISTING PAVEMENT	[Symbol]
PROPOSED FIRE LANE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]

NOTES:
1. CONCRETE PAVING SECTIONS ARE PRELIMINARY, AND WILL BE CONFIRMED UPON RECEIPT OF GEOTECH REPORT.
2. MECHANICAL EQUIPMENT WILL BE ON ROOF SCREENED BY PARAPET

OWNER/DEVELOPER
VERDAD REAL ESTATE, INC
1211 S. WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092

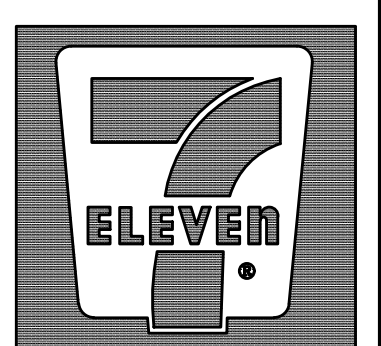
SITE DATA

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	COMMENTS

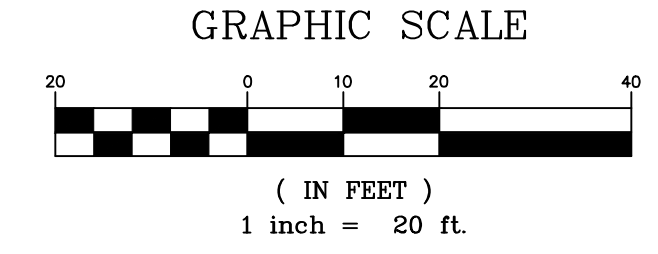
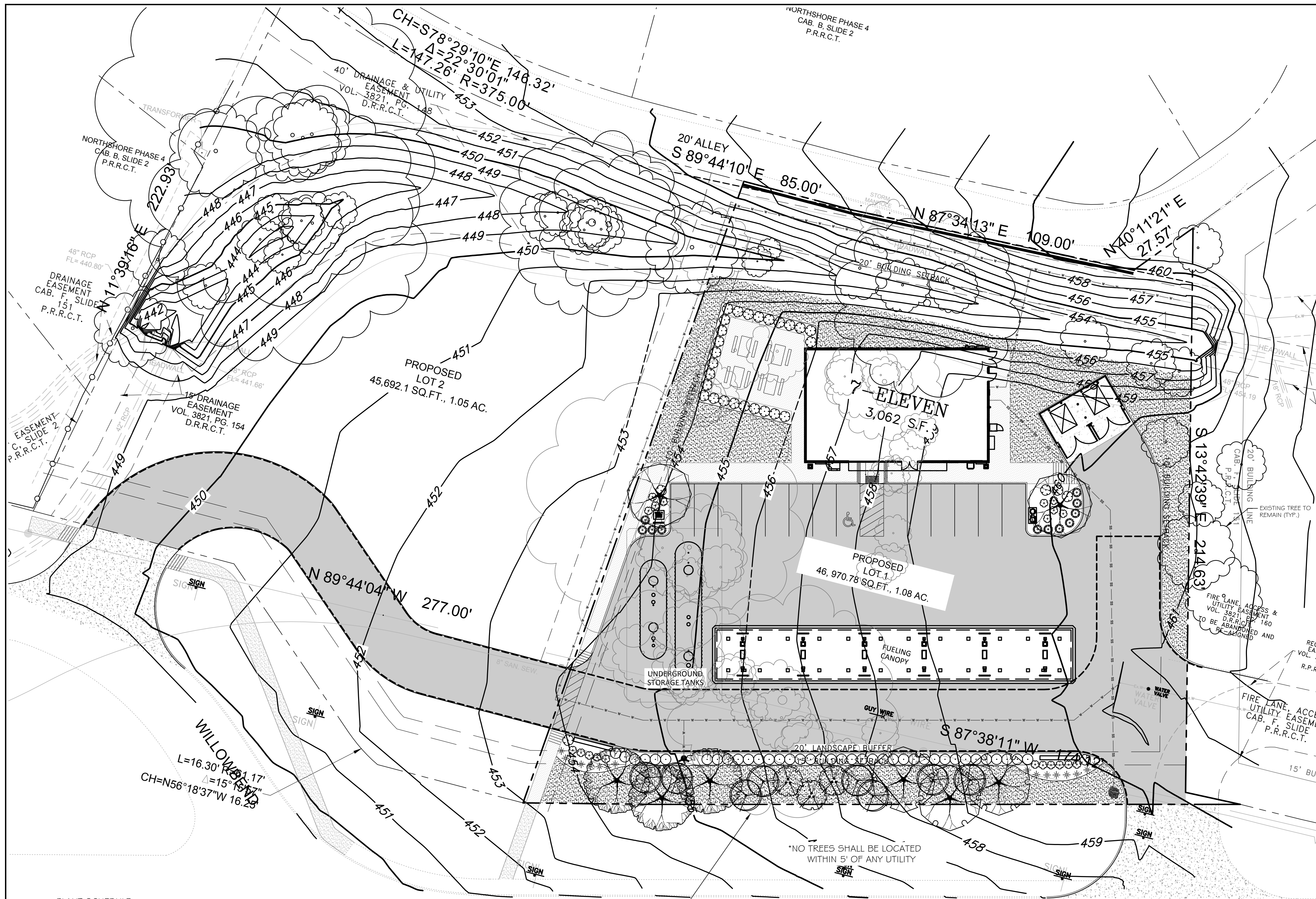


7-ELEVEN

SH 66 and Willow Bend Dr
Rockwall, Texas

SITE PLAN

SP2018-001
SCALE: 1"=20'
DRAWN BY: CDW
DESIGNED BY: CDW
CHECKED BY: SDR
PROJECT NO. 2017059
DATE: February 2018
SHEET:



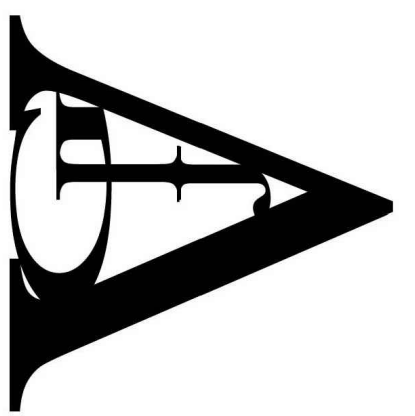
**SHEET
L1.0
LANDSCAPE
PLAN**

ISSUE / REVISION RECORD	REVISED PER CITY COMMENTS
02-06-18	



**7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX**

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Texas Redbud / Cercis canadensis texensis	B 4 B	1.5" Cal	5-6' H
	3	Wax Myrtle / Myrica cerifera	B 4 B	1.5" Cal	5-6' H
	2	Chinese Pistache / Pistacia chinensis	30 gal	3" Cal	8-10' H
	3	Texas Red Oak / Quercus texana	45 gal	4" Cal	12-15' H
	3	Chinese Elm Tree / Ulmus parvifolia "Lacebark Elm"	45 gal	4" Cal	12-15' H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	32	Green Cloud Texas Ranger / Leucophyllum frutescens "Green Cloud" TM	5 gal		
	16	Gulf Coast Muhly / Muhlenbergia capillaris "Gulf Coast"	3 gal		
	11	Lindheimer's Muhly / Muhlenbergia lindheimeri	3 gal		
	38	Dwarf Wax Myrtle / Myrica cerifera "Pumila"	5 gal		
	20	Autumn Sage / Salvia greggii "Raspberry"	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	8,149 sf	Bermuda Grass / Cynodon dactylon "Tif 419"	flat		

**STATE HIGHWAY NO. 66
(VARIABLE WIDTH RIGHT-OF-WAY)**

SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

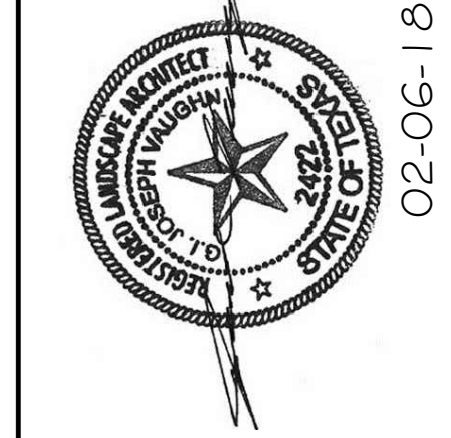
GENERAL LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL. IRRIGATION DESIGN SHALL COMPLY WITH REQUIREMENTS AS DICTATED BY TCEQ AND CITY OF ROCKWALL, TX.

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 46,971 SF X 0.15 = 7,045 SF	7,045	17,722
PARKING AREA LANDSCAPE	5% OF THE TOTAL PARKING AREA MUST BE LANDSCAPED 18,823 SF X 0.05 = 941 SF	941	1,390
	1 LARGE CANOPY TREE PER 10 SPACES 15 SPACES / 10 = 2 TREES	2	2
	NO PARKING SPACE LOCATED MORE THAN 80' FROM TRUNK OF LARGE CANOPY TREE ALL TREE SHALL BE INTERNAL TO PARKING LOT		PROVIDED
LANDSCAPE BUFFERS	STATE HIGHWAY 66 (PER SH66 OVERLAY): 273 LF / 100 X 2 = 6 - 4" CAL. CANOPY TREES 273 LF / 100 X 4 = 11 - 4" HEIGHT ACCENT TREES BERM AND/OR SHRUBS ALONG ENTIRE LENGTH	6 11	6 11 PROVIDED
TREE PRESERVATION	TREE REPLACEMENT CALCULATION 4-20" CALIPER TREES: 127" REMOVED X 1 = 127" CAL 30+ CALIPER TREES: 66" REMOVED X 2 = 132" CAL HACK & CEDAR 11": 16" REMOVED X 2 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	
	TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		TBD 0 TBD

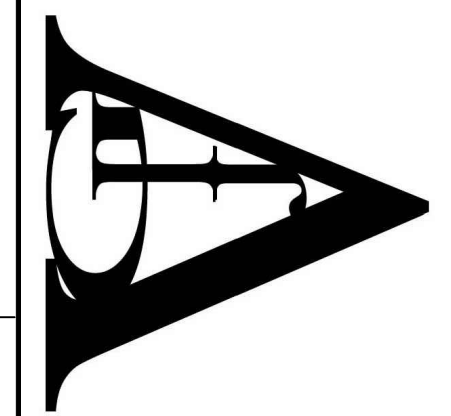
SP2018-001

ISSUE	REVISION RECORD	REVISED PER CITY COMMENTS
02-06-18		

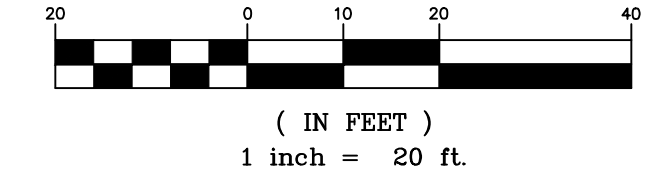


7-ELEVEN
SH 66 AND WILLOWBEND DR
ROCKWALL, TX

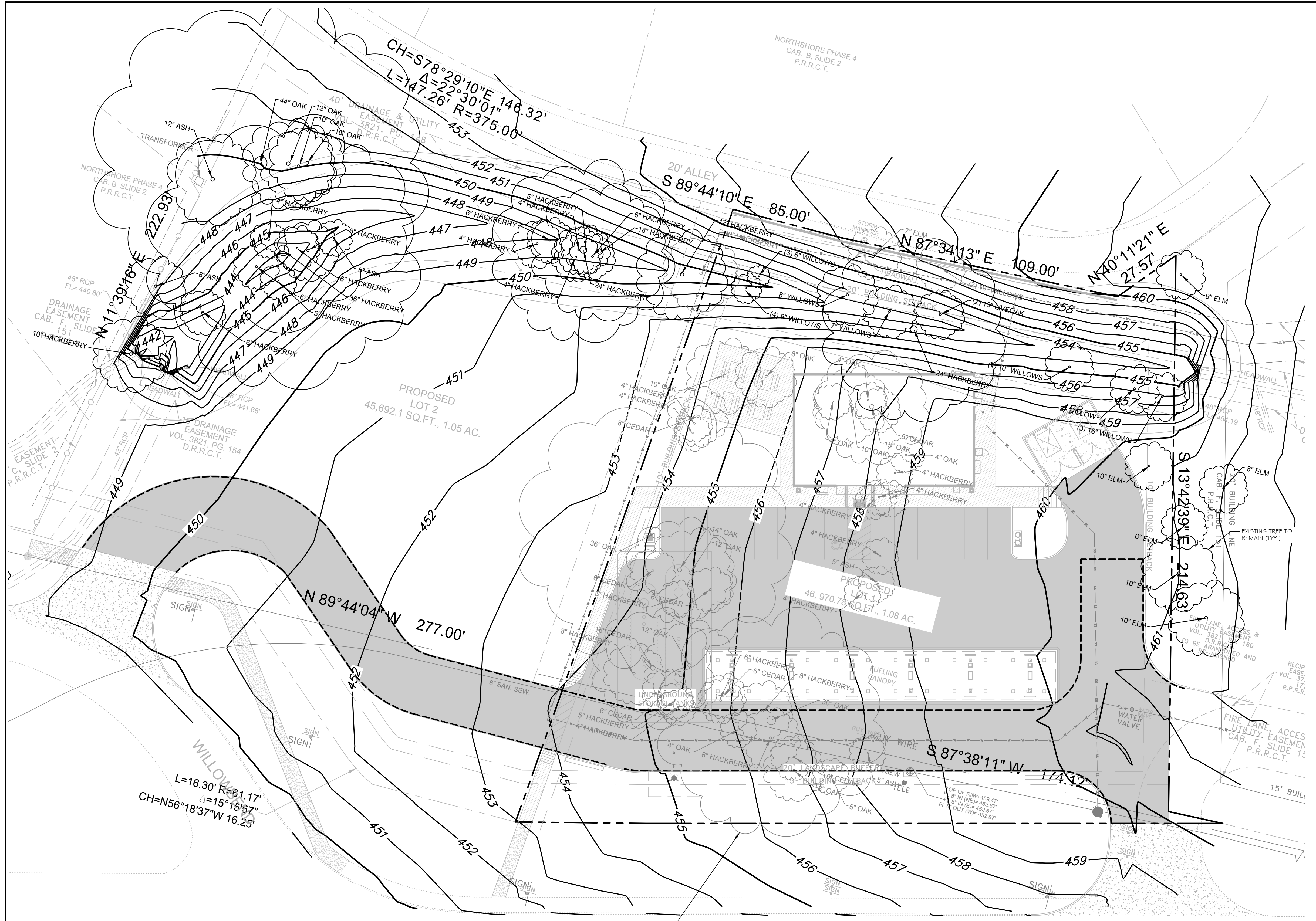
G. I. Joseph Vaughn
 480 Cloud View Ct
 Prosper, TX 75078
 t 972-827-5677



GRAPHIC SCALE



CALIPER (INCHES)	TREE SPECIES	TYPE	SAVED / REMOVED	MITIGATED
3 X 6	WILLOW	NOT PROTECTED	SAVED	NO
4 X 6	WILLOW	NOT PROTECTED	SAVED	NO
7	ELM	PROTECTED	REMOVED	YES
8	WILLOW	NOT PROTECTED	SAVED	NO
7	WILLOW	NOT PROTECTED	SAVED	NO
2 X 10	WILLOW	NOT PROTECTED	REMOVED	NO
2 X 10	LIVE OAK	PROTECTED	SAVED	NO
24	HACKBERRY	PROTECTED	SAVED	NO
7 X 10	WILLOW	NOT PROTECTED	SAVED	NO
5	WILLOW	NOT PROTECTED	SAVED	NO
3 X 16	WILLOW	NOT PROTECTED	SAVED	NO
10	ELM	PROTECTED	SAVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	CEDAR	NOT PROTECTED	REMOVED	NO
10	OAK	PROTECTED	REMOVED	YES
8	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
10	OAK	PROTECTED	REMOVED	YES
15	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
4	OAK	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
5	ASH	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
36	OAK	PROTECTED	REMOVED	YES
14	OAK	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
16	CEDAR	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
30	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	OAK	PROTECTED	REMOVED	YES
5	OAK	PROTECTED	REMOVED	YES
5	ASH	PROTECTED	REMOVED	YES



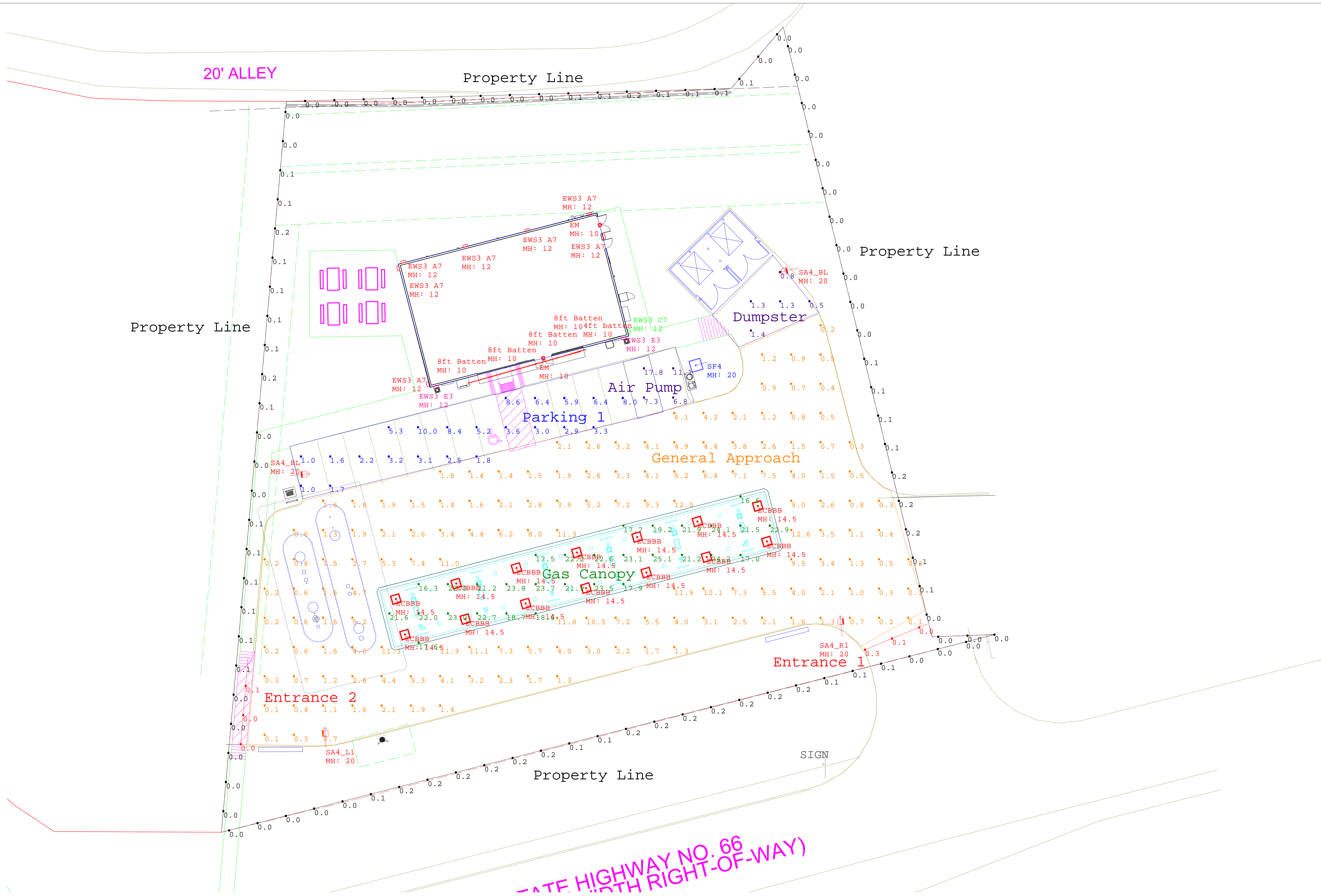
STATE HIGHWAY NO. 66
 (VARIABLE WIDTH RIGHT-OF-WAY)

SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

CITY REQUIREMENTS:

TREE PRESERVATION	REQ.	PROV.
TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 127" REMOVED X 1 = 127" CAL 30" CALIPER TREES: 66" REMOVED X 2 = 132" CAL HACK & CEDAR 11"-16" REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	TBD 0 TBD
TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		

SP2018-001



Scale: 1 inch= 16.00 Ft.

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

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-63-06

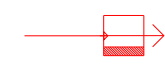
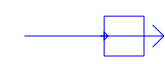
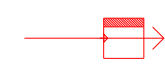







Provided for:
John Downing
CURRENT, POWERED BY GE

Provided By:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 2/2/2018
GE Drawing #: A180267-Eleven Store #1042791 Rockwall, TX_v3.AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr. Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	1	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Right)	44	2400
	2	SK3_F5	SINGLE	1.000	1-EASC0K3F550DC___D with ELSEASXWF5BLCK (Front)	283	31000
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC___D with ELSEASXRS1BLCK (Left)	44	2400
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY	8.34	768
	14	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	EWS3 E3	SINGLE	1.000	EWS3_E3D150___	90	8600
	8	EWS3 A7	SINGLE	1.000	EWS3_A7D150___-120-277V	25	2900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	12.38	15.6	10.2	1.21	1.53
Dumpster	Illuminance	Fc	1.45	3.3	0.5	2.90	6.60
Entrance 1	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.30	0.4	0.2	1.50	2.00
Gas Canopy	Illuminance	Fc	21.08	27.0	15.8	1.33	1.71
General Approach	Illuminance	Fc	4.50	17.1	0.1	45.00	171.00
Parking 1	Illuminance	Fc	9.83	21.3	2.2	4.47	9.68
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

Section 3.3: Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

Due to this ordinance, this design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



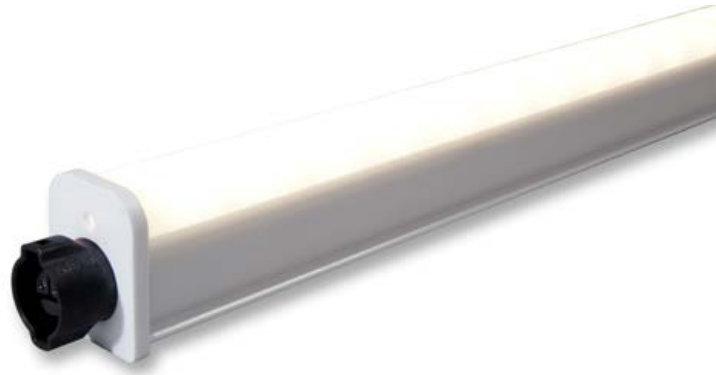
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Ref: IES LM-63-06

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CURRENT, POWERED BY GE

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NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/11/2018
GE Drawing #: A1800267-Eleven Store #1042791 Rockwall, TX, AGI

7-ELEVEN STORE #1042791
SH 66 & Willow Bend Dr., Rockwall, TX
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



www.gelighting.com

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SIGN128 (Rev 10/01/14)

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82



Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

-  listed, suitable for wet locations.
-  listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available.
Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER			
		3000K	4000K	5000K			3000K	4000K	5000K	3000K	4000K	5000K	
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

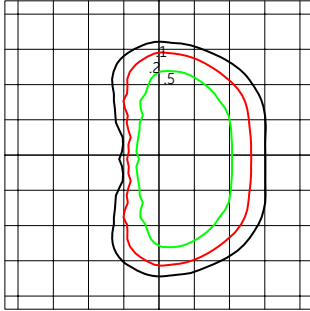
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

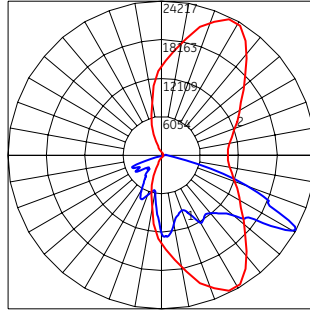
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750__IES)

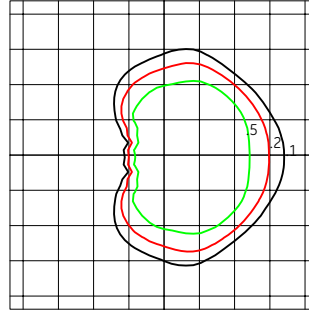


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

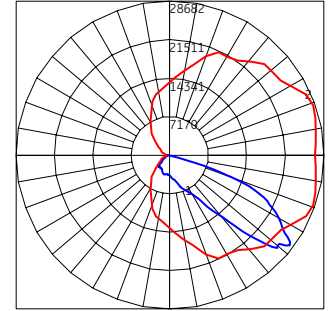


— Vertical plane through horizontal angle of maximum candela at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750__IES)

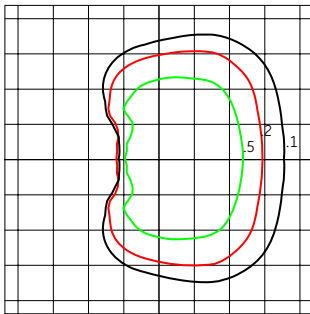


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

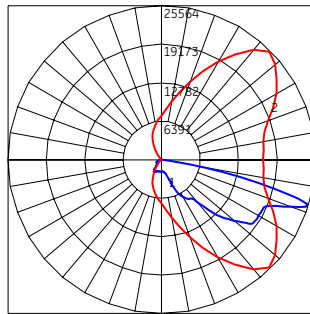


— Vertical plane through horizontal angle of maximum candela at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750__IES)

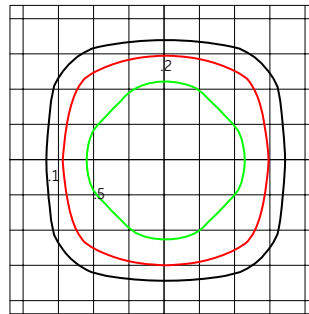


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

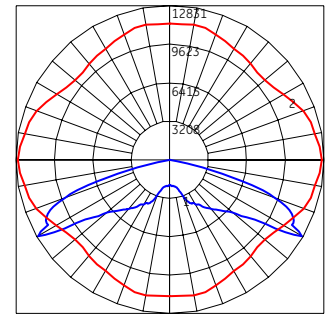


— Vertical plane through horizontal angle of maximum candela at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750__IES)

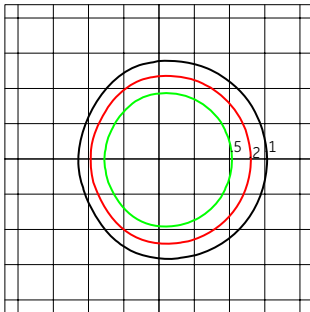


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

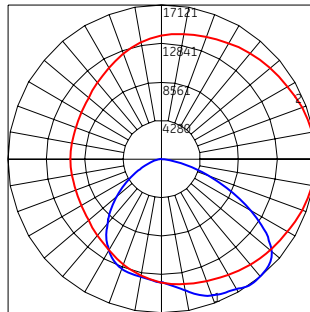


— Vertical plane through horizontal angle of maximum candela at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750__IES)

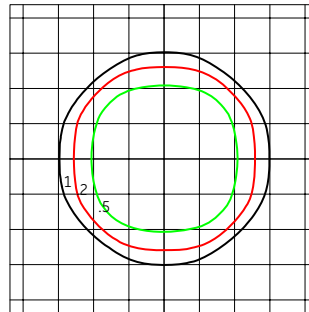


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

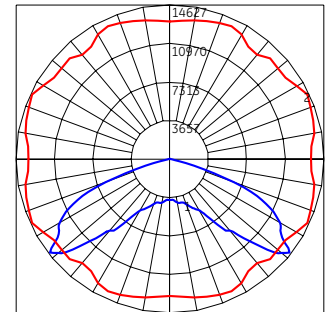


— Vertical plane through horizontal angle of maximum candela at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750__IES)

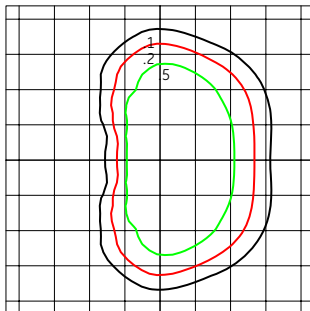


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

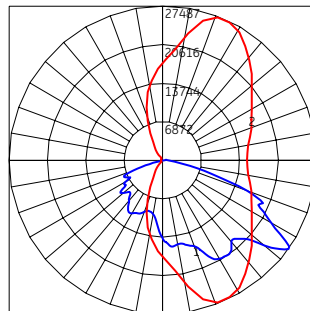


— Vertical plane through horizontal angle of maximum candela at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50__IES)

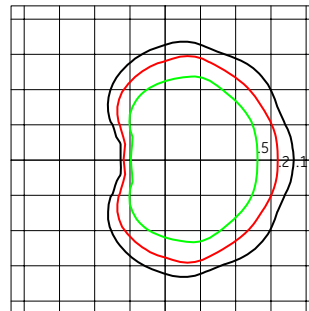


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

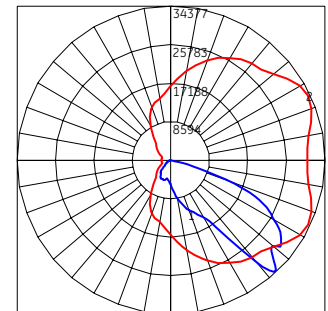


— Vertical plane through horizontal angle of maximum candela at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50__IES)



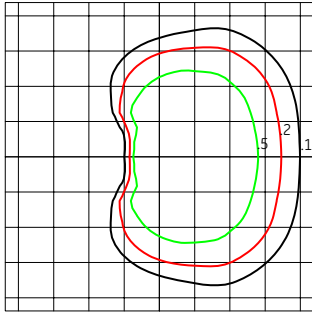
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



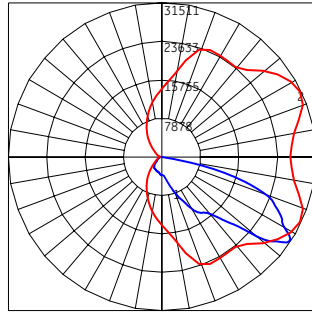
— Vertical plane through horizontal angle of maximum candela at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

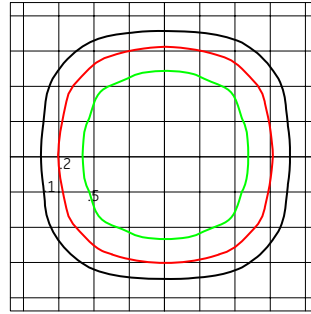


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

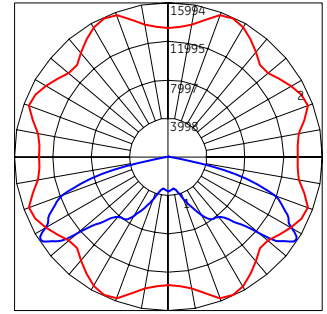


— Vertical plane through horizontal angle of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

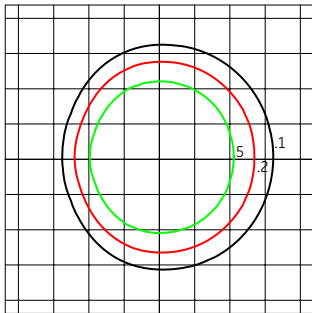


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

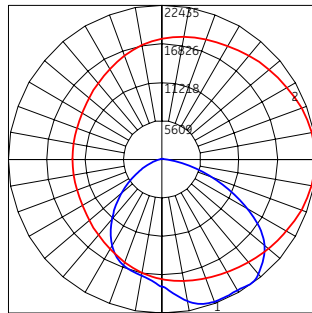


— Vertical plane through horizontal angle of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

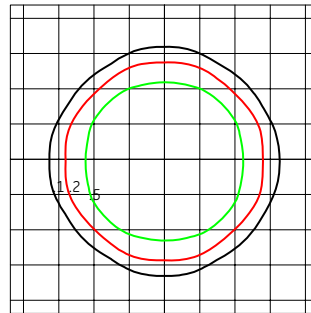


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

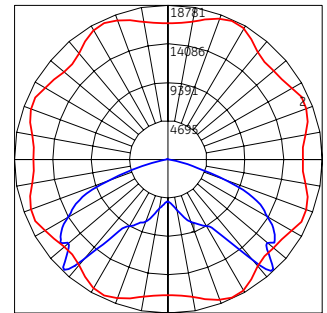


— Vertical plane through horizontal angle of maximum candlepower at 35°
— Vertical plane through horizontal angle of 57°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



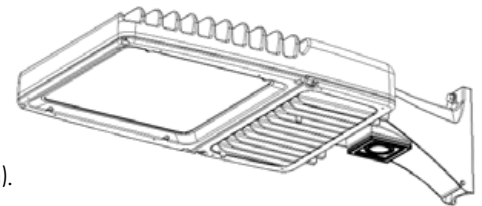
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 44°
— Vertical plane through horizontal angle of 65°

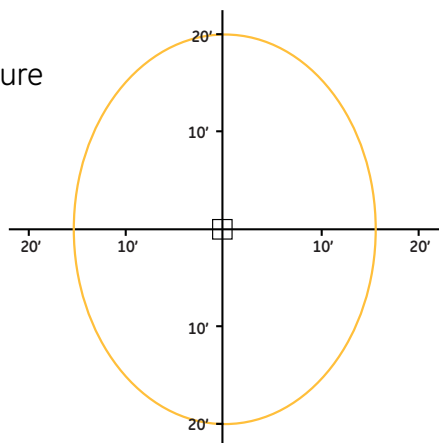
H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
 - Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
 - Provides 270° of coverage (~90° is blocked by the pole).
 - Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
 - Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
 - Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
 - Must order with decorative mounting arm options "A" or "B".
 - Fixture power increase of 1W expected with sensor use.
- Note:** Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



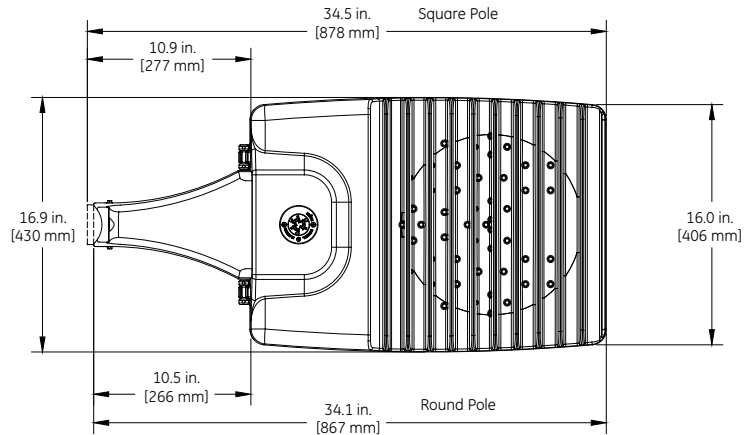
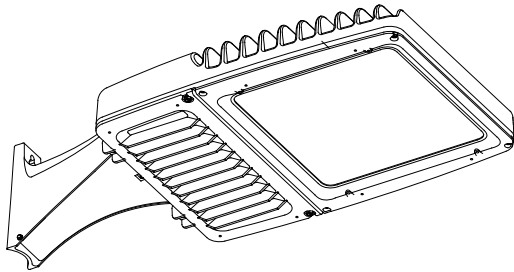
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

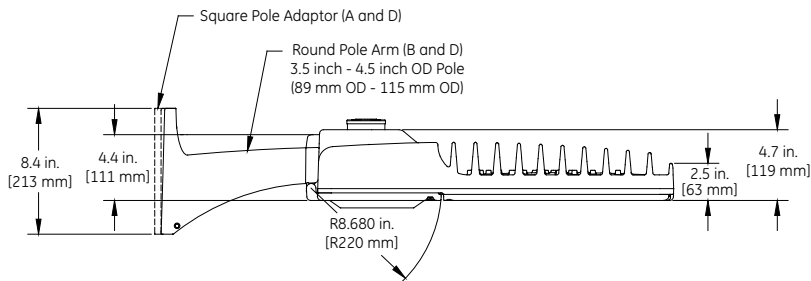


Product Dimensions

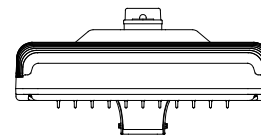
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



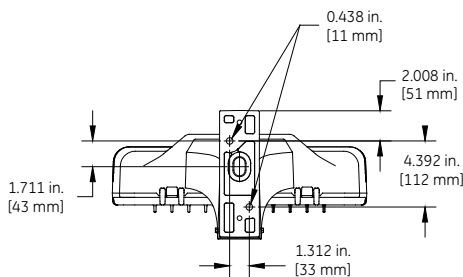
TOP VIEW



SIDE VIEW

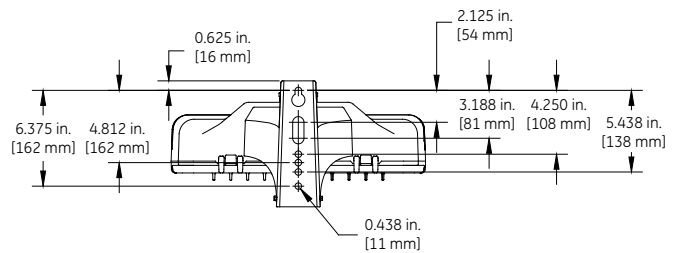


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

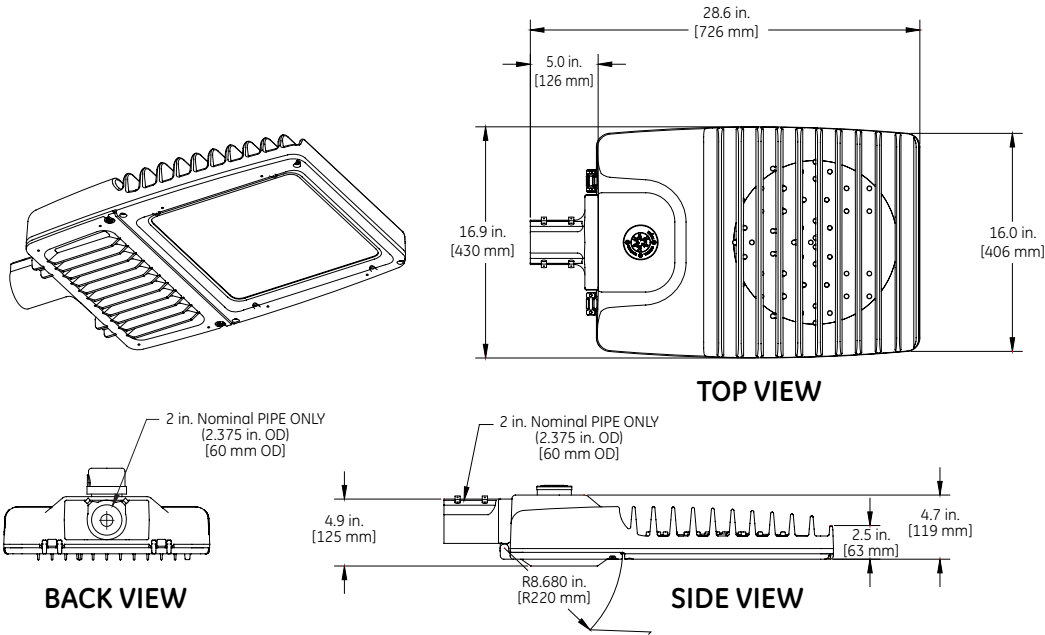
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

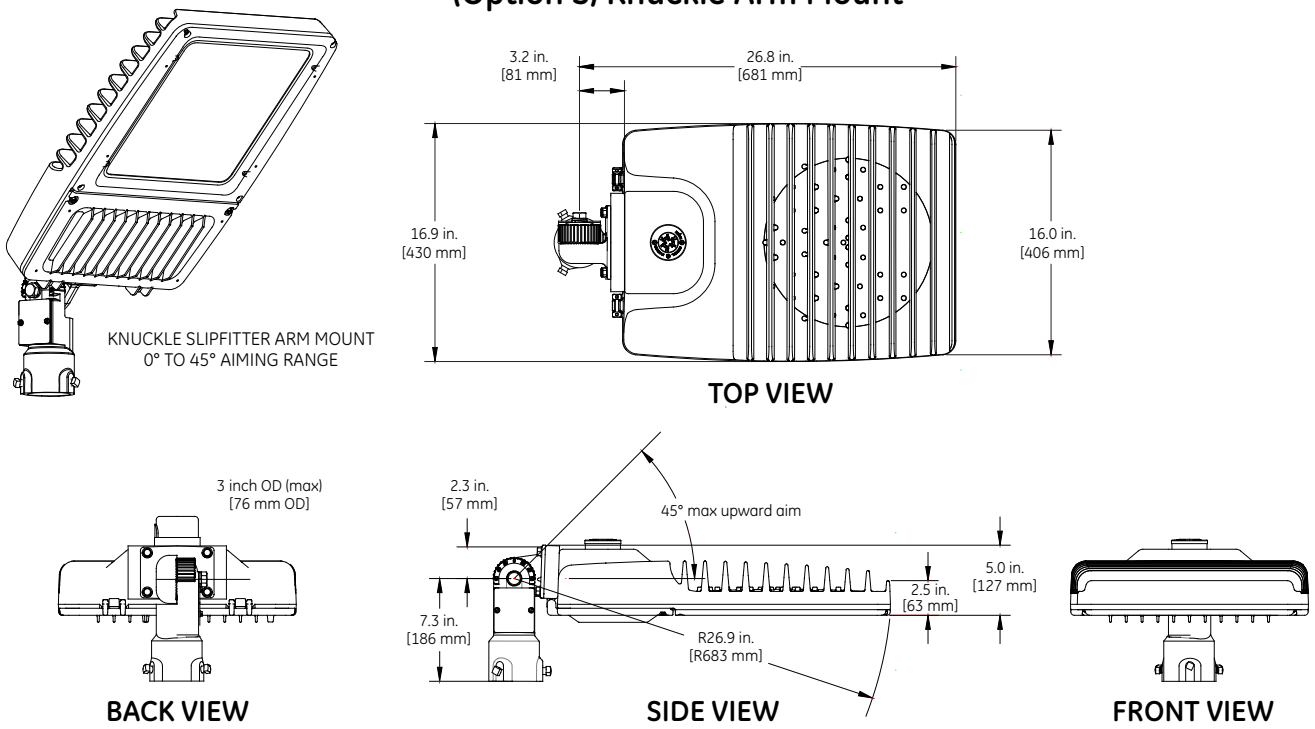
Product Dimensions

(Option C) Slipfitter Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



- DATA**
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
 Contact manufacturer for specific configuration weight.
 - Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

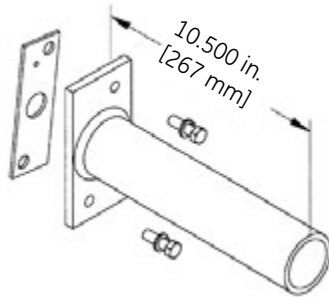
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

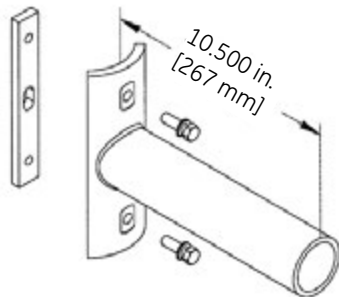
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

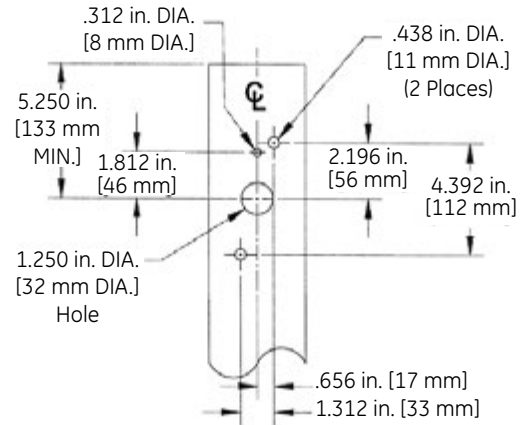
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

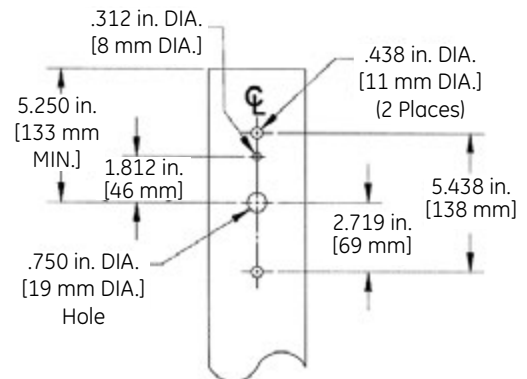
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



GE
Lighting

Evolve™ LED Area Lighting

Canopy Light (ECB)



imagination at work

Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die -cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly



- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- Drop Lens distribution added for unique applications requiring high angled light and increased visibility to the light source.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

ECBB SKU	Lxx@50Khrs
A5	L90
B5	L90
C5	L85

- Per TM-21 calculator.
- L70 > 100,000 hrs for all power levels.
- Mounted to Sheet Metal per typical canopy install.
- Ambient Operating condition 25°C.

Ratings

- /c/ Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

- Refer to ECB accessories datasheet for more information.
- 24" Escutcheon Plate.
- 32" Escutcheon Plate.
- Shoebox Mounting.

Ordering Number Logic

Evolve™ LED Canopy Light (ECB)



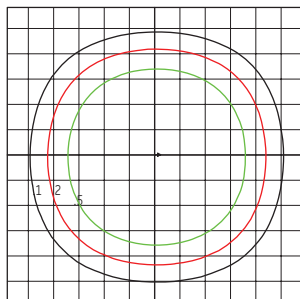
E C B B - - - - 5 - - - - A - - - -

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	Mounting	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277V H = 347-480V* * See below table for available options	F = Flat Lens D = Drop Lens	5 = 525mA 40 = 4000K 50 = 5000K	1 = None 4 = Motion Sensor and Integral Photocell	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.		

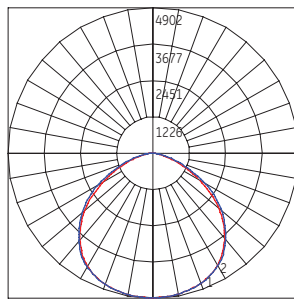
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS	
				4000K	5000K	120-277V	347-480V	4000K	5000K
TYPE V	Symmetric Wide	A5	Flat Lens	4170	4230	35	NA	ECBB_A5F540__120-277V.ies	ECBB_A5F550__120-277V.ies
	Symmetric Wide	B5	Flat Lens	8010	8110	64	64	ECBB_B5F540__ies	ECBB_B5F550__ies
	Symmetric Wide	C5	Flat Lens	13410	13550	110	110	ECBB_C5F540__ies	ECBB_C5F550__ies
	Symmetric Wide	A5	Drop Lens	4150	4220	35	NA	ECBB_A5D540__120-277V.ies	ECBB_A5D550__120-277V.ies
	Symmetric Wide	B5	Drop Lens	7990	8090	64	64	ECBB_B5D540__ies	ECBB_B5D550__ies
	Symmetric Wide	C5	Drop Lens	13370	13510	110	110	ECBB_C5D540__ies	ECBB_C5D550__ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)

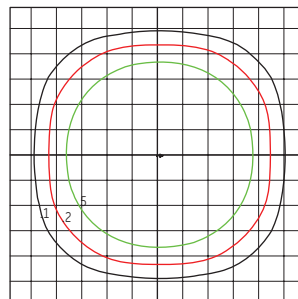


Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade

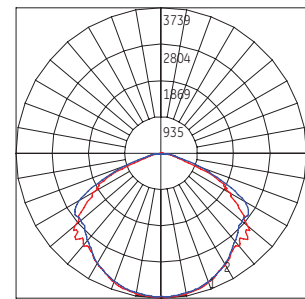


— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

ECB Type V - Symmetric Wide - Drop Lens
13,550 Lumens, 5000K (ECBB_C5F550.ies)



Grid Distance in Units of Mounting Height of 15' Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Horizontal cone through vertical angle of maximum candlepower at 2°

JOB NAME: _____



TYPE NO.: _____

CATALOG NO.: _____

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

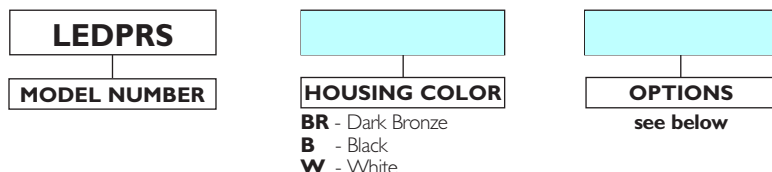


**Self-Diagnostic
Operation
Plus
High-Output
LED Lamp!**

Standard with dark bronze finish

ORDERING INFORMATION

Catalog Number: Example: LEDPRS WCL



OPTIONS

CL	Cold Location Operation
-----------	-------------------------



Also available in black or white finishes

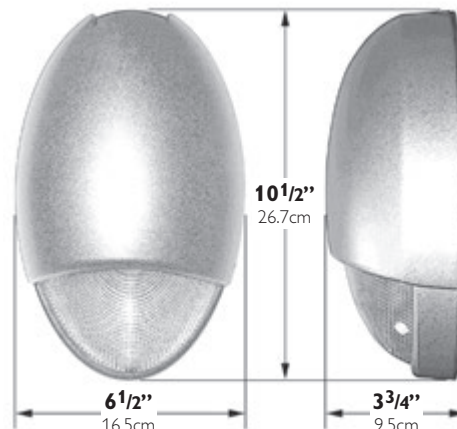
SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	<ul style="list-style-type: none"> <li style="width: 50%;">• Dual input 120/277VAC, 60 Hz <li style="width: 50%;">• AC Lockout protection <li style="width: 50%;">• AC-On indicator light and test switch <li style="width: 50%;">• Low voltage battery disconnect <li style="width: 50%;">• Automatic, constant current charger <li style="width: 50%;">• Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12

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Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • (908) 426-1000 • www.crescentlighting.com

Crescent is a Philips company



Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- UL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
 - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
Fixture off-11.8 Fc

* System THD <26% for 347-480v supply with A7 power level.

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

Scalable Wall Pack (EWS3)



EWS3

PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 3 = Product Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* *Not available with Fusing. Must choose a discreet voltage with F Option.		D1 = Asymmetric Forward E1 = Asymmetric Medium	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* *Button PE not available with motion sensor option. Only available with discreet voltages. Not available with voltage options D, H or 5.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	120-277V 3000K	120-277V 4000K	120-277V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-120-277V.IES	EWS3_A7D140_____-120-277V.IES	EWS3_A7D150_____-120-277V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-120-277V.IES	EWS3_A7E140_____-120-277V.IES	EWS3_A7E150_____-120-277V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-120-277V.IES	EWS3_B7D140_____-120-277V.IES	EWS3_B7D150_____-120-277V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-120-277V.IES	EWS3_B7E140_____-120-277V.IES	EWS3_B7E150_____-120-277V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-120-277V.IES	EWS3_C7D140_____-120-277V.IES	EWS3_C7D150_____-120-277V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-120-277V.IES	EWS3_C7E140_____-120-277V.IES	EWS3_C7E150_____-120-277V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES

POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		B-U-G RATING		IES FILE NUMBERS		
		3000K	4000K & 5000K	120-277V	347-480V	3000K	4000K & 5000K	347-480V 3000K	347-480V 4000K	347-480V 5000K
A7	D1	2800	2900	25	28	1-0-1	1-0-1	EWS3_A7D130_____-347-480V.IES	EWS3_A7D140_____-347-480V.IES	EWS3_A7D150_____-347-480V.IES
	E1	2800	2900	25	28	1-0-0	1-0-1	EWS3_A7E130_____-347-480V.IES	EWS3_A7E140_____-347-480V.IES	EWS3_A7E150_____-347-480V.IES
B7	D1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7D130_____-347-480V.IES	EWS3_B7D140_____-347-480V.IES	EWS3_B7D150_____-347-480V.IES
	E1	3700	3800	32	35	1-0-1	1-0-1	EWS3_B7E130_____-347-480V.IES	EWS3_B7E140_____-347-480V.IES	EWS3_B7E150_____-347-480V.IES
C7	D1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7D130_____-347-480V.IES	EWS3_C7D140_____-347-480V.IES	EWS3_C7D150_____-347-480V.IES
	E1	4900	5000	41	45	1-0-1	1-0-1	EWS3_C7E130_____-347-480V.IES	EWS3_C7E140_____-347-480V.IES	EWS3_C7E150_____-347-480V.IES
D3	D1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3D130_____.IES	EWS3_D3D140_____.IES	EWS3_D3D150_____.IES
	E1	6500	6700	67	67	2-0-1	2-0-1	EWS3_D3E130_____.IES	EWS3_D3E140_____.IES	EWS3_D3E150_____.IES
E3	D1	8200	8600	90	90	2-0-2	2-0-2	EWS3_E3D130_____.IES	EWS3_E3D140_____.IES	EWS3_E3D150_____.IES
	E1	8200	8600	90	90	2-0-1	2-0-1	EWS3_E3E130_____.IES	EWS3_E3E140_____.IES	EWS3_E3E150_____.IES



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 21, 2018

SUBJECT: Interlocal Agreement with TXDOT for a Gateway Monument Signage on SH-66

At the April 17, 2018 City Council meeting, the City Council directed staff to proceed with establishing a gateway monument sign in the median of SH-66, west of the intersection of N. Lakeshore Drive and SH-66 (*i.e. see the attached map*). In response to this direction, staff contact the Texas Department of Transportation (TXDOT) seeking information concerning how to proceed with getting this location approved. Brenda Callaway, the Assistant Area Engineer, has indicated that the City would need to enter into an interlocal agreement for a *Gateway Monument Agreement*. Attached to this memorandum is a summary of the program, the application, plans for the gateway monument signage, and a map indicating the location of the proposed gateway signage. Should the City Council approve this request, staff will prepare the required materials and submit them to TXDOT. Staff should note that while the agreement does state all financial responsibilities for the construction of the signage are required to be City funds, there should be no issue with 7/11 providing the materials and constructing the signage (*see attached email*). Should the City Council have any questions concerning this request staff will be available at the May 21, 2018 meeting to discuss.

Gateway Monument Program Guidelines

General

Integration of the transportation system to reflect community values may be achieved through enhancements that include Gateway Monuments. This program provides a method for the Texas Department of Transportation (TxDOT) to permit enhancement of transportation facilities by local entities.

A Gateway Monument is defined as any freestanding structure, nonintegral or nonrequired highway feature that will communicate the name of a city, county, or town (Local Entity) within TxDOT right of way. A Gateway Monument may include the name of the Local Entity and/or the officially adopted seal. The approval of a Gateway Monument proposal shall be made with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support, and maintainability. Proposals for the placement of Gateway Monuments must comply with these guidelines.

Gateway Monuments differ from aesthetic treatments incorporated into engineered highway features (sound walls, retaining walls, or other highway features).

Guidance

Local Entities often desire transportation facilities to provide identification and a favorable image of the communities in which they are located. TxDOT encourages and promotes enrichment of the cultural and visual environment for transportation system users and local communities by facilitating and coordinating the integration of Gateway Monuments within the operational highway right-of-way, through the Gateway Monument Agreement process.

Gateway Monuments are to be solely funded and maintained by a Local Entity. TxDOT will collaborate with the responsible Local Entity supporting the proposed Gateway Monument.

Gateway Monuments are discretionary features within the transportation corridor. Only one Gateway Monument will be allowed per State route in each direction into a town. The incorporation of a Gateway Monument will be evaluated for its potential for creating a distraction to motorists. TxDOT retains sole discretion for determining the location, appropriate size, content, colors, and other elements of the Gateway Monument. TxDOT shall have responsibility for approval of all Gateway Monuments on the State highway system and in addition, the Federal Highway Administration (FHWA) must approve Gateway Monuments on the interstate system.

Gateway Monuments shall be located beyond the clear recovery zone or otherwise placed to minimize the likelihood of being struck by an errant vehicle.

Other improvements such as landscaping or accent lighting may be considered in conjunction with the Gateway Monument proposal. Any improvements will be the responsibility of the Local Entity. TxDOT will collaborate with the Local Entity for appropriateness of the Gateway Monument proposal in context with existing, proposed, and future improvements.

Review/Approval Process

Gateway Monument submittals shall be reviewed with primary considerations to safety (location), appropriateness, aesthetics and access for maintenance purposes.

The Local Entity shall submit a Gateway Monument proposal to the District Engineer. The District Engineer has approval authority for these proposals. If the Gateway Monument is proposed for the interstate facility, the District shall coordinate with the Maintenance Division for additional processing and FHWA review and approval.

The Gateway Monument Agreement must be fully executed by both TxDOT and the Local Entity prior to the commencement of any construction associated with the project.

Financial Responsibilities

All costs for proposed Gateway Monument design, construction, access for maintenance, maintenance, and if required, removal of the Gateway Monument shall be the responsibility of the Local Entity and stipulated in detail within the Preliminary and Final Gateway Monument submittals.

The Gateway Monument Agreement shall stipulate that the Local Entity shall hold harmless, indemnify, and defend the State against any action associated with a Gateway Monument. TxDOT will assume the administrative costs associated with Gateway Monument proposal reviews, and developing, issuing, and monitoring the Gateway Monument Agreement for approved Gateway Monument projects. All other costs, including labor, materials, supplies, and traffic control (if required) for design, engineering, testing, construction, installation, maintenance, and removal of the Gateway Monument shall be the responsibility of the Local Entity. Coordination and resolution of any utility issues will be the responsibility of the Local Entity.

Maintenance

The Local Entity shall be required to provide for regularly scheduled maintenance, as described in the Gateway Monument Agreement, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to current TxDOT policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti.

Maintenance access shall be as stipulated by TxDOT in the Gateway Monument Agreement and should be provided from outside the highway right-of-way, wherever possible. For projects located on interstate highways, access shall not be from the mainlanes. Maintenance practices shall protect air and water quality as required by federal and state law.

Removal

The Local Entity shall remove Gateway Monuments, which in the opinion of TxDOT create safety or operational concern due to deterioration or inadequate maintenance. TxDOT will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, TxDOT may remove the Gateway Monument after 60 days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

TxDOT reserves the right to remove the Gateway Monument due to construction, rehabilitation, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. TxDOT will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity (if possible).

TxDOT reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

Design and Placement of Gateway Monuments

Proposed Gateway Monuments shall:

1. Be freestanding.
2. Feature only the letters of the community name and/or officially adopted seal.
3. Include, if required by TxDOT, approved protective graffiti coatings.
4. Be appropriate to its proposed setting and community context.
5. Be in proper size and scale with its surroundings. The maximum size of the gateway monument face shall not exceed 400 square feet in total. The height shall not exceed 20 feet above existing grade. Monument widths exceeding 20 feet will not be allowed for gateway monuments on the Interstate, although the FHWA may consider waiving this limitation on a case-by-case basis.
6. Be composed of materials that are durable for the projected life span of the project.
7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic.
8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement and in conformance with TxDOT procedures.
9. Be subject to the review and approval of TxDOT in consideration of design, size, and scale for appropriate integration on urban or rural highway features.

Proposed Gateway Monuments shall not:

1. Be allowed within the center median areas of interstate highway right-of-way.
2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.
3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.
4. Display telephone numbers, street addresses, or Internet addresses.
5. Interfere with airspace above the roadway.
6. Create a distraction to the motoring public, for example, the proposed Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
7. Include reflective or glaring surface finishes.
8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.
9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays or lighted static displays such as LED. Ground mounted uprights to illuminate the gateway monument itself will be acceptable.
10. Include moving elements (kinetic art) or simulate movement.
11. Include water features of any sort.
12. Interfere with official traffic control devices nor interfere with the operational right-of-way above the roadway.
13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.
14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control

Devices.

15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.
16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

Submittal Requirements for Gateway Monument Proposals

A Gateway Monument proposal must be supported by the Local Entity that has jurisdiction in the area where the Gateway Monument will be incorporated. The Local Entity shall issue an adopted resolution or other official document recommending approval of the proposed design of the Gateway Monument and requesting installation within the operational highway right-of-way.

The Local Entity shall provide the Department an adopted resolution or other official documentation that describes the Local Entity's:

1. Jurisdiction over the area of the project site.
2. Approval of the Gateway Monument content.
3. Funding responsibility.
4. Commitment to ensure maintenance of the Gateway Monument (and any associated landscaping and/or lighting), including timely graffiti removal/repair, and removal (or restoration) of the Gateway Monument as needed.
5. Proposed schedule for commencing and completing project installation.

A licensed landscape architect, architect, or professional engineer shall professionally prepare, sign and seal submittals for a Gateway Monument Proposal. Exhibits, plans, and details shall include, but are not limited to the following:

1. A full description of the proposed Gateway Monument, including location, construction, and installation techniques, details necessary to convey construction methods, proposed color scheme, proposed materials, including, but not limited to, paint and protective coatings.
2. Specifications for proposed materials, including material data sheets.
3. A scaled drawing indicating the placement of the proposed Gateway Monument.
4. Elevations and details clearly illustrating and dimensioning the proposal (the Gateway Monument must be aesthetically pleasing on all visible sides).
5. Landscape, irrigation and lighting plans if required.
6. Construction schedule.
7. Cost estimate.
8. Traffic control plans and provisions if required.
9. Proposed maintenance plan and schedule (including proposed access for maintenance purposes).
10. Environmental documentation.

The Local Entity shall adhere to and maintain compliance with departmental rules, regulations, state and federal laws, and any additional requirements TxDOT may apply to the project. If, at any time during the process, TxDOT recommends any changes for a proposal that has not yet received final approval, the proposal may be returned to the Local Entity for revision. Once TxDOT approves a Gateway Monument proposal, no changes shall be made to the Gateway Monument without prior written approval of the District Engineer. For Gateway Monuments located on interstate highways, changes must be submitted to FHWA for approval.

Interlocal Agreement

Contract Services Transmittal Form

From: (District/Division/Office)	Contact Person: Phone No.:
Subject:	
Other Entity	Contract Maximum Amount Payable
Are any federal funds used in this contract? If yes, what kind of federal funds.	
Was the standard interlocal or amendment format modified? Yes _____ No _____	
If modified, date of Contract Services approval: _____	
Modifications made are as follows:	

**GATEWAY MONUMENT
AGREEMENT**

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the _____ of _____, acting through its duly authorized officials, as evidenced by Resolution or Ordinance Number _____, dated _____, hereinafter called the "Local Entity".

BACKGROUND

The State owns and maintains a system of highways, including _____ in _____ County, Texas, for public use and benefit. The State agrees to allow for the construction of a Gateway Monument within the State's right of way and the Local Entity agrees to construct the Monument and to conduct the long term maintenance for this structure located at _____ from _____ to _____, referred to as the "Gateway Monument," more specifically described in **Attachment "A,"** Project Map, which is attached hereto. The Local Entity will conduct the Monument's long term maintenance activities through the use of Local Entity forces, contractors, or other means satisfactory to the Local Entity and the State.

THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree to the following.

A G R E E M E N T

SECTION 1. PERIOD OF THE AGREEMENT

This Agreement becomes effective when finally executed by the State and shall continue unless or until otherwise terminated as provided by this agreement.

SECTION 2. FINANCIAL RESPONSIBILITIES

All costs covered by this agreement including design, engineering, testing, construction, installation, access for maintenance, maintenance, labor, materials, supplies, traffic control, additional improvements, and if required, removal of the Gateway Monument, shall be the responsibility of the Local Entity.

Any administrative costs associated with the Gateway Monument that are incurred by the State, such as those related to proposal review, as well as developing, issuing, and monitoring the Agreement for approved the Gateway Monument project shall be the responsibility of the State.

SECTION 3. RESPONSIBILITY OF THE PARTIES

A. The Local Entity agrees to:

1. Provide Gateway Monument design plans to the State before execution of this agreement according to TxDOT policy and, upon final approval, furnish and construct the Gateway Monument according to plans approved by the State, which are set out more specifically in **Attachment "B,"** Local Entity's Final Gateway Monument Proposal, which is attached to this Agreement, and include any other related installation items that may be required; and
2. Furnish, erect, and maintain any barricades, signs and traffic handling devices, in accordance with the latest Texas Manual of Uniform Traffic Control Devices (MUTCD) and to the satisfaction of the State related to this project, as may be required to protect the safety of the public; and
3. Conduct periodic inspections of the Gateway Monument as deemed necessary; and
4. Provide for the construction and maintenance of all associated appurtenances that are considered by the State to be a part of the project. The Local Entity further agrees to remove such items from the project's location and restore the area to the satisfaction of the State upon termination of this Agreement in accordance with Section 9.

B. The State agrees to:

1. Review and evaluate the Gateway Monument proposal submitted by the Local Entity with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support and maintainability; and
2. Coordinate with other TxDOT Divisions, as appropriate, as well as interact with the Federal Highway Administration (FHWA) for input, review and approval; and
3. Cooperate with the Local Entity to determine the requirements for barricades, signs, and traffic handling devices to be used by the Local Entity during the construction and maintenance of the Gateway Monument; and

4. Provide maintenance access to the project location for the Local Entity or for its Contractor or group, and if possible, from outside the highway right of way; and
5. Conduct periodic inspections of the Gateway Monument as deemed necessary.

C. The Local Entity and State further agree that nothing contained in this Agreement will be construed to:

1. Give either party the power to direct and control the day-to-day activities of the other; or
2. Constitute the parties as partners, joint venturers, co-owners, or otherwise as participants in a joint or common undertaking; or
3. Allow either party to create or assume any obligation on behalf of the other party for any purpose whatsoever.

SECTION 4. DESIGN AND PLACEMENT OF GATEWAY MONUMENTS

A. Gateway Monuments shall be designed and placed so as to:

1. Be freestanding.
2. Feature only the letters of the community name and/or officially adopted seal.
3. Include, if required by TxDOT, approved protective graffiti coatings.
4. Be appropriate to its proposed setting and community context.
5. Be in proper size and scale with its surroundings.
6. Be composed of materials that are durable for the projected life span of the project.
7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic.
8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement, and in conformance with TxDOT procedures.
9. Be subject to the review and approval of TxDOT in consideration of design, size, and scale for appropriate integration on urban or rural highway features.

B. Gateway Monuments shall not:

1. Be allowed within the center median areas of interstate highway rights-of-way.
2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.
3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.
4. Display telephone numbers, street addresses, or Internet addresses.
5. Interfere with airspace above the roadway.
6. Create a distraction to the motoring public; for example, the Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
7. Include reflective or glaring surface finishes.
8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.
9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays, or lighted static displays such as LED.
10. Include moving elements (kinetic art) or simulate movement.
11. Include water features of any sort.
12. Interfere with official traffic control devices, nor interfere with the operational right-of-way above the roadway.
13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.
14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control Devices.

15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.
16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

SECTION 5. MAINTENANCE

The Local Entity shall provide regularly scheduled maintenance, as described in **Attachment "B,"** the Local Entity's Final Gateway Monument Proposal, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting, and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to the most current TxDOT policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti. Maintenance practices of the Local Entity or its agent shall protect air and water quality as required by federal and state law.

SECTION 6. MONUMENT REMOVAL

The Local Entity shall remove the Gateway Monument covered by this agreement, if in the opinion of TxDOT, it creates safety or operational concerns due to deterioration or inadequate maintenance or upon termination of the main Gateway Monument Agreement. TxDOT will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, TxDOT may choose to remove the Gateway Monument after thirty (30) days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

TxDOT reserves the right to remove the Gateway Monument due to construction, rehabilitation, violation of the terms of this agreement, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. TxDOT will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity, if possible.

TxDOT reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

SECTION 7. USE OF CONTRACTOR OR GROUP

The Local Entity shall have the right to engage any responsible Contractor or group to perform or provide any portion of the Local Entity's Gateway Monument

activities specified in this Agreement. However, notwithstanding this provision, the Local Entity shall continue to remain responsible to the State to ensure performance of all its duties and responsibilities specified in this Agreement. The Local Entity shall ensure that any Contractor or group complies with all provisions of this agreement, and federal, state, and local laws, and regulations as may be applicable.

In the event the Local Entity engages a Contractor to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall ensure that said Contractor shall indemnify the State for any and all damages and claims for damages by said Contractor, its employees, agents, or representatives, including any claims resulting from bodily injury or death to others, or, for loss of or damage to property of others, arising out of, incident to, or in any manner connected to Gateway Monument construction or maintenance activities, and, for any or all liability arising from the negligent acts of said Contractor, its employees, agents, or representatives.

In the event the Local Entity engages and approves a responsible group to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall require and ensure that said Contractor or group follow all the terms of this Agreement as well as all Attachments.

SECTION 8. INDEMNIFICATION

- A. The Local Entity and the State each acknowledge responsibility for the acts, deeds, errors and omissions of its own employees. The parties agree that the Texas Tort Claims Act pertaining to governmental liability for tortious conduct and/or property damage shall apply to this Agreement.

- B. The Local Entity shall also indemnify and save harmless the State from any and all expense, including, but not limited to, attorney fees, which may be incurred by the State in litigation or otherwise resisting a claim or liabilities that may be imposed on the State as a result of error, omission, or act of the Local Entity, its agents, or its employees.

SECTION 9. TERMINATION

This Agreement may be terminated under any of the following conditions:

- A. By mutual written agreement and consent of both parties; or

- B. By either party upon giving the other party thirty (30) days prior written notice; or

- C. By the State, in the event the State determines that the Gateway Monument is not in the best interest of the traveling public.

If either party terminates this Agreement, as provided herein, the Local Entity will be responsible for repair or removal of the Gateway Monument. In the event that the Local Entity does not provide the repair or removal services, the State may remove or repair the Gateway Monument and shall be entitled to reimbursement from the Local Entity for any reasonable costs incurred by the State to restore the State's right of way to its original condition.

SECTION 10. AMENDMENTS

Amendments to this Agreement shall be in writing and shall be executed by both parties.

SECTION 11. AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

SECTION 12. SUCCESSORS AND ASSIGNS

Subject to the provisions of Section 7, the Local Entity shall not assign or otherwise transfer its rights and obligations under this Agreement except with prior written consent of the State, and any prohibited assignment or transfer shall be null and void.

SECTION 13. REMEDIES

This Agreement shall not be considered as specifying the exclusive remedy for any default. All legal remedies may be pursued by either party and shall be cumulative.

SECTION 14. INSURANCE

If this agreement authorizes the Local Entity or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on the State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

SECTION 15. NOTICES

All notices to either party by the other under this Agreement shall be delivered personally or sent by U.S. mail, postage prepaid, addressed to such party at the following addresses:

<p>STATE : Texas Department of Transportation District Engineer (mailing address) _____ _____ _____, Texas _____</p>	<p>LOCAL ENTITY: City of _____ Attn: _____ _____ _____</p>
--	---

SECTION 16. GRATUITIES

Texas Transportation Commission policy mandates that employees of the State shall not accept any benefits, gifts, or favors from any person doing business or who reasonably speaking may do business with the State under this Agreement. The only exceptions allowed are ordinary business lunches and items that have received advanced written approval of the Texas Department of Transportation Executive Director. Any person doing business with or who may reasonably speaking do business with the State under this Agreement may not make any offer of benefits, gifts or favors to State employees, except as mentioned here above. Failure on the part of the Local Entity to adhere to this policy may result in the termination of this Agreement.

SECTION 17. SIGNATORY WARRANTY

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

SECTION 18. INCORPORATION OF PROVISIONS

Attachments "A" and "B" are made part of this contract. The parties shall comply with the provisions of Attachments "A" and "B" as if they were set forth in full within the body of this contract.

THEREFORE, the Parties have executed this Agreement in duplicate originals.

THE CITY OF _____

THE STATE OF TEXAS

By: _____

Certified as being executed for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by The Texas Transportation Commission

Title: _____

Date: _____

Attest: _____
City Clerk

By: _____
District Engineer
_____ District

Date: _____

Approved as to form:

City Attorney

List of Attachments:

- “A” – Project Map for Gateway Monument**
- “B” - Local Entity’s Final Gateway Monument Proposal**

SH 66 Monument Location

Street View



Marker Placement

Crape Myrtles will have to be removed

WILLOW BEND

W RUSK ST

66



0 25 50 100 Feet



SH 66 Monument Location

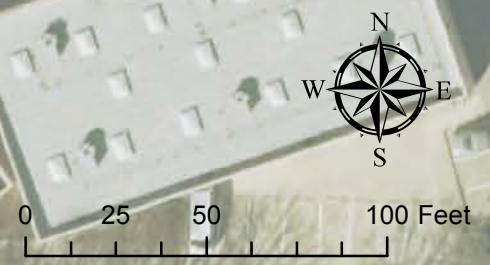
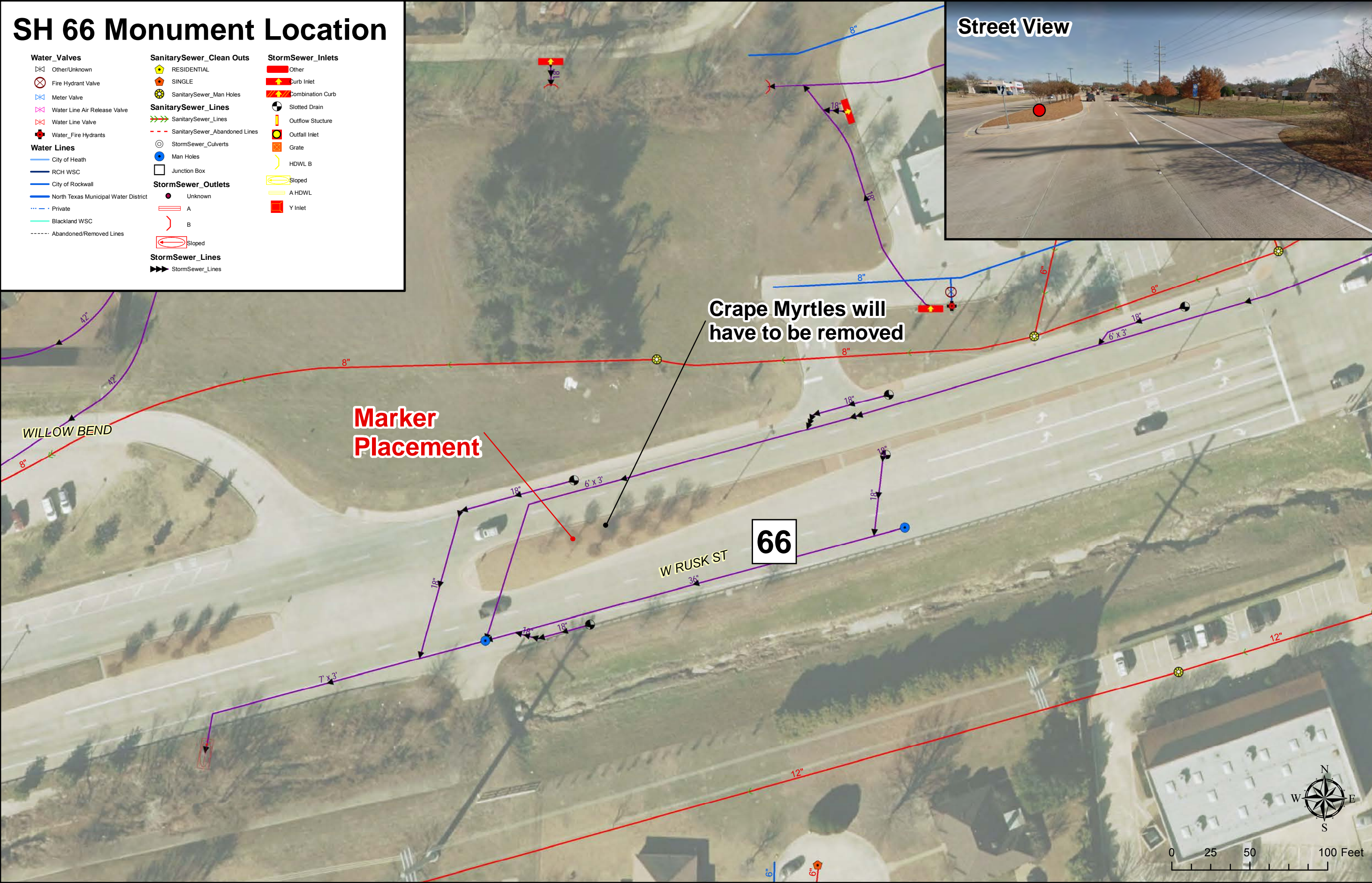
Water_Valves	SanitarySewer_Clean Outs	StormSewer_Inlets
Other/Unknown	RESIDENTIAL	Other
Fire Hydrant Valve	SINGLE	Curb Inlet
Meter Valve	SanitarySewer_Man Holes	Combination Curb
Water Line Air Release Valve	SanitarySewer_Lines	Slotted Drain
Water Line Valve	SanitarySewer_Abandoned Lines	Outflow Structure
Water_Fire Hydrants	StormSewer_Culverts	Outfall Inlet
Water Lines	Man Holes	Grate
City of Heath	Junction Box	HDWL B
RCH WSC	StormSewer_Outlets	Sloped
City of Rockwall	Unknown	A HDWL
North Texas Municipal Water District	A	Y Inlet
Private	B	
Blackland WSC	Sloped	
Abandoned/Removed Lines	StormSewer_Lines	
	StormSewer_Lines	

Street View



Grape Myrtles will have to be removed

Marker Placement





TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw



Plan Elevation & Side Detail - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw





NIGHT VIEW

Night View Detail - Custom Monument Sign Structure - Sign B
 1/2" = 1'-0"

Display Square Footage (Structure): 77.0

harbinger
 sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #38421 (1042791)
 State Highway 66 @
 Willow Bend
 Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art
 \SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 5

customer approval _____ date: _____



Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED
 TO MEET OR EXCEED ALL APPLICABLE CODES OR
 REQUIREMENTS OF THE NEC-2014 AND OR
 THE 2014 FBC AND OR THE 2007 SFBC



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: June 18, 2018

SUBJECT: MIS2018-011; *Variance Request for 7/11*

On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (i.e. 7/11) on a 1.67-acre tract of land located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive. Subsequently, the City Council approved variances to the four (4) sided architecture, articulation and pitched roof requirements on February 19, 2018. The subject property is zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses and is situated within the SH-66 Overlay (SH-66 OV) District.

Since the site plan and variances were approved, the applicant has submitted civil engineering drawings and is working with the Engineering Department to address all comments. One of the issues that was identified through this process was a proposal by the applicant to relocate existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

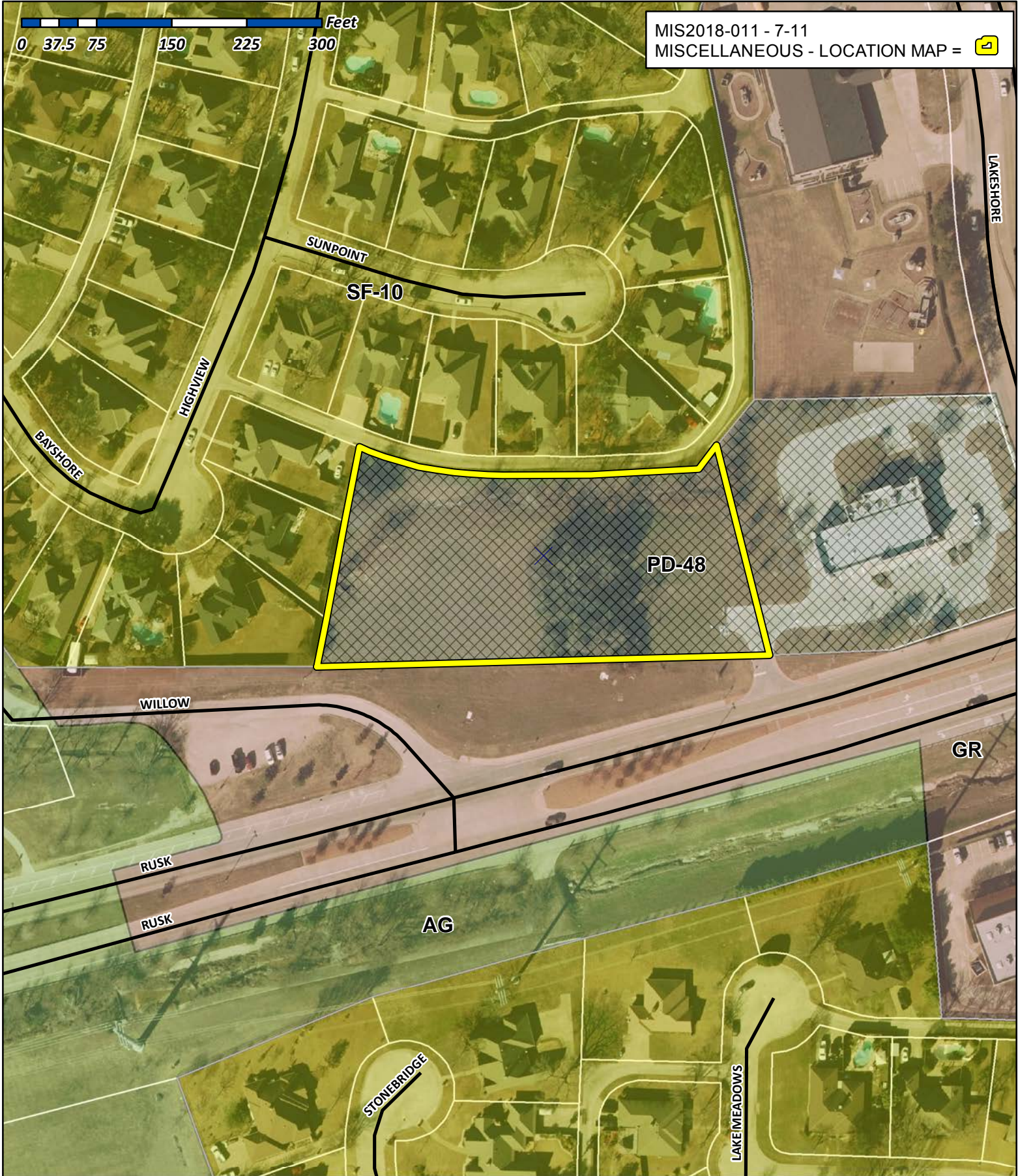
- ☑ Section 6.9, *SH-66 Overlay (SH-66 OV) District*, of Article V, *District Development Standards*, of the UDC:
 - I. Utility Placement. All overhead utilities within the SH-66 Overlay District shall be placed underground.*

- ☑ Section 3.3, *Utility Distribution Lines*, of Article IV, *Permissible Uses*, of the UDC:
 - All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the city council based upon a recommendation of the planning and zoning commission.*

- ☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:
 - (e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.*

The applicant is requesting the City Council grant a variance to the underground requirements to allow overhead powerlines along SH-66. At staff's request, the applicant has obtained a cost

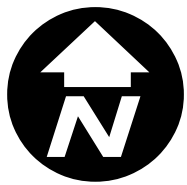
estimate from Oncor citing the cost of relocating the powerlines underground would be ~\$75,000.00. According to the SH-66 Overlay (SH-66 OV) District requirements, “(t)he City Council may, upon request from the applicant, grant a variance to any provision of this section [*i.e. the SH-66 OV requirements*] where unique or extra ordinary condition exist or where strict adherence to the provisions of this section [*i.e. the SH-66 OV requirements*] would create a hardship ... ” In previous cases, the City Council has not approved requests to allow additional overhead powerlines; however each request is discretionary on a case-by-case basis for the City Council pending a recommendation by the Planning and Zoning Commission. On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend denial of the applicant’s request by a vote of 5-1, with Commission Chodun dissenting and one (1) vacant seat. In the attached packet staff has included a proposed utility plan showing the current and proposed location of the powerlines, and the applicant’s letter. Staff should note that the approval of any variance in an established overlay district would require a $\frac{3}{4}$ -majority vote of the City Council (*i.e. members present at the meeting*) for approval. Should the City Council have any questions staff and a representative for the applicant will be available at the June 18, 2018 City Council meeting.



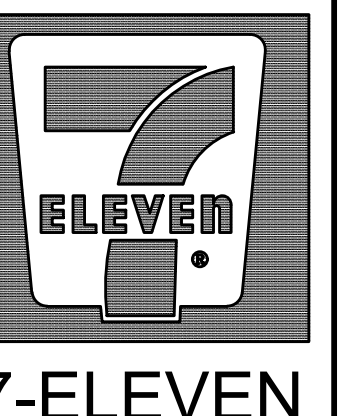
City of Rockwall

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.



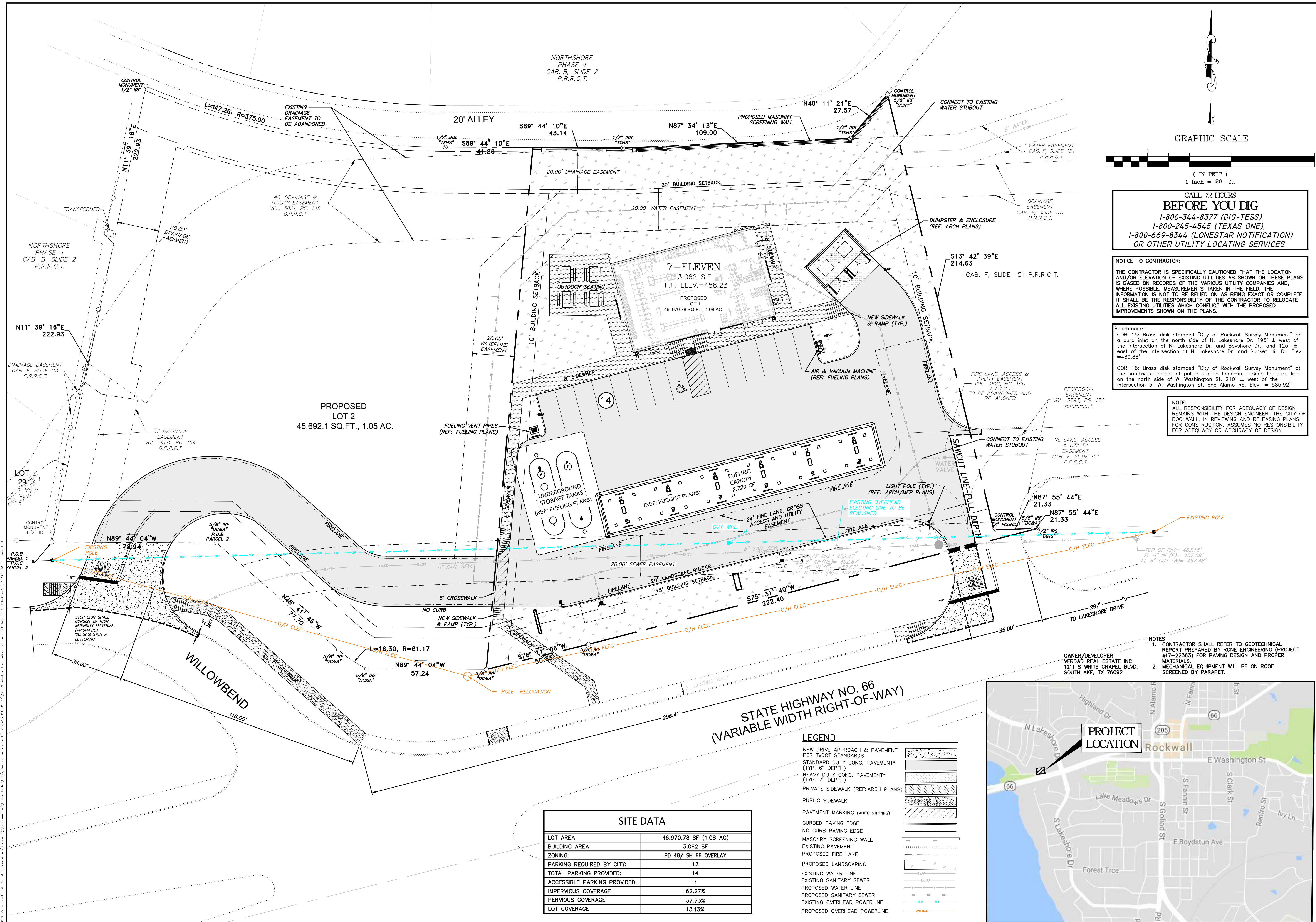
NO.	DATE	REVISIONS	COMMENTS



SH 66 and Willow Bend Dr
Rockwall, Texas

Electric Line Relocation Exhibit

SCALE: 1" = 20'
DRAWN BY: CDW
DESIGNED BY: CDW
CHECKED BY: SDR
PROJECT NO. 2017059
DATE: May 23, 2018
SHEET:





CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: June 18, 2018

SUBJECT: Impact Fee Waiver Request for 7/11

On February 13, 2018, the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (i.e. 7/11) on a 1.67-acre tract of land located west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive. The applicant, Samantha Renz with Evolving Texas, has submitted a request asking the City Council to waive all impact fees associated with this request. Based on the civil plans submitted by the applicant staff estimates the potential impact fees to be as follows: [1] Roadway Impact Fees of \$4,651.30, [2] Water Impact Fees of \$7,777.64, and [3] Wastewater Impact Fees of \$3,090.72. Impact Fees are collected to account for a projects impact to the system, and to account for the costs of providing public services to the new development. This is a discretionary decision for the City Council. Should the City Council have any questions concerning this request the applicant and staff will be available at the meeting on June 18, 2018.

Exhibit 'A'
Applicant's Request Letter

From: [Samantha Renz](#)
To: [Miller, Ryan](#)
Subject: Question
Date: Tuesday, June 12, 2018 8:34:18 PM

Hey Ryan,

Is it possible to get on the same Council agenda, after the variance request, for a discussion and possible action for an impact fee waiver request?

Get [Outlook for Android](#)

January 30, 2018

City of Rockwall, Texas:

385 S Goliad St
Rockwall, Texas 75087

RE: Site Plan for 7-11 (Project Number: SP2018-001)

Commercial Site Plan

Plan Review Comments,

We have revised the plans in light of your review and comments. Our responses are shown below under each of your comments:

Planning Comments

Planning:

1. This is a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail(GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive.

Comment Acknowledged.

2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

Comment Acknowledged.

3. For reference, include the case number (SP2018-001) in the lower right-hand corner of all pages on future submittals.

Comment Addressed

4. This property will be required to be plated prior to the issuance of a building permit.

Comment Acknowledged.

5. This property is zoned Planned Development District 48 (PD-48) and situated in the SH 66 Overlay (SH-66 OV) District. Please review the standards for the PD as well as the overlay district.

Comment Acknowledged.

6. Site Plan - Please provide Lot Coverage Percentage as well as pervious vs. impervious % on the Site Data Table.

Comment Acknowledged.

7. Site Plan - Try to angle the dumpsters more toward the building. They cannot face SH-66.

Comment addressed

8. Site Plan - Please note, there is a masonry wall required adjacent to the property line on the north. Please check the PD standards.

Comment Addressed

9. Site Plan - Please provide landscape screening on the north and west sides of the outdoor seating.

Comment Addressed

10. Site Plan - Please note, there is requirement for a Rockwall Entryway Sign (to be located approximately where your proposed monument sign is—monument sign will need to be moved.

Comment Addressed

11. Site Plan - Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

Comment Acknowledged reference [Architectural Elevations for Dumpster Detail](#)

12. Site Plan - Please only show the footprint of building. Do not include the floorplan.

Comment Addressed

13. Site Plan - Please show centerline of SH-66 on all plans.

Comment Addressed

14. Landscape Plan - Please provide the same Site Data Table as provided on the Site Plan.

Comment Addressed

15. Landscape Plan - Please only show building footprint.

Comment Addressed

16. Landscape Plan - Please move the fuel vent pipes to they are screen by the landscaping (move the pipes backward and move some of the landscape screening in front.)

Comment Addressed

17. Treescape Plan - Please show tree mitigation table (i.e. provide a table with each tree listed, total caliper inches of the tree, protected or not, saved or removed, if it is being mitigate for).

Comment Addressed

18. Treescape Plan - Please only show building footprint without floorplan.

Comment Addressed

19. Treescape Plan - Please show same data table as site plan.

Comment Addressed

20. Photometric Plan - Please indicate property line on photometric plan.

Comment Addressed

21. Building Elevations - Please note that the overlay district requires 8-foot dumpster enclosure.

Comment Addressed

22. Building Elevations - Please note that as shown, the building will require a variance to 4-sided architecture and 20% natural stone requirements. There is no horizontal articulation and you are proposing cultured stoned.

Comment Acknowledged.

23. Building Elevations - Please note that the outside storage (i.e. ice machine and Redbox machine) will need to be under a covered walkway and shown on the site plan.

Comment Addressed

24. Building Elevations - Please indicate the elevation that faces the street.

Comment Addressed

25. Building Elevations - Please provide dumpster enclosure elevation.

Comment Addressed

26. The Architectural Review Board (ARB) meeting for this case will be held on January 30, 2018 at 5:00 p.m.

Comment Acknowledged.

27. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2018. The Planning and Zoning Work session for this case will be January 30, at 6:00 p.m. The Planning and Zoning Meeting will be February 13. A representative is required to attend all meetings. If necessary the projected City Council meeting date for this case will be February 19, 2018.

Comment Acknowledged.

Engineering:

1. Flood study of the drainage swale to the lake with required fees.

Comment Acknowledged.

2. 4% Engineering Inspection Fees.

Comment Acknowledged.

3. Impact Fees.

Comment Acknowledged.

4. Dumpster area to drain to oil/water separator or grease trap.

Comment Acknowledged.

5. 4% Engineering Inspection Fees.

Comment Acknowledged.

6. Sidewalk pro-rata of \$28/lf along SH 66.

Comment Acknowledged.

7. Fire lane to be 150' from all portions of the building.

Comment Acknowledged.

8. No structures or signage in easements.

Comment Acknowledged.

9. All easements are a minimum of 20' but the drainage easement maybe larger depending on design.

Comment Acknowledged.

10. Need dimension shown on markup.

Comment Acknowledged.

11. Loop 8" waterline.

Comment Addressed

Landscape Plan:

1. Add note: No trees within 5' of any utility.

Comment Acknowledged

2. Need to show proposed utilities.

Comment Addressed

3. Fire hydrants require 5' clearance around.

Comment Acknowledged.

4. No trees within 5' of the water line in the rear of the lot or the sewer line in the front.

Comment Acknowledged.

Fire Marshal Comments

Fire:

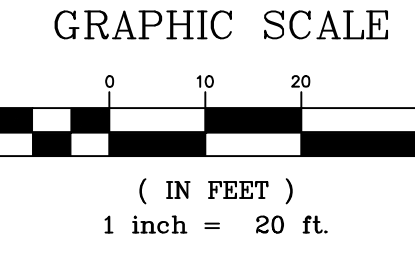
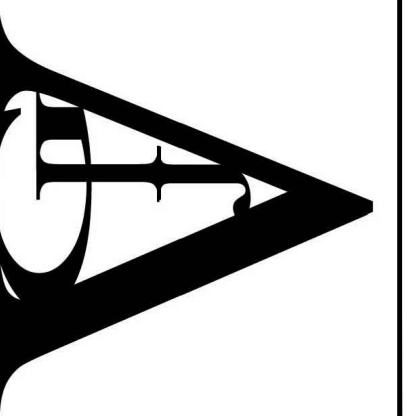
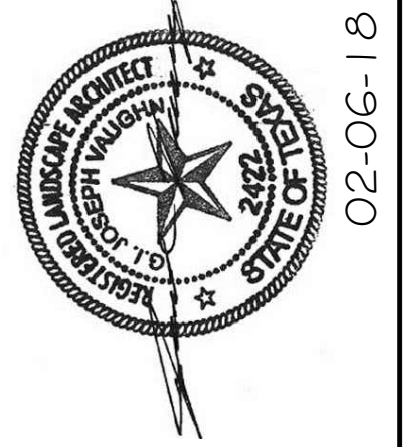
1. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of ten feet (10') wide unobstructed pathway.

Comment Acknowledged.

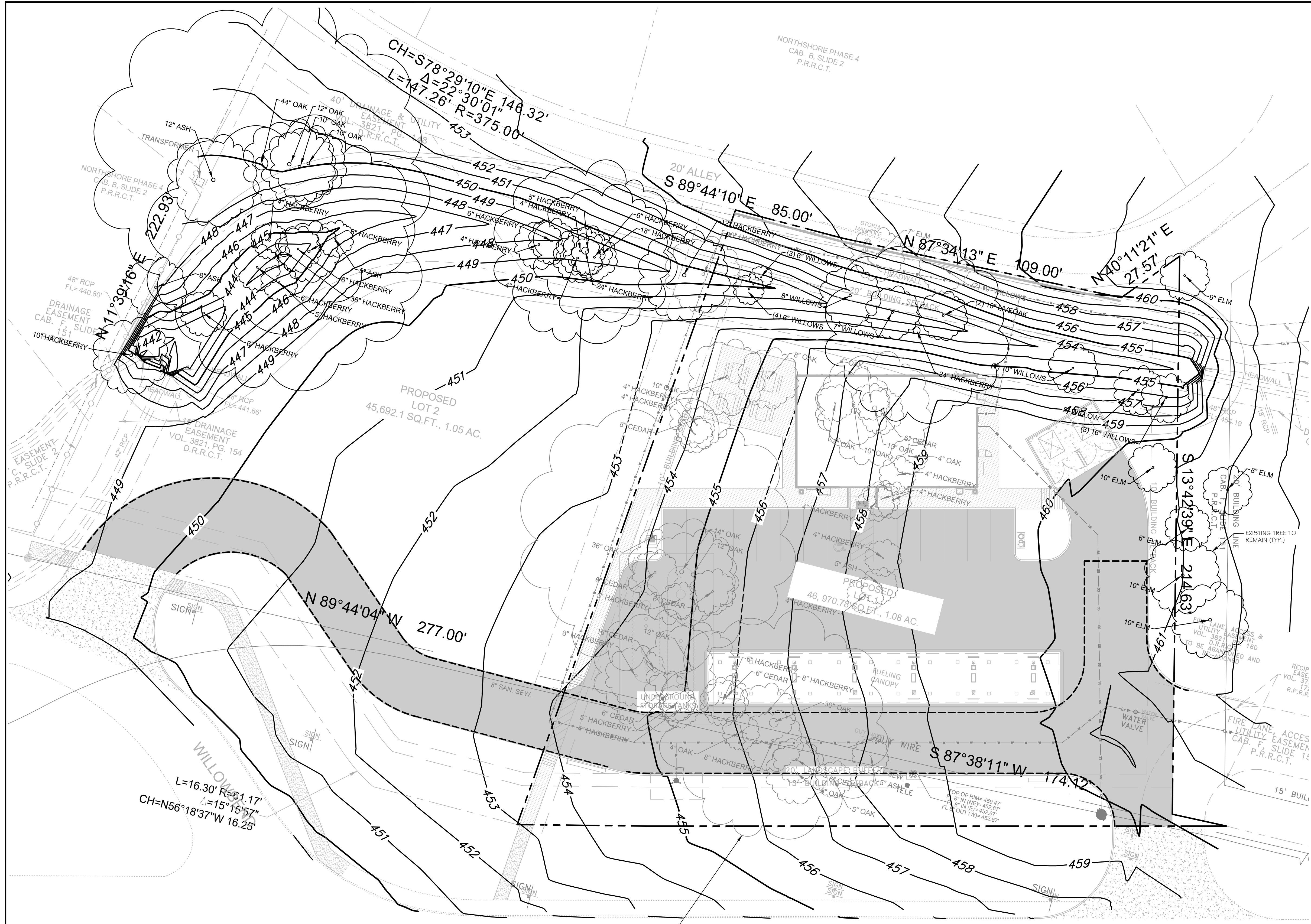
If you have any questions, please call me at 817-529-2700 at your convenience.

Sincerely,

Cody Woodruff
Evolving Texas



CALIPER (INCHES)	TREE SPECIES	TYPE	SAVED / REMOVED	MITIGATED
3 X 6	WILLOW	NOT PROTECTED	SAVED	NO
4 X 6	WILLOW	NOT PROTECTED	SAVED	NO
7	ELM	PROTECTED	REMOVED	YES
8	WILLOW	NOT PROTECTED	SAVED	NO
7	WILLOW	NOT PROTECTED	SAVED	NO
2 X 10	WILLOW	NOT PROTECTED	REMOVED	NO
2 X 10	LIVE OAK	PROTECTED	SAVED	NO
24	HACKBERRY	PROTECTED	SAVED	NO
7 X 10	WILLOW	NOT PROTECTED	SAVED	NO
5	WILLOW	NOT PROTECTED	SAVED	NO
3 X 16	WILLOW	NOT PROTECTED	SAVED	NO
10	ELM	PROTECTED	SAVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	CEDAR	NOT PROTECTED	REMOVED	NO
10	OAK	PROTECTED	REMOVED	YES
8	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
10	OAK	PROTECTED	REMOVED	YES
15	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
4	OAK	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
5	ASH	PROTECTED	REMOVED	YES
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
36	OAK	PROTECTED	REMOVED	YES
14	OAK	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
16	CEDAR	PROTECTED	REMOVED	YES
12	OAK	PROTECTED	REMOVED	YES
6	CEDAR	NOT PROTECTED	REMOVED	NO
5	HACKBERRY	NOT PROTECTED	REMOVED	NO
4	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
30	OAK	PROTECTED	REMOVED	YES
4	OAK	PROTECTED	REMOVED	YES
8	HACKBERRY	NOT PROTECTED	REMOVED	NO
6	CEDAR	NOT PROTECTED	REMOVED	NO
8	OAK	PROTECTED	REMOVED	YES
5	OAK	PROTECTED	REMOVED	YES
5	ASH	PROTECTED	REMOVED	YES



STATE HIGHWAY NO. 66
 (VARIABLE WIDTH RIGHT-OF-WAY)

SITE DATA	
LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48/ SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	15
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

CITY REQUIREMENTS:

TREE PRESERVATION	REQ.	PROV.
TREE REPLACEMENT CALCULATION 4-29" CALIPER TREES: 127" REMOVED X 1 = 127" CAL 30" CALIPER TREES: 66" REMOVED X 2 = 132" CAL HACK & CEDAR 11" - 16" REMOVED X 5 = 8" CAL TOTAL REPLACEMENT REQUIRED	267	TBD 0 TBD
TREE REPLACEMENT: TREE FUND (UP TO 20%) PRESERVATION CREDITS ON-SITE		



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Architectural Review Board (ARB)

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks

DATE: March 27, 2018

SUBJECT: SP2018-001; *7-Eleven*

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed entryway signage required for an approved gas station (i.e. 7-Eleven) and made recommendations to the applicant. The applicant has made revisions and has provided elevations and a cost estimate for the entryway signage. Since the development does not want the proposed entryway signage to be located on-site, the location of the signage requires approval from the City Council. Should the Architectural Review Board (ARB) approve the entryway signage, the approved entryway signage will be forwarded to the City Council for the determination of the location of the entryway signage.



TWO (2) **CUSTOM** 1'-0" X 8'-0" CORTEN STEEL ENCLOSURE WITH ROUTED OUT "ROCKWELL" LETTERS. CORTEN STEEL ENCLOSURE TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS STRIPS TO DISPLAY A GLOW EFFECT FOR "ROCKWELL".

TWO (2) **CUSTOM** 2'-8" X 6'-0" ALUM. CABINET WITH 1" PUSH THRU ACRYLIC LOGO. W/ OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE. ALUM. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LEDS TO DISPLAY LOGO IN A HALO EFFECT. CABINET TO BE PAINTED **SW7037 BALANCED BEIGE**

TWO (2) **CUSTOM** ALUM. MONUMENT STRUCTURE W/ TRIM CAPS.

NOTE: MONUMENT SHALL BE CONSTRUCTED OF THE SAME PRIMARY MASONRY MATERIALS AS THE FRONT BUILDING FACADE OR THE PRINCIPAL OR MAIN BUILDING ON THE SAME LOT OR SHALL BE STONE OR BRICK AND SHALL BE SIMILAR ARCHITECTURAL STYLE.
NOTE: ALL BRICK/MASONRY/STONE TO BE PROVIDED BY GC'S SUBCONTRACTOR.

Front Elevation Side Detail A & B - **Custom Monument Sign Structure - Sign B**
 1/2" = 1'-0"

Display Square Footage (Structure): **77.0**



5300 Shad Road, Jacksonville, FL, 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #38421 (1042791)
 State Highway 66 @
 Willow Bend
 Rockwall, Texas 75087

SVE6535-R6

F:\Customers\7 Eleven\Art
 \SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg PM: bb Designer: mh Page: 3

customer approval _____ date: _____



Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



Plan Elevation & Side Detail - Custom Monument Sign Structure - Sign B

1/2" = 1'-0"

Display Square Footage (Structure): 77.0



date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw





NIGHT VIEW

Night View Detail - Custom Monument Sign Structure - Sign B
 1/2" = 1'-0"

Display Square Footage (Structure): 77.0

harbinger
 sign of the future

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 2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #38421 (1042791)
 State Highway 66 @
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SVE6535-R6

F:\Customers\7 Eleven\Art
 \SVE6535-R6 #38421 (1042791).cdr

date:	rev.	description:	designer:
11.10.17	00	Original Concept	mh
11.14.17	R1	Revised sign A location for street view, install location of sign F.	mh
01.25.18	R2	Revised exhibit to 7-Eleven brand fuel.	mh
02.09.18	R3	Revised building elevations, added second monument sign B.	mh
02.16.18	R4	Revised sign B.	mh
02.21.18	R5	Revised site plan.	mh
03.09.18	R6	Revised Rockwall Monument sign	bw

Salesperson: rg

PM: bb

Designer: mh

Page: 5

customer approval

date:



Complies with
 UL 48
 CSA C22.2 No.207

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 TO MEET OR EXCEED ALL APPLICABLE CODES OR
 REQUIREMENTS OF THE NEC-2014 AND OR
 THE 2014 FBC AND OR THE 2007 SFBC

From: [Larae Tucker](#)
To: [Brooks, Corey](#); [Miller, Ryan](#)
Cc: [Larae Tucker](#)
Subject: FW: 38421 (624) - Rockwall TX Response to Comments - Sign Dwg Gateway Sign - Cost of Sign
Date: Thursday, March 22, 2018 1:04:36 PM
Attachments: [image004.png](#)
[image005.png](#)

Hello please see below the sign proposed for the Gateway Sign of Rockwall is estimated to be around 22k. Please confirm we are on the agenda next week and I will attend the meeting with the ARB. Thank you both for all of your help with this site. Thanks larae



LARAE TUCKER | VERTIC[^]L CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD. SUITE 180 | SOUTHLAKE, TX 76092
214.601.5495 | M | [REDACTED]

"No one cares how much you know until they know how much you care."

From: Charles Pantangco
Sent: Wednesday, March 21, 2018 5:23 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 38421 (624) - Rockwall TX Response to Comments - Sign Dwg Gateway Sign - Revision 6

Larae,

We looking at roughly \$22,000 +/- for the Rockwall Sign.



Charles Pantangco | VERTIC[^]L CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD. SUITE 180 | SOUTHLAKE, TX 76092
817.912.5133 | O | 972.876.9691 | M | [REDACTED]