



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 201 W. WASHINGTON ST

SUBDIVISION ROCKWALL LOT

LOT 1,6,7,8

BLOCK P

GENERAL LOCATION S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.

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

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY

PROPOSED USE MULTI FAMILY

ACREAGE 0.45 ACRES

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

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

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

☐ OWNER MYRELI LLC

☒ APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON

CONTACT PERSON

ADDRESS 627 SORITA CIR

ADDRESS 3501 OLYMPUS BLVD

STE 100

CITY, STATE & ZIP HEATH, TX 75032

CITY, STATE & ZIP DALLAS, TX 75019

PHONE

PHONE 4698990536

E-MAIL

E-MAIL JMILLSAP@KFM-LLC.COM

## NOTARY VERIFICATION [REQUIRED]

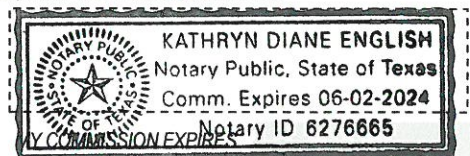
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Douglas A. Kaufmann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







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City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-020

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CITY ENGINEER:

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- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
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<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS W WASHINGTON TX

SUBDIVISION ROCKWALL OLD TOWN

LOT 1

BLOCK AB

GENERAL LOCATION S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.

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

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY

PROPOSED USE MULTI FAMILY

ACREAGE 0.24 ACRES

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

☐ OWNER ESTATE OF BILLY W PEOPLES

☒ APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON

CONTACT PERSON

ADDRESS 302 S GOLIAD ST

ADDRESS 3501 OLYMPUS BLVD

STE 100

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP DALLAS, TX 75019

PHONE

PHONE 4698990536

E-MAIL

E-MAIL JMILLSAP@KFM-LLC.COM

## NOTARY VERIFICATION [REQUIRED]

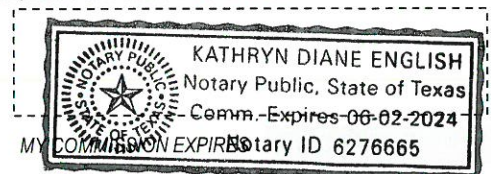
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lynda Morris [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 16<sup>th</sup> DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 301 AND 305 WASHINGTON ST

SUBDIVISION LOWE AND ALLEN

LOT 4,5

BLOCK

A&B

GENERAL LOCATION S-E INTERSECTION OF WASHINGTON ST. AND FIRST ST.

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

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY

PROPOSED USE MULTI FAMILY

ACREAGE 1.1623 ACRES

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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☐ OWNER MYRELI LLC

☒ APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON

CONTACT PERSON JOSH MILLSAP

ADDRESS 627 SORITA CIR

ADDRESS 3501 OLYMPUS BLVD

STE 100

CITY, STATE & ZIP HEATH, TX 75032

CITY, STATE & ZIP DALLAS, TX 75019

PHONE

PHONE 4698990536

E-MAIL

E-MAIL JMILLSAP@KFM-LLC.COM

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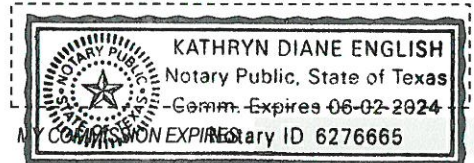
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug A. Katman [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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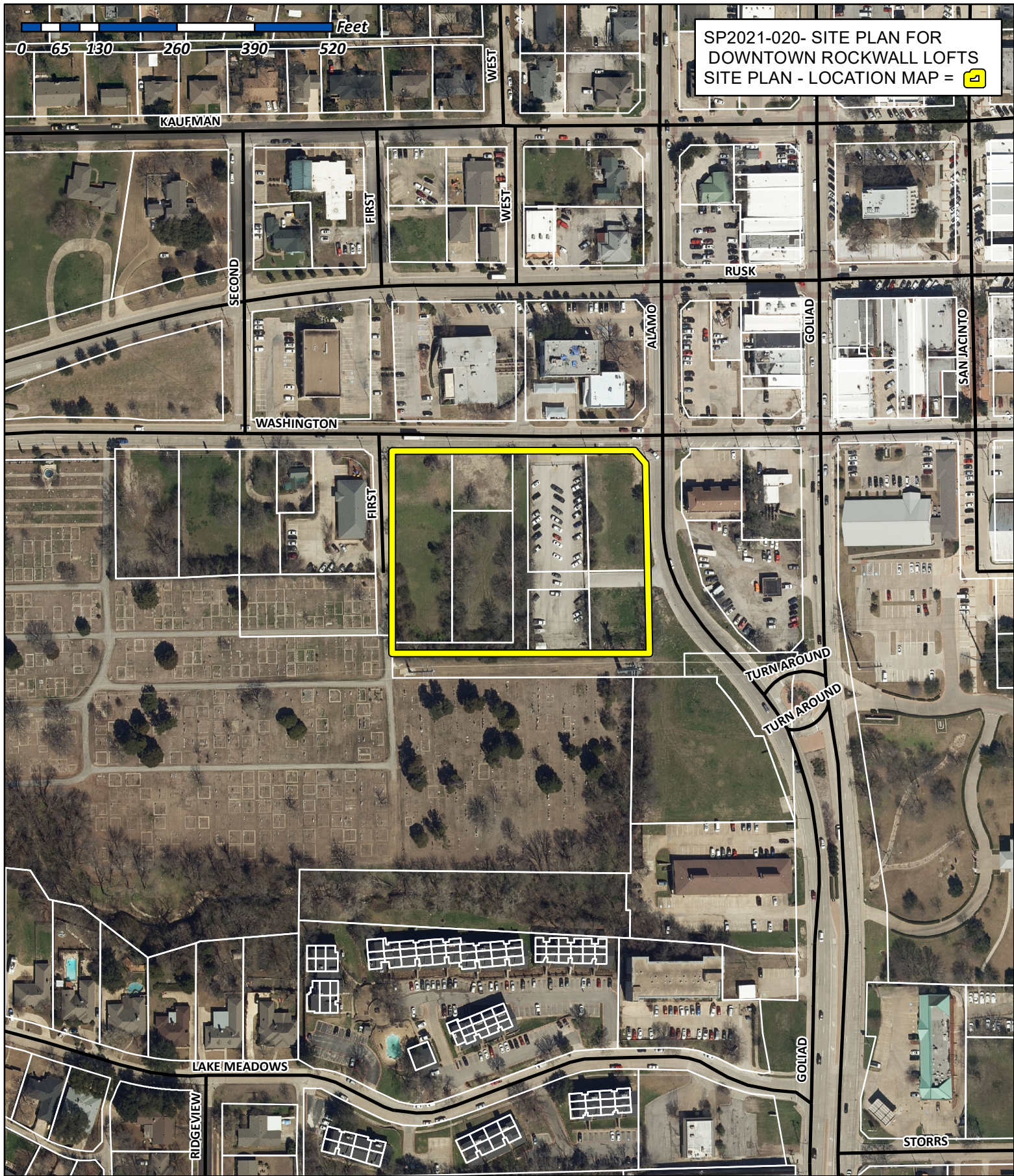
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



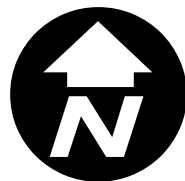




## City of Rockwall

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

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







# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

OVERLAY DISTRICT:

REVIEWED BY:

REVIEW DATE:

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11



Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 <i>Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				



Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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## 2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Off-Street Loading Dock Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

## 3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08



Acceptable Landscape Materials:			Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	Appendix C
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	\$07.01, of Art. 09
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	\$05.03.E, of Art. 08
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	\$01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	\$05.01, of Art. 08
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	\$05.03.E, of Art. 08 \$05.04, of Art. 08
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	\$05.03.G, of Art. 08
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

## 4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	\$03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$03.01.C, of Art. 09



Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		



Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☐ PRELIMINARY PLAT.
- ☐ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

☐ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☐ ONE (1) PDF COPY OF THE PLAT
- ☐ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☒ PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):

- ☒ SITE PLAN.
- ☒ LANDSCAPE PLAN.
- ☒ TREESCAPE PLAN.
- ☒ PHOTOMETRIC PLAN.
- ☒ BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

☒ PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.

☐ VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

☒ APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

☐ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

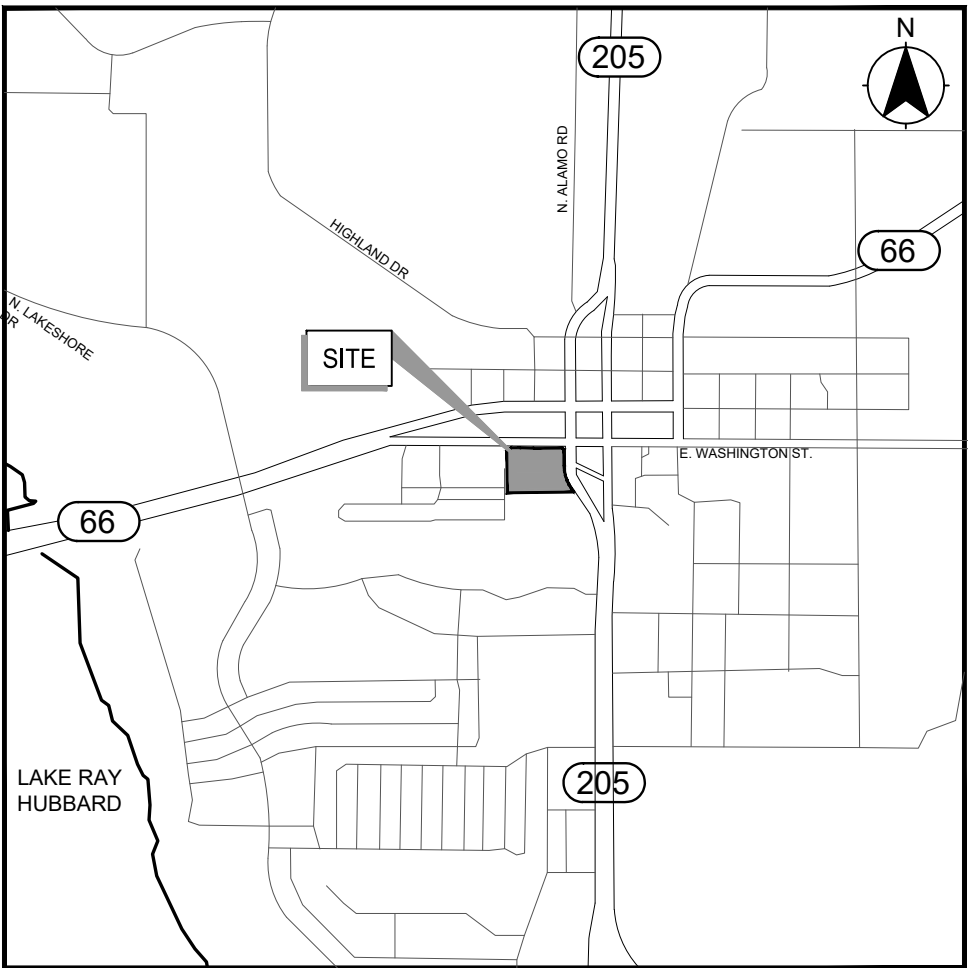
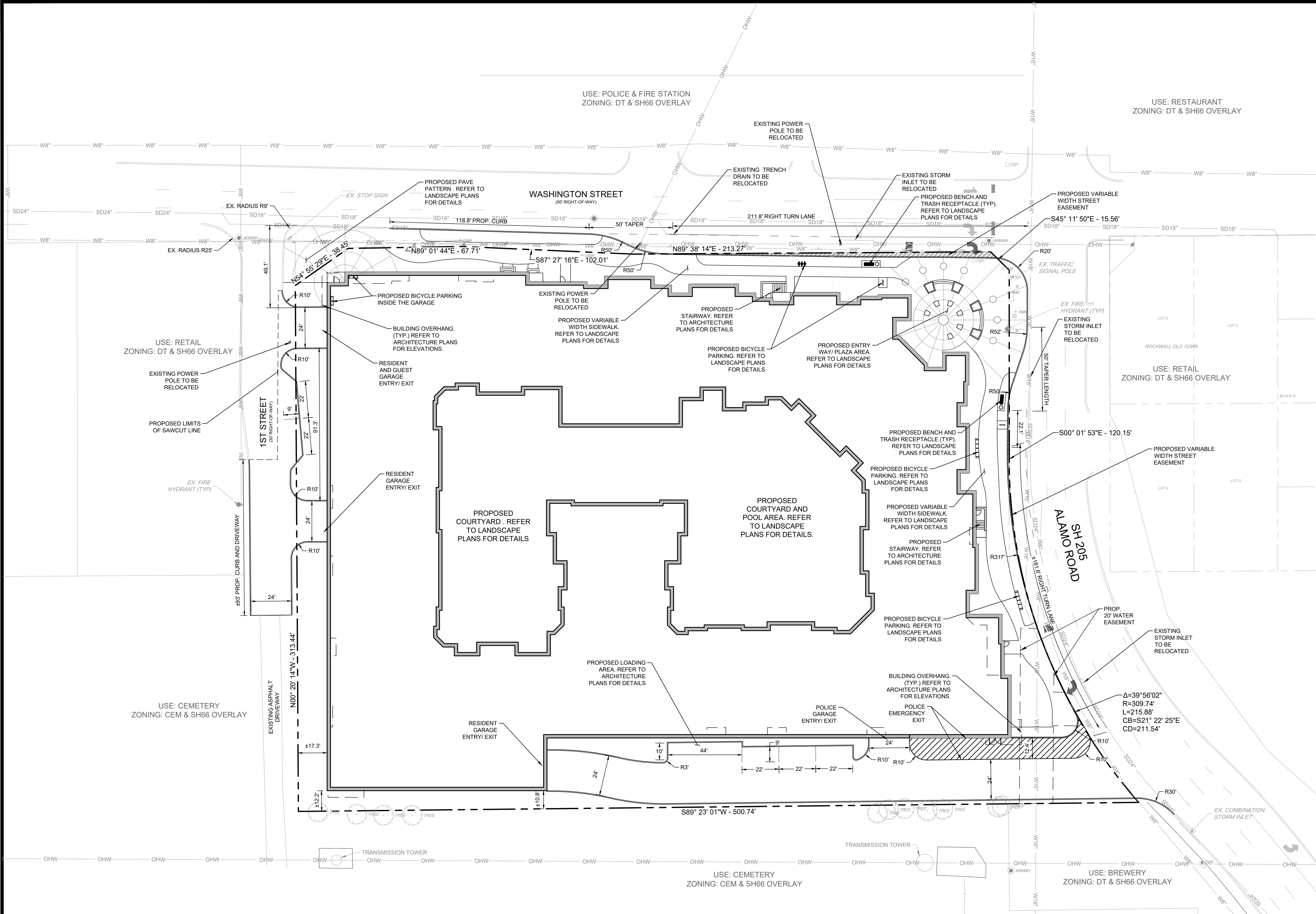
☐ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

☐ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.

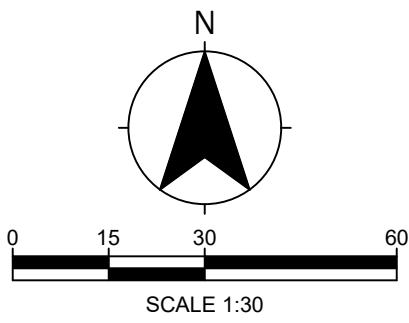
☐ APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**





VICINITY MAP  
NTS



General Site Data	
Zoning (from Zoning Map)	DT/ SH66 OVERLAY
Land Use (from Zoning Ordinance)	Multi Family
Lot Area (acres)	3.338
Lot Area (square feet)	145,403
Building Footprint Area (square feet)	108,002
Total Building Area (square feet)	306,582
Building Height (# stories)	4
Building Height (feet - distance to tallest building element)	80'-7"
Lot Coverage (percent - x.xx%)	74.28%
Floor Area Ratio (ratio x.xx:1)	2.11:1
<b>Parking</b>	
Parking Ratio (from Zoning Ordinance)	1.5/ 1BED + 2.0/ 2BED + 2.5/ 3BED
Required Parking (# spaces)	446
Provided Resident Parking (# spaces)	485
Provided Gues Parking (# spaces)	17
Provided Police Parking (# spaces)	93
Total Parking	595
Accessible Parking Required (# spaces)	9
Accessible Parking Provided (# spaces)	11
Bicycle Parking Required (# spaces)	45
Bicycle Parking Provided (# spaces)	46

- REFER TO LANDSCAPE PLANS FOR DETAILS ON THE LANDSCAPE AREA PROVIDED AND BREAKDOWN ON THE BIKE RACKS.
- AT GRADE STOOP ENTRIES ALONG ALAMO ROAD AND WASHINGTON STREET WILL BE PROVIDED AS GRADING ALLOWS.

SITE PLAN  
ROCKWALL DOWNTOWN LOFTS  
PROPOSED LOT 1, BLOCK A  
TAC ROCKWALL ADDITION  
3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)  
OUT OF B.F. BOYDSTUN SURVEY  
ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
June 18, 2021  
CASE NO:XX-XXX

**LANDSCAPE ARCHITECT:**  
LAND PATTERNS  
1804 W COMMERCE ST.  
STE 200, DALLAS, TX 75208  
CONTACT: MICHAEL E. PIERING  
PHONE: (214) 219-3993  
EMAIL: MIKE@LANDPATTERNS.COM

**DEVELOPER:**  
THOMPSON REALTY CAPITAL  
1600 N. COLLINS BLVD.  
STE 3000, RICHARDSON, TX 75080  
CONTACT: TAYLOR FIELD  
PHONE: (972) 644-2400  
EMAIL: TAYLOR@THOMPSON-REALTY.COM

**OWNER/DEVELOPER:**  
TAC, Inc  
102 S. GOLIAD, SUITE 205  
ROCKWALL, TEXAS 75032  
CONTACT: TONY S. AUSTIN  
PHONE: (214) 507-9055  
EMAIL: TAUSTIN@TAC-INC.NET

**ARCHITECT:**  
HEDK ARCHITECTS  
4595 EXCEL PARKWAY  
ADDISON, TEXAS 75001  
CONTACT: ERIK EARNSHAW  
PHONE: (214) 520-8878  
EMAIL: EEARNSHAW@HEDK.COM

**SURVEYOR:**  
A J BEDFORD GROUP, INC.  
301 N. ALAMO RD.  
ROCKWALL, TEXAS 75087  
CONTACT: FRANK OWENS  
PHONE: (972) 722-0225  
EMAIL: FRANK@AJBEDFORDGROUP.COM

**ENGINEER/PREPARER:**  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BOULEVARD, SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: JOSH MILLSAP, P.E.  
PHONE: (469) 899-0052  
EMAIL: JMILLSAP@KFM-LLC.COM

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

**APPROVED:**  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [XX] day of [XX], [2021].

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this [XX] day of [XX], [2021].

Mayor, City of Rockwall

City Secretary

City Engineer





**1** BUILDING - EAST ELEVATION (ALAMO ROAD)

SCALE: 1/8" = 1'-0"



**2** BUILDING OVERALL - NORTH ELEVATION (WASHINGTON STREET)

SCALE: 1/16" = 1'-0"



B1	B2	B3	P1	P2	P3	P4	M1
BRICK 1 MAIN BRICK BODY COLOR	BRICK 2 FEATURE BRICK COLOR	BRICK 3 ACCENT BRICK COLOR	P1 PAINT 1 SALICORN SIDING & CORNER FEATURE COLOR	P2 PAINT 2 ACCENT COLOR	P3 PAINT 3 TERACE FEATURE COLOR	P4 PAINT 4 RAILINGS AND CANOPIES COLOR	M1 METAL ROOF
ACME BRICK GARNET VELOUR TEXTURE	ACME BRICK STEEL GRAY	ACME BRICK TEAR ROSEWOOD	SHERWIN WILLIAMS ATLANTIC GRAY SW 7041	SHERWIN WILLIAMS BALANCE BEIGE SW 7037	SHERWIN WILLIAMS BALANCE BEIGE SW 7037	SHERWIN WILLIAMS GORGEOUS BLACK SW 0094	BRIDGE DARK BRIDGE

**2a** BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)

SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

REVISIONS

ROCKWALL LOFTS

ROCKWALL, TEXAS

**HEK**  
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001  
214-520-8878  
hek.com

DATE

06-18-2021

PROJECT

19103

SHEET NUMBER

**A4-00**

BUILDING  
ELEVATIONS

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**B1**  
BRICK 1  
MAIN BRICK BODY COLOR  
ACME BRICK  
GAINST  
VELOUR TEXTURE

**B2**  
BRICK 2  
FEATURE BRICK COLOR  
ACME BRICK  
STELLE GRAY

**B3**  
BRICK 3  
ACCENT BRICK COLOR  
ACME BRICK  
TEXAS ROSEWOOD

**P1**  
PAINT 1  
BALCONY SIDING &  
CORNER  
FEATURE COLOR  
SHERWIN WILLIAMS  
SILVERADO VIOLET  
SW 7541

**P2**  
PAINT 2  
ACCENT COLOR  
SHERWIN WILLIAMS  
JITTERBUG GRAY  
SW 7000

**P3**  
PAINT 3  
TERRACE  
FEATURE COLOR  
SHERWIN WILLIAMS  
SAVANNAH BRIDGE  
SW 7037

**P4**  
PAINT 4  
RAILINGS AND CANOPIES  
COLOR  
SHERWIN WILLIAMS  
GREENBELT  
SW 6914

**M1**  
METAL ROOF  
BURROUGE  
DARK BRONZE



**2b** BUILDING ENLARGED - NORTH ELEVATION (WASHINGTON STREET)  
SCALE: 1/8" = 1'-0"

GRADING BEEN REVIEW TO MAXIMIZE UNIT ENTRY BY THE SIDEWALK

BUILDING ELEVATION MATERIALS PERCENTAGE	
BRICK	41%
STUCCO	9%

**3** BUILDING OVERALL - WEST ELEVATION (SOUTH FIRST STREET)  
SCALE: 1/16" = 1'-0"

BUILDING ELEVATION MATERIALS PERCENTAGE	
BRICK	47%
STUCCO	8%



**3a** BUILDING ENLARGED - WEST ELEVATION (SOUTH FIRST STREET)  
SCALE: 1/8" = 1'-0"

#### REVISIONS

ROCKWALL LOFTS

ROCKWALL, TEXAS

**HEK**  
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001  
214-360-6875  
hek.com

DATE  
06-18-2021

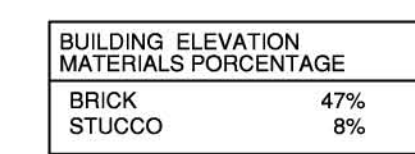
PROJECT  
19103

SHEET NUMBER

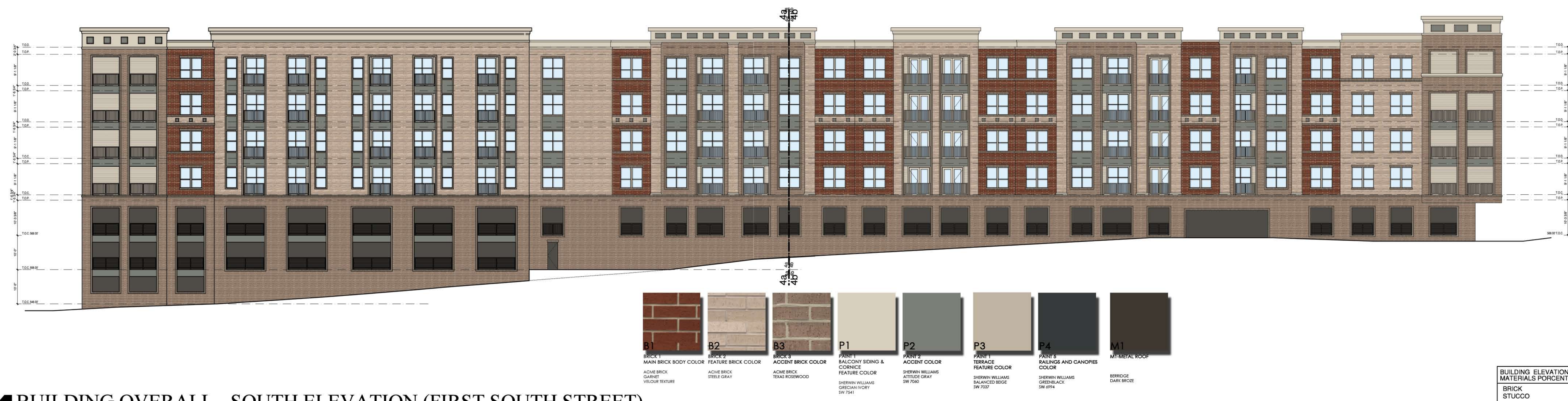
**A4-01**  
BUILDING  
ELEVATIONS

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#### 4 BUILDING OVERALL - SOUTH ELEVATION (FIRST SOUTH STREET)



#### 4 BUILDING OVERALL - SOUTH ELEVATION (FIRST SOUTH STREET)

# A4-02

## BUILDING ELEVATIONS

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BUILDING ELEVATION MATERIALS PERCENTAGE	
BRICK	45%
STUCCO	7%

**4a** BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)  
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION MATERIALS PERCENTAGE	
BRICK	45%
STUCCO	7%

**4b** BUILDING - SOUTH ELEVATION (FIRST SOUTH STREET)  
SCALE: 1/8" = 1'-0"

B1	B2	B3	P1	P2	P3	P4	M1
BRICK 1 MAIN BRICK BODY COLOR ACHE BRICK GARNET VELOUR TEXTURE	BRICK 2 FEATURE BRICK COLOR ACHE BRICK STEEL GRAY	BRICK 3 ACCENT BRICK COLOR ACHE BRICK TEXAS ROSEWOOD	PAIN 1 BALCONY SIDING & CORNICE FEATURE COLOR SHERWIN WILLIAMS DREXIAN IVORY SW 7561	PAIN 2 ACCENT COLOR SHERWIN WILLIAMS ATTITUDE GRAY SW 7060	PAIN 3 TERRACE FEATURE COLOR SHERWIN WILLIAMS BALANCED BEIGE SW 7037	PAIN 4 RAILINGS AND CANOPIES COLOR SHERWIN WILLIAMS GREENBLACK SW 6974	M1 METAL ROOF BERKDOE DARK BROKE

REVISIONS

ROCKWALL LOFTS

ROCKWALL, TEXAS

**HEK**  
ARCHITECTS

4505 EXCEL PARKWAY ADDISON, TX 75001  
214.520.8878  
HEK.COM

DATE

04-29-2021

PROJECT

19103

SHEET NUMBER

**A4-03**

BUILDING  
ELEVATIONS

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## 5 BUILDING - NORTHEAST ELEVATION (WASHINGTON STREET & ALAMO ROAD CORNER)

BUILDING ELEVATION MATERIALS PERCENTAGE	
BRICK	48%
STUCCO	5%

## REVISIONS

# ROCKWALL LOFTS

ROCKWALL, TEXAS



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hedk.com

DATE \_\_\_\_\_

04-29-2021

PROJECT

19103

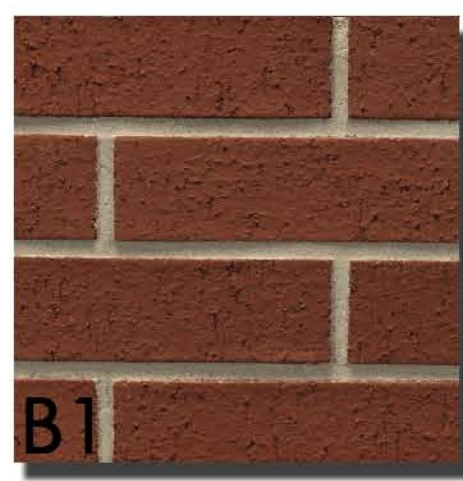

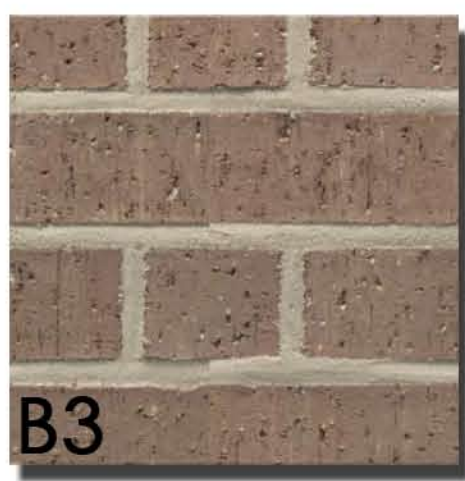
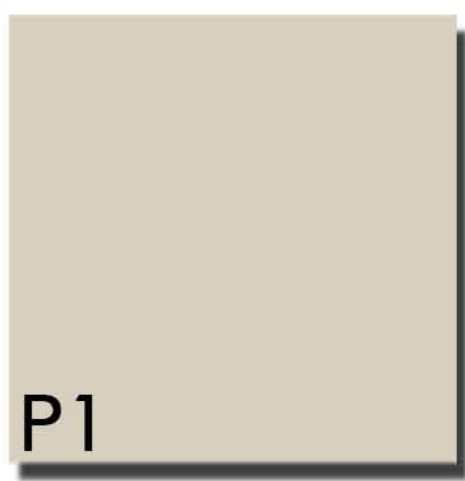
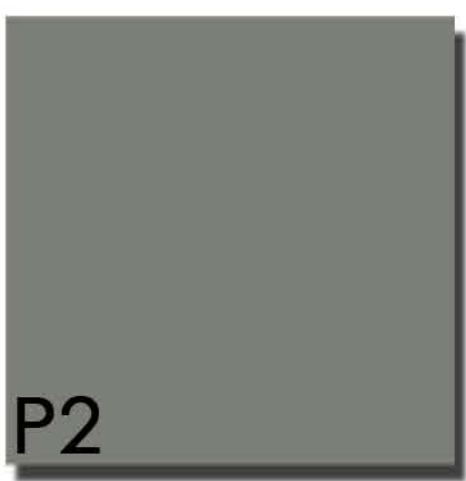
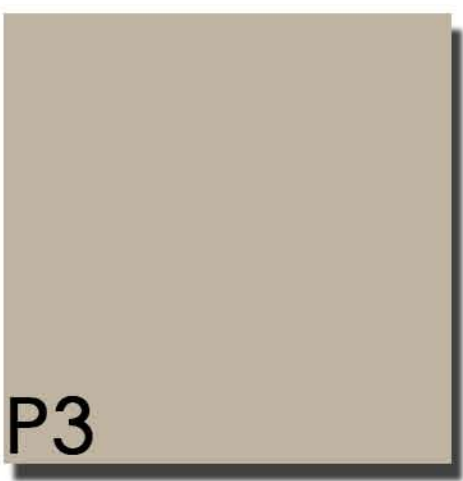
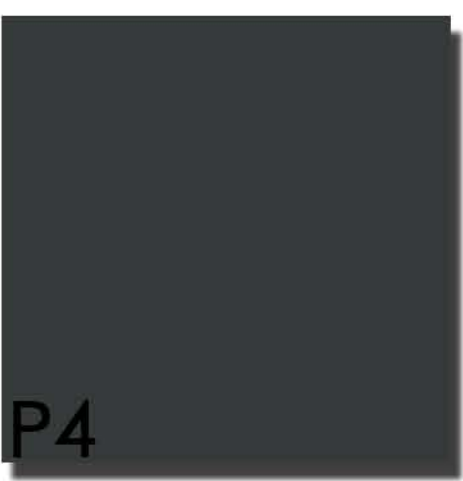
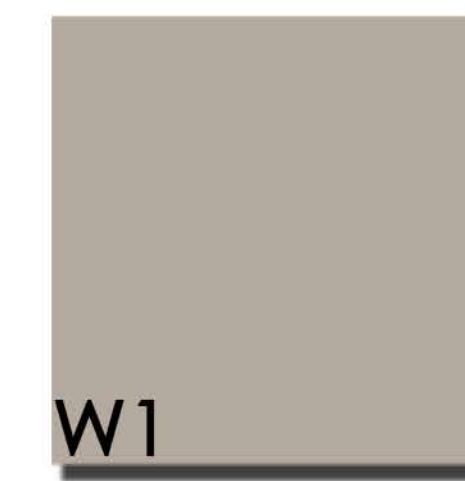

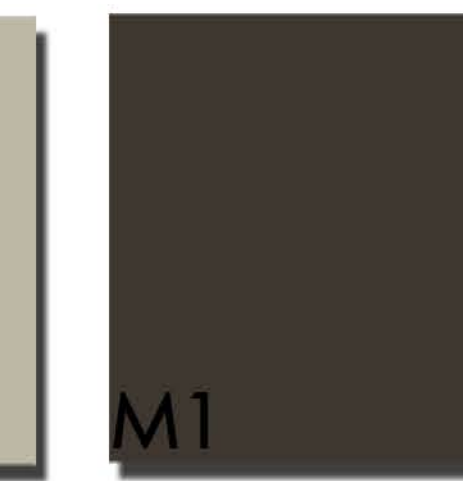
SHEET NUMBER

A4-04

## BUILDING ELEVATIONS





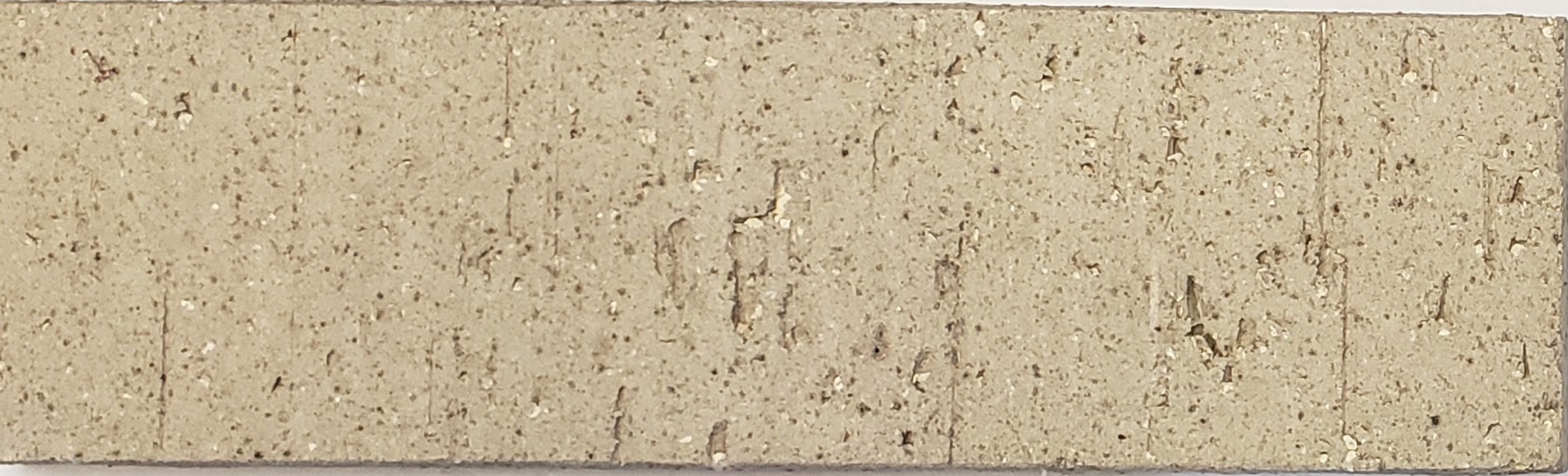
									
<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>P1</b>	<b>P2</b>	<b>P3</b>	<b>P4</b>	<b>W1</b>	<b>D1</b>	<b>M1</b>
BRICK 1 MAIN BRICK BODY COLOR	BRICK 2 FEATURE BRICK COLOR	BRICK 3 ACCENT BRICK COLOR	PAINT 1 BALCONY SIDING & CORNICE FEATURE COLOR	PAINT 2 ACCENT COLOR	PAINT 1 TERRACE FEATURE COLOR	PAINT 5 RAILINGS AND CANOPIES COLOR	W1- WINDOWS	D1-DOWNSPOUT	M1-METAL ROOF
ACME BRICK GARNET VELOUR TEXTURE	ACME BRICK STEELE GRAY	ACME BRICK TEXAS ROSEWOOD	SHERWIN WILLIAMS GRECIAN IVORY SW 7541	SHERWIN WILLIAMS ATTITUDE GRAY SW 7060	SHERWIN WILLIAMS BALANCED BEIGE SW 7037	SHERWIN WILLIAMS GREENBLACK SW 6994	PLYGEM CLAY COLOR	SENOX CLAY COLOR	BERRIDGE DARK BRONZE



BRICK 1 GARNET



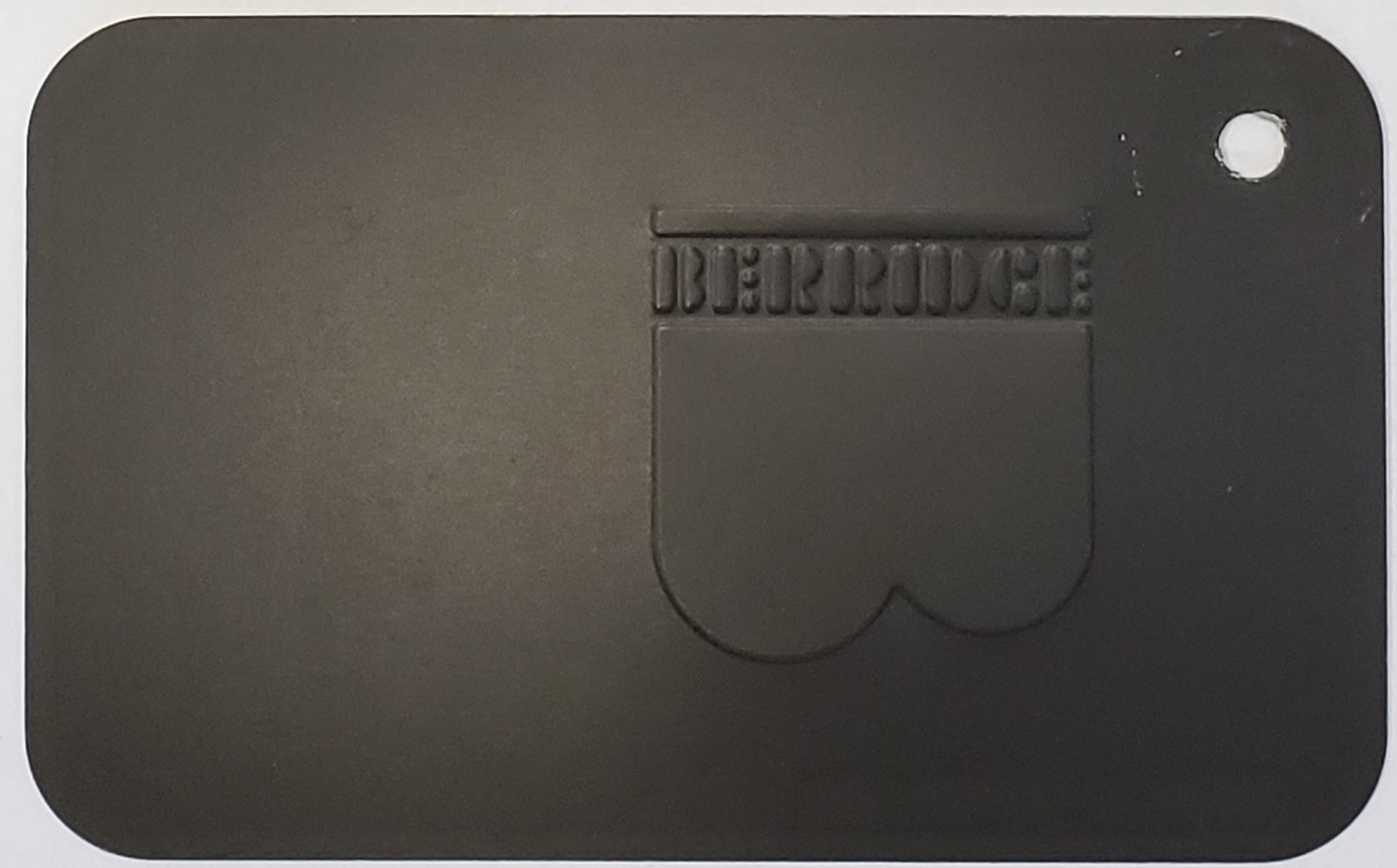
BRICK 2 STEELE GRAY



BRICK 3 TEXAS ROSEWOOD



METAL 1 DARK BRONZE



PAINT COLORS







# A5-01

NEIGHBORHOOD  
SECTION

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Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
1	13.10	Eastern Red Cedar	Healthy	6.55
2	4.50	Southern Magnolia	Healthy	4.50
3	7.00	Southern Magnolia	Healthy	7.00
4	5.00	Pecan	Healthy	5.00
5	15.80	Sugarberry	Healthy	7.90
6	12.70	Sugarberry	Healthy	6.35
7	8.00	Eastern Redbud	Damaged	0.00
8	5.50	Pecan	Healthy	5.50
9	6.70	Pecan	Healthy	6.70
10	27.40	Sugarberry	Healthy	54.80
11	17.50	Sugarberry	Healthy	8.75
12	15.20	Sugarberry	Healthy	7.60
13	12.50	Sugarberry	Healthy	6.25
14	17.50	Sugarberry	Damaged	0.00
15	25.30	Sugarberry	Healthy	50.60
16	16.60	Sugarberry	Healthy	8.30
17	12.10	Sugarberry	Healthy	6.05
18	16.10	Sugarberry	Damaged	0.00
19	15.00	Sugarberry	Damaged	0.00
20	17.00	American elm	Healthy	17.00
21	6.30	Green Ash	Healthy	6.30
22	11.60	Sugarberry	Healthy	5.80
23	23.40	Sugarberry	Healthy	11.70
24	11.80	Sugarberry	Healthy	5.90
25	7.30	Southern Magnolia	Healthy	7.30
26	25.20	American elm	Healthy	50.40
27	12.30	Sugarberry	Healthy	6.15
28	12.50	American elm	Healthy	12.50
29	16.50	Sugarberry	Healthy	8.25
30	12.90	Sugarberry	Healthy	6.45
31	18.90	Osage-Orange	Healthy	0.00
32	16.70	Osage-Orange	Damaged	0.00
33	12.90	Sugarberry	Healthy	6.45
34	11.30	Sugarberry	Healthy	5.65
35	14.70	American elm	Healthy	14.70
36	18.10	American elm	Healthy	18.10
37	18.60	Sugarberry	Healthy	9.30
38	12.00	Japanese Privet	Healthy	12.00
39	13.00	Sugarberry	Healthy	6.50
40	26.50	Osage-Orange	Damaged	0.00
41	18.90	Osage-Orange	Healthy	0.00
42	12.20	Sugarberry	Healthy	6.10

Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
43	13.50	Sugarberry	Healthy	6.75
44	22.40	Sugarberry	Healthy	11.20
45	13.90	Sugarberry	Healthy	6.95
46	19.70	Sugarberry	Healthy	9.85
47	11.20	Sugarberry	Healthy	5.60
48	12.00	Sugarberry	Healthy	6.00
49	14.40	Sugarberry	Healthy	7.20
50	20.40	American elm	Healthy	20.40
51	8.70	American elm	Healthy	8.70
52	8.20	Green Ash	Healthy	8.20
53	6.50	Green Ash	Healthy	6.50
54	20.50	Sugarberry	Healthy	10.25
55	20.40	Sugarberry	Damaged	0.00
56	19.70	Sugarberry	Healthy	9.85
57	17.70	Sugarberry	Healthy	8.85
58	14.30	Osage-Orange	Healthy	0.00
59	31.50	Osage-Orange	Damaged	0.00
60	19.80	Sugarberry	Healthy	9.90
61	7.90	Green Ash	Healthy	7.90
62	8.50	Green Ash	Healthy	8.50
63	22.00	Osage-Orange	Damaged	0.00
64	29.00	Osage-Orange	Damaged	0.00
65	27.40	Osage-Orange	Damaged	0.00
66	12.40	Crape Myrtle	Damaged	0.00
67	14.60	Sugarberry	Healthy	7.30
68	11.90	Sugarberry	Healthy	5.95
69	11.50	Sugarberry	Healthy	5.75
70	8.00	Sugarberry	Healthy	4.00
71	11.90	Sugarberry	Damaged	0.00
72	28.60	Osage-Orange	Damaged	0.00
73	4.70	Pecan	Healthy	4.70
74	4.50	Pecan	Healthy	4.50
75	5.50	Pecan	Healthy	5.50
76	18.20	Crape Myrtle	Healthy	0.00
77	11.20	Crape Myrtle	Healthy	0.00
78	7.40	Pecan	Healthy	7.40
79	49.80	Sugarberry	Healthy	99.60
TOTALS	1193.90			705.70
				In Lieu of Fee: \$70,570.00

#### LANDSCAPE NOTES

##### Street Furniture

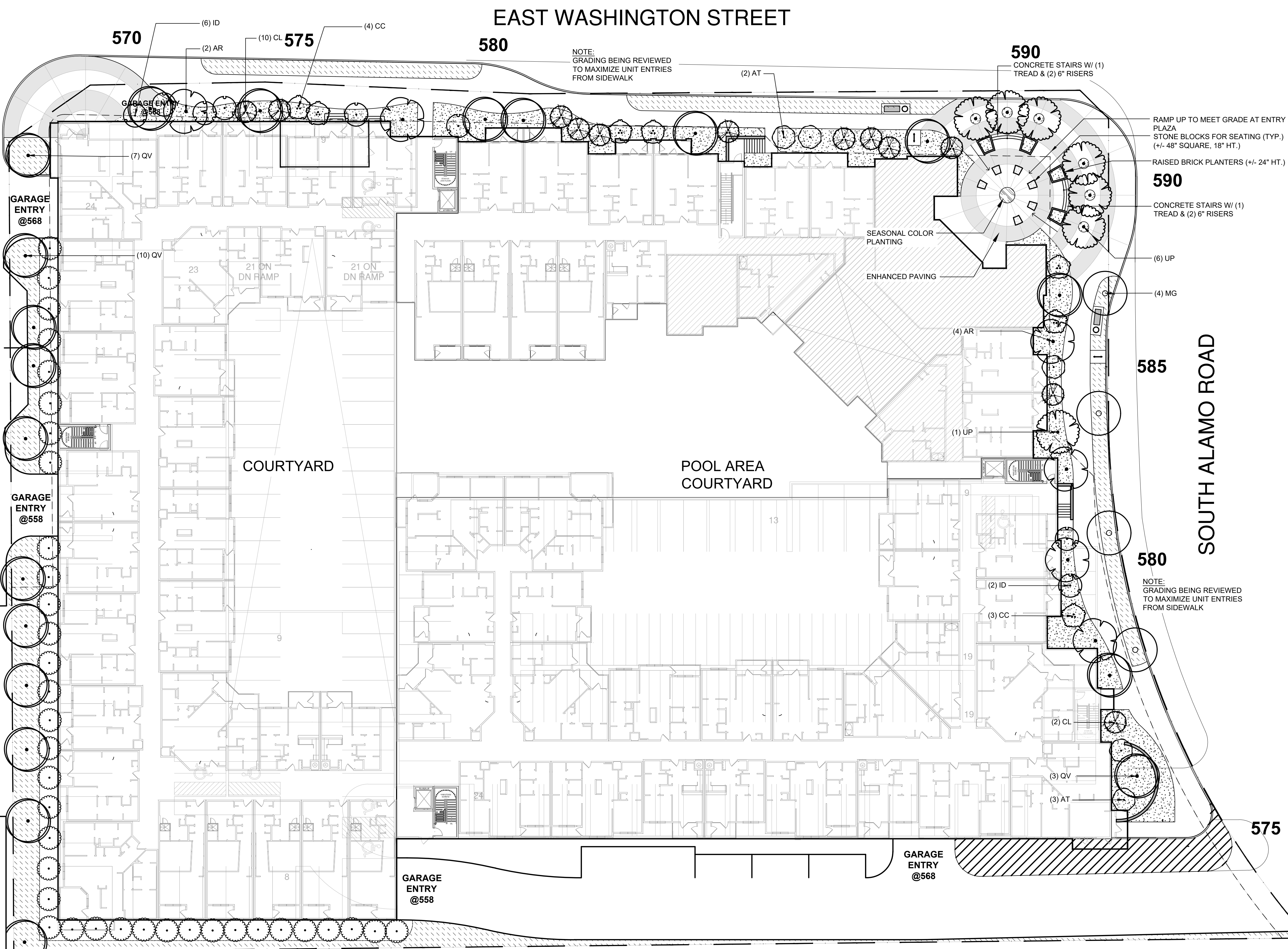
- Benches will be provided along Washington Street and South Alamo Road
  - Catalog Number. Du Mor Bench # 140 – 60
- One Trash Receptacles will be provided at each bench location along Washington Street and South Alamo Road
  - Catalog Number. Du Mor Receptacle 84-22DM
- Bicycle Racks will be provided at 1 per 10 parking spaces for a total of 46. A rack for 4 bikes will be located near the main Entry Plaza with the remaining racks/lockers to be located within the parking garage.

##### Tree Mitigation

- Based on the City of Rockwall Tree Replacement Guidelines and the Tree Survey prepared by Integrated Environmental Solutions, there are 734 replacement caliper inches required (refer to surveyed tree list with required replacement caliper inches per tree).
- Approximately 150 caliper inches will be planted along Washington Street and South Alamo Road.

##### Irrigation

- All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan will show that turf areas are to be watered separately, and plants will be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.
- Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
  - Conventional System. An automatic underground irrigation system that may be a conventional spray or bubbler type heads.
  - Drip or Leaky-Pipe System. An automatic underground irrigation system in conjunction with a water saving system such as a drip or a leaky pipe system.
- All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City Rockwall Code of Ordinances, and all applicable state laws.



NOTE: THE PERIMETER LANDSCAPE TREES WILL BE SELECTED FROM, BUT NOT LIMITED TO THE FOLLOWING. ALL TREES WILL BE FROM THE DOWNTOWN OVERLAY DISTRICT TREE LIST.

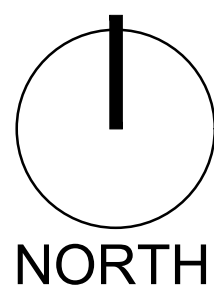
#### PLANT SCHEDULE

ACCENT TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
AT	AT	Acer truncatum / Shantung Maple	4" Cal.	5
CC	CC	Cercis canadensis / Eastern Redbud	4" Cal.	7
CL	CL	Chilopsis linearis / Desert Willow	4" Cal.	12
ID	ID	Ilex decidua / Possumhaw Holly	4" Cal.	8
AR	AR	Acer rubrum / October Glory / October Glory Red Maple	4" Cal.	6
MG	MG	Magnolia grandiflora / Little Gem / Little Gem Magnolia	4" Cal.	4
QV	QV	Quercus virginiana / Cathedral / Cathedral Oak	4" Cal.	20
UP	UP	Ulmus parvifolia / Drake / Drake Elm	4" Cal.	7

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
BA	BA	Berberis atropurpurea / Rose Glow / Barberry	3 gal.
CA	CA	Calamagrostis x acutiflora / Feather Reed Grass	3 gal.
CT	CT	Cleyera ternstroemia gymnanthera / Sakaki	3 gal.
EC	EC	Eragrostis curvula / Weeping Lovegrass	3 gal.
FS	FS	Forsythia x intermedia / Spectabilis / Forsythia	3 gal.
HP	HP	Hesperaloe parviflora / Red Yucca	3 gal.
IN	IN	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	15 gal.

NOTE: SHRUBS WILL BE SELECTED FROM BUT NOT LIMITED TO THE FOLLOWING. ALL SHRUBS WILL BE PER THE DOWNTOWN OVERLAY DISTRICT RECOMMENDED LIST.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
LG	LG	Lippia graveolens / Mexican Oregano	3 gal.
LC	LC	Loropetalum chinense / Chinese Fringe	3 gal.
ML	ML	Muhlenbergia lindheimeri / Muhly Grass	3 gal.
NT	NT	Nassella tenuissima / Pony Tails / Mexican Feathergrass	3 gal.
PL	PL	Pavonia lasiopetala / Texas Swamp Mallow	3 gal.
SP	SP	Spiraea cantoniensis / Bridal Wreath Spirea	3 gal.
YU	YU	Yucca SP / Yucca	3 gal.
CD	CD	Cynodon dactylon / Tifluf / Tifluf Bermuda Grass	Hydroseed
SC	SC	Seasonal Color / Seasonal Color	6" Pots



0' 5' 10' 20' 40'  
SCALE: 1" = 20'



LAND PATTERNS, INC.  
landscape architects

LANDSCAPE ARCHITECT:  
LAND PATTERNS, LLC  
1804 WEST COMMERCE ST.  
DALLAS, TEXAS 75208  
P: 214-219-3993  
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS  
ROCKWALL, TEXAS

DATE:

6/18/2021

PROJECT NUMBER:

210510D

#### REVISIONS

NO

DATE

ISSUED FOR:

SITE PLAN

SHEET NUMBER

L.1

SITE PLAN

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WWW.LANDPATTERNS.COM

# ROCKWALL LOFTS

DATE: 6/18/2021

PROJECT NUMBER:  
210510D

## REVISION:

[illegible]

ISSUED FOR:

**SITE PLAN**

SHEET NUMBER


L.2

PLAZA ENTRY PLAN

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 GARAGE BIKE STORAGE ROOM  
(20 BIKE CAPACITY)  
LOCATED ON GARAGE LEVEL 568

~~575~~

550

Du Mon

TOTAL BIKE RACK/STORAGE CAPACITY = 46 SPACES

SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"

0' 5' 10' 20' 40'

SCALE: 1" = 20'



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LANDPATTERNS, LLC  
1804 WEST COMMERCE ST.  
DALLAS, TEXAS 75208  
P: 214.219.3993  
WWW.LANDPATTERNS.COM

# ROCKWALL LOFTS

ROCKWALL, TEXAS

DATE: 6/18/2021

PROJECT NUMBER:  
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## REVISIONS

DATE \_\_\_\_\_

SUED FOR:

## ITE PLAN

### 3

### TE FURNISHING PLAN

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**1804 WEST COMMERCE ST.**  
**DALLAS, TEXAS 75208**  
**P: 214.219.3993**  
**WWW.LANDPATTERNS.COM**

**ROCKWALL LOFTS**  
ROCKWALL, TEXAS

DATE: 6/18/2021

PROJECT NUMBER:  
210510D

## REVISIONS

[illegible]

ISSUED FOR:  
SITE PLAN

SHEET NUMBER

4

ELEVATIONS  
EAST WASHINGTON STREET

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**EAST WASHINGTON STREET — STREETSCAPE — 1/8" = 1'-0"**





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P: 214.219.3993  
WWW.LANDPATTERNS.COM

**ROCKWALL LOFTS**  
ROCKWALL, TEXAS

DATE: 6/18/2021

PROJECT NUMBER:  
210510D

## REVISIONS

[illegible]

ISSUED FOR:

SITE PLAN

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SHEET NUMBER

L.5

ELEVATIONS  
SOUTH ALAMO STREET

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landscape architects

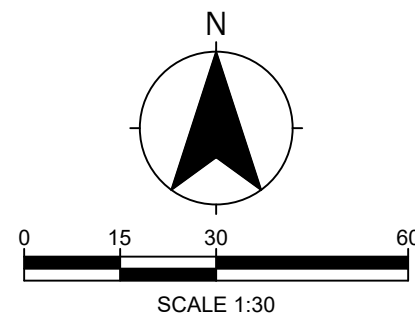
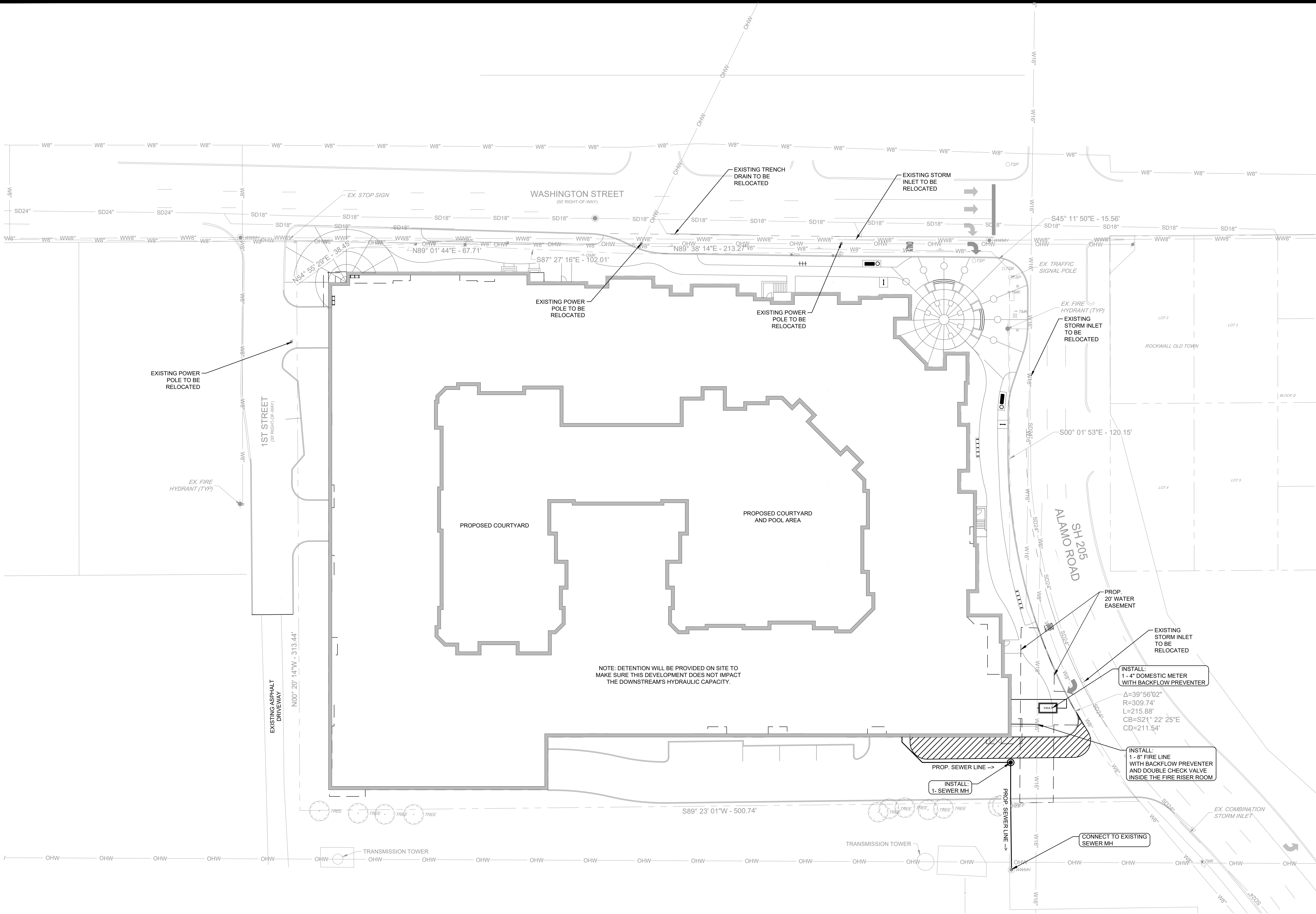
LANDSCAPE ARCHITECT:  
LANDPATTERNS, LLC  
1804 WEST COMMERCE ST.  
DALLAS, TEXAS 75208  
P: 214.219.3993  
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS

ROCKWALL, TEXAS

DATE:		6/18/2021
PROJECT NUMBER:		210510D
REVISIONS		
NO	DATE	
ISSUED FOR:		
SITE PLAN SHEET NUMBER		L.6
ELEVATIONS		
SOUTH FIRST STREET		
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UTILITY EXHIBIT LEGEND		
EXISTING	PROPOSED	
WW	WW	WASTEWATER LINE
W	W	WASTEWATER MANHOLE
F	2" W	WATER LINE
	6" F	FIRE LINE
		FIRE HYDRANT
	VAULT	METER VAULT
		BACKFLOW PREVENTOR
		POWER POLE
		STORM DRAIN
		STORM DRAIN MANHOLE
		STORM DRAIN GRATE INLET

PRELIMINARY UTILITY PLAN  
ROCKWALL DOWNTOWN LOFTS  
PROPOSED LOT 1, BLOCK A  
TAC ROCKWALL ADDITION  
3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4  
AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2  
AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1,6,7,8  
AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)  
OUT OF B.F. BOYDSTUN SURVEY  
ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
June 18, 2021  
CASE NO:XX-XXX

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [XX] day of [XX], [2021].

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this [XX] day of [XX], [2021].

Mayor, City of Rockwall

City Secretary

City Engineer

**LANDSCAPE ARCHITECT:**  
LAND PATTERNS  
1804 W COMMERCE ST.  
STE 200, DALLAS, TX 75208  
CONTACT: MICHAEL E. PIERING  
PHONE: (214) 219-3993  
EMAIL: MIKE@LANDPATTERNS.COM

**DEVELOPER:**  
THOMPSON REALTY CAPITAL  
1600 N. COLLINS BLVD.  
STE 3000, RICHARDSON, TX 75080  
CONTACT: TAYLOR FIELD  
PHONE: (972) 644-2400  
EMAIL: TAYLOR@THOMPSON-REALTY.COM

**OWNER/DEVELOPER:**  
TAC, Inc  
102 S. GOLIAD, SUITE 205  
ROCKWALL, TEXAS 75032  
CONTACT: TONY S. AUSTIN  
PHONE: (214) 507-9055  
EMAIL: TAUSTIN@TAC-INC.NET

**ARCHITECT:**  
HEDK ARCHITECTS  
4595 EXCEL PARKWAY  
ADDISON, TEXAS 75001  
CONTACT: ERIK EARNSHAW  
PHONE: (214) 520-8878  
EMAIL: EEARNSHAW@HEDK.COM

**SURVEYOR:**  
A J BEDFORD GROUP, INC.  
301 N. ALAMO RD.  
ROCKWALL, TEXAS 75087  
CONTACT: FRANK OWENS  
PHONE: (972) 722-0225  
EMAIL: FRANK@AJBEDFORDGROUP.COM

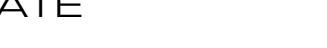
**ENGINEER/PREPARER:**  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BOULEVARD, SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: JOSH MILLSAP, P.E.  
PHONE: (469) 899-0052  
EMAIL: JMILLSAP@KFM-LLC.COM





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ISSUED  
06-18-2021

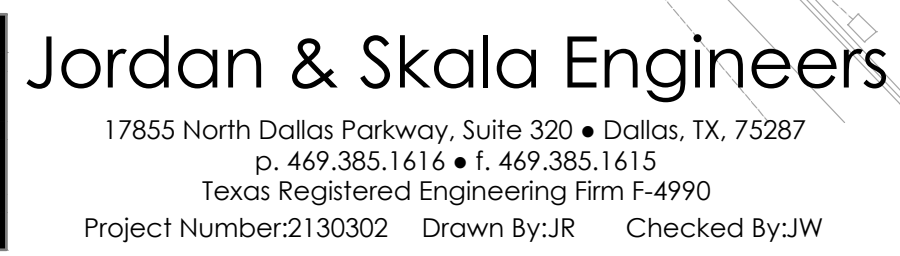


PROJECT

SHEET NUMBER

## SITE PLAN

PHOTOMETRIC





# LNC3

MEDIUM LED LITEPAK

## FEATURES

- Litepak LNC3 is a mid-sized wallpack in the popular Litepak series
- The LNC3 features luminaires with TIR optics and four different lumen packages, multiple distributions and CCT for maximum light level and mounting height flexibility
- Capable of replacing up to 250w HID solutions at over 70% energy savings
- Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources
- Typical mounting heights of 8-20"



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments
- Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

### OPTICS

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 4 or 24 LED configuration
- L70 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

### INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box)

### INSTALLATION (CONTINUED)

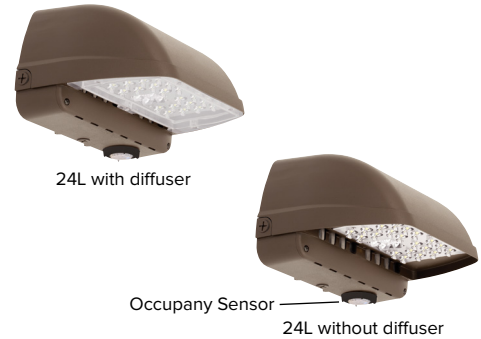
- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Designed for direct j-box mount or conduit feed on all four sides in single SKU

### ELECTRICAL

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

### CONTROLS

- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7
- See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details



## RELATED PRODUCTS

θ [LNC](#) θ [INC2](#) θ [LNC4](#)

### CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly
- IDA Approved (3000K configurations)

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2,991–7,603
Wattage Range	28–83
Efficacy Range (LPW)	84–115
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	18.0 (8.2)



# LNC3

MEDIUM LED LITEPAK

## ORDERING GUIDE

Example: LNC3-24L-3K-035-2-U-DBT-PCU

CATALOG #

## ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage
LNC3 Medium Litepak Wallpack	24L 24LEDs	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI	035 350mA 050 500mA 075 750mA 105 1050mA	2 Type II <sup>1</sup> 3 Type III <sup>1</sup> 4 Type IV <sup>1</sup>	U 120-277V 1 120V <sup>1</sup> 2 208V <sup>1</sup> 3 240V <sup>1</sup> 4 277V <sup>1</sup> 5 480V <sup>1</sup> F 347V <sup>1</sup>

Finish	Control Options	Options	Notes:
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	PCU Universal Button Photocontrol 7PR 7pin PCR <sup>6</sup> SCP Programmable occupancy sensor <sup>3,4</sup> SWP SiteSync Pre-Commission <sup>7,10</sup> SWPM SiteSync Pre-commission w/ OCC Sensor <sup>4,7,8,10</sup>	F Fusing (must specify voltage per footnote) CS Frosted acrylic diffuser CSU Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3) <sup>2</sup> E Integral battery backup rated for 0°C <sup>1,5</sup> EH Integral battery backup with heater rated for -30°C <sup>1,5</sup> 2DR Dual Driver <sup>9</sup>	1 Must specify voltage (120 or 277 only for E & EH) 2 Factory install only. Not available with SCP or SWPM sensor/control options 3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only 4 PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft) 5 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options 6 Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options 7 Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details 8 Specify time delay; dimming level and mounting height 9 750mA and 1050mA versions only, not available with 347/480V 10 1050mA only, not available with 347V or 480V
Color Option CC Custom Color			

## ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> LNC3-CS	Frosted acrylic comfort shield/lens, reduces glare and improves uniformity with only 20% lumen reduction
<input type="checkbox"/> SCP-Remote	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<input type="checkbox"/> SWUSB	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node*
<input type="checkbox"/> SWTAB	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node*
<input type="checkbox"/> SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
<input type="checkbox"/> SW7PR	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC*

Notes:

\* When ordering SiteSync at least one of these two interface options must be ordered per project

+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

### Hubbell Control Solutions — Accessories (Sold Separately)

#### NX Distributed Intelligence™

☐ NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

#### wiSCAPE® Lighting Control

☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](http://www.hubbellcontrolsolutions.com). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.



# LNC3

MEDIUM LED LITEPAK

## CONTROLS

### SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 800-345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP

LNC3-24L-4K-075-3-U-BL-SWPM-20F

SiteSync only

SiteSync with Motion Control



### SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

## PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

## ELECTRICAL DATA

# OF LEDs	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
24	350mA	120	0.23	28
		277	0.10	28
		347	0.08	28
		480	0.06	28
	500mA	120	0.34	41
		277	0.15	41
		347	0.12	41
		480	0.09	41
	750mA	120	0.50	60
		277	0.22	60
		347	0.17	60
		480	0.13	60
	1050mA	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

## PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.94	0.93	0.89	>296,000
40°C / 104°F	1.00	0.95	0.91	0.89	0.83	>191,000

\* Projected per IESNA TM-21-11\* (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.



# LNC3

MEDIUM LED LITEPAK

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

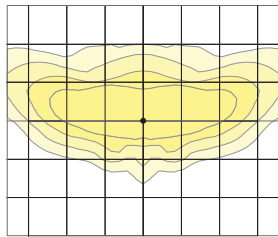
Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

## PHOTOMETRY

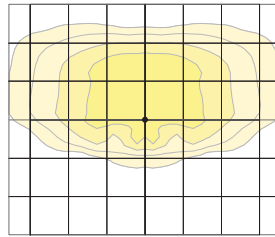
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

LNC3 – Type II



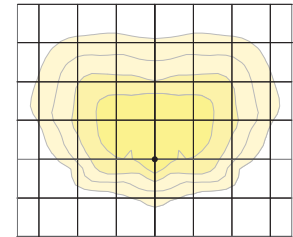
Mounting Height: 15'

LNC3 – Type III



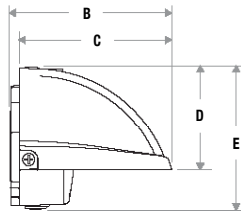
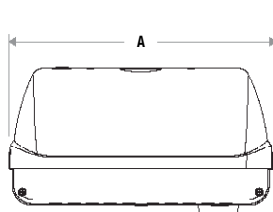
Mounting Height: 15'

LNC3 – Type IV



Mounting Height: 15'

## DIMENSIONS



A	B	C	D	E	Weight
13" (330 mm)	10.5" (267 mm)	9.9" (251 mm)	5.8" (147 mm)	8.3" (211 mm)	25.0 lbs 11.3 kg

## ADDITIONAL INFORMATION

### CSU – INVERTED MOUNTING OPTION



\*Requires Factory Installed Lens Option

Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

### SCP – PROGRAMMABLE OCCUPANCY SENSOR



\*Photocontrol and Wireless Controls by Others

Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

### SCP – PROGRAMMABLE OCCUPANCY SENSOR



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information

## SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC3-24LU	18.0 (8.2)	15.8 (40)	11.0 (28)	13.0 (33)	1

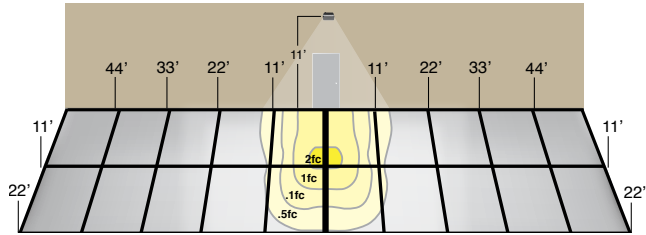


# LNC3

MEDIUM LED LITEPAK

## ADDITIONAL INFORMATION (CONTINUED)

### LNC2 - BATTERY BACK UP



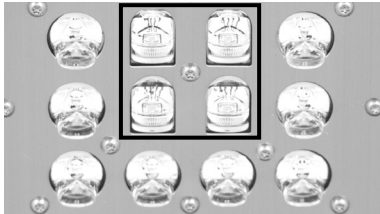
**11' Mounting Height**

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

### E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 7,500 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

## USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.



# PRMN2

DECORATIVE & POST TOP

## FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Upgrade Kits



## SPECIFICATIONS

### CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

### LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

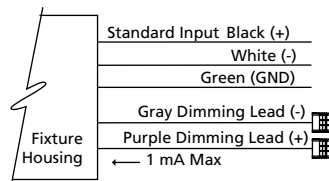
### INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes.

Failure to do so may result in serious personal injury.

### ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

### CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to

## PROMENADE



Promenade PRMN2

### RELATED PRODUCTS

[PRMD2](#)

[PRMS2](#)

[PRM22](#)

[PRM32](#)

the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.

### CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

### CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. [See Buy American Solutions.](#)

### WARRANTY

- See [HLL Standard Warranty](#) for additional information

KEY DATA	
LUMEN RANGE	6,200-17,600
WATTAGE RANGE	55-159
EFFICACY RANGE (LPW)	93-134
INPUT CURRENT RANGE (mA)	245-700 mA
WEIGHT	38 lbs/17 kg
EPA	1.53



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## ORDERING GUIDE

Example: PRMN2-72L-365-3K7-4W-BL-TRA1M-CL-HS-AD5-UNV

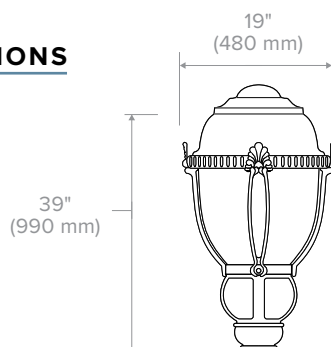
CATALOG #

### HOUSING

PRMN2											
Housing		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
PRMN2	Promenade	72L	72 LED	245	450mA, MicroCore Equivalent	AMB	Amber-595nm Peak <sup>1</sup>	1	Type I	BLS	Black Gloss Smooth
				335	335mA, 8,500 lumens	3K7	3000K, 70 CRI	2	Type II	BLT	Black Matte Textured
				365	700mA, MicroCore Equivalent	4K7	4000K, 70 CRI	3	Type III	DBS	Dark Bronze Gloss Smooth
				500	500mA, 12,000 lumens	5K7	5000K, 70 CRI	4W	Type IV Wide	DBT	Dark Bronze Matte Textured
				700	700mA, 16,000 Lumens			5Q	Type V Square	GTT	Graphite Matte Textured
								5W	Type V Wide	LGS	Light Grey Gloss Smooth
										LGT	Light Grey Matte Textured
										PSS	Platinum Silver Gloss Smooth
										VGT	Verde Green Matte Textured
										WHS	White Gloss Smooth
		WHT	White Matte Textured								
										Color Option	
										CC <sup>2</sup>	Custom Color

Mounting		Optional Lens	Options		Options Photocontrol Egress		Mounting Options		Voltage			
STND_MNT Standard mounting slips over a 4"/100mm pole or may choose one		DL	Diffused Lens		HS	House Side Shield	PCA-C	Photocontrol Adaptor Cont.	AD5	Adaptor-5" OD Pole	UNV	120-277V
<b>Post Top Mount</b>					BPS	Brass Painted Struts	PCA-T	Photocontrol Adaptor Trad.				
Slips over a 5"/125mm DIA. pole or tenon					CHC	Copper Hood Cover	EPA-C	Egress Adaptor Contemporary				
PT5					BHC	Brass Hood Cover	EPA-T	Egress Adaptor Traditional				
<b>Pole Mount Arms</b>					SF	Single Fuse (120,277, 347)						
Slips over a 4"/100mm DIA. pole or tenon					DF	Double Fuse (208,240, 480)						
SLA1	SLA1-2											
Bolts to the side of a 4"/100mm DIA. or 5"/125mm DIA. pole												
TRA1M	TRA1L	TRA3	TRA5U									
TRA55	TRA56 (4" only)											
TRA57	TRA6U											
<b>Wall Mount</b>												
WMA1M	WMA1L											
WMA3	WMA35U											
WMA36U	WMA55											
WMA56	WMA57											
WMA7	WMA9U											
<b>Pier Mount</b>												
PM1	PM2											
PM3												

### DIMENSIONS



Notes:

- 1 Turtle Friendly
- 2 Consult factory for custom color, marine and corrosive finish options



## DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI						
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Clear Lens	1	6854	1	3	1	125.08	7080	1	3	1	129.20	7345	1	3	1	134.03
				2	6435	2	3	2	117.43	6647	2	3	2	121.30	6896	2	3	2	125.83
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	6829	2	3	2	124.62
				4W	6292	2	3	2	114.82	6499	2	3	2	118.60	6743	2	3	2	123.04
				1-HS	4040	1	3	1	73.72	4173	1	3	1	76.15	4329	1	3	1	79.00
				2-HS	3337	1	3	1	60.89	3447	1	3	1	62.90	3576	1	3	1	65.25
				3-HS	3121	1	3	1	56.95	3223	1	3	1	58.82	3344	1	3	1	61.02
				4W-HS	3162	1	3	1	57.71	3267	1	3	1	59.61	3389	1	3	1	61.84
				5Q	6681	2	3	1	121.92	6901	2	3	1	125.93	7159	3	3	1	130.65
				5W	6188	3	3	1	112.91	6391	3	3	1	116.63	6630	3	3	1	120.99
	335	8,500		1	9046	1	4	1	119.08	9343	1	4	1	123.01	9693	1	4	1	127.47
				2	8492	2	3	2	111.80	8772	2	3	2	115.48	9100	2	3	2	119.86
				3	8410	2	3	2	110.11	8687	2	3	2	114.26	9012	2	3	2	118.39
				4W	8304	2	3	2	109.32	8577	2	3	2	112.92	8898	2	3	2	116.91
				1-HS	5331	1	3	1	70.19	5507	1	3	1	72.50	5713	1	3	1	75.35
				2-HS	4404	1	3	1	57.98	4549	1	3	1	59.89	4719	1	3	1	62.27
				3-HS	4118	1	3	1	54.22	4254	1	3	1	56.00	4413	1	3	1	58.16
				4W-HS	4173	1	3	1	54.94	4311	1	3	1	56.75	4472	1	3	1	59.14
				5Q	8817	3	3	1	116.07	9107	3	3	1	119.90	9448	3	3	1	124.40
				5W	8166	3	3	2	107.50	8434	3	3	2	111.04	8750	3	3	2	115.34
	365	Microcore Equivalent		1	9694	1	4	1	176.90	10013	1	4	1	182.72	10388	1	4	1	189.56
				2	9101	2	3	2	166.07	9401	2	3	2	171.54	9752	2	3	2	177.96
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	9658	2	3	2	176.24
				4W	8899	2	3	2	162.39	9192	2	3	2	167.74	9536	2	3	2	174.01
				1-HS	5714	1	3	1	104.26	5902	1	3	1	107.70	6123	1	3	1	111.72
				2-HS	4719	1	3	1	86.12	4875	1	3	1	88.96	5057	1	3	1	92.29
				3-HS	4413	1	3	1	80.54	4559	1	3	1	83.19	4729	1	3	1	86.30
				4W-HS	4472	1	3	1	81.61	4620	1	3	1	84.30	4793	1	3	1	87.46
				5Q	9449	3	3	1	172.42	9760	3	3	1	178.10	10125	3	3	1	184.77
				5W	8751	3	3	2	159.69	9039	3	3	2	164.95	9377	3	3	2	171.12
	500	12,000		1	12674	2	4	2	110.21	13091	2	4	2	113.84	13581	2	4	2	118.10
				2	11899	2	3	2	103.47	12290	2	3	2	106.87	12750	3	3	3	110.87
				3	11784	2	3	2	102.47	12172	2	3	2	105.84	12627	2	3	2	109.80
				4W	11634	2	3	3	101.17	12018	3	3	3	104.50	12467	3	3	3	108.41
				1-HS	7470	1	3	1	64.96	7716	1	3	1	67.10	8005	1	3	1	69.61
				2-HS	6170	1	3	1	53.65	6373	1	3	1	55.42	6612	1	3	1	57.50
				3-HS	5770	1	3	1	50.18	5960	1	3	1	51.83	6183	1	3	1	53.77
				4W-HS	5847	1	3	1	50.85	6040	1	3	2	52.52	6266	1	3	2	54.49
				5Q	12354	3	3	2	107.42	12760	3	3	2	110.96	13238	3	3	2	115.11
				5W	11441	4	3	2	99.49	11818	4	3	2	102.76	12260	4	3	2	106.61
	700	16,000		1	16478	2	4	2	103.56	17021	2	4	2	106.97	17658	2	4	2	110.97
				2	15470	3	4	3	97.22	15979	3	4	3	100.42	16577	3	4	3	104.18
				3	15320	3	4	3	96.28	15825	3	4	3	99.45	16417	3	4	3	103.17
				4W	15127	3	3	3	95.06	15625	3	3	3	98.19	16209	3	3	3	101.87
				1-HS	9712	1	4	1	61.04	10032	1	4	1	63.05	10407	1	4	1	65.41
				2-HS	8022	1	3	1	50.42	8287	1	3	1	52.08	8597	1	3	1	54.03
				3-HS	7502	1	3	2	47.15	7749	1	3	2	48.70	8039	1	3	2	50.52
				4W-HS	7602	1	3	2	47.78	7853	1	3	2	49.35	8147	1	3	2	51.20
				5Q	16062	3	4	2	100.94	16591	3	4	2	104.26	17211	4	4	2	108.17
				5W	14875	4	3	2	93.48	15365	4	3	2	96.56	15940	4	3	2	100.17



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Diffused Lens	3	5839	1	4	3	106.5	6031	2	4	3	110.1	6257	2	4	3	114.2
				5W	5271	2	4	3	96.2	5444	2	4	3	99.3	5648	2	4	3	103.1
	335	8,500		3	7135	2	4	3	93.92	7370	2	4	3	97.02	7646	2	4	3	100.62
				5W	6983	3	4	3	91.92	7213	3	4	3	94.95	7483	3	4	3	98.53
	365	Microcore Equivalent		3	7677	2	4	3	93.4	7930	2	4	4	96.5	8227	2	4	4	100.1
				5W	7454	3	4	3	90.7	7700	3	4	3	93.7	7988	3	4	3	97.2
	500	12,000		3	10037	2	5	4	87.28	10368	2	5	4	90.16	10756	2	5	4	93.53
				5W	9746	3	5	3	84.74	10067	3	5	4	87.53	10443	3	5	4	90.81
	700	16,000		3	13050	3	5	5	82.01	13480	3	5	5	84.72	13984	3	5	5	87.88
				5W	12671	3	5	4	79.63	13088	3	5	4	82.25	13578	3	5	4	85.33



## PHOTOMETRY

### PRMN-72L-700-4K7-1

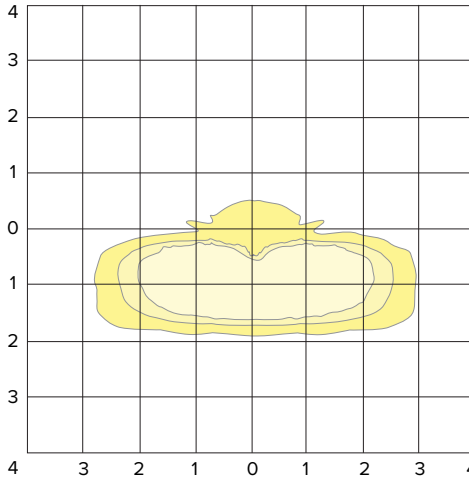
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	17021
Watts	159.1
Efficacy	107.0
IES Type	I
BUG Rating	B2-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13358	78.5%
Downward House Side	2436	14.3%
Downward Total	15794	92.8%
Upward Street Side	649	3.8%
Upward House Side	578	3.4%
Upward Total	1227	7.2%
Total Flux	17021	100%

#### ISOFOOT CANDLE PLOT



### PRMN-72L-700-4K7-3

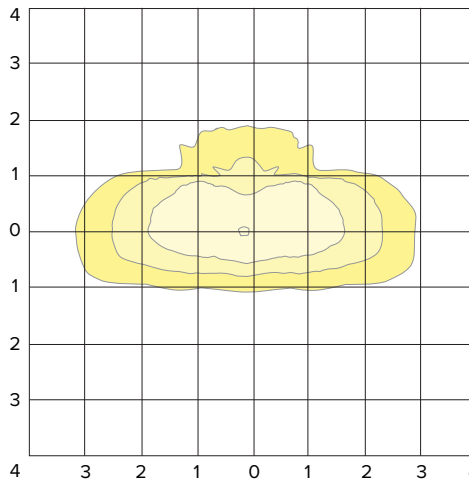
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15825
Watts	159.12
Efficacy	99.5
IES Type	III
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11987	75.0%
Downward House Side	3147	19.7%
Downward Total	15134	94.7%
Upward Street Side	428	2.7%
Upward House Side	416	2.6%
Upward Total	844	5.3%
Total Flux	15979	100%

#### ISOFOOT CANDLE PLOT



### PRMN-72L-700-4K7-5Q

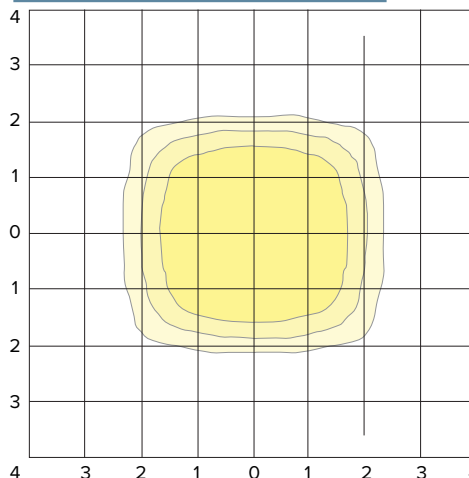
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	16591
Watts	159.1
Efficacy	104.3
IES Type	VS
BUG Rating	B3-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12138	76.7%
Downward House Side	2913	18.4%
Downward Total	15051	95.1%
Upward Street Side	383	2.4%
Upward House Side	391	2.5%
Upward Total	774	4.9%
Total Flux	15825	100%

#### ISOFOOT CANDLE PLOT





## PHOTOMETRY

### PRMN-72L-700-4K7-2

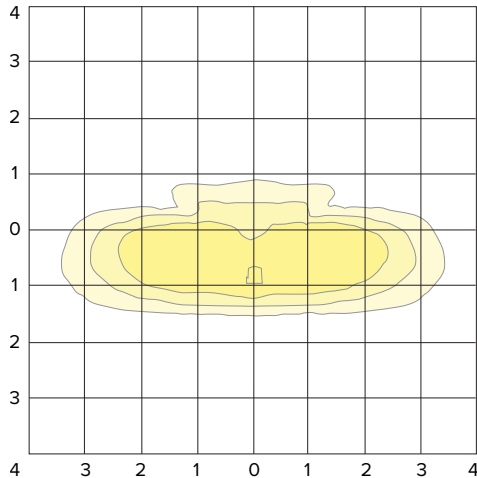
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15979
Watts	159.1
Efficacy	100.4
IES Type	II
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12223	78.2%
Downward House Side	2763	17.7%
Downward Total	14986	95.9%
Upward Street Side	309	2.0%
Upward House Side	329	2.1%
Upward Total	638	4.1%
Total Flux	15625	100%

#### ISOFOOT CANDLE PLOT



### PRMN-72L-700-4K7-4

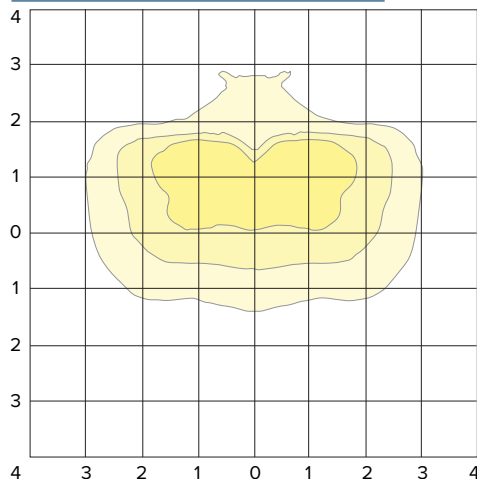
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15625
Watts	159.1
Efficacy	98.2
IES Type	IV
BUG Rating	B3-U3-G3
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7919	47.7%
Downward House Side	7919	47.7%
Downward Total	15838	95.5%
Upward Street Side	376	2.3%
Upward House Side	376	2.3%
Upward Total	752	4.5%
Total Flux	16591	100%

#### ISOFOOT CANDLE PLOT



### PRMN-72L-700-4K7-5W

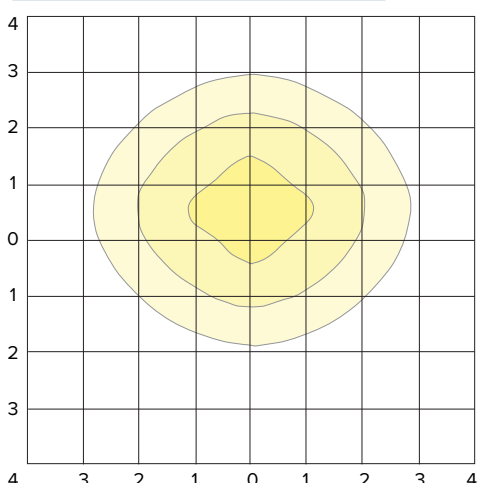
#### LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15365
Watts	159.1
Efficacy	97
IES Type	VS
BUG Rating	B4-U3-G2
Mounting Height	30 ft
Grid Scale	30 ft

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7345	47.8%
Downward House Side	7345	47.8%
Downward Total	14690	95.6%
Upward Street Side	337	2.2%
Upward House Side	337	2.2%
Upward Total	674	4.4%
Total Flux	15365	100%

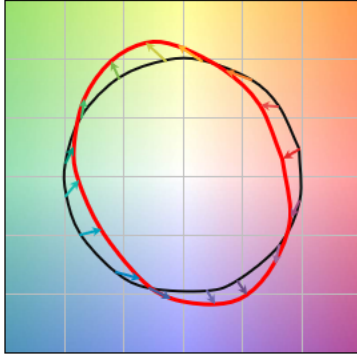
#### ISOFOOT CANDLE PLOT





## TM-30 DATA

### COLOR VECTOR GRAPHIC



— Reference Illuminant — Test Source

### TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

## ELECTRICAL DATA

Electrical										Dimming					
Light Engine	System Watts	System Current	Line Voltage		Amps AC				Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277				Min	Max	Min	Max
72L	54.8	245 mA	120-277	50/60	0.46	0.26	0.23	0.20	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	76.0	335 mA			0.63	0.37	0.32	0.27							
	82.2	365 mA			0.69	0.40	0.34	0.30							
	115.0	500 mA			0.96	0.55	0.48	0.42							
	159.1	700 mA			1.33	0.76	0.66	0.57							

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER
DIFFUSED LENS
0.8518