



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-003 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO. SP2018003

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)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 5633 FM 3097
 Subdivision MAVERICK RANCH Lot 6 Block A
 General Location NORTHWEST CORNER OF RANCH TRAIL & HORIZON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

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

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

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant	<u>GROUND BREAKERS, LLC</u>
Contact Person	Contact Person	<u>EDDIE BOND</u>
Address	Address	<u>3023 E. INTERSTATE 30 SUITE 400</u>
City, State & Zip	City, State & Zip	<u>FATE, TX 75087</u>
Phone	Phone	<u>972-571-6555</u>
E-Mail	E-Mail	<u>eddie@groundbreakers.dfw@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

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

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

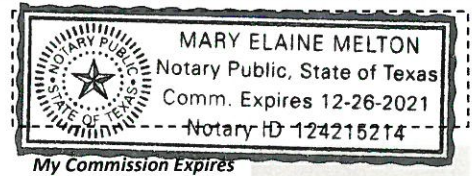
Given under my hand and seal of office on this the 17th day of January, 2018.

Owner's/Applicant's Signature

Eddie Bond

Notary Public in and for the State of Texas

Mary Elaine Melton





RECEIPT

Project Number: SP2018-003

Job Address:

Receipt Number: B77615

Printed: 1/18/2018 8:59 am

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

Total Fees Paid:

\$ 292.26

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

Paid By: GROUNDBREAKERS

Pay Method: CHECK 1012

Received By: LM



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 1/18/2018

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

Project Number: SP2018-003
Project Name: Maverick Ranch Addition
Project Type: SITE PLAN
Applicant Name: GROUNDBREAKERS, LLC
Owner Name: JERRY, KISICK CUSTOM HOMES INC
Project Description: Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

AMENDED Site Plan

Planning and Zoning Case Check List

P & Z Case # SP2018-003 P&Z Date _____ CC Date _____

Approved/Denied ARB Date _____ HPAB Date _____ Park Board _____

Zoning Application

Specific Use Permit

Zoning Change

PD Concept Plan

PD Development Plan

Site Plan Application

Site Plan

Treescape

Landscape

Building Elevations

Photometric/Lighting Plan

Material Samples

Color Rendering

Platting Application

Master Plat

Preliminary Plat

Final Plat

Replat

Administrative/Minor Plat

Vacation Plat

Landscape Plan

Treescape Plan

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

Plat Filed Date _____

- **Cabinet#** _____
- **Slide#** _____

Notes _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2018003

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CITY ENGINEER: _____

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- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00) *- waive per bylaw*
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
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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 5633 FM 3097

Subdivision MAVERICK RANCH

Lot 6 Block A

General Location NORTHWEST CORNER OF RANCH TRAIL & HORIZON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use _____

Proposed Zoning _____

Proposed Use _____

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

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

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

Owner

Applicant

Contact Person _____

Contact Person EDDIE BOND

Address _____

Address 3023 E. INTERSTATE 30 SUITE 400

City, State & Zip _____

City, State & Zip FATE, TX 75087

Phone _____

Phone 972-571-6555

E-Mail _____

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

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 292.26 to cover the cost of this application, has been paid to the City of Rockwall on this the 17th 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."

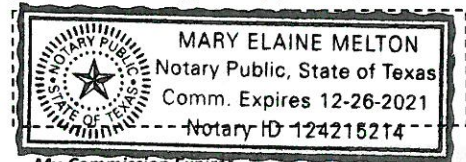
Given under my hand and seal of office on this the 17th day of January, 2018.

Owner's/Applicant's Signature

Eddie Bond

Notary Public in and for the State of Texas

Mary Elaine Melton





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

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

Internal Review: Amy Williams, Engineering

From: Planning & Zoning Department – David Gonzales

Date: 3/28/2018

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

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

Project Name: Variance Request - Landscape Buffer


Project Type: MISCELLANEOUS

Applicant Name: TODD WINTERS, P.E.

Owner Name: [OWNER]

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

0 37.5 75 150 225 300 Feet

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

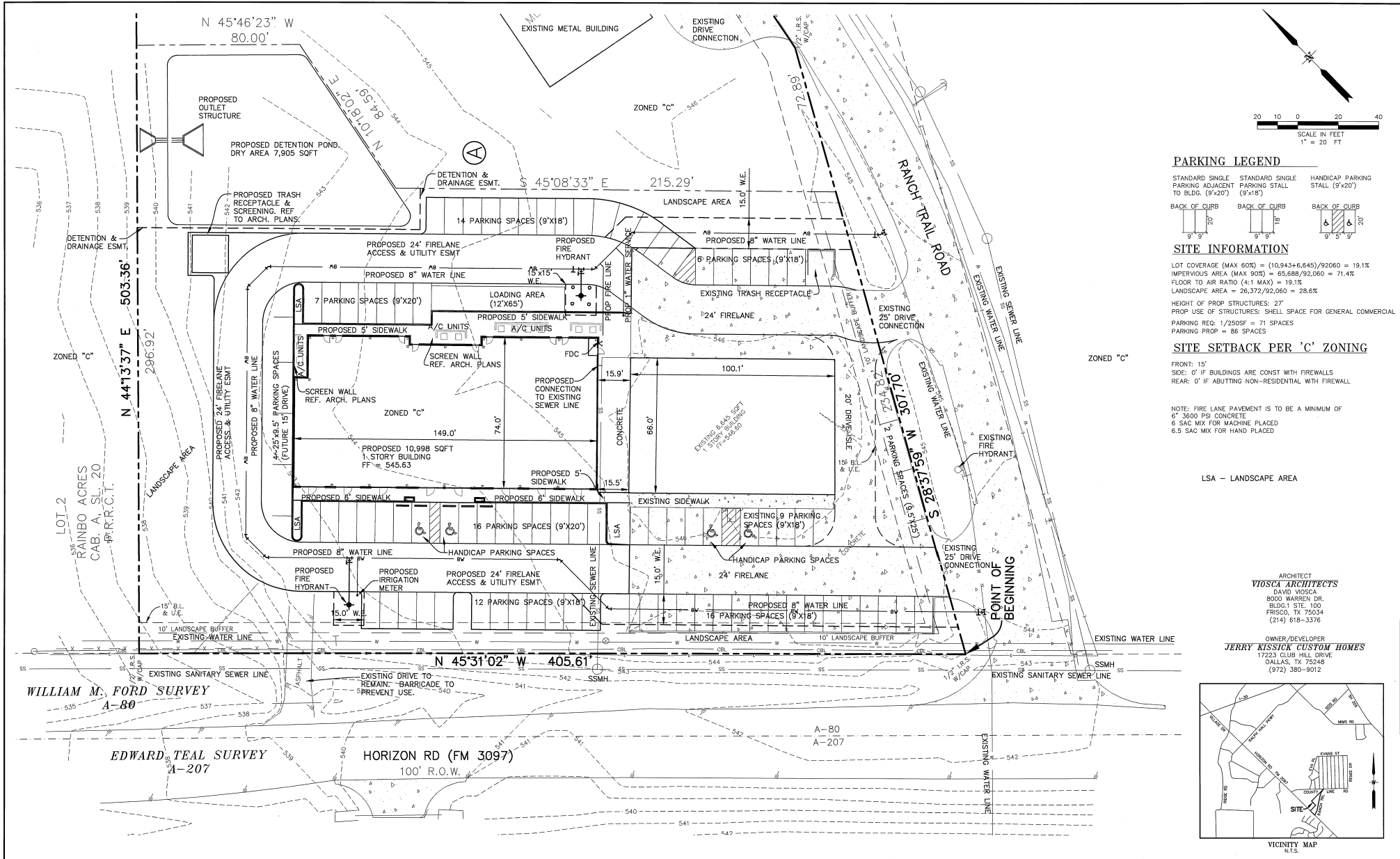


City of Rockwall

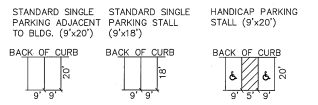
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





PARKING LEGEND



SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10,843+6,845)/92060 = 19.1%
 IMPERVIOUS AREA (MAX 80%) = 65,688/92,060 = 71.4%
 FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
 LANDSCAPE AREA = 26,372/92,060 = 28.6%
 HEIGHT OF PROP STRUCTURES: 27'
 PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL
 PARKING REQ: 1/250SF = 71 SPACES
 PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

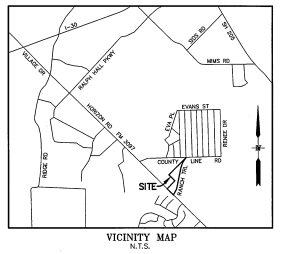
FRONT: 15'
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

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

LSA - LANDSCAPE AREA

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

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



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

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

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

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

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

SHEET 1 OF 1

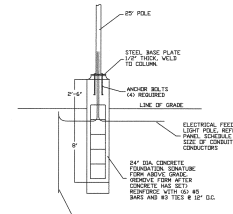
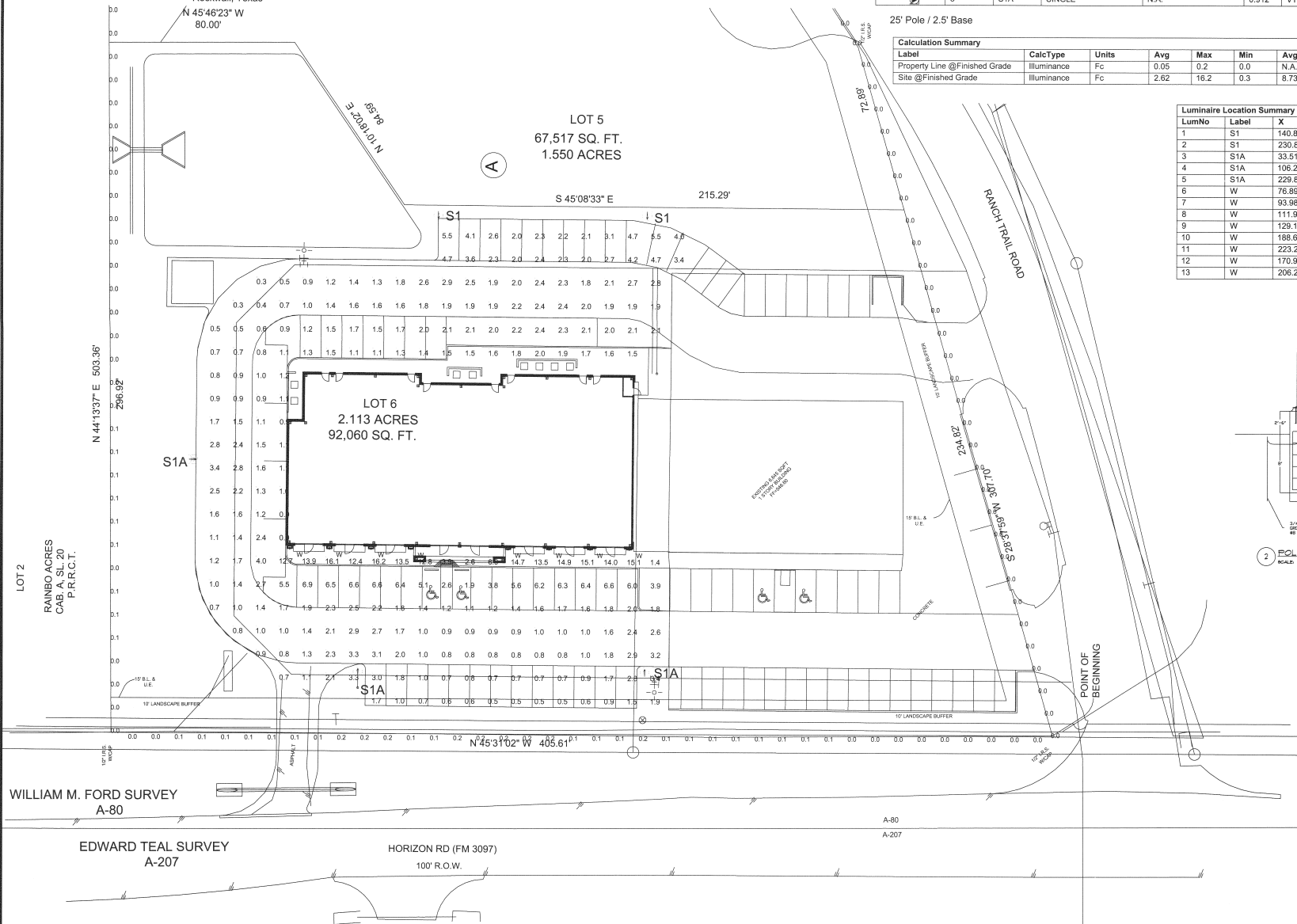
January 23, 2012
 Ranch Trail Retail Center
 Revision 3
 Rockwall, Texas

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

25' Pole / 2.5' Base

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

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



1 PHOTOMETRIC PLAN
 SCALE: 1" = 20'



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

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



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

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

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

Finish

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

Warranty

Ventus features a five-year limited warranty.



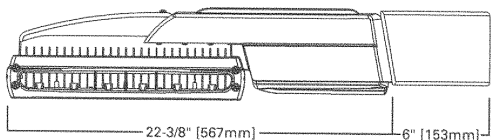
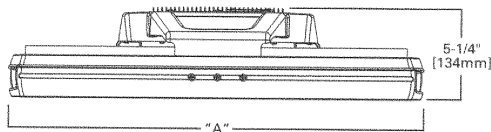
**VTS
VENTUS
LED**

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

SustainableLEDesign

DIMENSIONS

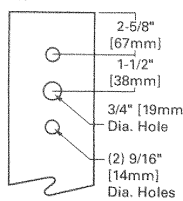


TABULATED REFERENCE DATA

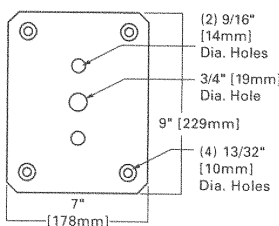
# of Bars	"A" Width [in/mm]	Weight [lbs.] w/o Arm	w/Arm	EPA [sq. ft.] w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

DRILLING PATTERNS

Type "C"



Wall Mount [WM]



CERTIFICATION DATA

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

ENERGY DATA

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

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

TOTAL 1

ORDERING INFORMATION

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

VTS

Product Family
VTS=Ventus¹

B10

Lamp Type
LED=Solid State Light-Emitting Diodes

LED

Voltage
E1=Electronic (120-277V)
347=347V⁴
480=480V⁴

E1

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

F3

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

Options⁵

P=Button Type Photocontrol (120V, 208, 240, or 277V)^{4, 6}
R=NEMA Photocontrol Receptacle
ZL=Two circuits⁷
L90=Optics Rotated 90 Degrees Left
R90=Optics Rotated 90 Degrees Right
HA=50 Degrees C. High Ambient Temperature Rating
7060=70 CRI/6000K CCT⁸
8030=80 CRI 3000K CCT⁸
LCF=LightBAR Cover Plate Matches Housing Finish
TH=Tool-less Door Hardware
WM=Wall Mount with Arm
IM=Internal Mast Arm
MS-LXX=Motion sensor for on/off operation⁹
MS/X-LXX=Motion sensor for bi-level operation¹⁰

Accessories¹¹

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

Number of LightBARs^{2, 3}

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

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

NOTES:

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

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

4 total

ORDERING INFORMATION

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

Product Family
VTS=Ventus¹

Lamp Type
LED=Solid State Light-Emitting Diodes

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

Options⁵
P=Button Type Photocontrol (120V, 208, 240, or 277V)^{4, 6}
R=NEMA Photocontrol Receptacle
2L=Two circuits⁷
L90=Optics Rotated 90 Degrees Left
R90=Optics Rotated 90 Degrees Right
HA=50 Degrees C. High Ambient Temperature Rating⁸
7060=70 CRI/6000K CCT⁸
8030=80 CRI 3000K CCT⁸
LCF=LightBAR Cover Plate Matches Housing Finish
TH=Tool-less Door Hardware
WM=Wall Mount with Arm
IM=Internal Mast Arm
MS-LXX=Motion sensor for on/off operation⁹
MS/X-LXX=Motion sensor for bi-level operation¹⁰

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

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

Voltage
E1=Electronic (120-277V)
347=347V⁴
480=480V⁴

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

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

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

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

Optics

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

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

Electrical

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

Mounting

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

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

Finish

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

Warranty

Ventus features a five-year limited warranty.



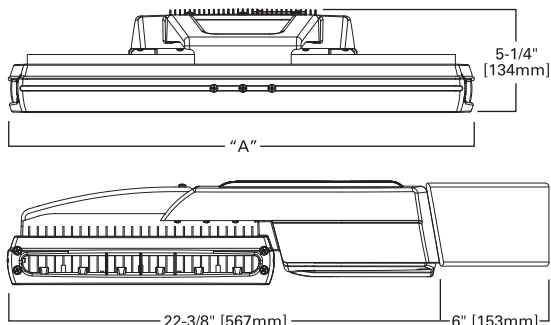
VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

Sustainable Design

DIMENSIONS

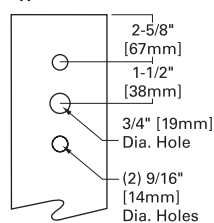


TABULATED REFERENCE DATA

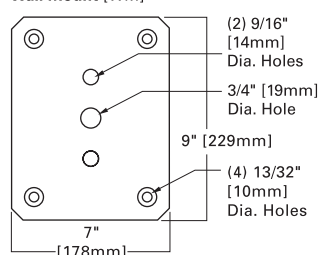
# of Bars	"A" Width [in/mm]	Weight [lbs.]		EPA [sq. ft.]	
		w/o Arm	w/Arm	w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

DRILLING PATTERNS

Type "C"



Wall Mount [WM]



CERTIFICATION DATA

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

ENERGY DATA

Electronic LED Driver

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

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

ORDERING INFORMATION

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

Product Family
VTS=Ventus ¹

LED

Lamp Type
LED=Solid State Light-Emitting Diodes

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

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

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

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

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

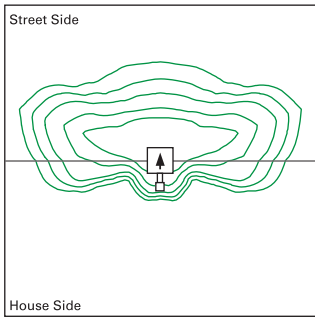
Finish
AP=Grey
BZ=Bronze
BK=Black
DP=Dark Platinum
GM=Graphite Metallic
WH=White

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

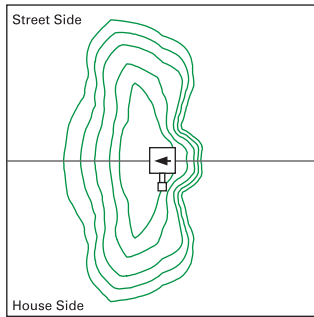
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

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

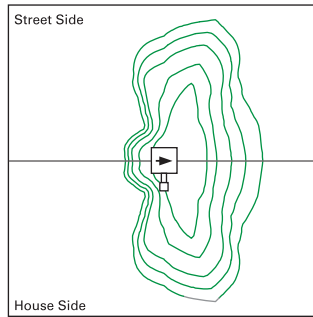
OPTIC ORIENTATION



Standard

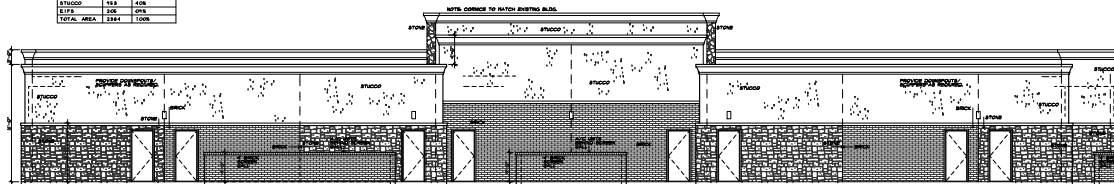


Optics Rotated Left @ 90° [L90]



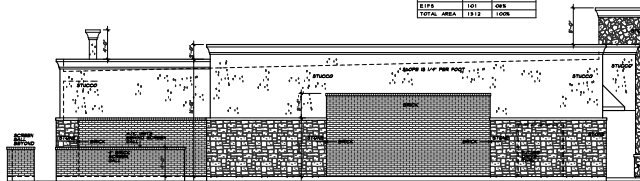
Optics Rotated Right @ 90° [R90]

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



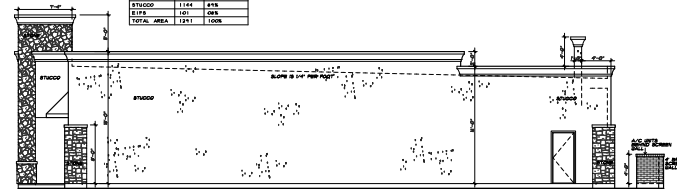
Rear Elevation
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	247	13%
BRICK	400	20%
STUCCO	841	43%
ETFA	121	6%
TOTAL AREA	1812	100%



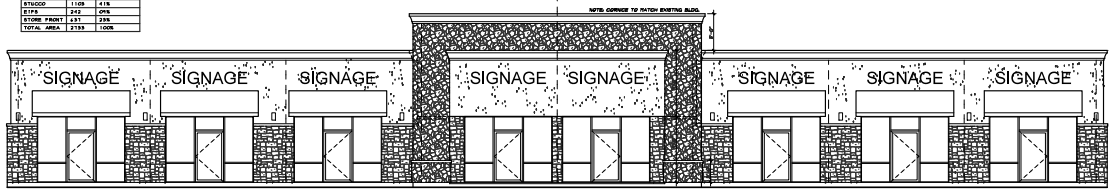
Left Elevation
1/7/17

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

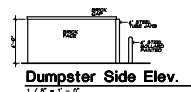


Right Elevation
1/7/17

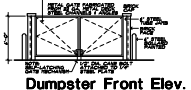
FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	15%
BRICK	0	0%
STUCCO	1109	53%
ETFA	242	12%
TOTAL AREA	2168	100%



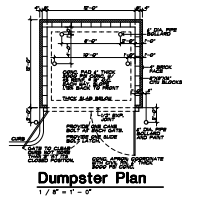
Front Elevation
1/7/17



Dumpster Side Elev.
1/7/17



Dumpster Front Elev.
1/7/17



Dumpster Plan
1/7/17

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



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

City of Rockwall Project Plan Review History



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

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

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

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

PLANNING COMMENTS - DAVID GONZALES - 01.18.2018

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

Planning Department General Comments to be addressed are as follows:

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

Please address the following Planning Comments for each plan submitted:

Site Plan:

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

Landscape Plan:

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

Photometric Plan:

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

Building Elevations:

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

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

Meeting Dates to Attend:

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

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

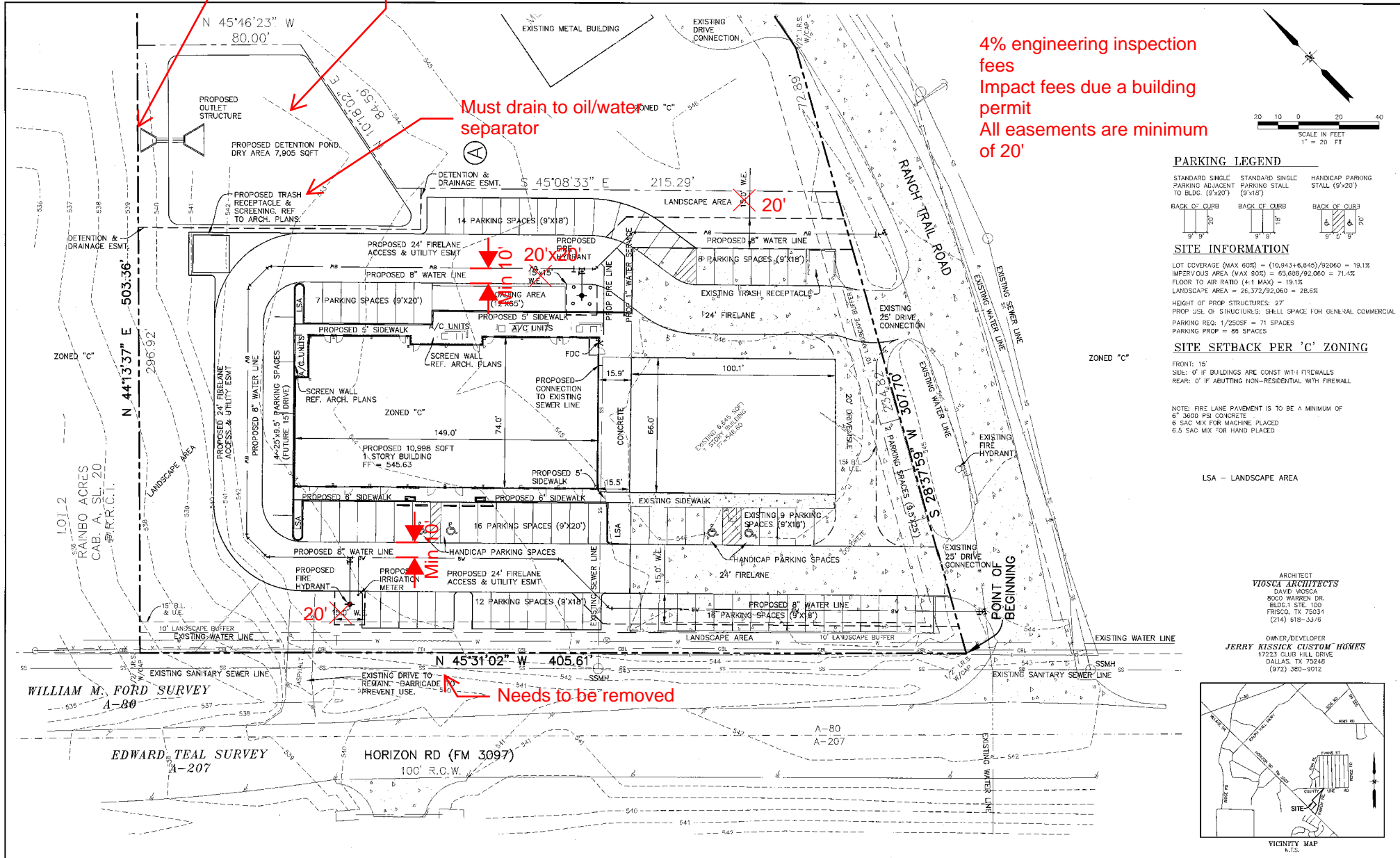
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council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

No concentrated flow allowed off-site without easement

1 tree for every 750 sf of detention is required

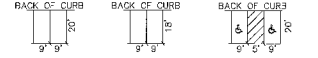
Must drain to oil/water separator

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



PARKING LEGEND

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



SITE INFORMATION

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

SITE SETBACK PER 'C' ZONING

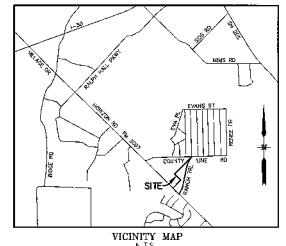
FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

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

LSA - LANDSCAPE AREA

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

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



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

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

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


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

SHEET
1
OF
1

0 37.5 75 150 225 300 Feet

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

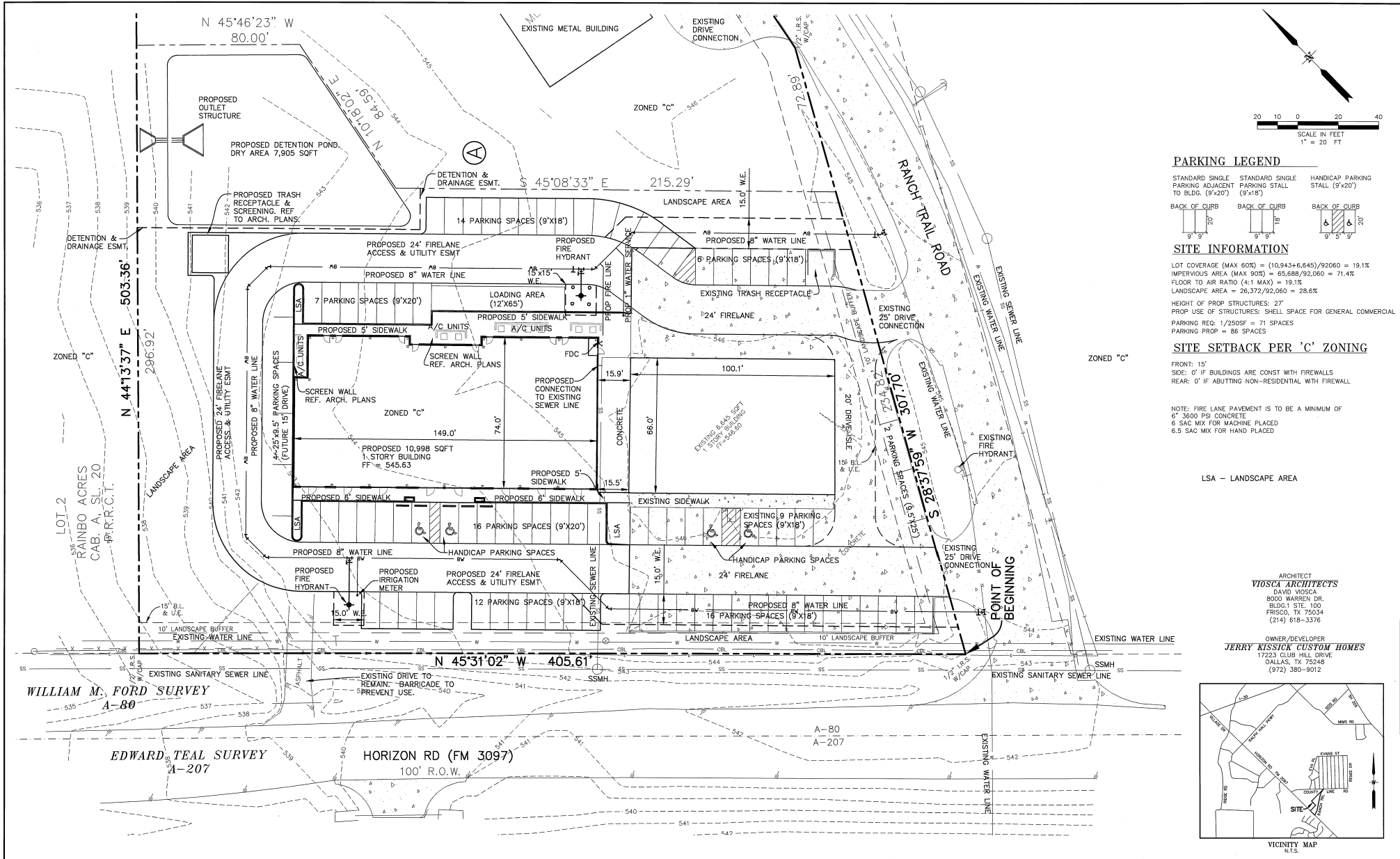


City of Rockwall

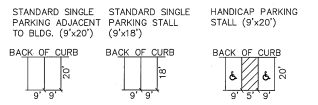
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





PARKING LEGEND



SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10.8434+6.845)/92060 = 19.1%
 IMPERVIOUS AREA (MAX 80%) = 65,688/92,060 = 71.4%
 FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
 LANDSCAPE AREA = 26,372/92,060 = 28.6%
 HEIGHT OF PROP STRUCTURES: 27'
 PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL
 PARKING REQ: 1/250SF = 71 SPACES
 PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

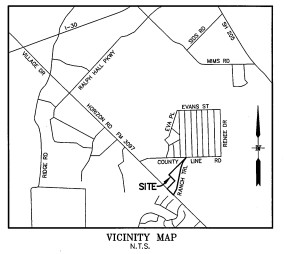
FRONT: 15'
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

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

LSA - LANDSCAPE AREA

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

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



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

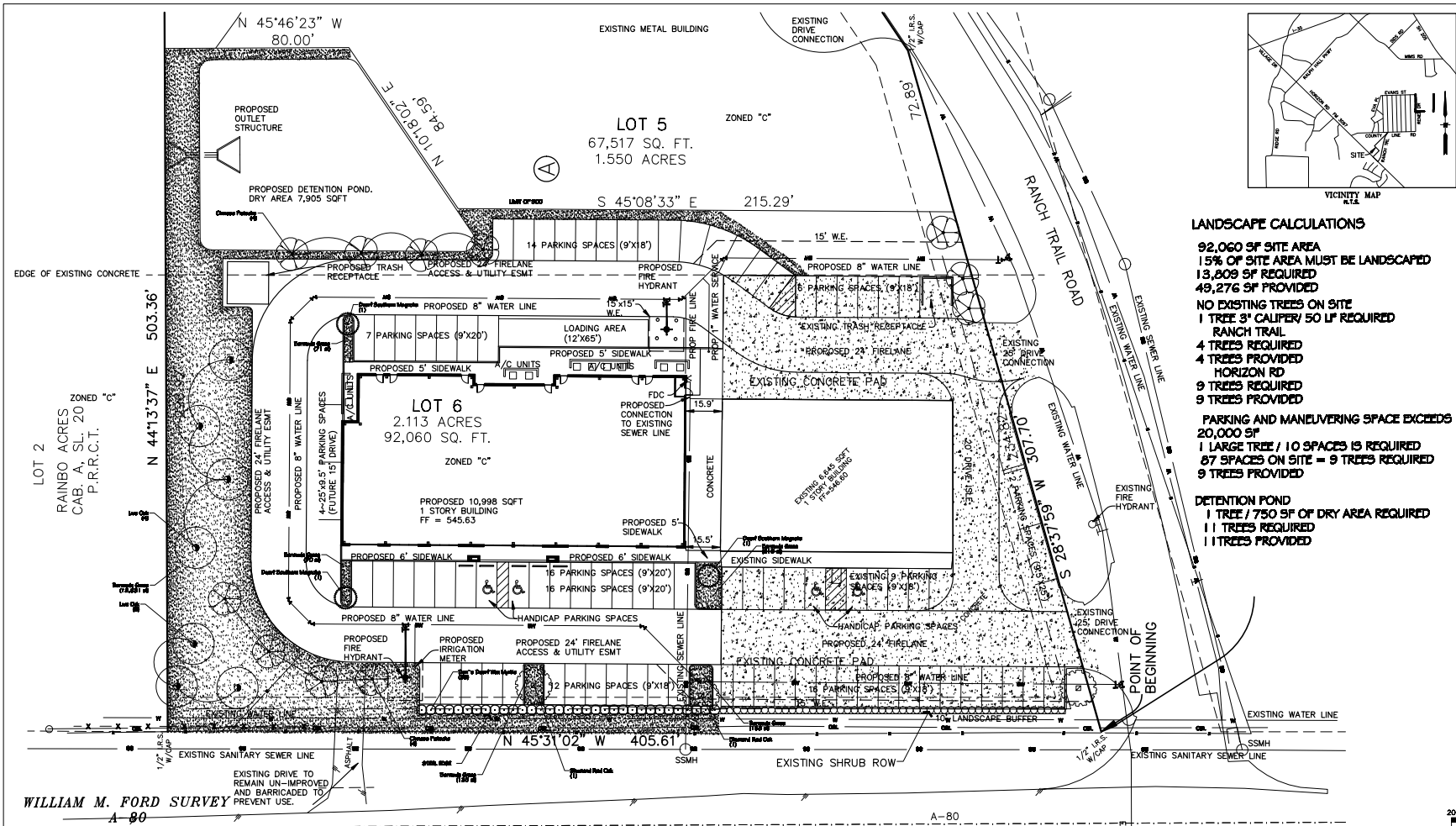
ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145
 201 WINDCO CIR. STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLPC.COM

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

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

SHEET 1 OF 1



LANDSCAPE CALCULATIONS

92,060 SF SITE AREA
 15% OF SITE AREA MUST BE LANDSCAPED
 13,809 SF REQUIRED
 49,276 SF PROVIDED

NO EXISTING TREES ON SITE
 1 TREE 3" CALIPER/ 50 LF REQUIRED

RANCH TRAIL
 4 TREES REQUIRED
 4 TREES PROVIDED

HORIZON RD
 9 TREES REQUIRED
 9 TREES PROVIDED

PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF
 1 LARGE TREE / 10 SPACES IS REQUIRED
 87 SPACES ON SITE = 9 TREES REQUIRED
 9 TREES PROVIDED

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

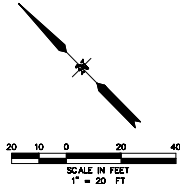
ADVANCED SPRINKLER REPAIR
 929 JPLACE #550
 PLANO, TX 75074
 972-881-9955
 FAX 972-516-8887

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

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	11	Chinese Parasol / Palmetto clematis	48	gt	3'Cl 10-12' HT
	8	Blended Red Oak / Chinese clematis	48	gt	3'Cl 10-12' HT
	8	Doan's Bushy Magnolia / Magnolia grandiflora 'Little Star'	18	gt	
	7	Red Oak / Chinese clematis	48	gt	3'Cl 10-12' HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	88	Doan's Short White Magnolia / Magnolia cordata 'Doan's Short'	9	gt	
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	142110 #	Bermuda Grass / Quince daisy-like	604		

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



REVISIONS

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

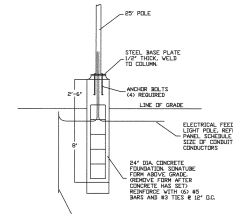
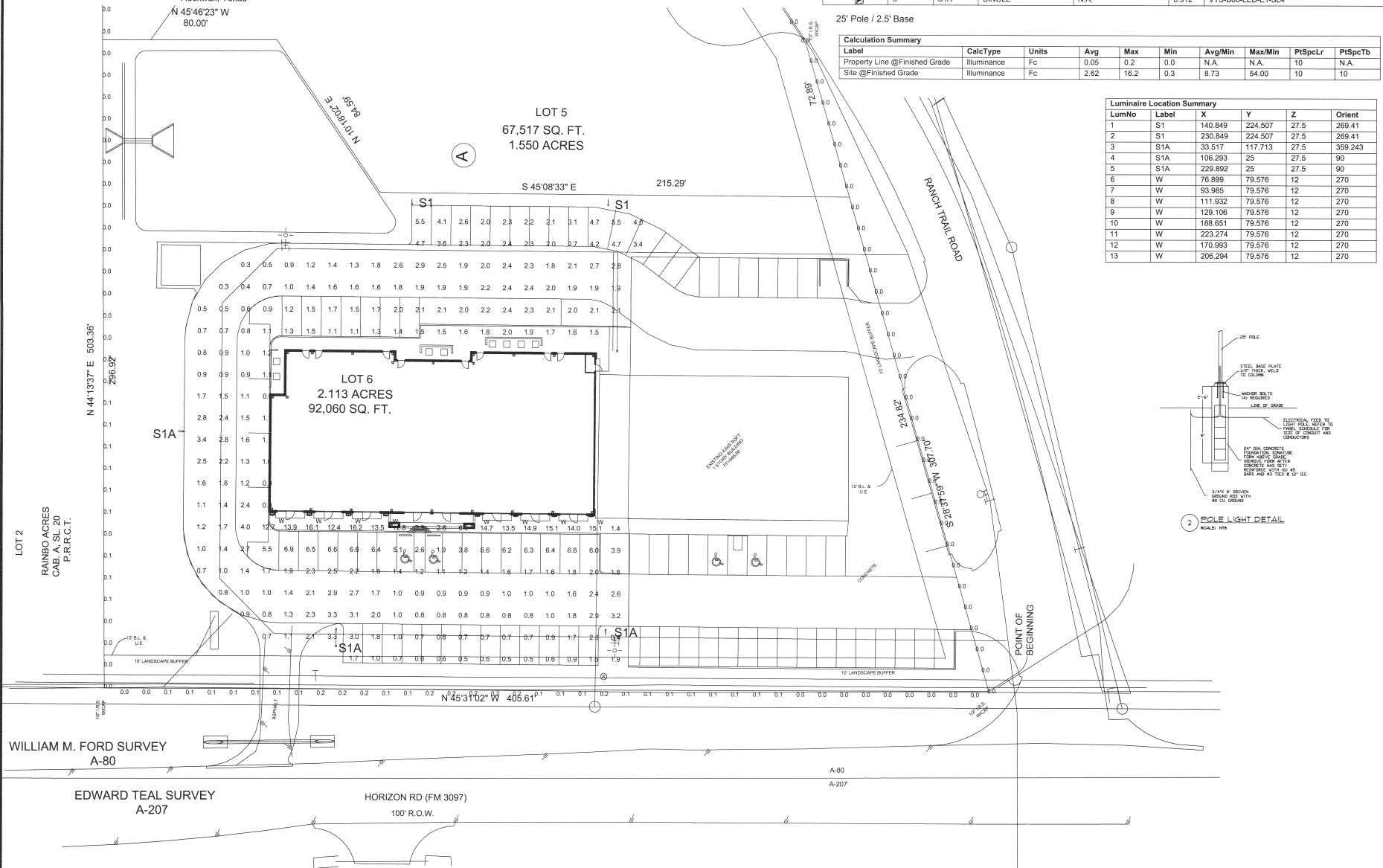
January 23, 2012
 Ranch Trail Retail Center
 Revision 3
 Rockwall, Texas

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

25' Pole / 2.5' Base

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

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



1 PHOTOMETRIC PLAN
 SCALE: 1" = 20'



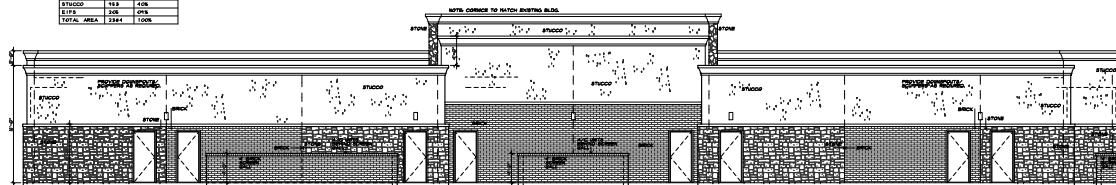
LARRY L. BLACKMON
 ENGINEERING & BUILDING DESIGN
 6716 AZLE AVENUE
 FORT WORTH, TEXAS 76135
 REGISTRATION # 0003352
 www.lblackmon-engineering.com

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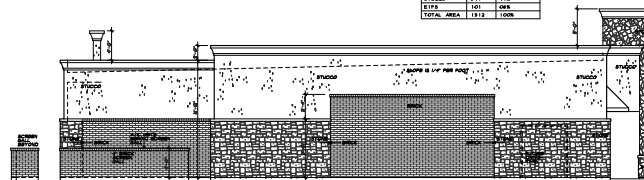
SHEET
SE1
 DATE: 1/23/2012
 DRAWN BY: RLH
 DESIGN BY: LLB

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	447	51%
BRICK	433	51%
STUCCO	19.9	2%
ETFA	205	24%
TOTAL AREA	1344	100%



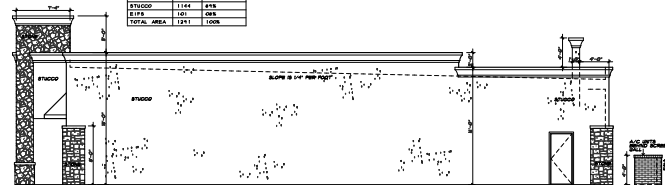
Rear Elevation
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	242	23%
BRICK	400	38%
STUCCO	8.41	0.8%
ETFA	101	9.6%
TOTAL AREA	1051.2	100%



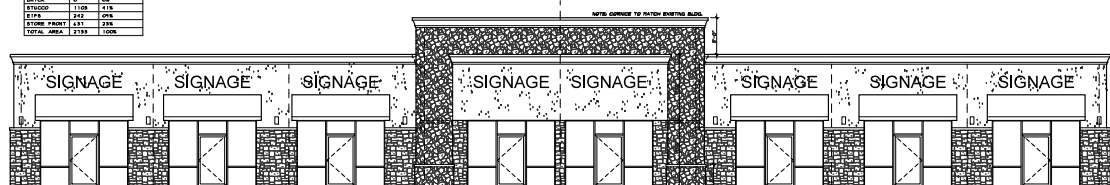
Left Elevation
1/7/17

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	76	0.8%
BRICK	0	0%
STUCCO	1284	81%
ETFA	100	6%
TOTAL AREA	1221	100%

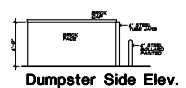


Right Elevation
1/7/17

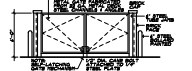
FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	23%
BRICK	0	0%
STUCCO	2109	81%
ETFA	242	18%
TOTAL AREA	2139	100%



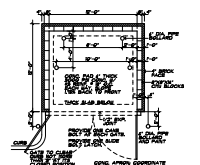
Front Elevation
1/7/17



Dumpster Side Elev.
1/7/17



Dumpster Front Elev.
1/7/17



Dumpster Plan
1/7/17

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



Viosca architects ltd.
8000 Warren Pkwy. Suite 100
Dallas, TX 75204
Tel: 214.68-3376

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

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

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

Finish

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

Warranty

Ventus features a five-year limited warranty.



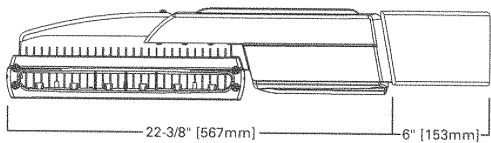
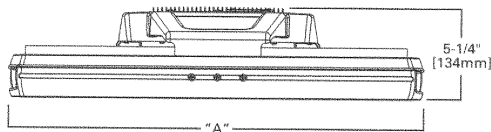
**VTS
VENTUS
LED**

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

SustainableLEDesign

DIMENSIONS

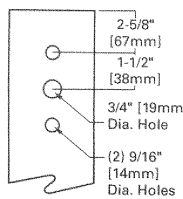


TABULATED REFERENCE DATA

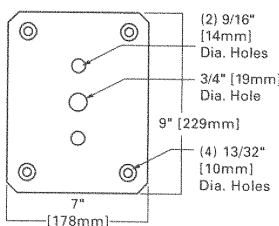
# of Bars	"A" Width [in/mm]	Weight [lbs.] w/o Arm	w/Arm	EPA [sq. ft.] w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

DRILLING PATTERNS

Type "C"



Wall Mount [WM]



CERTIFICATION DATA

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

ENERGY DATA

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

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

TOTAL 1

ORDERING INFORMATION

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

VTS	B10	LED	E1	T3	GM
------------	------------	------------	-----------	-----------	-----------

Product Family
VTS=Ventus ¹

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

Lamp Type
LED=Solid State Light-Emitting Diodes

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

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

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

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

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

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

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

4 total

ORDERING INFORMATION

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

Product Family
VTS=Ventus ¹

Lamp Type
LED=Solid State Light-Emitting Diodes

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

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

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

Options ⁵

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

Accessories ¹¹

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

NOTES:

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

DESCRIPTION

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

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

Optics

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

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

Electrical

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

Mounting

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

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

Finish

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

Warranty

Ventus features a five-year limited warranty.



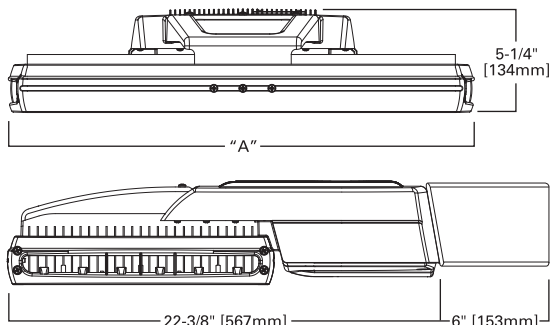
VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

Sustainable Design

DIMENSIONS

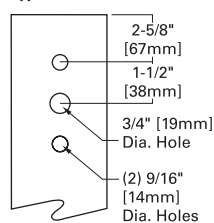


TABULATED REFERENCE DATA

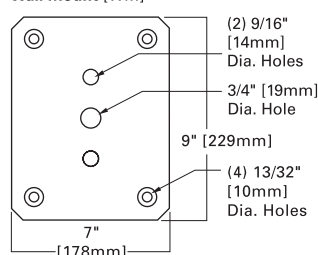
# of Bars	"A" Width [in/mm]	Weight [lbs.]		EPA [sq. ft.]	
		w/o Arm	w/Arm	w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

DRILLING PATTERNS

Type "C"



Wall Mount [WM]



CERTIFICATION DATA

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

ENERGY DATA Electronic LED Driver

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

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

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

LUMEN MULTIPLIER

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

ORDERING INFORMATION

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

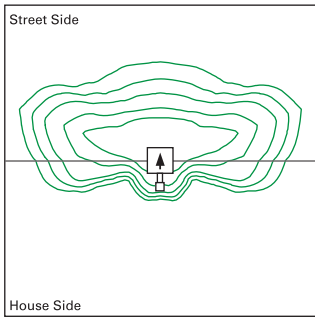
		LED					
Product Family VTS=Ventus ¹	Lamp Type LED=Solid State Light-Emitting Diodes	Voltage E1=Electronic (120-277V) 347=347V ⁴ 480=480V ⁴	Distribution T2=Type II T3=Type III T3S=Type III Short T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ=Type V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

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

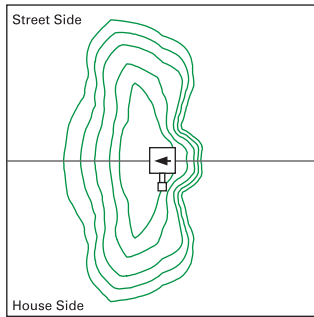
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

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

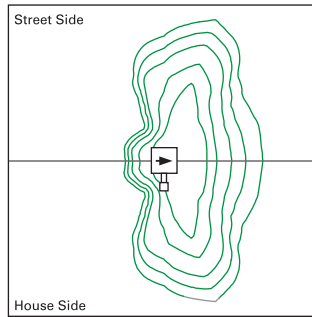
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/13/2018

APPLICANT: Eddie Bond; *Groundbreakers, LLC*

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

SUMMARY:

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

PURPOSE AND BACKGROUND:

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

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

DENSITY AND DIMENSIONAL REQUIREMENTS:

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

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>x=2.113-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>x>60-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>100-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet²</i>	<i>x>49-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet²</i>	<i>x=75-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Ft w/o SUP³</i>	<i>x=18-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x=19.1%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>71</i>	<i>86 Provided; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% ea facade</i>	<i>x≥ 20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>x =28.6%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x=71.4%; In Conformance</i>

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

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

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

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

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

RECOMMENDATIONS:

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

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

City of Rockwall Project Plan Review History



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

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

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

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

PLANNING COMMENTS - DAVID GONZALES - 01.18.2018

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

Planning Department General Comments to be addressed are as follows:

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

Please address the following Planning Comments for each plan submitted:

Site Plan:

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

Landscape Plan:

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

Photometric Plan:

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

Building Elevations:

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

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

Meeting Dates to Attend:

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

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

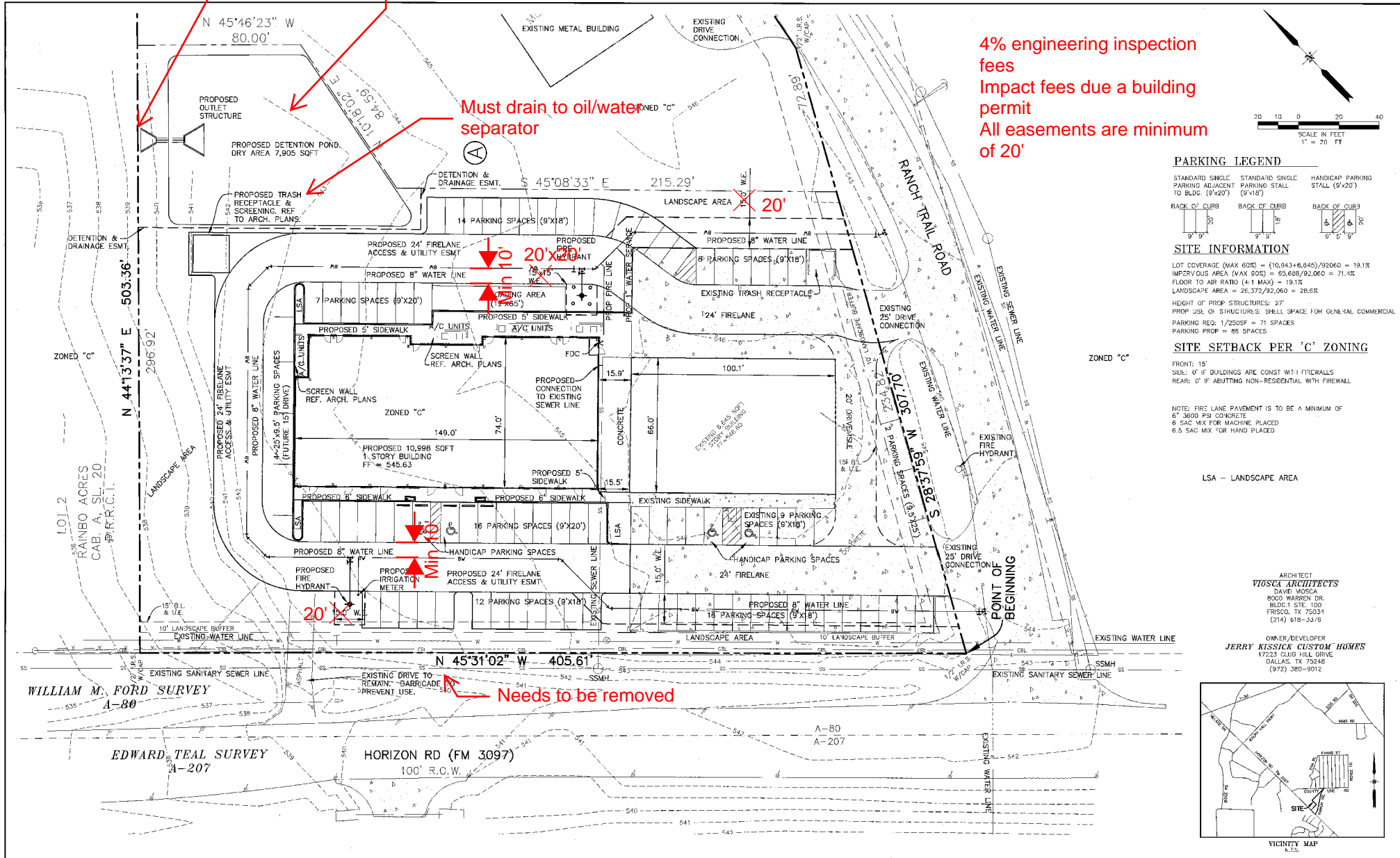
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council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

No concentrated flow allowed off-site without easement

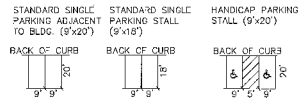
1 tree for every 750 sf of detention is required

Must drain to oil/water separator

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



PARKING LEGEND



SITE INFORMATION

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

SITE SETBACK PER 'C' ZONING

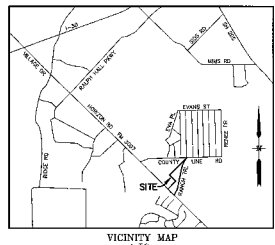
FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

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

LSA - LANDSCAPE AREA

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

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



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

ENGINEERINGCONCEPTS & DESIGN, L.P.

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

REVISIONS:

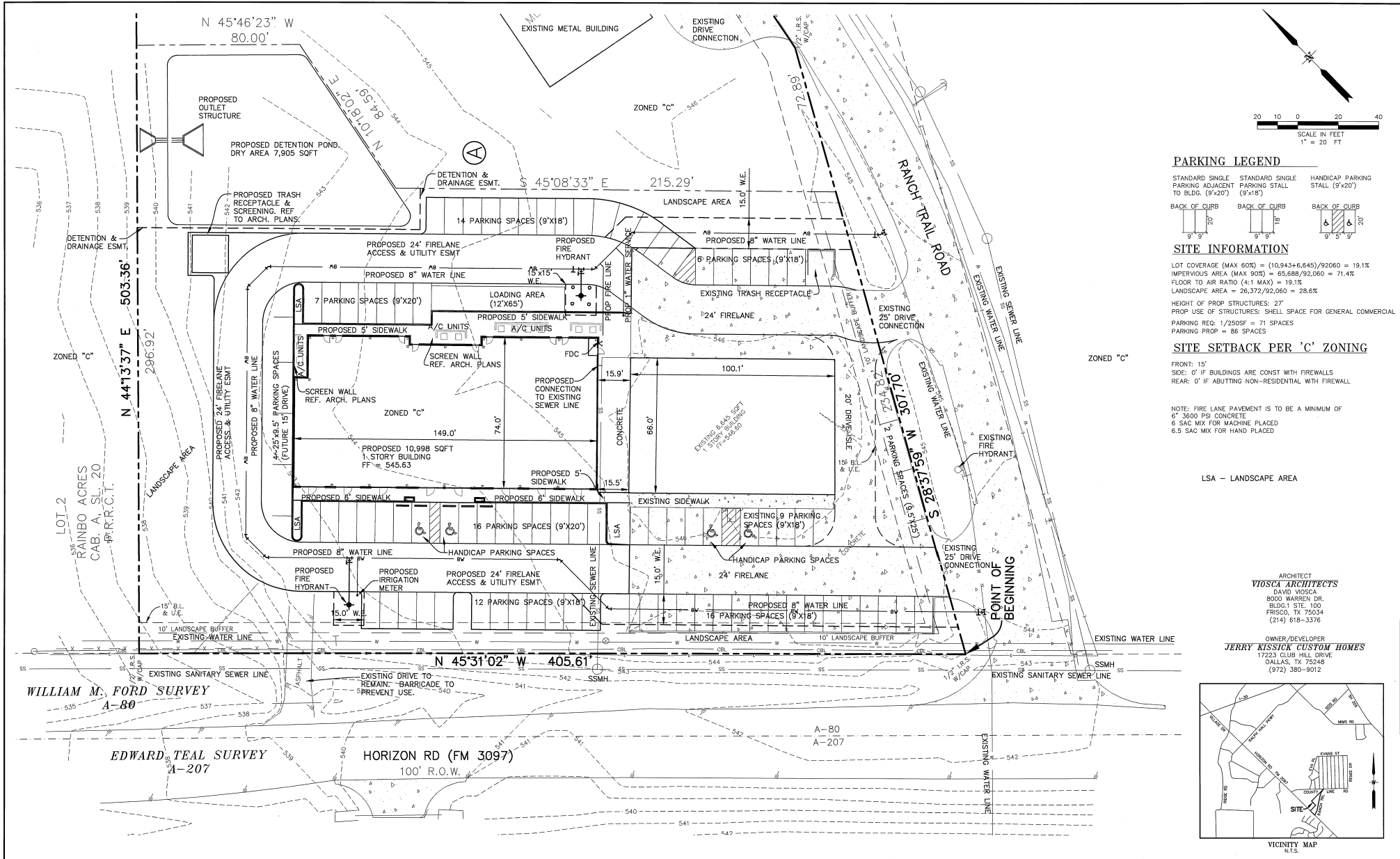
DRAWN: IMX	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WHITTEBS, P.E. #7085

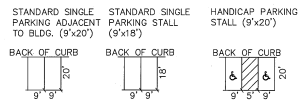


SITE PLAN
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
1
OF
1



PARKING LEGEND



SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10.8434+6.845)/92060 = 19.1%
 IMPERVIOUS AREA (MAX 80%) = 65,688/92,060 = 71.4%
 FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
 LANDSCAPE AREA = 26,372/92,060 = 28.6%
 HEIGHT OF PROP STRUCTURES: 27'
 PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL
 PARKING REQ: 1/250SF = 71 SPACES
 PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

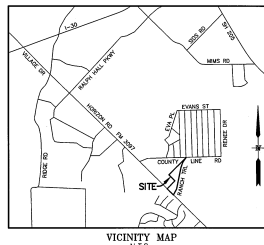
FRONT: 15'
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
 6" SAC MIX FOR MACHINE PLACED
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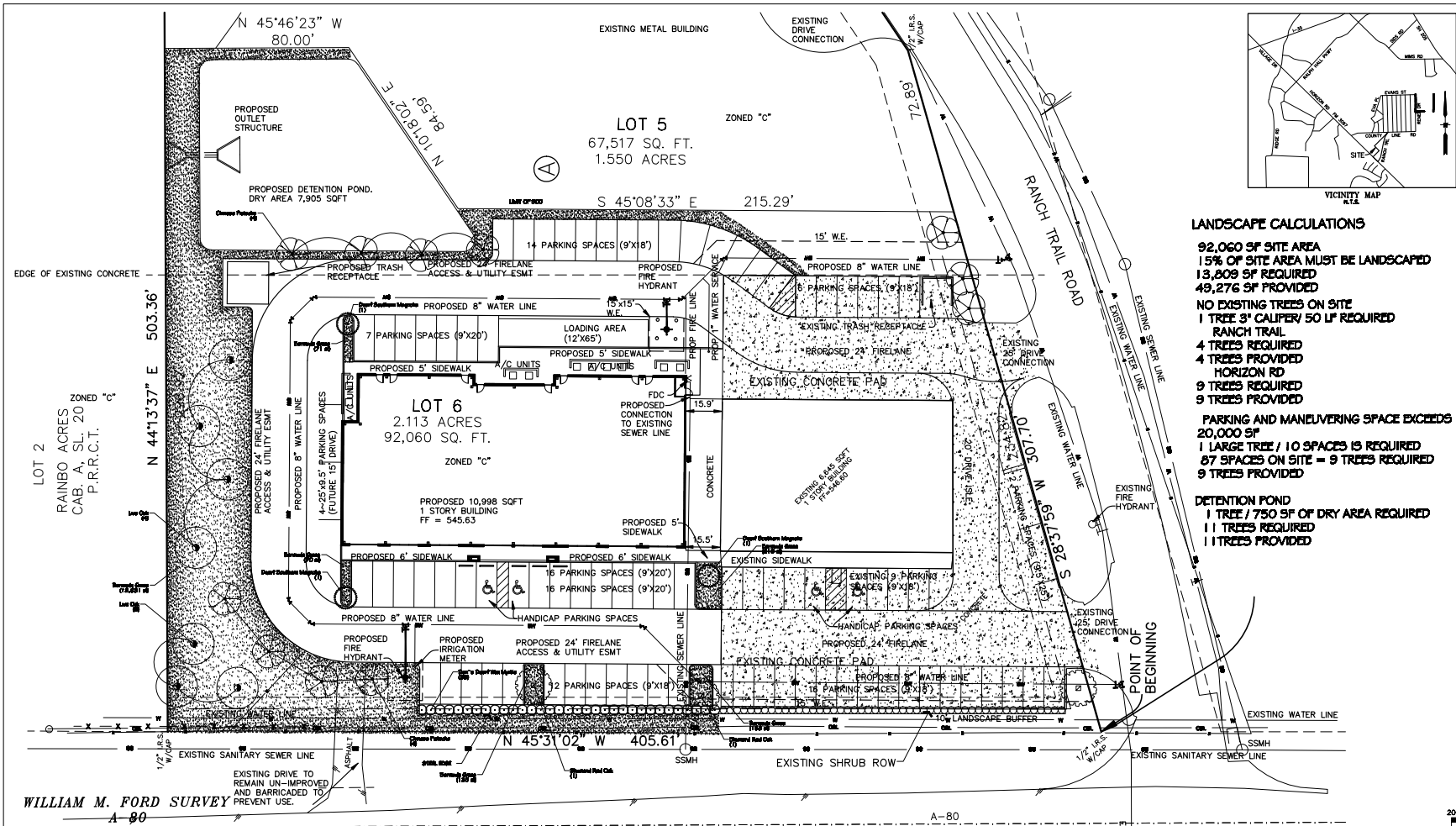
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145
 201 WINDCO CIR. STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLPC.COM

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

SHEET 1 OF 1



LANDSCAPE CALCULATIONS

92,060 SF SITE AREA
 15% OF SITE AREA MUST BE LANDSCAPED
 13,809 SF REQUIRED
 49,276 SF PROVIDED

NO EXISTING TREES ON SITE
 1 TREE 3" CALIPER/ 50 LF REQUIRED

RANCH TRAIL
 4 TREES REQUIRED
 4 TREES PROVIDED

HORIZON RD
 9 TREES REQUIRED
 9 TREES PROVIDED

PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF
 1 LARGE TREE / 10 SPACES IS REQUIRED
 87 SPACES ON SITE = 9 TREES REQUIRED
 9 TREES PROVIDED

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

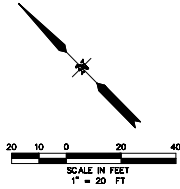
ADVANCED SPRINKLER REPAIR
 929 J PLACE #550
 PLANO, TX 75074
 972-881-9955
 FAX 972-516-8887

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

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	SIZE
	11	Chinese Parasol / Palmetto clematis	48	gal	3'Cl 10-12" HT
	8	Blended Red Oak / Chinese clematis	48	gal	3'Cl 10-12" HT
	8	Doan's Bushy Magnolia / Magnolia grandiflora 'Little Star'	18	gal	
	7	Leaf Oak / Chinese clematis	48	gal	3'Cl 10-12" HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	SIZE
	88	Doan's Short-Flower Magnolia / Magnolia cordata 'Doan's Short'	3	gal	
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	SIZE
	145110	Barrenis Grass / Cynodon dactylon	cod		

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



REVISIONS

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

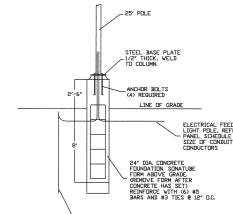
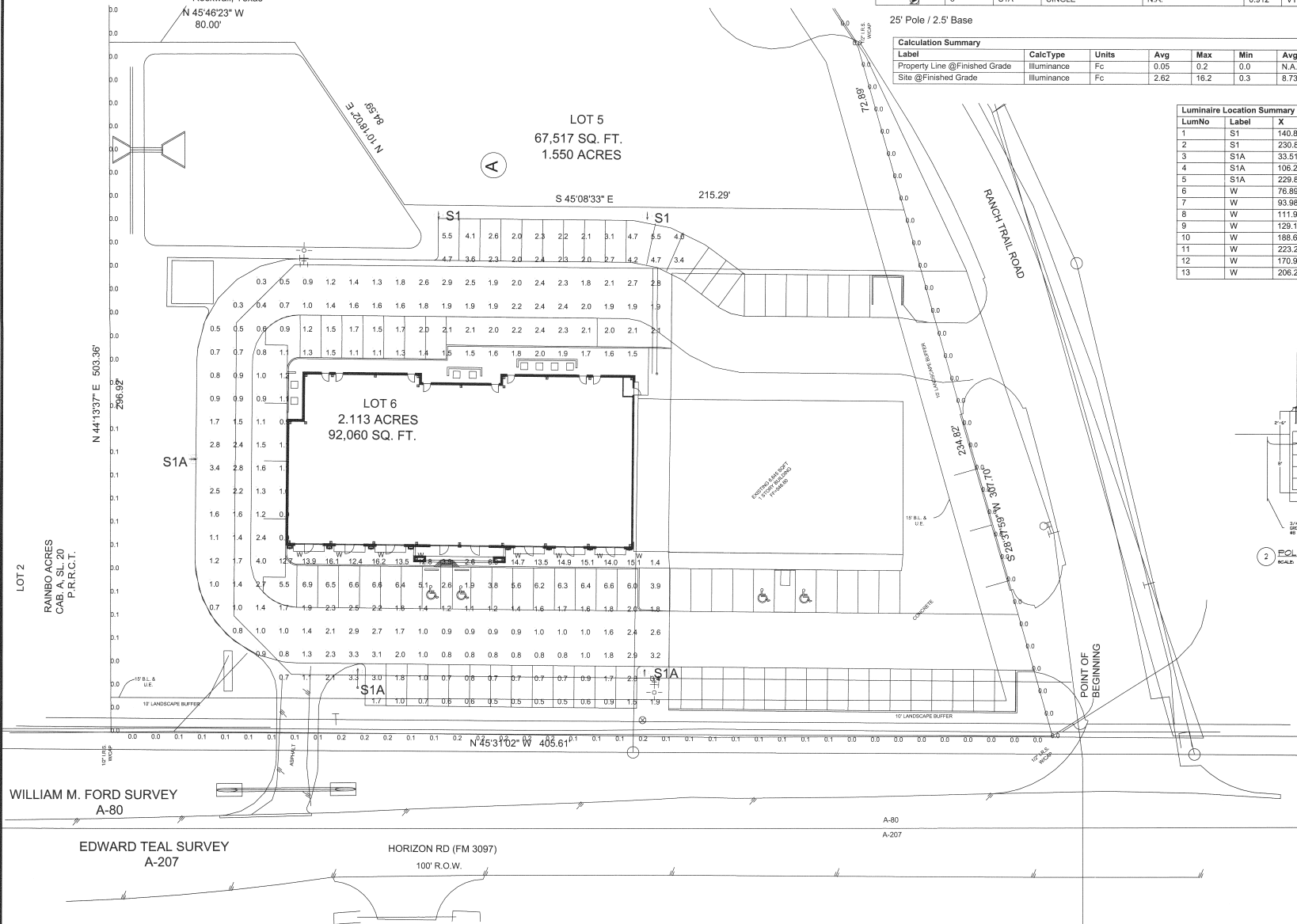
January 23, 2012
 Ranch Trail Retail Center
 Revision 3
 Rockwall, Texas

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

25' Pole / 2.5' Base

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

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



1 PHOTOMETRIC PLAN
 SCALE: 1" = 20'



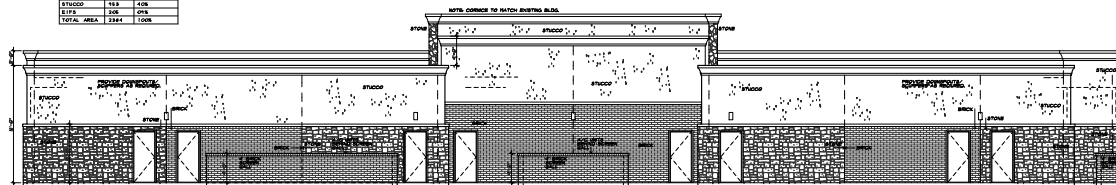
RANCH TRAIL RETAIL CENTER
 LOT 6, BLOCK A, MAVERICK RANCH
 CITY OF ROCKWALL, TEXAS

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



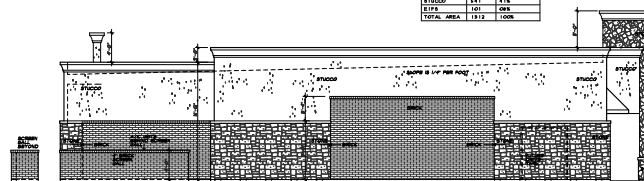
SHEET
SE1
 DATE: 1/23/2012
 DRAWN BY: RLH
 DESIGN BY: LLB

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



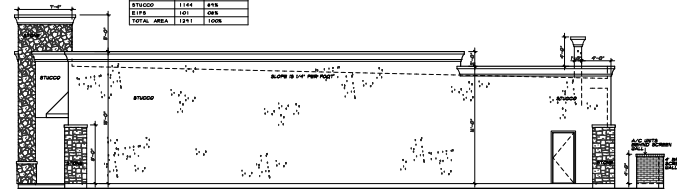
Rear Elevation
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	247	12%
BRICK	400	20%
STUCCO	841	41%
EIFS	121	6%
TOTAL AREA	1612	100%



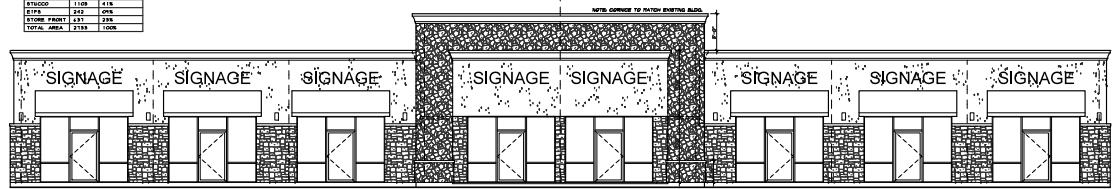
Left Elevation
1/7/17

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

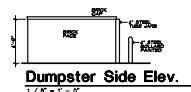


Right Elevation
1/7/17

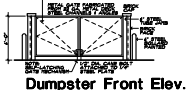
FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	15%
BRICK	0	0%
STUCCO	1109	51%
EIFS	242	11%
STONE FRONT	233	10%
TOTAL AREA	2139	100%



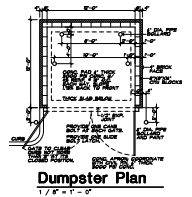
Front Elevation
1/7/17



Dumpster Side Elev.
1/7/17



Dumpster Front Elev.
1/7/17



Dumpster Plan
1/7/17

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



Viosca Architects Ltd.
8000 Warren Pkwy. | Suite 100 | Rockwall, TX 75084
Tel: 972-981-3376 | Fax: 972-981-3377

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