PLANNING & ZONING COMMISSION MEETING
TUESDAY, OCTOBER 17, 2023, 6:30 P.M.

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

B. Briefing regarding the September 26th and October 12th Council Meeting.
   a. Legacy Ranch Ph II Annexation (October 12th).
   b. Daycare Replat (October 12th).
   c. New Gen Rate Study (October 12th).
   d. Amendment to fee schedule and policy relating to Emergency Services outside City Limits (October 12th).

C. Discuss update on the Atmos Gas line extension to Justin Town Square.

D. Discuss November and December Commission Meetings.

E. Discuss Board Policy and Procedures

F. Discuss Training Schedule.

G. Discuss regular agenda items.

H. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT:**

   In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday October 17, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. CONSENT ITEMS:

A. Consider approval of the minutes for the September 19, 2023, Planning and Zoning Commission meeting.

B. Consider and act upon a recommendation to City Council for a preliminary plat for Meadowlands Phase II consisting of twelve lots. Generally located southeast from the intersection of Sage Drive and FM 407.

C. Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

D. Consider and act upon a recommendation to City Council for a Final Plat for Wildflower Ridge Addition legally described as Lots 1-12, Block A. Generally located northwest from the intersection of Boss Range Road and Range Road.

***All items can be pulled from consent for additional discussion by the Commission.**

5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

B. Consider and act upon a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

D. Consider and act upon a recommendation to City Council for a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

6. FUTURE AGENDA ITEMS:

A. Meadowlands PH. 1

7. DEVELOPMENT UPDATE:

A. Development Update

8. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

9. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 17th Day of October 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 19, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
Scott Hill, Tom Cronberger, Emily Krzyzek, John Tinsley, and David Beck.

Staff Present:
Matt Cyr, Director of Planning and Development Services

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

Chairman Beck did a roll call.

B. City Attorney Planning and Zoning Presentation

Sarah Walsh, City Attorney, gave a brief presentation to the Commission.

C. Briefing regarding the August 22nd and September 12th Council Meeting.
   a. Appointment to the Planning and Zoning Commission (August 22nd).
   b. Budget (September 12th).

Staff gave a brief update on the August 22nd and September 12th meetings.

D. Discuss update on the Atmos Gas line extension to Justin Town Square.

Staff gave a brief update items D-G.

E. Discuss Training Schedule.

F. Discuss joint work session for the Planning and Zoning Commission and City Council

G. Discuss regular agenda items.

H. Adjourn.

The work session adjourned at 7:26pm.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:31 pm.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Scott Hill, Tom Cronberger, Emily Krzyzek, John Tinsley, and David Beck.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, September 19, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck opened the floor to Public Comment at 7:32pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:33 pm.

4. CONSENT ITEMS:

A. Consider approval of the minutes for the July 18, 2023, Planning and Zoning Commission meeting.

B. Consider approval of the minutes for the August 15, 2023, Planning and Zoning Commission meeting.

Staff gave a brief presentation on the item.

Commissioner Hill motioned to approve the consent agenda.

Commissioner Tinsley seconded the motion.

The motion passed 5/0/0

5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Replat for total of two lots legally described Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Staff gave a brief presentation on the item.

Chairman Beck opened the Public Hearing at 7:42pm.

No one came forward.

Chairman Beck closed the Public Hearing at 7:43pm.

B. Consider and act upon a recommendation to City Council for a Replat for total of two lots legally described Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Commissioner Tinsley motioned to recommended approval as presented.

Commissioner Hill seconded the motion.

The motion passed 5/0/0

6. FUTURE AGENDA ITEMS:

A. Meadowlands PH. 1

Staff gave a brief update on Future Agenda Items.

7. DEVELOPMENT UPDATE:

A. Discuss Development Update

Staff gave an update relating to development projects.

8. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

9. ADJOURNMENT:

Chairman Beck adjourned the meeting at 7:48pm.

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 15th Day of September 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a preliminary plat for Meadowlands Phase II consisting of twelve lots. Generally located southeast from the intersection of Sage Drive and FM 407.

EXECUTIVE SUMMARY: The Applicant received approval for a Planned Development in 2018 for 16 lots. However, on February 28, 2023, City Council approved an amendment to the Planned Development to reduce the number of lots from 16 to 11 and increase the setback requirements. The Applicant is now requesting to take the next step in the process with a proposed preliminary plat for the 11 lots.

ACCESS: The Applicant will have access from FM 407.

WATER, SEWER, DRAINAGE: The majority of the drainage flows out to FM 407 going east. The sewer will connect to the existing manhole on the west side of the development with the existing Meadowlands. There is also a connection to an existing 8" water line on the west side of the development as well.

ACTION CONSIDERED:

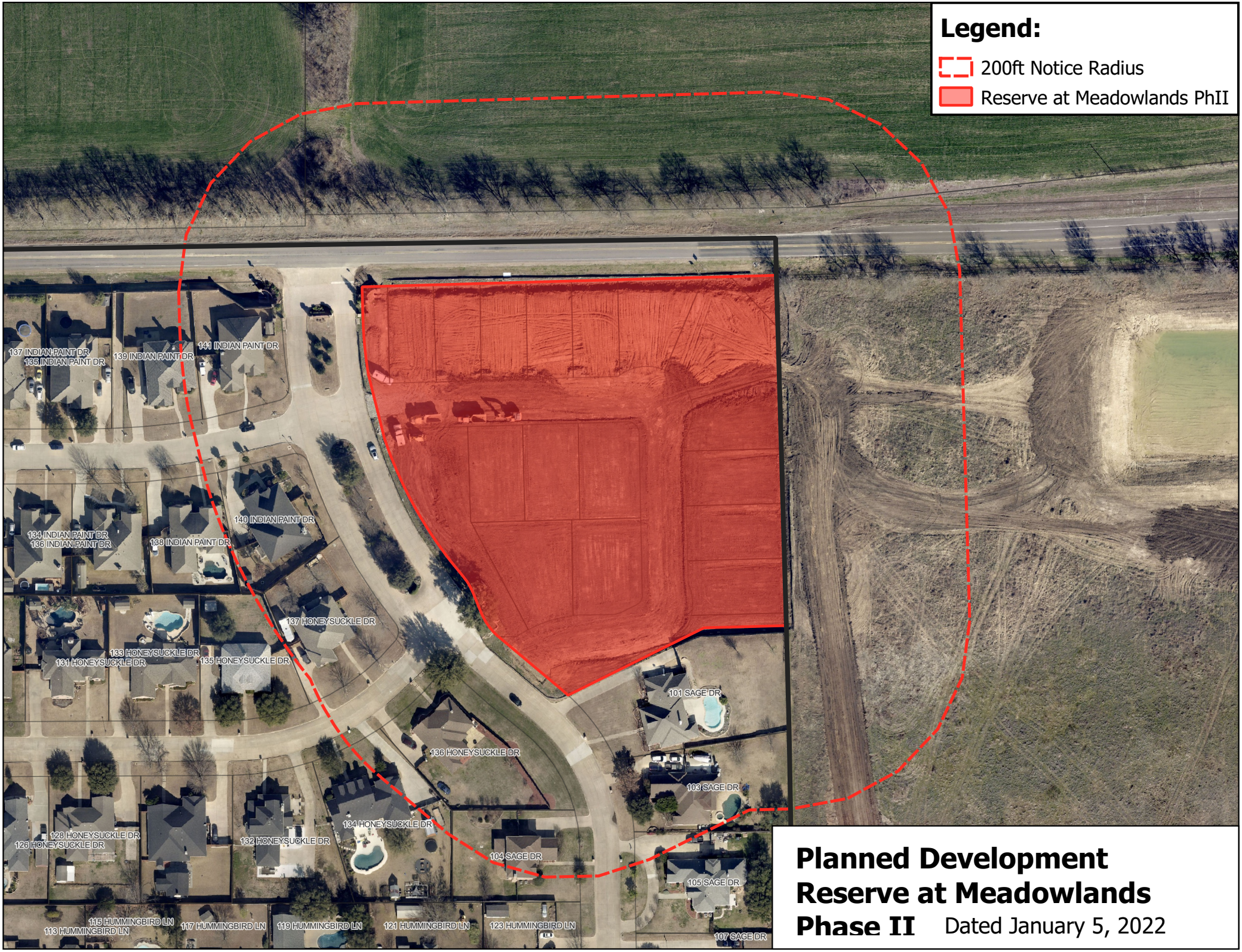
1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF RECOMMENDATION:

Staff recommends approval based on the preliminary plat meeting all of the requisite regulations.

ATTACHMENTS:

1. Supporting Documentation
2. Map



Planned Development
Reserve at Meadowlands
Phase II Dated January 5, 2022

PRELIMINARY PLAT
for
RESERVE AT MEADOWLANDS PHASE II

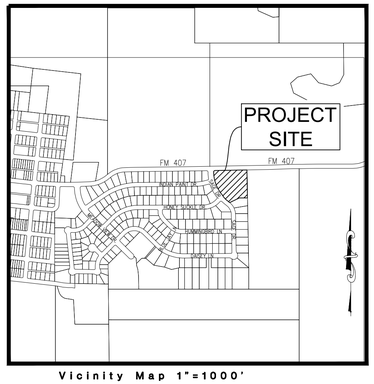
RESERVE AT MEADOWLANDS, PHASE II
LOT 1R-11R, BLOCK A
3.769 Acres
Zoned SF-1 PD-598

in the

E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS
AUGUST 2023

Sheet List Table

PR0.00	COVER SHEET
PR1.02	SITE PLAN
PR3.01	EXISTING DRAINAGE AREA MAP
PR3.02	PROPOSED DRAINAGE AREA MAP
PR4.01	UTILITY PLAN



Vicinity Map 1"=1000'

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

Contact: R. Von Beougher, P.E.

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
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RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

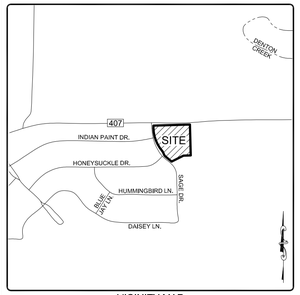
Drawn By: RF
Date: 08/28/2023
Scale: N.T.S.
Revisions:

RWD22001

PR0.00

PRELIMINARY PLAT

File: N:\Projects\RWD\RWD22001\04-Production\Engineering\PRELIM PLAT\RWD22001-CS
Plotted: 9/26/2023 1:56 PM, by Ray Espinoz Sheet: 9/23/2023 11:40 AM, by rendres



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

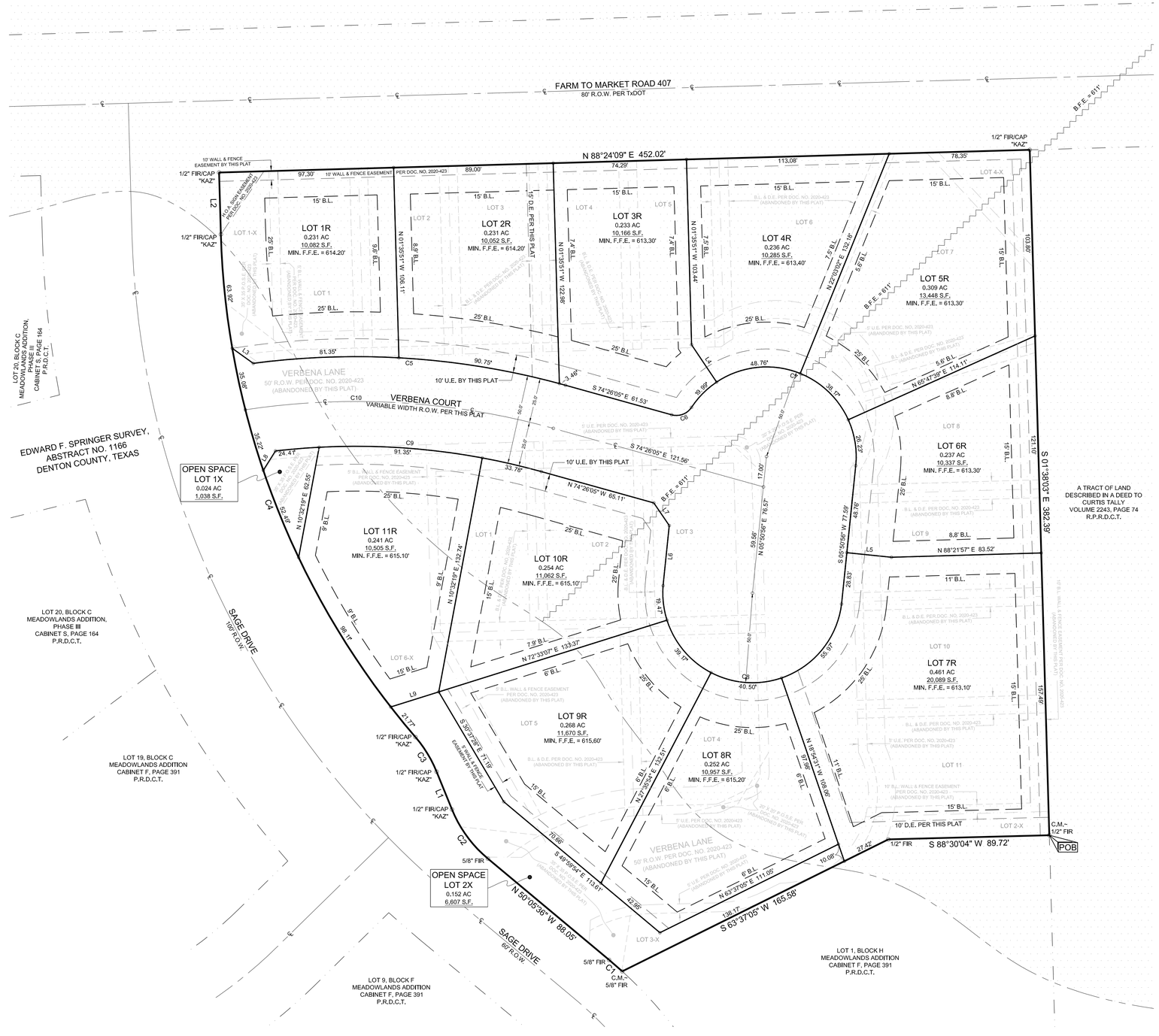
1. I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Justin, Community Number 480778, effective date 04-18-2011, and that map indicates as scaled, that a portion of this property is within **"Non-Shaded Zone X"** defined as "Areas determined to be outside the 0.2% annual chance floodplain", and a portion is within **"Shaded Zone AE"** defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined" as shown on Panel 48121C0485 G of said map.

3. Water is to be provided by:
City of Justin Water Department
415 N. College Avenue
Justin, TX 76247
Phone: 940-648-2541

4: Wastewater services will be provided by the City of Justin.

5. Electricity services is to be provided by:
CoServ Electirc
7701 S. Stemmons Freeway
Corinth, TX 76210
Phone: 940-321-7800

6. The purpose of this Preliminary Plat is to create 11 lots of record from a previously platted subdivision.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	9.75'	9.75'	N 49°05'30" W	2°25'46"
C2	70.00'	34.27'	33.93'	N 36°09'13" W	28°03'05"
C3	70.00'	22.65'	22.55'	N 31°23'53" W	18°32'17"
C4	450.00'	306.59'	300.69'	N 21°08'55" W	39°02'08"
C5	435.00'	175.57'	174.38'	S 85°59'49" E	23°07'29"
C6	10.00'	12.62'	11.80'	N 69°24'52" E	72°18'06"
C7	50.00'	133.16'	97.15'	S 70°26'37" E	152°35'07"
C8	50.01'	155.11'	100.00'	N 84°07'23" W	177°42'33"
C9	385.00'	149.54'	148.60'	N 85°33'42" W	22°15'15"
C10	410.00'	173.27'	171.99'	S 86°32'30" E	24°12'51"
C11	33.00'	103.67'	66.00'	S 84°09'21" E	180°00'00"
C12	33.00'	103.58'	66.00'	N 84°16'16" W	179°50'14"
C13	16.00'	50.27'	32.00'	S 84°09'21" E	180°00'00"
C14	16.00'	50.01'	32.00'	N 84°23'37" W	179°05'05"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°07'47" W	22.77'
L2	N 01°37'51" W	34.52'
L3	S 54°18'45" E	14.43'
L4	S 33°49'38" E	25.00'
L5	N 84°09'04" W	25.00'
L6	N 05°51'18" E	33.74'
L7	N 34°17'43" W	15.29'
L8	S 32°16'58" W	12.78'
L9	N 72°33'07" E	28.01'

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; Shelton Real Estate Group, LLC, is the owner of all that certain tract of land lying and being situated in the Edward F. Springer Survey, Abstract Number 1166, Denton County, Texas, being all of that certain tract of land described in a deed to Shelton Real Estate Group, LLC, as recorded in Instrument Number 2022-106899, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being all of Lots 1-11, 1-X, 2-X, 3-X & 4-X, Block A, and all of Lots 1-5 & 6-X in Block B of Reserve at Meadowlands, Phase II, an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Document Number 2020-423, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, being the Southeast corner of Lot 11 In said Block A and the Northeast corner of Lot 1 In Block H of Meadowlands Addition, recorded in Cabinet F, Page 39, P.R.D.C.T.;

THENCE South 88 degrees 30 minutes 04 seconds West, along a line common to said Reserve at Meadowlands and said Meadowlands addition, a distance of 89.72 feet to a 1/2-inch iron rod found in same, being an angle point in the South line of Lot 11 in said Block A and the North line of Lot 1 in Block H of said Meadowland Addition;

THENCE South 63 degrees 37 minutes 05 seconds West, continuing along said common line, a distance of 165.58 feet to a 5/8-inch iron rod found for corner in the East Right-of-Way line of Sage Drive, being the Southernmost corner of Lot 3-X in said Block A and the Northwest corner of Lot 1 in Block H of said Meadowlands Addition, said point marking the beginning of a non-tangent curve to the left, having a radius of 230.00 feet, and a chord bearing and distance of North 49 degrees 05 minutes 30 seconds West, 9.75 feet;

THENCE along the East Right-of-Way line of Sage Drive and the West line of said Reserves at Meadowland, Phase II, along said curve for an arc distance of 9.75 feet to a 5/8-inch iron rod found, marking the point of tangency of said curve;

THENCE North 50 degrees 05 minutes 36 seconds West, a distance of 88.05 feet to a 5/8-inch iron rod found, marking the beginning of a tangent curve to the right, having a radius of 70.00 feet, and a chord bearing and distance of North 36 degrees 09 minutes 13 seconds West, 33.93 feet;

THENCE along said curve, an arc distance of 34.27 feet to a capped 1/2-inch iron rod stamped "KAZ" found, marking the point of tangency of said curve;

THENCE North 22 degrees 07 minutes 47 seconds West, a distance of 22.77 feet to a capped 1/2-inch iron rod stamped "KAZ" found, marking the beginning of a tangent curve to the left, having a radius of 70.00 feet, and a chord bearing and distance of North 31 degrees 23 minutes 53 seconds West, 22.55 feet;

THENCE along said curve, an arc distance of 22.65 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the end of said curve, marking the beginning of a tangent curve to the right, having a radius of 450.00 feet, and a chord bearing and distance of North 21 degrees 08 minutes 55 seconds West, 300.69 feet;

THENCE along said curve, an arc distance of 306.59 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner, marking the point of tangency of said curve;

THENCE North 01 degrees 37 minutes 51 seconds West, a distance of 34.52 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner at the Southeast intersection of Sage Drive and Farm to Market Road 407, being the Northwest corner of said Reserves at Meadowlands, Phase II;

THENCE North 88 degrees 24 minutes 09 seconds East, along the South Right-of-Way line of Farm to Market Road 407 and the North line of said Reserves at Meadowlands, Phase II, a distance of 452.02 feet to a capped 1/2-inch iron rod stamped "KAZ" found for corner in said South Right-of-Way line, being the Northeast corner of said Reserves at Meadowlands, Phase II;

THENCE South 01 degrees 38 minutes 03 seconds East, along the East line of said Reserves at Meadowlands, Phase II, a distance of 382.39 feet to the POINT OF BEGINNING, containing 3.769 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Shelton Real Estate Group, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the RESERVE AT MEADOWLANDS, PHASE II, an addition to the City of Justin, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape Improvements may be placed In Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and said use by public utilities being subordinate to the Public's and City of Justin's se thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Justin and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Justin.

WITNESS, my hand, this _____ day of _____, 2023

_____
Shelton Real Estate Group, LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2023

_____
Notary Public

My Commission Expires_____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF JUSTIN, DENTON COUNTY, TEXAS.

_____ ___/___/2023
KENNETH A. ZOLLINGER DATE

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2023.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____/____/_____.

Approved by the Planning and Development Department date _____

_____
City Manager

_____
Attest, City Secretary

LEGEND

R.O.W.	= RIGHT-OF-WAY
FIR	= IRON ROD FOUND
SIR/CAP	= CAPPED IRON ROD SET
FIR/CAP	= CAPPED IRON ROD FOUND
PSTM	= METAL FENCE CORNER POST
C.M.~	= CONTROLLING MONUMENT
POB	= POINT OF BEGINNING
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
B.F.E.	= BASE FLOOD ELEVATION
B.L.	= BUILDING LINE
——℄——	= CENTERLINE
— · · —— · · —	= ADJOINING PROPERTY LINE

N
W E
S
1" = 30'
0 15 30 45 60

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
SHELTON REAL ESTATE GROUP, LLC
1709 JOYNER LN.
KELLER, TX 76248
PHONE: 360-820-0640
CONTACT: ROBERT SHELTON

ENGINEER:
JOHN R. McADAMS COMPANY, INC.
201 COUNTRY VIEW DRIVE
ROANOKE, TEXAS 76262
PHONE: 940-240-1012

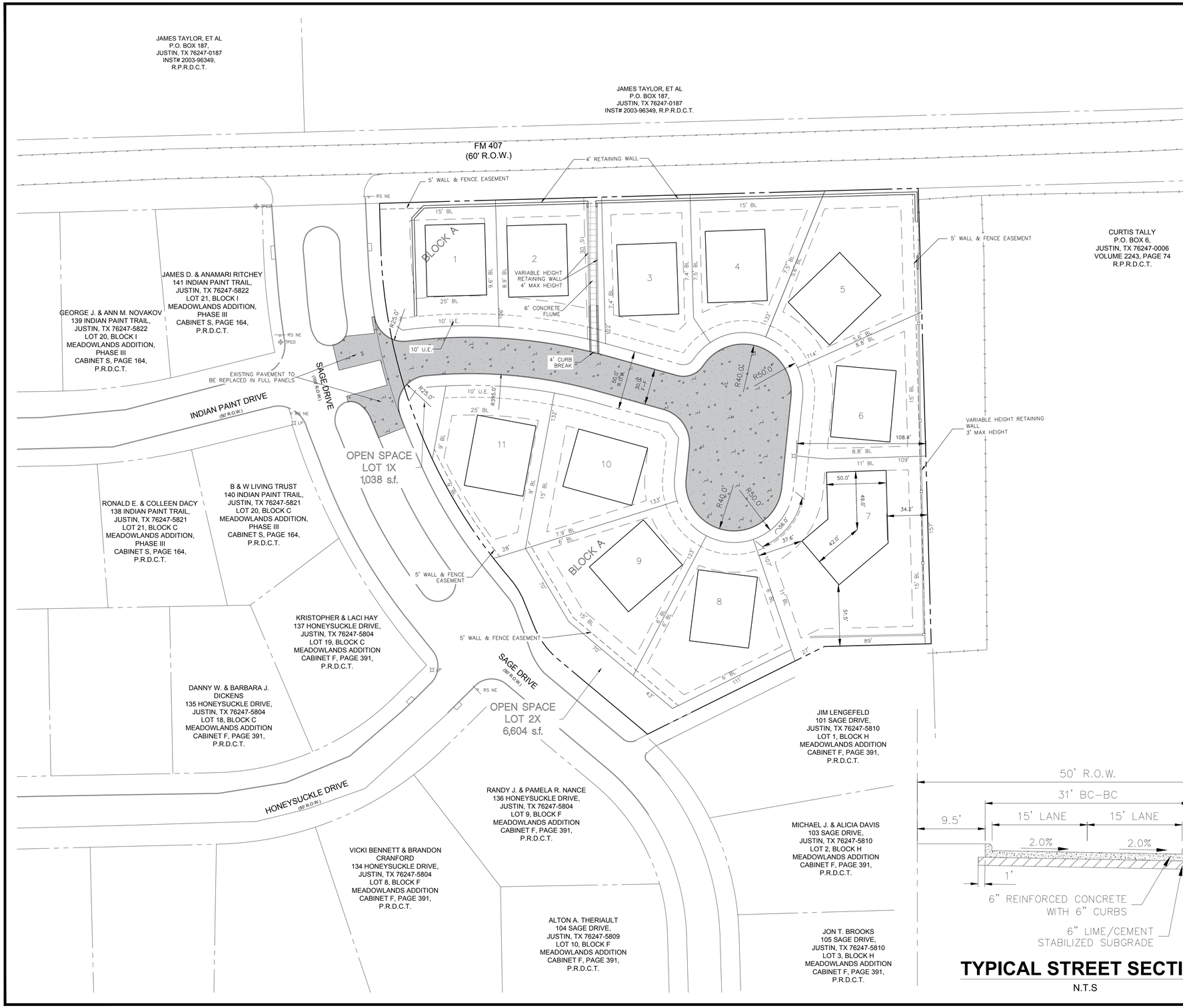
KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER:	160746-13
DRAWN BY:	DJJ
DATE:	06-26-2023
R.P.L.S.	KENNETH A. ZOLLINGER

PRELIMINARY PLAT
LOTS 1R-11R, BLOCK A
RESERVE AT MEADOWLANDS, PHASE II

BEING A REPLAT OF LOTS 1-11, 1-X, 2-X, 3-X & 4-X IN BLOCK A, AND LOTS 1-5 & 6-X IN BLOCK B, RESERVE AT MEADOWLANDS, PHASE II, UNDER DOC. NO. 2020-423, P.R.D.C.T., AND BEING 3.769 ACRES IN THE EDWARD F. SPRINGER SURVEY, ABSTRACT NUMBER 1166, CITY OF JUSTIN, DENTON COUNTY, TEXAS



50 0 50 100 150 Feet

SCALE: 1"=50'

ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

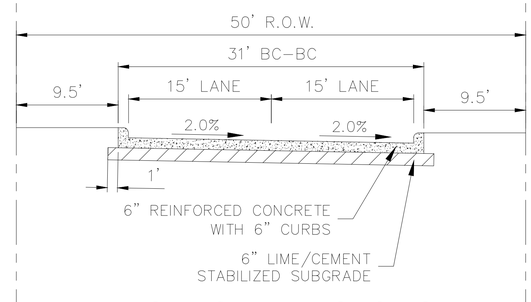
PAVING SPECIFICATIONS:

CONCRETE FLUME:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (HATCH PATTERN DOES NOT REFLECT CONSTRUCTION OR EXPANSION JOINT LOCATIONS). (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

STREET PAVING:
6" 3,600 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 6" LIME/CEMENT STABILIZED SUBGRADE. (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED DIFFERENT.
2. RETAINING WALL GREATER THAT 3' IN HEIGHT ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL SLEEVING FOR UTILITIES HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR RESPONSIBILITY TO INSURE ALL SLEEVING IS IN PLACE PRIOR TO PLACING PERMANENT PAVING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.



TYPICAL STREET SECTION

N.T.S

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
1111 Hillsdale Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 440. 1072

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=50'
Revisions:

RWD22001

PR1.02

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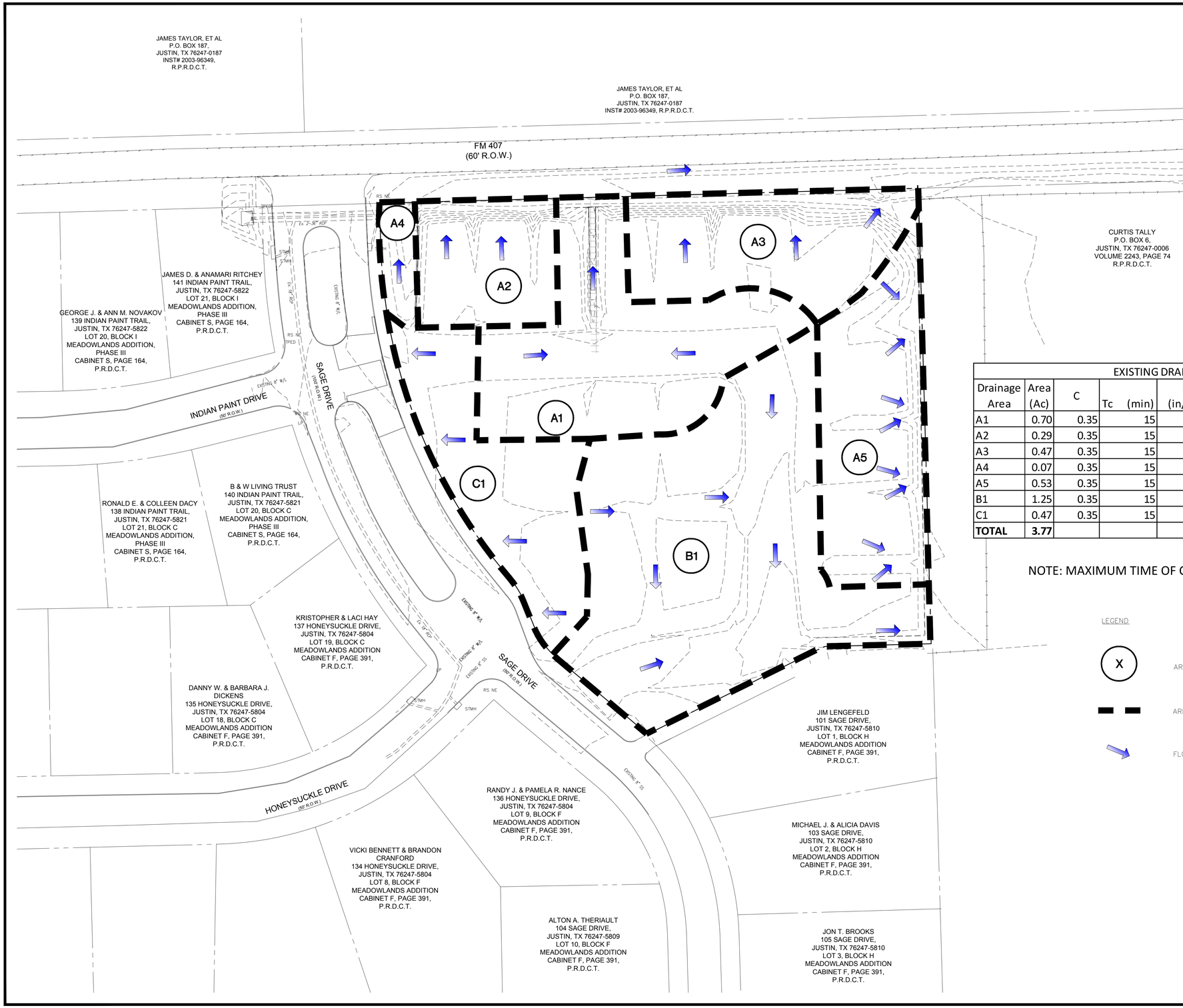

ELEVATIONS ARE BASED ON US COSTAL & GEODETIC BENCHMARK MONUMENT K945, CALLED 627.43'

COORDINATES FOR BENCHMARK ARE SURFACE VALUES. TO CONVERT TO GRID VALUES MULTIPLY BY 0.99985097884. N: 7086148.642, E: 2338364.081, ELEVATION: 627.43'

EXISTING DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A1	0.70	0.35	15	7.91	1.94	Sheet flow to FM 407 ditch
A2	0.29	0.35	15	7.91	0.80	Sheet flow to FM 407 ditch
A3	0.47	0.35	15	7.91	1.29	Sheet flow to north flume
A4	0.07	0.35	15	7.91	0.19	Sheet flow to FM 407 ditch
A5	0.53	0.35	15	7.91	1.46	Sheet flow to floodplain
B1	1.25	0.35	15	7.91	3.47	Sheet flow to southeast flume
C1	0.47	0.35	15	7.91	1.29	Sheet flow to Sage Drive
TOTAL	**3.77**				**10.44**	

NOTE: MAXIMUM TIME OF CONCENTRATION IS 15 MINUTES

LEGEND

X — AREA NUMBER

AREA DIVIDE

FLOW DIRECTION

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
1111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 440. 1972

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www.mcadamsco.com

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:

RWD22001

PR3.01

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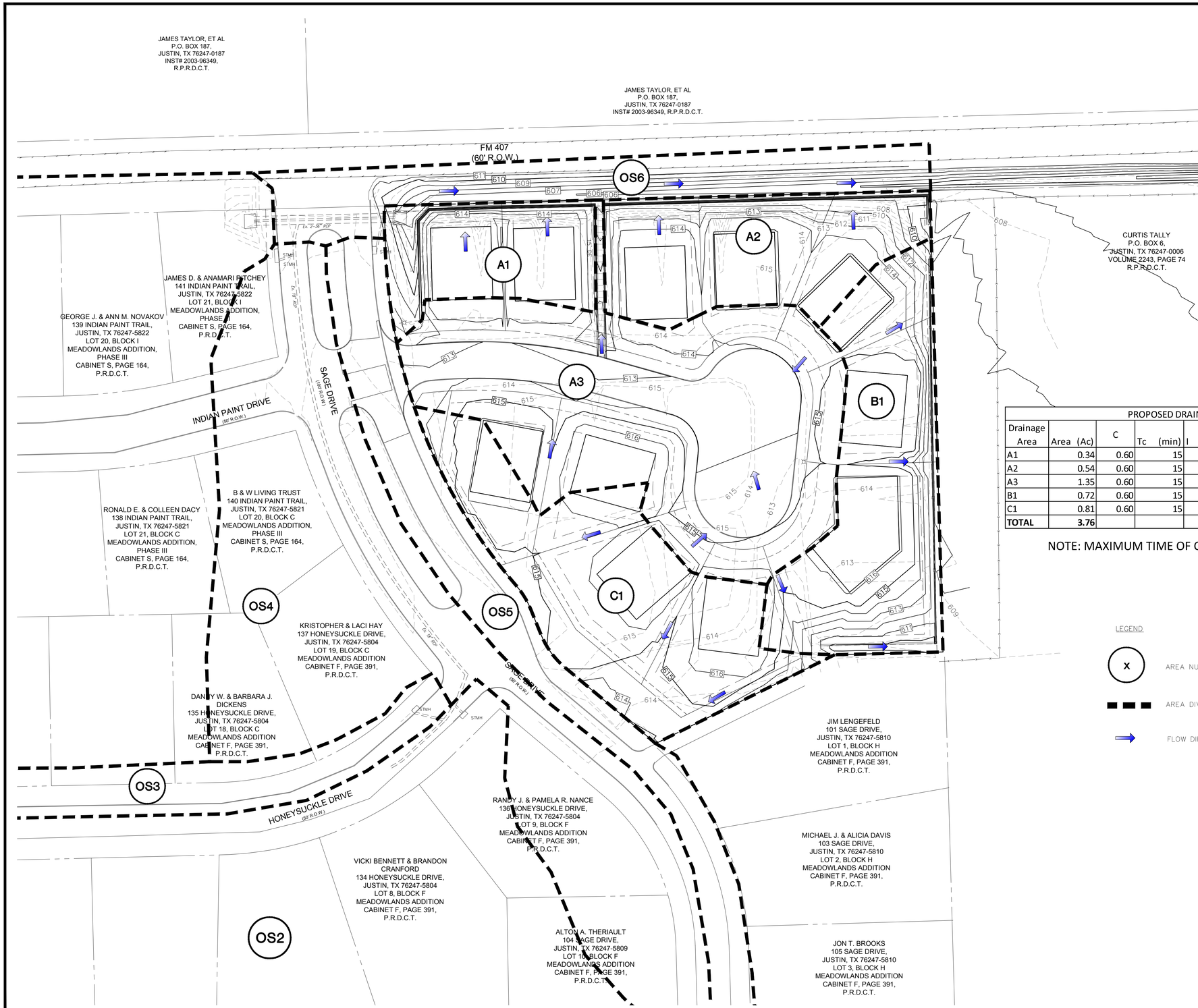

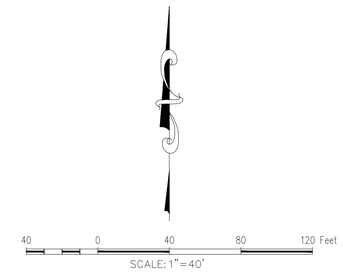

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PROPOSED DRAINAGE CALCULATIONS						
Drainage Area	Area (Ac)	C	Tc (min)	I (in/hr)	Q100 (cfs)	Comments
A1	0.34	0.60	15	7.91	1.62	Sheet flow to FM 407 ditch
A2	0.54	0.60	15	7.91	2.57	Sheet flow to FM 407 ditch
A3	1.35	0.60	15	7.91	6.41	Sheet flow to north flume
B1	0.72	0.60	15	7.91	3.42	Sheet flow to east property line
C1	0.81	0.60	15	7.91	3.85	Sheet flow to Sage Drive
TOTAL	**3.76**				**17.85**	

NOTE: MAXIMUM TIME OF CONCENTRATION IS 15 MINUTES

LEGEND

X — AREA NUMBER

AREA DIVIDE

FLOW DIRICTION

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

The John R. McAdams Company, Inc.
111 Hebron Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
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TBPE: 19762 TBPLS: 10194440
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McADAMS

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:
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RWD22001

PR3.02

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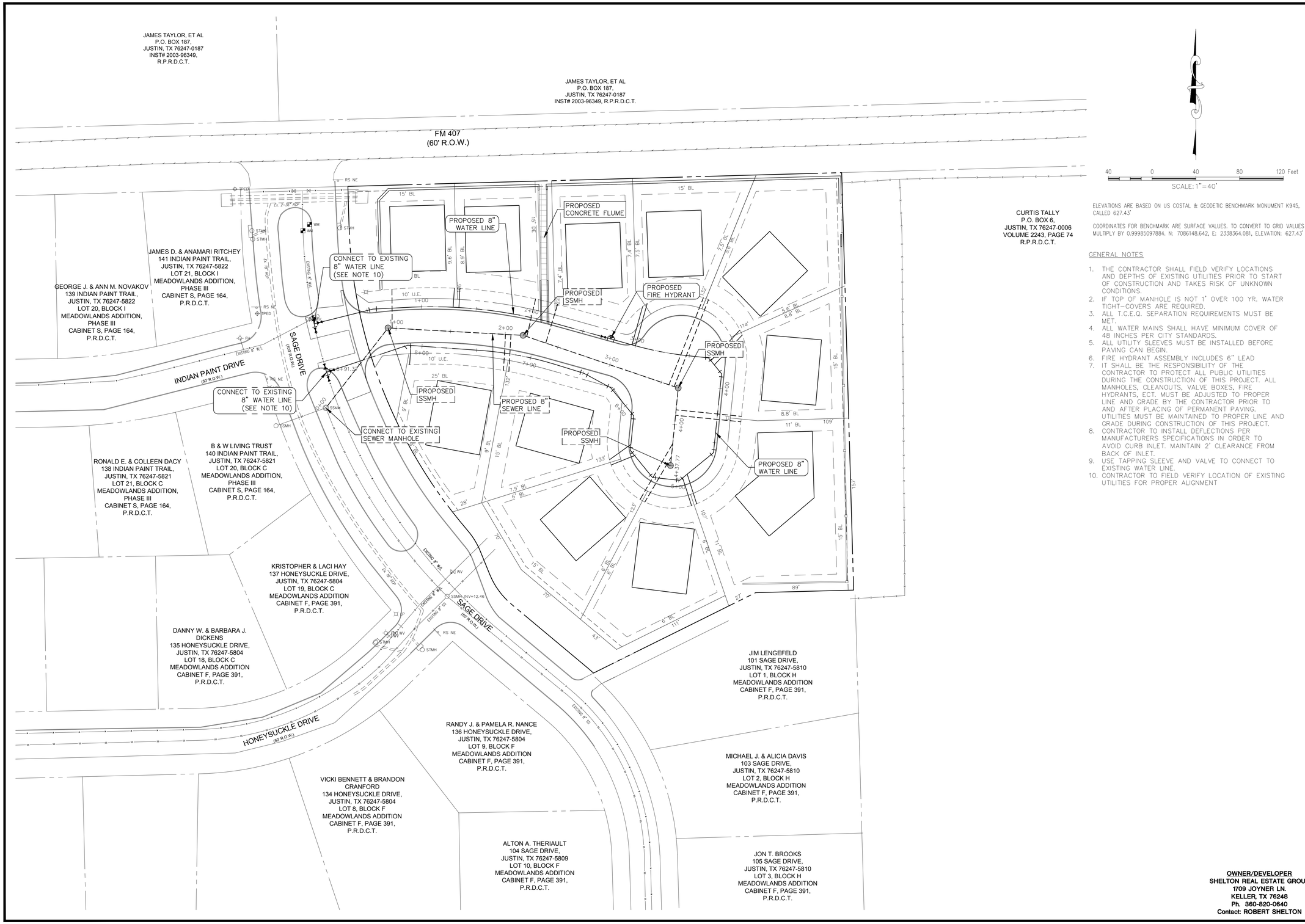

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GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
2. IF TOP OF MANHOLE IS NOT 1' OVER 100 YR. WATER TIGHT-COVERS ARE REQUIRED.
3. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
4. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48 INCHES PER CITY STANDARDS.
5. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
6. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
8. CONTRACTOR TO INSTALL DEFLECTIONS PER MANUFACTURERS SPECIFICATIONS IN ORDER TO AVOID CURB INLET. MAINTAIN 2' CLEARANCE FROM BACK OF INLET.
9. USE TAPPING SLEEVE AND VALVE TO CONNECT TO EXISTING WATER LINE.
10. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR PROPER ALIGNMENT

OWNER/DEVELOPER
SHELTON REAL ESTATE GROUP
1709 JOYNER LN.
KELLER, TX 76248
Ph. 360-820-0640
Contact: ROBERT SHELTON

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McADAMS

RESERVE AT MEADOWLANDS PHASE II

RESERVE AT MEADOWLANDS PHASE II
RESERVE AT MEADOWLANDS, PHASE II
3.769 Acres
in the
E.F. SPRINGER SURVEY, ABSTRACT NO. 1166
CITY OF JUSTIN
DENTON COUNTY, TEXAS

UTILITY PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/26/2023

Drawn By: RF
Date: 08/28/2023
Scale: 1"=40'
Revisions:
- - - -

RWD22001

PR4.01

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JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

APPLICANT: Jeremy Blad, Valley Quest Design; Dan Jenkins, New Core Development (owner)

EXECUTIVE SUMMARY: The Applicant is requesting a final plat for Timberbrook Phase 5 for 109 lots. This is a continuation of the of the existing Timberbrook development. A Developers agreement was approved by City Council in 2016 for the Timberbrook Development.

ACTION CONSIDERED:

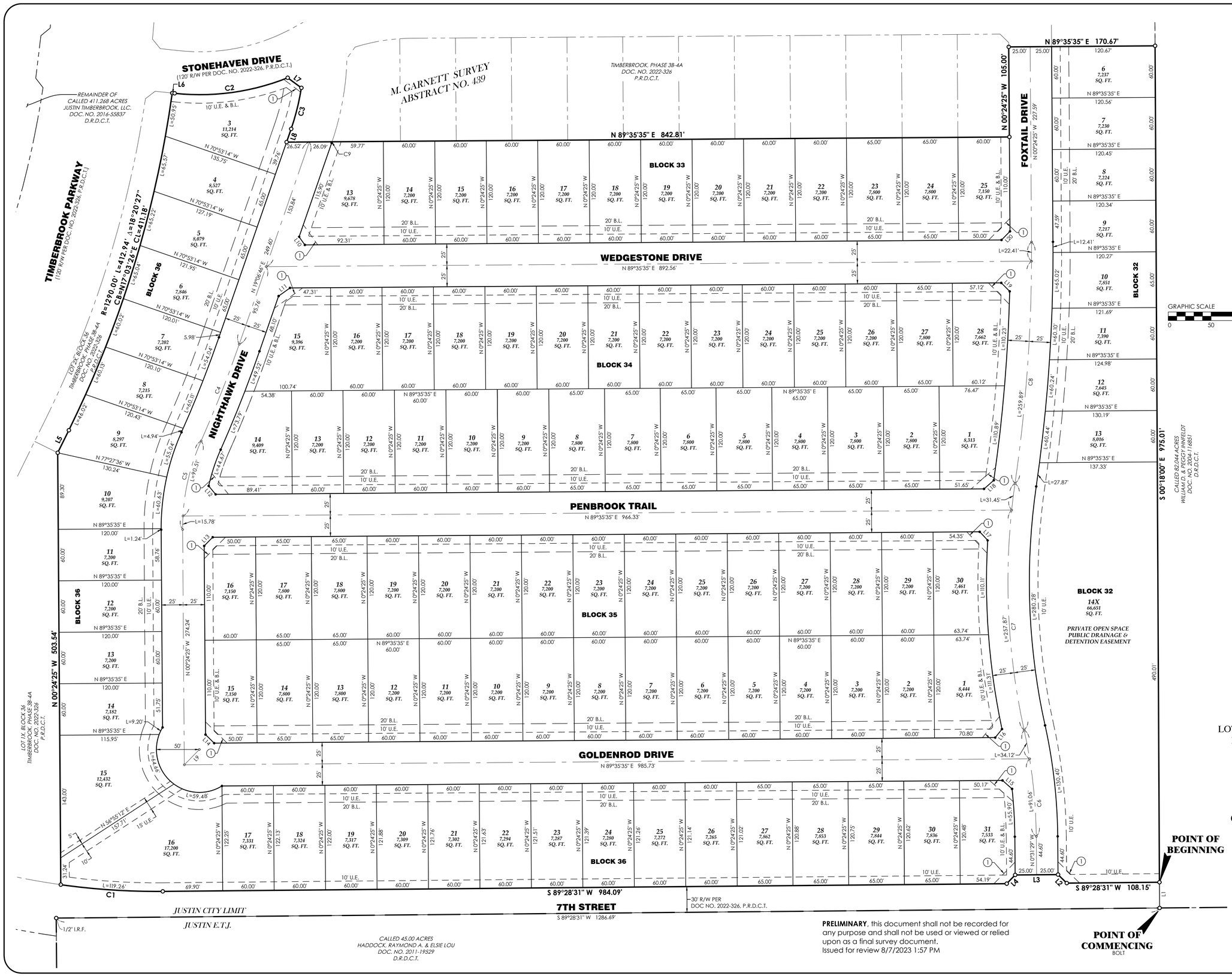
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

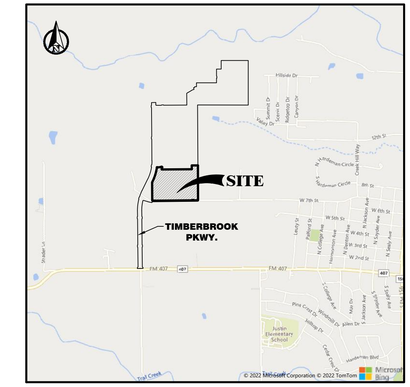
Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation

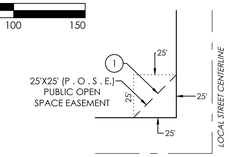


PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 8/7/2023 1:57 PM



VICINITY MAP
N.T.S.

GRAPHIC SCALE 1"=50'
0 50 100 150



NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.
25x25 PUBLIC OPEN SPACE EASEMENT

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

FINAL PLAT
OF
LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36
TIMBERBROOK, PHASE 5
BEING
25.633 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
108 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: August 2023

SHEET 1 of 2

SEE SHEET 2 FOR
LINE & CURVE TABLE

E:\10666 - Timberbrook\COD\01 PHASE 5\10666-FFLAT PHS-SHEETS.dwg

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

All that certain lot, tract, or parcel of land, situated in a portion of the M. Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described as Tract 1, in a deed to Bloomfield Homes, LP recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a Bolt found for an ell corner of said 186.362 acre tract, the Southwest corner of a called 82.044 acre tract described in a deed to William D. & Peggy Ihnfeldt recorded in Document No. 2004-116851 (DRDCT) and in the North line of a called 45.00 acre tract described in a deed to Raymond A. & Elsie Lou Haddock recorded in Document No. 2011-19529 (DRDCT), from which a 1/2" iron rod found for the Northwest corner of said 45.00 acre tract bears South 89 deg. 28 min. 31 sec. West - 1,286.69 feet;

THENCE North 00 deg. 18 min. 00 sec. West departing said North line and continue along the East line of said 186.362 acre tract and the West line of said 82.044 acre tract, a distance of 30.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 28 min. 31 sec. West departing said East and West lines, a distance of 108.15 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 31 min. 29 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 28 min. 31 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 28 min. 31 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 28 min. 31 sec. West, a distance of 984.09 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 800.00 feet, a central angle of 08 deg. 32 min. 28 sec., and being subtended by a chord which bears North 86 deg. 15 min. 15 sec. West - 119.15 feet;

THENCE in a westerly direction along said curve to the right, a distance of 119.26 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West non-tangent to said curve, a distance of 503.54 feet to a 1/2" capped iron rod set;

THENCE North 26 deg. 13 min. 39 sec. East, a distance of 29.25 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,290.00 feet, a central angle of 18 deg. 20 min. 27 sec., and being subtended by a chord which bears North 17 deg. 03 min. 26 sec. East - 411.18 feet;

THENCE in a northerly direction along said curve to the left, a distance of 412.94 feet to a 1/2" capped iron rod set;

THENCE South 83 deg. 48 min. 32 sec. East non-tangent to said curve, a distance of 2.77 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 275.00 feet, a central angle of 28 deg. 00 min. 25 sec., and being subtended by a chord which bears North 82 deg. 11 min. 15 sec. East - 133.09 feet;

THENCE in an easterly direction along said curve to the left, a distance of 134.42 feet to a 1/2" capped iron rod set;

THENCE South 53 deg. 34 min. 33 sec. East non-tangent to said curve, a distance of 19.80 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 275.00 feet, a central angle of 10 deg. 16 min. 50 sec., and being subtended by a chord which bears South 13 deg. 58 min. 21 sec. West - 49.28 feet;

THENCE in a southerly direction along said curve to the right, a distance of 49.34 feet to a 1/2" capped iron rod set;

THENCE South 19 deg. 06 min. 46 sec. West tangent to said curve, a distance of 16.31 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 35 min. 35 sec. East, a distance of 842.81 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West, a distance of 105.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 35 min. 35 sec. East, a distance of 170.67 feet to a 1/2" capped iron rod set in the West line of said 82.044 acre tract and the East line of said 186.362 acre tract;

THENCE South 00 deg. 18 min. 00 sec. East along said East and West lines, a distance of 975.01 feet to the **POINT OF BEGINNING**, containing 1,116,591 square feet or 25.633 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 5, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20___.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20___.

_____
Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year)
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of -way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lot 14X, Block 32 is a private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
8. The offsite Storm Water Detention & All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA (Federal Emergency Management Agency) guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to is property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

LEGEND

O	1/2" C.I.R.S. (GOODWIN & MARSHALL) UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
	BOUNDARY LINE
	ADJOINER LINE
	ABSTRACT LINE
	EASEMENT LINE
	CENTERLINE OF CREEK

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review
8/7/2023 1:57 PM

LAND USE TABLE

Development Yield	
Gross Site Area	25.633 Acres
Total Number Lots	108
Residential Lots Area	18.988 Acres
Number Residential Lots	108
Number Single Family Detached	108
Number Dwelling Units	108
Non-Residential Lots Area	1.530 Acres
Number Non-Residential Lots	1
Private Open Space Lots Area	1.530 Acres
Number Private Open Space Lots	1
Right-of-way Area	5.115 Acres
No Public Parks Proposed	

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°18'00"W	30.00'
L2	N45°31'29"W	14.14'
L3	S89°28'31"W	50.00'
L4	S44°28'31"W	14.14'
L5	N26°13'39"E	29.25'
L6	S83°48'32"E	2.77'
L7	S53°34'33"E	19.80'
L8	S19°06'46"W	16.31'
L9	N44°35'35"E	25.00'
L10	N35°38'49"W	11.54'
L11	N54°21'11"E	16.33'
L12	N39°33'04"W	12.63'
L13	N44°35'35"E	14.14'
L14	N45°24'25"W	14.14'
L15	S48°30'00"E	14.88'
L16	S38°39'42"W	12.60'
L17	S43°21'04"E	13.63'
L18	S48°38'21"W	15.16'
L19	S44°35'35"E	13.94'
L20	S44°35'35"W	14.14'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	800.00'	119.26'	8°32'28"	N86°15'15"W	119.15'
C2	275.00'	134.42'	28°00'25"	N82°11'15"E	133.09'
C3	275.00'	49.34'	10°16'50"	S13°58'21"W	49.28'
C4	1435.00'	121.20'	4°50'22"	S21°31'57"W	121.17'
C5	250.00'	106.29'	24°21'32"	S11°46'21"W	105.49'
C6	600.00'	125.18'	11°57'15"	S06°30'06"E	124.96'
C7	800.00'	289.32'	20°43'17"	S02°07'05"E	287.75'
C8	1870.00'	282.30'	8°38'58"	S03°55'04"W	282.03'
C9	325.00'	1.41'	0°14'57"	N18°59'17"E	1.41'

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this_____day of_____, 20___.

By:_____
Chairman

ATTEST :

By:_____
Secretary

THE CITY COUNCIL OF JUSTIN ON_____,20___, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

By:_____
Mayor

ATTEST :

By:_____
City Secretary

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 8/7/2023 1:57 PM

FINAL PLAT

OF

LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36

TIMBERBROOK, PHASE 5

BEING

25.633 ACRES

SITUATED IN THE

M. GARNETT SURVEY, ABSTRACT No. 439

CITY OF JUSTIN, DENTON COUNTY, TEXAS

108 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: August 2023

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

E:\10666 - Timberbrook\COGO\PHASE 5\10666-PFLAT PH5-SHEETS.dwg

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Wildflower Ridge Addition legally described as Lots 1-12, Block A. Generally located northwest from the intersection of Boss Range Road and Range Road.

APPLICANT: Jeremy Blad, Valley Quest Design; Dan Jenkins, New Core Development (owner)

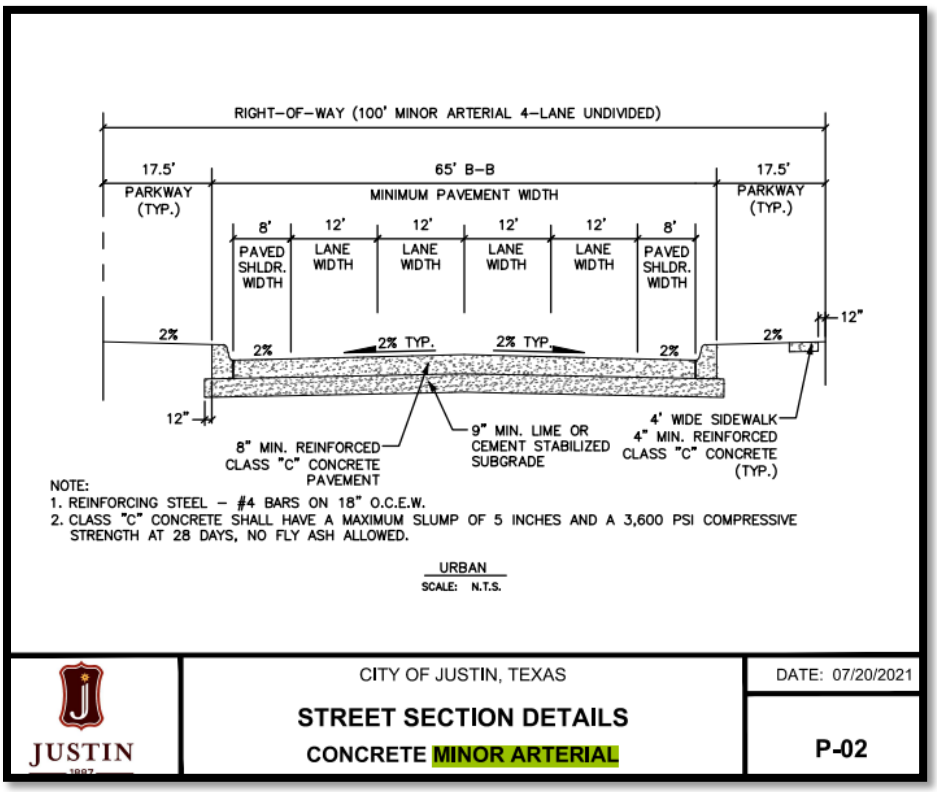
EXECUTIVE SUMMARY: The Applicant is requesting a final plat in the Extraterritorial Jurisdiction (ETJ) to create twelve lots ranging from 2 acres to 4.09 acres. The City will not be providing any services to the property (water, sewer, roads). A preliminary plat was previously approved by City Council in May 2023.

DETAILS: A proposed Developers Agreement was submitted to Staff to bring to City Council in the middle of 2022 for this piece of property and an additional piece of property. However, an agreement for a larger subdivision could not be reached between the developer and the City. Therefore, the owner of the property is proposing a twelve lot subdivision without city services.

The Applicant was approved for a preliminary plat in the Extraterritorial Jurisdiction (ETJ) to create twelve lots ranging from 2 acres to 4.09 acres. The City will not be providing any services to the property (water, sewer, roads).

ACCESS & SERVICES: There is one access point off of Range Road and a 60' private access easement for the development. The services utilized will be septic and well water, which is permitted through Denton County and TCEQ.

ROW DEDICATION: According to the Comprehensive Plan Range Road is considered a Minor Arterial roadway. The street section requires a 50' ROW from the center line (the other 50' will be acquired from the other property on the other side of Range Road, when developed) to plan for improving Range Road in the future. Currently, the Preliminary Plat does not show this, however, the Applicant has stated they are willing to dedicate the requisite 50'. Staff is expecting an updated preliminary plat to be submitted no later than April 13, 2023.



ACTION CONSIDERED:

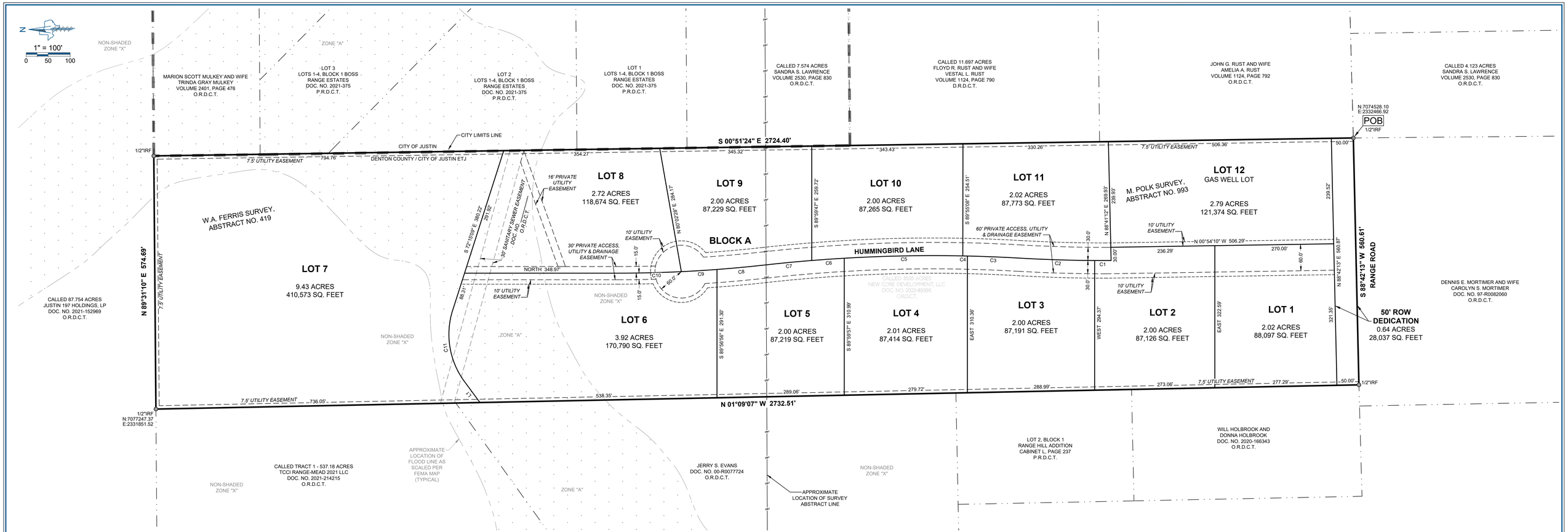
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

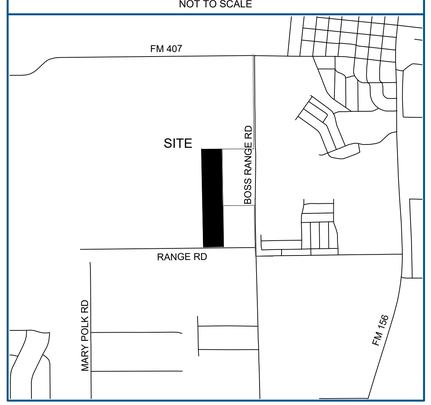
Staff recommends approval.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



VICINITY MAP
NOT TO SCALE



LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **NEW CORE DEVELOPMENT, LLC** is the owner of a 35.55 acre track of land out of the W.A. Ferris Survey, Abstract Number 419 and the M. Polk Survey, Abstract Number 993 situated in Denton County, Texas and being all of a called 35.55 acre tract of land conveyed to New Core Development, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2022-89395 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in or near the center of Range Road at the Southwest corner of a tract of land conveyed to John G. Rust and wife Amelia A. Rust by deed of record in Volume 1124, Page 792 of said Official Public Records, the Northwest corner of a called 4.123 acre tract of land conveyed to Sandra S. Lawrence by deed of record in Volume 2530, Page 830 of said Official Records, the Northeast corner of a tract of land conveyed to Dennis E. Mortimer and Carolyn S. Mortimer by deed of record in Document Number 97-R0082060 of said Official Records, also being the Southeast corner of said 35.55 acre tract

THENCE S 88°42'13" W, along or near the center of Range Road, being the North line of said Mortimer tract, also being the common South line of said 35.55 acre tract, a distance of 560.61 feet to a 1/2" iron rod found at the Southwest corner of a tract of land conveyed to Will Holbrook and Donna Holbrook by deed of record in Document Number 2020-166343 of said Official Records, also being the Southwest corner of said 35.55 acre tract;

THENCE N 01°09'07" W, along the West line of said 35.55 acre tract, being in part the common East line of said Holbrook tract, being in part the common East line of Lot 2, Block 1, Range Hill Addition, a subdivision of record in Cabinet L, Page 237 of the Plat Records of Denton County, Texas, being in part the common East line of a tract of land conveyed to Jerry S. Evans by deed of record in Document Number 00-R0077724 of said Official Records, and also being the common East line of a called 537.18 acre tract of land described as Tract 1 conveyed to TCCI Range-Mead 2021 LLC by deed of record in Document Number 2021-214215 of said Official Records, a distance of 2732.51 feet to a 1/2" iron rod found in the South line of a called 87.754 acre tract of land conveyed to Justin 197 Holdings, LP by deed of record in Document Number 2021-152969 of said Official Records at the Northeast corner of said 537.18 acre tract, also being the Northwest corner of said 35.55 acre tract;

THENCE N 89°31'10" E, along the South line of said 87.754 acre tract, being the common North line of said 35.55 acre tract, a distance of 574.69 feet to a 1/2" iron rod found at the Northwest corner of a tract of land conveyed to Marion Scott Mulkey and wife Trinda Gray Mulkey, recorded in Volume 2401, Page 476 of said Official Records, also being the Northeast corner of said 35.55 acre tract;

THENCE S 00°51'24" E, along the East line of said 35.55 acre tract, being in part the common West line of said Mulkey tract, also being in part the common West line of Lots 1, 2, and 3 of Lots 1-4, Block 1 Boss Range Estates, a subdivision of record in Document Number 2021-375 of said Plat Records, also being in part along the West line of a called 7.574 acre tract of land conveyed to Sandra S. Lawrence by deed of record in Volume 2530, Page 830 of said Official Public Records, also being in part along the West line of a called 11.697 acre tract of land conveyed to Floyd R. Rust and Vestal L. Rust by deed of record in Volume 1124, Page 790 of said Official Records, also being in part the West line of said Rust tract, a distance of 2724.40 feet to the **POINT OF BEGINNING** and containing 35.55 acres (1,548,762 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **NEW CORE DEVELOPMENT, LLC,** does hereby adopt this plat, designating herein described property as **WILDFLOWER RIDGE ADDITION**, an addition to the City of Justin, Denton County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **NEW CORE DEVELOPMENT, LLC**

BY: _____ _____
Dan Jenkins Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **DAN JENKINS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Justin, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this _____ day of _____, 20____, to recommend approval of this plat by the City Council.

_____
Chairman, Planning and Zoning Commission

_____
Attest, Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this plat for filing of record.

_____
Mayor, City of Justin

_____
Attest, City Secretary

GENERAL PLAT NOTES

1.) This property is located in **"Zone A"** and **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0480G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

2.) The purpose of this plat is to create twelve lots of record and dedicate easements.

3.) Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

4.) The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) Minimum finished floor elevations must be at least 2' above the base flood elevation.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.43'	3274.30'	0°39'18"	N 00°00'13" E	37.43'
C2	170.92'	3274.30'	2°59'27"	N 01°49'35" E	170.90'
C3	118.21'	3435.00'	1°58'18"	N 02°17'45" E	118.21'
C4	10.42'	3435.00'	0°10'26"	N 01°13'23" E	10.42'
C5	269.36'	3435.00'	4°29'35"	N 01°06'37" W	269.29'
C6	73.98'	3435.00'	1°14'03"	N 03°58'26" W	73.98'
C7	106.93'	3435.00'	1°47'01"	N 05°28'58" W	106.92'
C8	109.24'	3000.00'	2°05'11"	N 05°19'53" W	109.23'
C9	81.08'	3000.00'	1°32'55"	N 03°30'50" W	81.08'
C10	143.44'	3000.00'	2°44'22"	N 01°22'11" W	143.43'
C11	170.25'	180.00'	54°11'37"	N 80°39'03" E	163.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°33'14" E	59.46'

FINAL PLAT
WILDFLOWER RIDGE ADDITION
LOTS 1-12, BLOCK A

BEING 35.55 ACRES OF LAND SITUATED IN
THE W.A. FERRIS SURVEY, ABSTRACT NO. 419
AND THE M. POLK SURVEY, ABSTRACT NO. 993
ETJ OF THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PREPARED: 09/13/2023

JOB NUMBER	2104.040-11
DATE	09/13/2023
REVISION	-
DRAWN BY	TAR

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
EAGLE SURVEYING, LLC
222 SOUTH ELM STREET, SUITE: 200
DENTON, TX 76201
940.222.3009

OWNER
NEW CORE DEVELOPMENT, LLC
8921 CHARLES STREET
LANTANA, TX 76226
206.679.8568

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a Site Plan for a Daycare and retail strip generally located northeast from the intersection of FM 407 and Boss Range Road.

APPLICANT: Kiew Kam, Triangle Engineering

EXECUTIVE SUMMARY: The Applicant submitted a Site Plan to the City of Justin on May 9, 2023, for a an approximately 11,654 square foot daycare and an approximately 4,900 square-foot retail strip building.

The site is meeting all of the requisite regulations. **However, according to Sec. 52-403 all sites greater than one acre shall be approved by the Planning and Zoning Commission.**

SITE SIZE: 2.22 acres

ZONING: Local Retail (LR)

LANDSCAPING: A tree survey and tree preservation plan were not required, because there are no trees on the site. The site meets all of the landscape requirements.

SCREENING: Per the Code a 6' masonry screening wall is required on the west side of the development because the parcel to the west is zoned residential. However, the use is currently vacant.

PARKING:

PARKING SUMMMARY	REQUIRED	PROVIDED
DAYCARE-1 PER 10 PUPILS+ 1 PER TEACHER (188 PUPILS+20 TEACHER)	39	39
RETAIL-1 PER 200 SF BUILDING FOOTPRINT	25	25
TOTAL PARKING	64	64

The Parking requirements are being met according to the ordinance requirements.

ACTION CONSIDERED:

1) approve, approve with conditions, table with clarification and intent or deny.

JUSTIN
1887

P&Z CONSIDERATIONS:

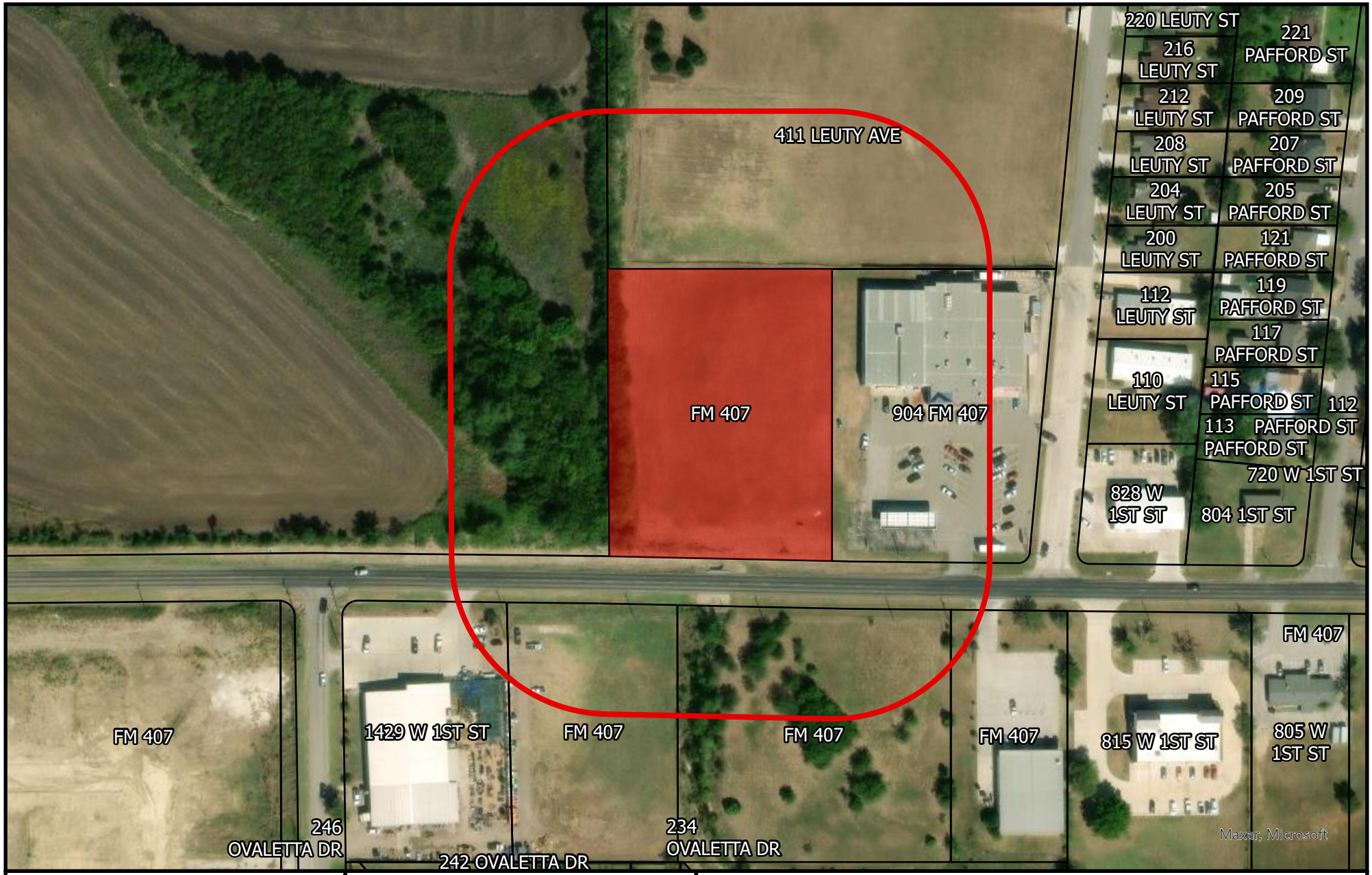
Attributes in consideration. City council, planning and zoning commission and staff consideration shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, as well as areas designated for landscaping, and any other aspect deemed necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity, and general welfare of the city.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends approval as presented based on the Site Plan meeting all of the requisite regulations.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



0 75 150 300 Feet

N

Created by:
Christopher T. Young
GIS Technician
Date: 08/30/2023

Proposed Daycare Site
Justin, TX

Legend

Proposed Daycare Center

200ft Notice Radius

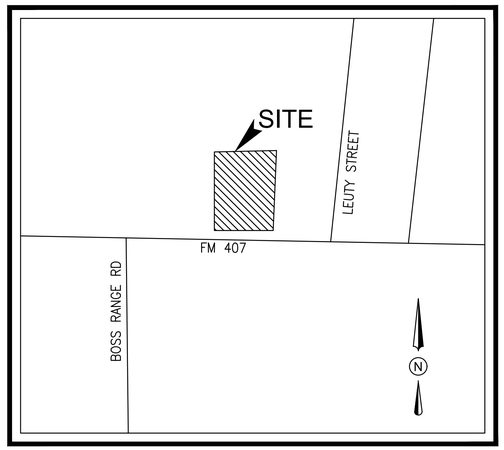
SITE DEVELOPMENT PLANS

FOR

DAYCARE & RETAIL

FM 407 & LEUTY STREET
CITY OF JUSTIN
DENTON COUNTY, TEXAS
MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1
2.22 ACRES

SHEET LIST TABLE	
C-1.0	COVER SHEET
C-3.0	SITE PLAN
C-3.2	SITE PLAN WITH AERIAL MAP
C-6.0	POST-DRAINAGE PLAN
C-9.0	UTILITY PLAN
L.1	LANDSCAPE PLAN
A3.1	DAYCARE FACADE PLAN
A3.2	RETAIL FACADE PLAN
E0.1	PHOTOMETRIC PLAN



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268
OWNER/DEVELOPER RAVINDRA MADDI 8619 LOHR BVALLEY RD IRVING, TEXAS 75063 972-971-8857
ARCHITECT RASHMI C INC 4117 OLD PLEASANT RIDGE RD ARLINGTON, TEXAS 76016 RASHMI CHANDEL 817-891-7918

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05–05–23	1st CITY SUBMITTAL	KK
2	06–26–23	2nd CITY SUBMITTAL	KK
3	08–03–23	3rd CITY SUBMITTAL	KK
4	09–25–23	CITY COMMENT	KK
.	.	.	.
.	.	.	.
.	.	.	.

STATE OF TEXAS
KIEW KAM
92808
LICENSED PROFESSIONAL ENGINEER
09/25/2023

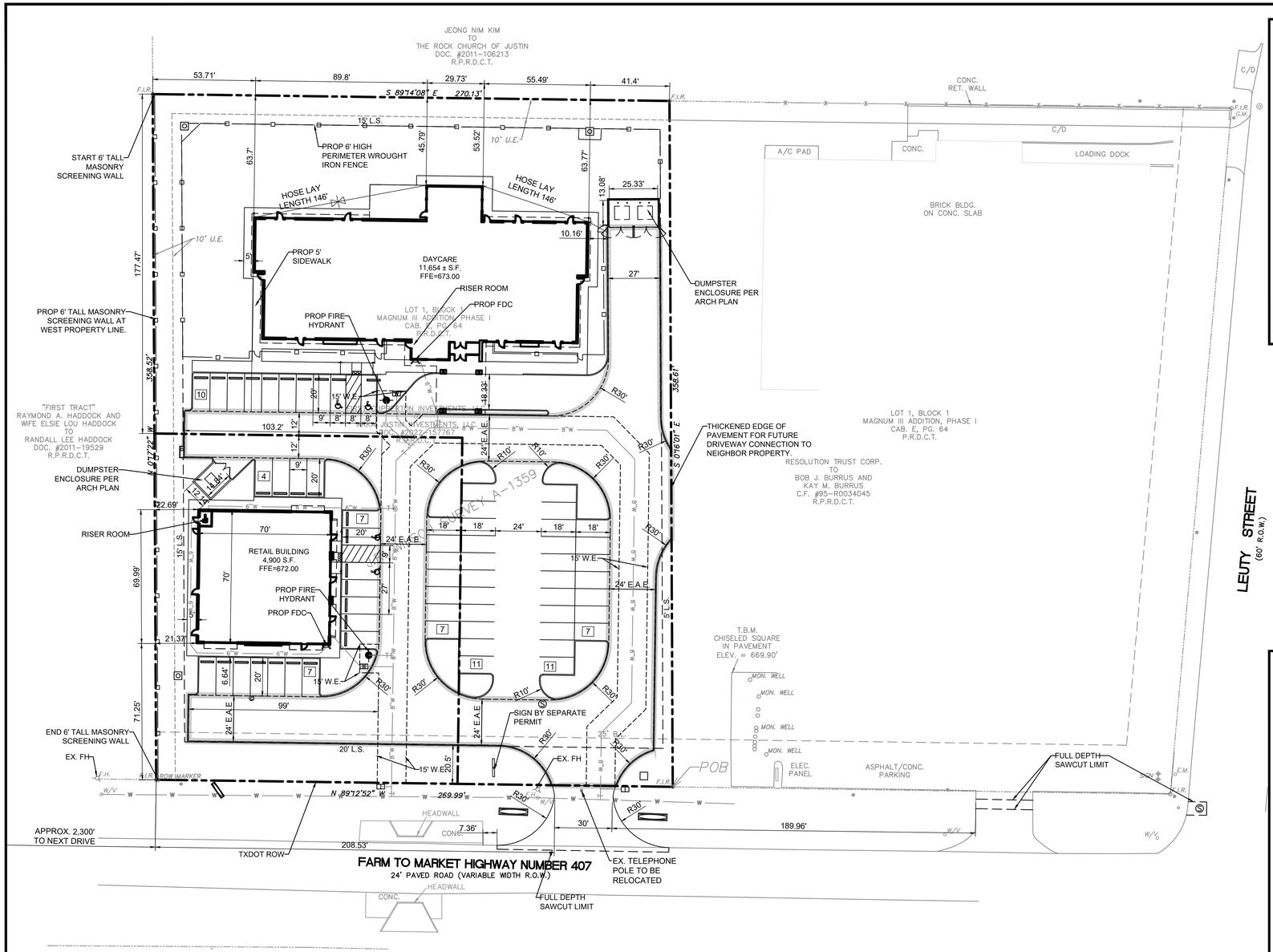
COVER SHEET

DAYCARE & RETAIL
FM 407 & LEUTY STREET
CITY OF JUSTIN
DENTON COUNTY, TEXAS
MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	03–14–23	SEE SCALE BAR	010–23	C-1.0

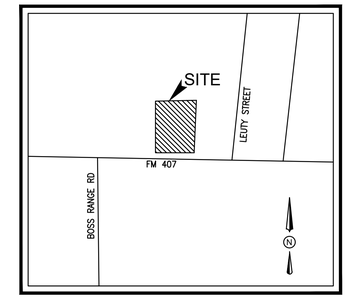
TX. P.E. FIRM #11525



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

SITE DATA TABLE

SITE ACRES	2.22 ACRES (96,819 S.F.)	
	LOT-1 (DAYCARE)	LOT-2 (RETAIL)
LOT AREA	1.56 ACRES	0.66 ACRES
FLOOR AREA RATIO	0.17	0.17
ZONING	LR-LOCAL RETAIL	
PROPOSED USE	DAYCARE & RETAIL	
LOT COVERAGE DATA		
-BUILDING COVERAGE	18.2 %	
-IMPERVIOUS AREA	65 % / 62,914 SF	
-PERVIOUS AREA	35 % / 33,906 SF	
PARKING SUMMMARY	REQUIRED	PROVIDED
DAYCARE-1 PER 10 PUPILS+ 1 PER TEACHER (188 PUPILS+20 TEACHER)	39	39
RETAIL-1 PER 200 SF BUILDING FOOTPRINT	25	25
TOTAL PARKING	64	64
BUILDING DATA	DAYCARE	RETAIL
BUILDING	1 STORY	1 STORY
MAXIMUM HEIGHT	30'	30'
SQUARE FOOTAGE	11,654 SF	4,900 SF

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
EMERGENCY ACCESS EASEMENT	E.A.E.
WATER EASEMENT	W.E.

Know what's **below.**
Call before you dig.

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3	08-03-23	3rd CITY SUBMITTAL	KK
4	09-25-23	CITY COMMENT	KK
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STATE OF TEXAS
KIEW KAM
92808
LICENSED PROFESSIONAL ENGINEER
09/25/2023

SITE PLAN

DAYCARE & RETAIL

FM 407 & LEUTY STREET

CITY OF JUSTIN

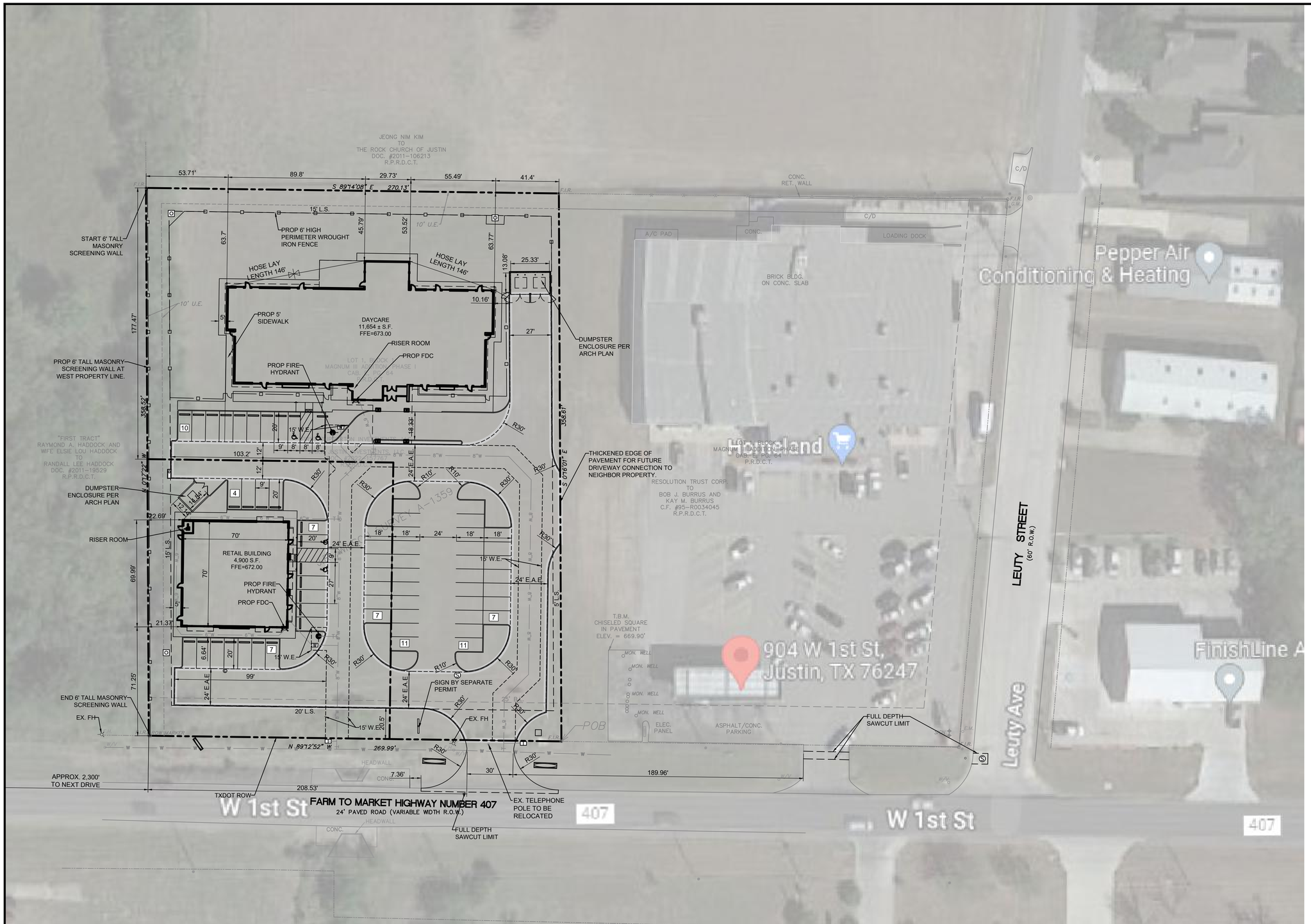
DENTON COUNTY, TEXAS

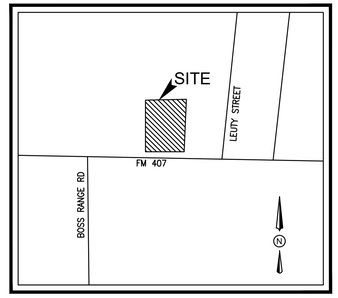
MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	03-14-23	SEE SCALE BAR	010-23	C-3.0

TX. P.E. FIRM #11525





VICINITY MAP
N.T.S.

Scale: 1" = 30' Feet

SITE PLAN WITH AERIAL MAP

DAYCARE & RETAIL

FM 407 & LEUTY STREET
CITY OF JUSTIN
DENTON COUNTY, TEXAS
MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1

Know what's **below.** **Call** before you dig.

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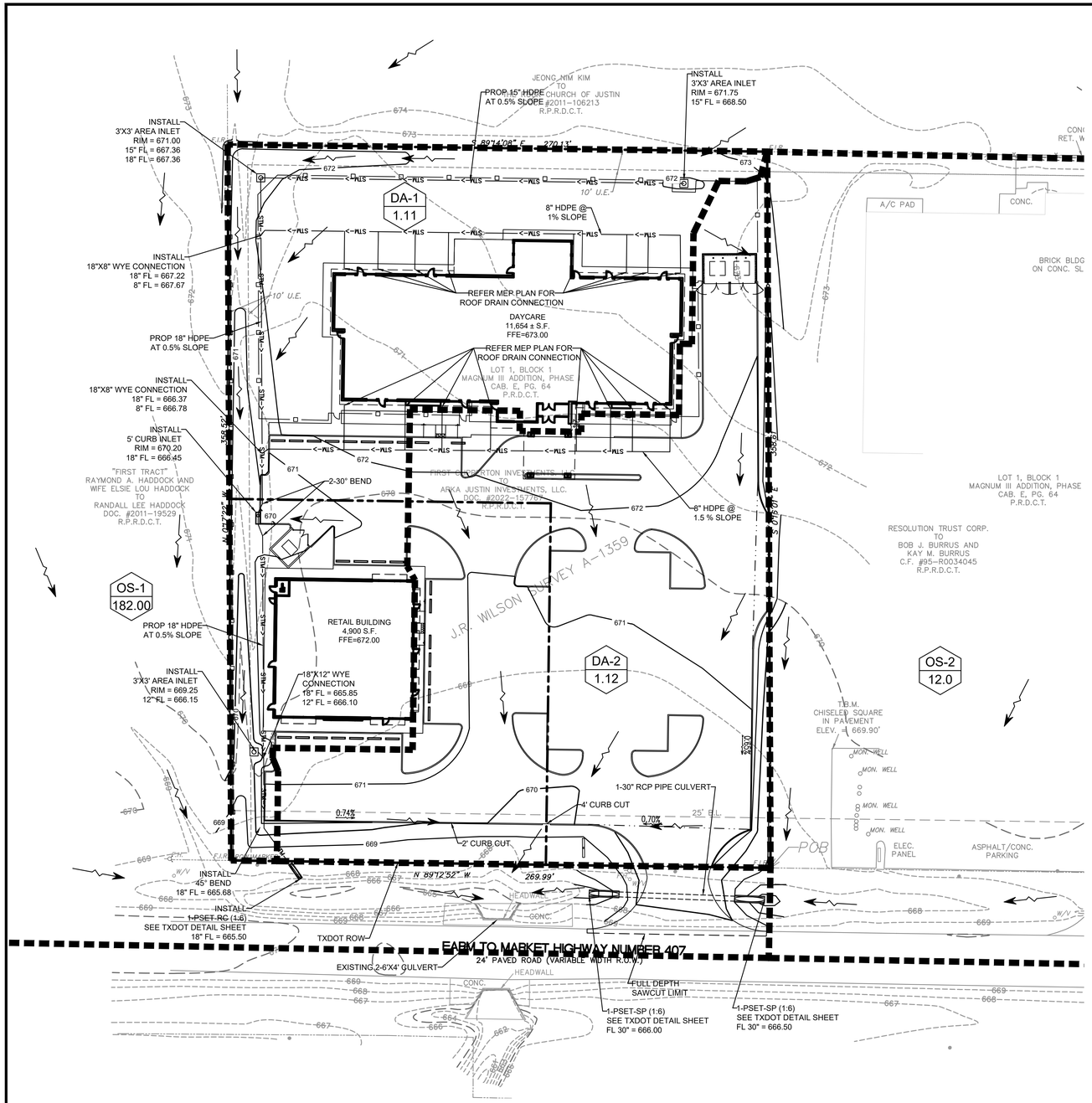
TX. P.E. FIRM #11525



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
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BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
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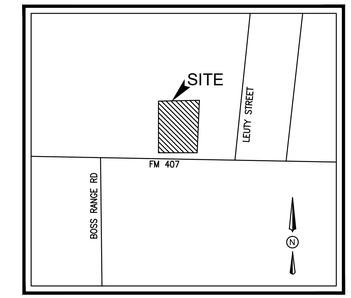
SAN. SEW. MH.		

Scale: 1" = 30' Feet



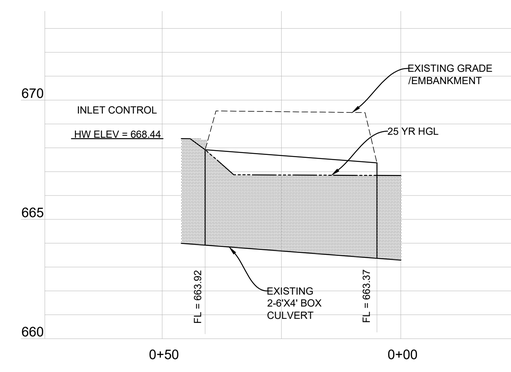
VICINITY MAP
N.T.S.

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Wednesday, Mar 22 2023

Box Culvert

Invert Elev Dn (ft)	= 663.37	**Calculations**	
Pipe Length (ft)	= 36.00	Qmin (cfs)	= 325.00
Slope (%)	= 1.53	Qmax (cfs)	= 340.00
Invert Elev Up (ft)	= 663.92	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 48.0		
Shape	= Box	**Highlighted**	
Span (in)	= 72.0	Qtotal (cfs)	= 338.00
No. Barrels	= 2	Qpipe (cfs)	= 338.00
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Flared Wingwalls, Top Edge Bevel	Veloc Dn (ft/s)	= 8.15
		Veloc Up (ft/s)	= 9.69
Culvert Entrance	= 18D to 33.7D wingwall flare, d=0.083D	HGL Dn (ft)	= 666.82
		HGL Up (ft)	= 666.83
Coeff. K,M,c,Y,k	= 0.486, 0.667, 0.0249, 0.83, 0.2	Hw Elev (ft)	= 668.44
		Hw/D (ft)	= 1.13
Embankment		Flow Regime	= Inlet Control
Top Elevation (ft)	= 669.50		
Top Width (ft)	= 31.00		
Crest Width (ft)	= 31.00		



EXISTING 2-6'X4' BOX CULVERT PROFILE
SCALE H: 1"=30' V: 1"=6'

POST DRAINAGE												
BASIN ID	OVERALL AREA (ac)	Tc (min)	5-YR STORM C	5-YR STORM I (in/hr)	5-YR STORM Q (cfs)	25-YR STORM I (in/hr)	25-YR STORM Q (cfs)	Tc (min)	100-YR STORM I (in/hr)	100-YR STORM Q (cfs)	REMARKS
DA-1	**0.99**	**34.00**	**0.67**	**3.4**	**2.247**	**4.27**	**2.82**	**10.00**	**10.99**	**7.26**	**SHEET FLOW TO EX 2-6'X4' BOX CULVERT**
GRASS	0.46		0.40								
PAVEMENT	0.53		0.90								
DA-2	**1.23**	**34.00**	**0.71**	**3.4**	**2.982**	**4.27**	**3.74**	**10.00**	**10.99**	**9.64**	**SHEET FLOW TO EX 2-6'X4' BOX CULVERT**
GRASS	0.46		0.40								
PAVEMENT	0.77		0.90								
***OS-1**	**182.00**	**34.00**	**0.85**	**3.4**	**247.520**	**4.27**	**310.86**				**SHEET FLOW TO EX 2-6'X4' BOX CULVERT**
***OS-2**	**12.00**	**34.00**	**0.85**	**3.4**	**16.320**	**4.27**	**20.50**				**SHEET FLOW TO EX 2-6'X4' BOX CULVERT**
TOTAL	**196.22**				**269.07**		**337.92**				

*** TIME OF CONCENTRATION AND RAINFALL INTENSITY FOR OS-1 AND OS-2 PER EX DRAINAGE DRAINAGE PLAN 1568-02-001.**

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE DIVIDE	
HIGH POINT	HP
DRAINAGE AREA NO.	DA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	1%

DRAINAGE NOTE:

PROPOSED 25 YEAR STORM FLOW TO EXISTING CULVERT IS 337.96 CFS. PER CULVERT CALCULATION AS SHOWN IN CULVERT HYDRAULIC REPORT HERE, EX 2-6'X4' CULVERT HAS ENOUGH CAPACITY FOR THE FULLY DEVELOPED FLOW FROM PROPOSED SITE.

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4	09-25-23	CITY COMMENT	KK
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STATE OF TEXAS — KIEW KAM 92808 — LICENSED PROFESSIONAL ENGINEER
09/25/2023

POST-DRAINAGE PLAN

DAYCARE & RETAIL
FM 407 & LEUTY STREET
CITY OF JUSTIN
DENTON COUNTY, TEXAS
MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1

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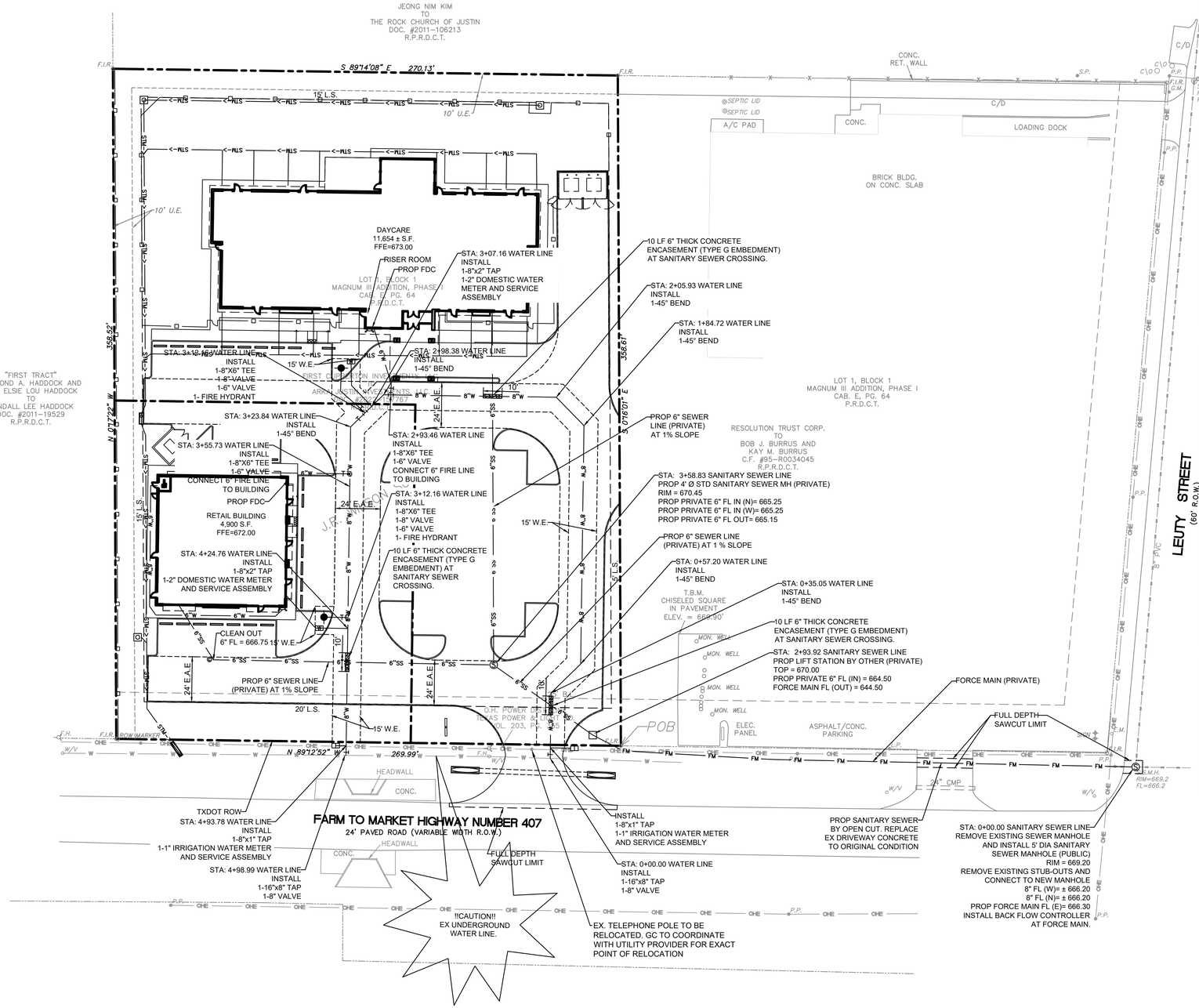
TX. P.E. FIRM #11525



EXISTING LEGEND

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1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
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X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
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STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

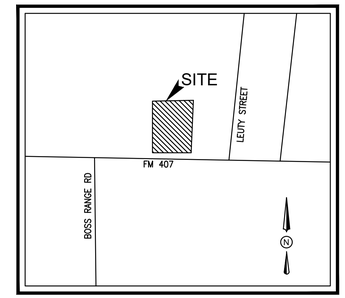
UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	UGT	UGT
UNDERGROUND ELECTRIC LINE	UGE	UGE
GAS LINE	G	G
SANITARY SEWER LINE	X"SS	X"SS
WATER MAIN	X"W	X"W
DOMESTIC WATER LINE	D	D
STORM LINE	STM–>	STM–>
AREA INLET		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER DOUBLE CLEANOUT		
SANITARY SEWER SAMPLE PORT		
GREASE TRAP		
DOMESTIC WATER METER		
IRRIGATION METER		
GAS METER		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION-FDC		
TRANSFORMER		
LIGHT POLE		
POWER POLE		

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	2
I	IRRIGATION	1"	2
	SANITARY SEWER	6"	

Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN , SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
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5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
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7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
EMERGENCY ACCESS EASEMENT	E.A.E.
WATER EASEMENT	W.E.

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4	09–25–23	CITY COMMENT	KK
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STATE OF TEXAS
KIEW KAM
92808
LICENSED PROFESSIONAL ENGINEER
09/25/2023

UTILITY PLAN

DAYCARE & RETAIL

FM 407 & LEUTY STREET

CITY OF JUSTIN

DENTON COUNTY, TEXAS

MAGNUM III ADDITION PHASE I, LOT 1, BLOCK 1

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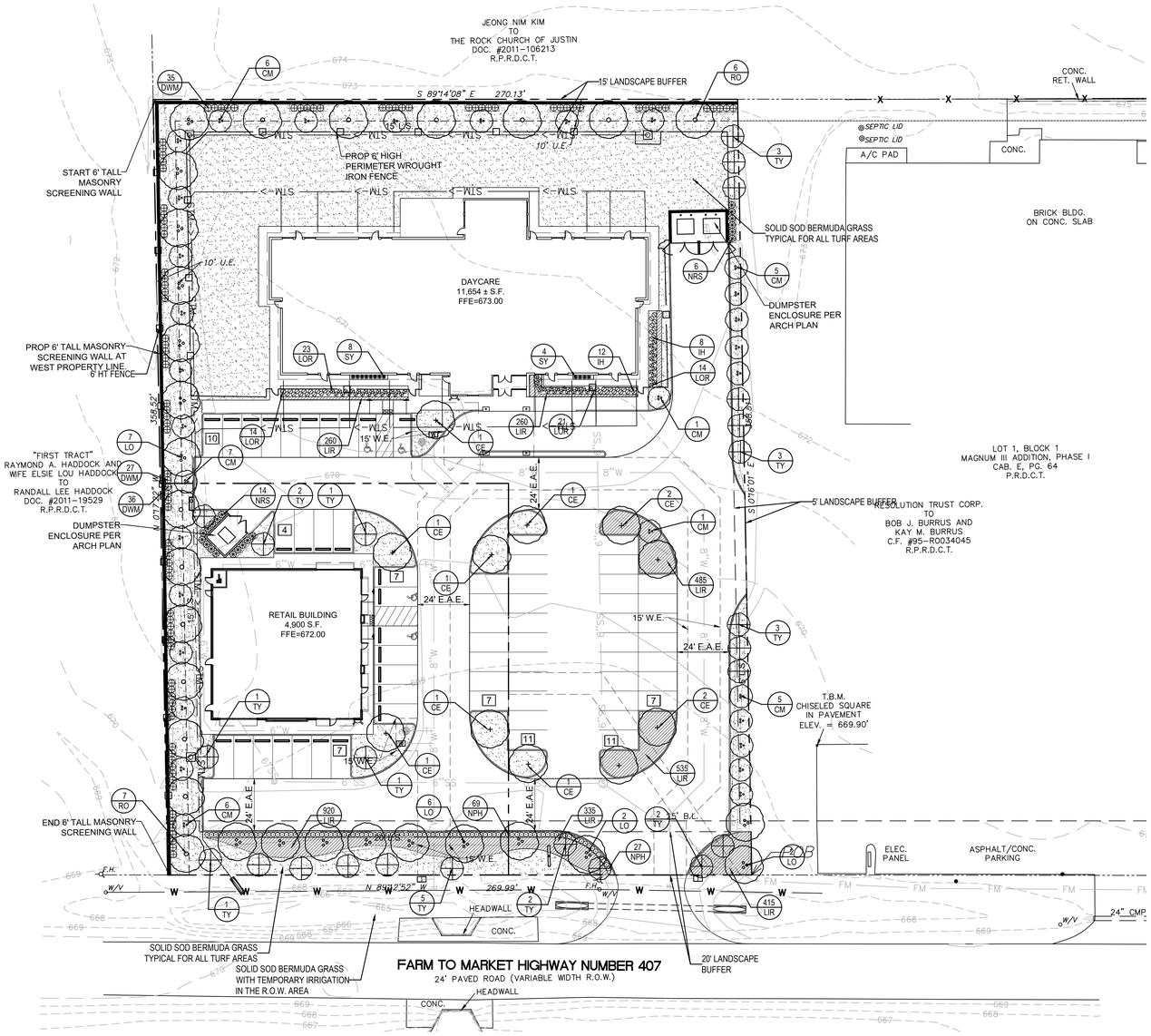


GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION. STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL LANDSCAPE AREAS INCLUDING THE PARKWAY AND LANDSCAPE MEDIANS SHALL HAVE A MINIMUM OF 6 INCHES OF CLEAN TOPSOIL INSTALLED. IF THERE IS NOT STOCKPILED SOIL ON SITE IMPORTED TOPSOIL WILL BE REQUIRED.

LANDSCAPE TABULATIONS: DAYCARE

INTERIOR LANDSCAPE
LANDSCAPE 10% OF TOTAL LOT AREA
LOT AREA: 67,998.50 S.F.
REQUIRED: 6,799.9 S.F. — PROVIDED: 17,015.2 S.F.

ONE LARGE CANOPY TREE PER 600 S.F. OF REQUIRED INTERIOR LANDSCAPE
ONE UNDERSTORY TREE PER 300 S.F. OF REQUIRED INTERIOR LANDSCAPE
ONE SHRUB PER 60 S.F. OF REQUIRED INTERIOR LANDSCAPE

REQUIRED:	PROVIDED:
6,799.9 / 600 S.F (12) TREES	(12) TREES
6,799.9 / 300 S.F. (23) TREES	(23) TREES
6,799.9 / 60 S.F. (114) SHRUBS	(172) SHRUBS
1,699.9 S.F. (25%)	2,000 S.F. (29%)

PERIMETER BUFFER LANDSCAPE
NORTH BUFFER (BUFFER TYPE A)- 270 L.F.
(PER 100 L.F.)
15' MIN WIDTH BUFFER REQUIRED
1 LARGE CANOPY TREES
2 UNDERSTORY TREES
8 SHURBS

REQUIRED:	PROVIDED:
(3) LARGE CANOPY TREES	(6) LARGE CANOPY TREES
(6) UNDERSTORY TREES	(6) UNDERSTORY TREES
(22) SHRUBS	(35) SHRUBS

PERIMETER BUFFER LANDSCAPE-
WEST BUFFER (BUFFER TYPE F2)- 180 L.F.
(PER 100 L.F.)
15' MIN WIDTH BUFFER REQUIRED
4 LARGE CANOPY TREES
4 UNDERSTORY TREES
12 SHURBS
6' HT. FENCE

REQUIRED:	PROVIDED:
(7) LARGE CANOPY TREES	(7) LARGE CANOPY TREES
(7) UNDERSTORY TREES	(7) UNDERSTORY TREES
(22) SHRUBS	(27) SHRUBS
FENCE REQUIRED	FENCE PROVIDED

PERIMETER BUFFER LANDSCAPE-
SOUTH BUFFER (BUFFER TYPE E)- 112 L.F.
(PER 100 L.F.)
15' MIN WIDTH BUFFER REQUIRED
4 LARGE CANOPY TREES
4 UNDERSTORY TREES
10 SHURBS
3' HIGH BERM

REQUIRED:	PROVIDED:
(4) LARGE CANOPY TREES	(4) LARGE CANOPY TREES
(4) UNDERSTORY TREES	(4) UNDERSTORY TREES
(12) SHRUBS	(27) SHRUBS

PLANT MATERIAL SCHEDULE: DAYCARE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	7	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	25	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	2" cal.	container 3 or 5 trunks, 8' ht., 5' spread, tree form
LO	11	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
TY	13	Yaupon Holly	*Ilex vomitoria*	2" cal.	container 3 trunks, 8' ht., 5' spread, tree form
RO	6	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DWM	62	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 24" ht., 20" spread
IH	34	Indian Hawthorn 'Clara	*Rhaphiolepis indica 'Clara'*	3 gal.	container, 18" ht., 18" spread
NPH	27	Needlepoint Holly	*Ilex cornuta 'Burford Nana'*	5 gal.	container, 24" ht., 20" spread
NRS	6	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
LOR	58	Loropetalum	*Loropetalum chinensis*	3 gal.	container full, 20" ht., 20" spread
SY	12	Softleat Yucca	*Yucca recurfolia*	3 gal.	container full, well rooted
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	2290	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: OFFICE BUILDING

INTERIOR LANDSCAPE
LANDSCAPE 10% OF TOTAL LOT AREA
LOT AREA: 28,812.03 S.F.
REQUIRED: 2,881.2 S.F. — PROVIDED: 2,959.3 S.F.

ONE LARGE CANOPY TREE PER 600 S.F. OF REQUIRED INTERIOR LANDSCAPE
ONE UNDERSTORY TREE PER 300 S.F. OF REQUIRED INTERIOR LANDSCAPE
ONE SHRUB PER 60 S.F. OF REQUIRED INTERIOR LANDSCAPE
25% CONTINUOUS GROUND COVER OF THE REQUIRED LANDSCAPE AREA

REQUIRED:	PROVIDED:
2,881.2 / 600 S.F (5) TREES	(4) TREES
2,881.2 / 300 S.F. (10) TREES	(5) TREES
2,881.2 / 60 S.F. (48) SHRUBS	(50) SHRUBS
720.3 (25%)	817.1 (29%)

PERIMETER BUFFER LANDSCAPE-
WEST BUFFER (BUFFER TYPE F2)- 180 L.F.
(PER 100 L.F.)
15' MIN WIDTH BUFFER REQUIRED
4 LARGE CANOPY TREES
4 UNDERSTORY TREES
12 SHURBS
6' HT. FENCE

REQUIRED:	PROVIDED:
(7) LARGE CANOPY TREES	(7) LARGE CANOPY TREES
(7) UNDERSTORY TREES	(7) UNDERSTORY TREES
(22) SHRUBS	(36) SHRUBS
FENCE REQUIRED	FENCE PROVIDED

PERIMETER BUFFER LANDSCAPE-
SOUTH BUFFER (BUFFER TYPE E)- 158 L.F.
(PER 100 L.F.)
15' MIN WIDTH BUFFER REQUIRED
4 LARGE CANOPY TREES
4 UNDERSTORY TREES
10 SHURBS
3' HIGH BERM

REQUIRED:	PROVIDED:
(6) LARGE CANOPY TREES	(6) LARGE CANOPY TREES
(6) UNDERSTORY TREES	(6) UNDERSTORY TREES
(16) SHRUBS	(69) SHRUBS

PLANT MATERIAL SCHEDULE: OFFICE BUILDING

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	2	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	2" cal.	container 3 or 5 trunks, 8' ht., 5' spread, tree form
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
TY	11	Yaupon Holly	*Ilex vomitoria*	2" cal.	container 3 trunks, 8' ht., 5' spread, tree form
RO	7	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	69	Needlepoint Holly	*Ilex cornuta 'Burford Nana'*	5 gal.	container, 24" ht., 20" spread
NRS	14	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
DWM	36	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	920	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALE
2042
STATE OF TEXAS
09.28.2023

DAYCARE AND OFFICE BUILDING

905 W. 1ST ST.
CITY OF JUSTIN, TEXAS

ISSUE:
FOR APPROVAL 05.05.2023
CITY COMMENTS 07.03.2023
CITY COMMENTS 07.26.2023
CITY COMMENTS 09.25.2023

DATE:
09.25.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

BUILDING MATERIAL LEGEND	
01	LIGHT PLASTER COLOR – SHERWIN WILLIAMS (SW-6386) NAPERY
02	DARKER PLASTER COLOR – SHERWIN WILLIAMS (SW-6664) MARIGOLD
03	COCO ASHLAR NATURAL STONE FROM WHIZ Q
04	BRONZE METAL PARAPET CAP FLASHING
05	BRONZE ALUMINUM STOREFRONT EQUAL TO KAWNEER– TRIFAB–451
06	DOUBLE PANE, LOW–E, PRE–FINISHED, VINYL FRAME WINDOWS
07	INSULATED HOLLOW METAL PAINTED DOOR SHERWIN WILLIAMS– SW–7069 IRON ORE
08	CAST STONE WATERTABLE BY CONTINENTAL COLOR: 1100 WHITE STONE
09	GAF TIMBERLINE, UHD ASPHALT ROOF SHINGLES COLOR: PEWTER

STANDARD NOTES:

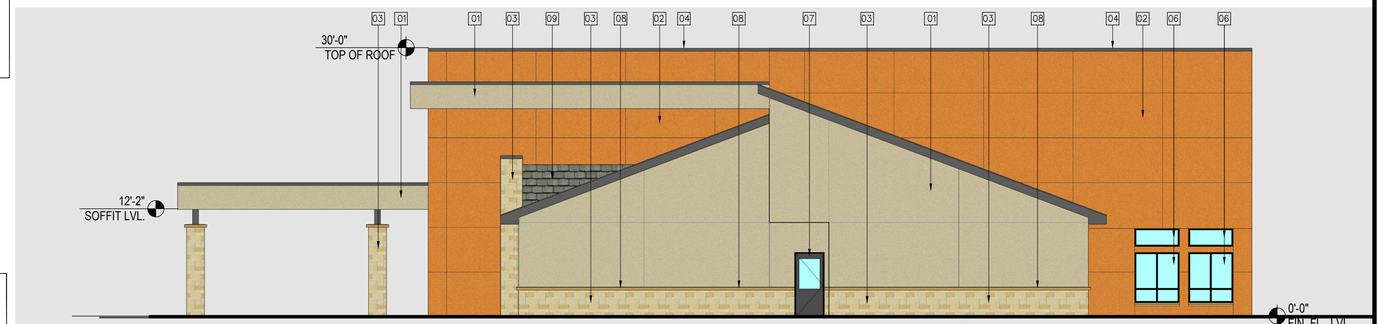
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSED ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUIKDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALL SHAL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DEVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBILE REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FAÇADE PLAN WILL REQUIRE A RE–APPROVAL BY JUSTIN CITY.
7. ALL STUCCO FINISH ON PROJECT SHALL BE 3–PART CEMENT STUCCO PLASTER.

1

1 A3.1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOTAL SOUTH FACADE AREA= 3351 SF
TOTAL WINDOW/ DOOR AREA= 845 SF (17%)
TOTAL NET AREA = 2,506 SF

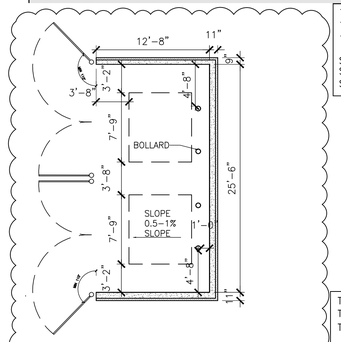
STONE #3 = 709 SF (28%)
STUCCO #2 = 444 SF (18%)
STUCCO #1 = 1353 SF (54%)



2 A3.1 EAST ELEVATION
SCALE: 1/8"=1'-0"

TOTAL EAST FACADE AREA= 2895 SF
TOTAL WINDOW/ DOOR AREA= 135 SF (5%)
TOTAL NET AREA = 2760 SF

STONE #3 = 254 SF (10%)
STUCCO #2 = 1144 SF (41%)
STUCCO #1 = 1362 SF (49%)

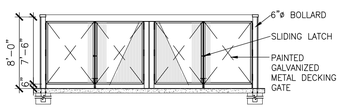


5 A3.1 DUMPSTER PLAN
SCALE: 1/8"=1'-0"

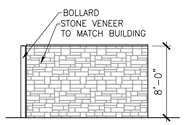
3 A3.1 WEST ELEVATION
SCALE: 1/8"=1'-0"

TOTAL WEST FACADE AREA= 2859 SF
TOTAL WINDOW/ DOOR AREA= 135 SF (5%)
TOTAL NET AREA = 2,724 SF

STONE #3 = 254 SF (10%)
STUCCO #2 = 1257 SF (45%)
STUCCO #1 = 1213 SF (45%)

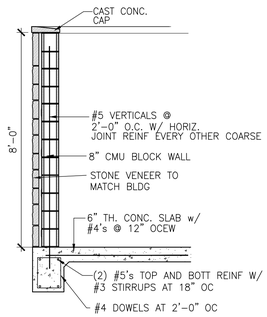


6 A3.1 DUMPSTER FRONT ELEV.
SCALE: 1/8"=1'-0"



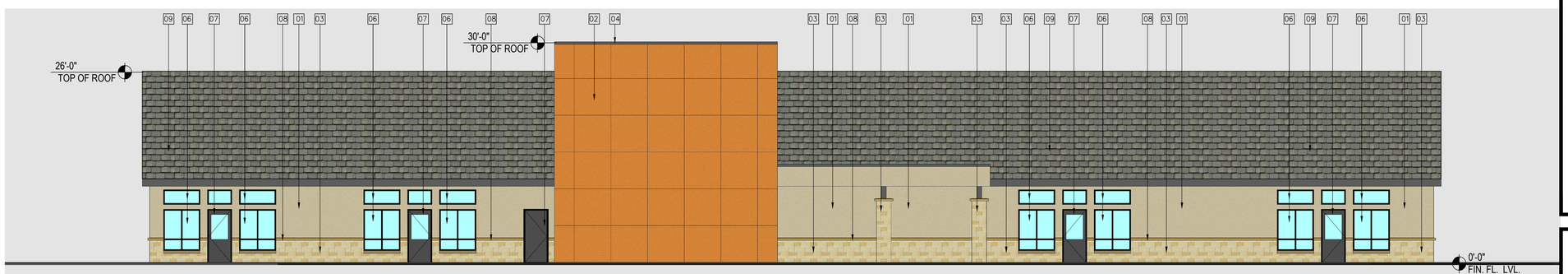
7 A3.1 DUMPSTER SIDE ELEV.
SCALE: 1/8"=1'-0"

1



8 A3.1 DUMPSTER DETAIL
SCALE: 3/8"=1'-0"

1



4 A3.1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

TOTAL NORTH FACADE AREA= 2616 SF
TOTAL WINDOW/ DOOR AREA= 421 SF (17%)
TOTAL NET AREA = 2,195 SF

STONE #3 = 345 SF (16%)
STUCCO #2 = 902 SF (41%)
STUCCO #1 = 748 SF (43%)

DATE:
REVISION#:
1 6/26/2024

Arka Montessori Justin & Retail Addition

NWQ FM407 & LEUTY AVE, JUSTIN, TEXAS

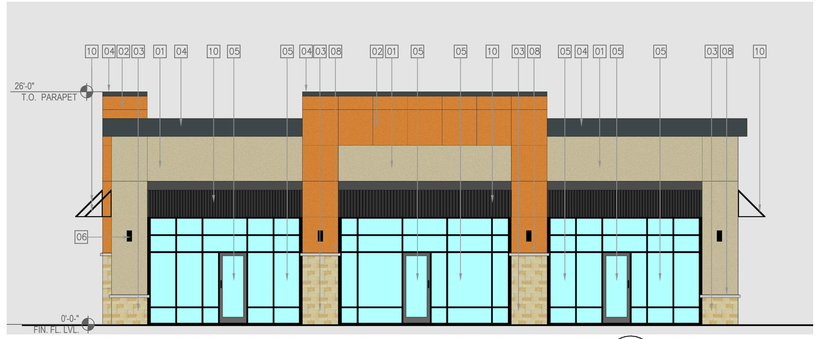
REGISTERED ARCHITECT RASHMINDER CHANDI 30478 STATE OF TEXAS
04/22/2022

rashmi C Inc.
ARCHITECTURE. PLANNING. INTERIORS
4117 OLD PLEASANT RIDGE ROAD, ARLINGTON,TX-76016
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
A3.1
OF

TOTAL EAST FACADE AREA= 1732 SF
TOTAL WINDOW/ DOOR AREA= 648 SF (37%)
TOTAL NET AREA = 1,084 SF

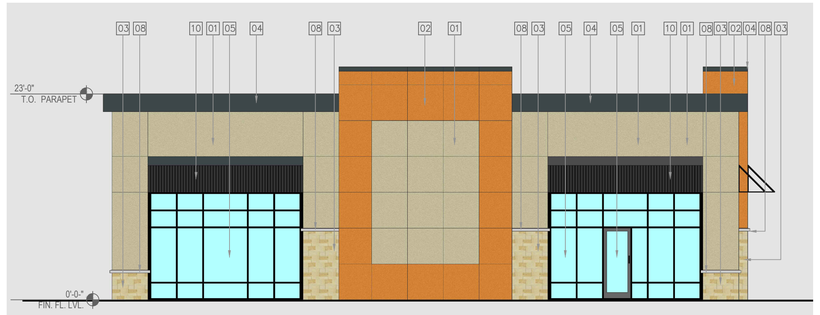
STONE #3 = 85 SF (8%)
STUCCO #2 = 296 SF (27%)
STUCCO #1 = 703 SF (65%)



1 A3.1 EAST ELEVATION
SCALE: 1/8"=1'-0"

TOTAL SOUTH FACADE AREA= 1708 SF
TOTAL WINDOW/ DOOR AREA= 416 SF (24%)
TOTAL NET AREA = 1,292 SF

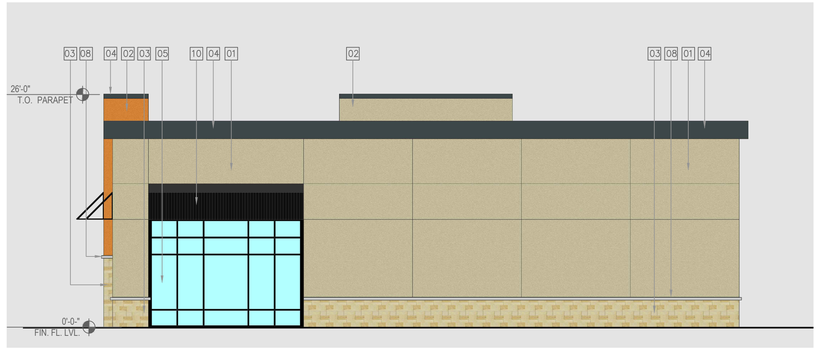
STONE #3 = 85 SF (7%)
STUCCO #2 = 503 SF (39%)
STUCCO #1 = 704 SF (54%)



2 A3.1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOTAL NORTH FACADE AREA= 1708 SF
TOTAL WINDOW/ DOOR AREA= 208 SF (12%)
TOTAL NET AREA = 1500 SF

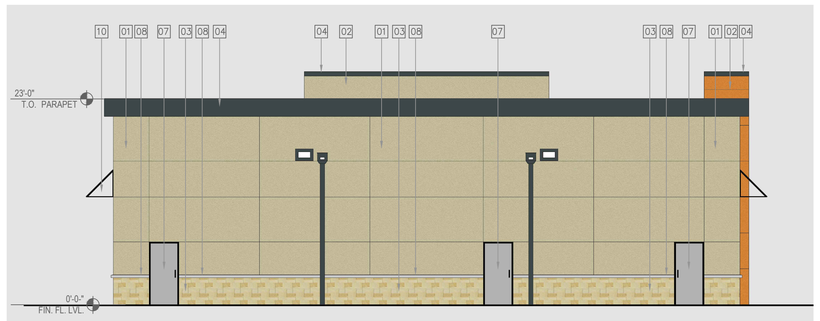
STONE #3 = 166 SF (11%)
STUCCO #2 = 28 SF (01%)
STUCCO #1 = 1306 SF (88%)



3 A3.1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

TOTAL WEST FACADE AREA= 1732 SF
TOTAL WINDOW/ DOOR AREA= 70 SF (4%)
TOTAL NET AREA = 1662 SF

STONE #3 = 180 SF (11%)
STUCCO #2 = 36 SF (02%)
STUCCO #1 = 1446 SF (87%)



4 A3.1 WEST ELEVATION
SCALE: 1/8"=1'-0"

BUILDING MATERIAL LEGEND	
01	LIGHT PLASTER COLOR – SHERWIN WILLIAMS (SW-6386) NAPERY
02	DARKER PLASTER COLOR – SHERWIN WILLIAMS (SW-6664) MARIGOLD
03	COCO ASHLAR NATURAL STONE FROM WHIZ Q
04	BRONZE METAL PARAPET CAP FLASHING
05	BRONZE ALUMINUM STOREFRONT EQUAL TO KAWNEER– TRIFAB-451
06	EXTERIOR LIGHT FIXTURES
07	INSULATED HOLLOW METAL PAINTED DOOR SHERWIN WILLIAMS– SW-7069 IRON ORE
08	CAST STONE WATERTABLE BY CONTINENTAL COLOR: 1100 WHITE STONE
09	NOT USED
10	STANDING SEAM METAL ROOF SLOPED AWNING COLOR: CHARCOAL

STANDARD NOTES:

1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSED ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUIKDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET WALL OR SCREENING WALL. SCREENING WALL SHAL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES & CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DEVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBILE REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVISTION FROM THE APPROVED FAÇADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF JUSTIN CITY.

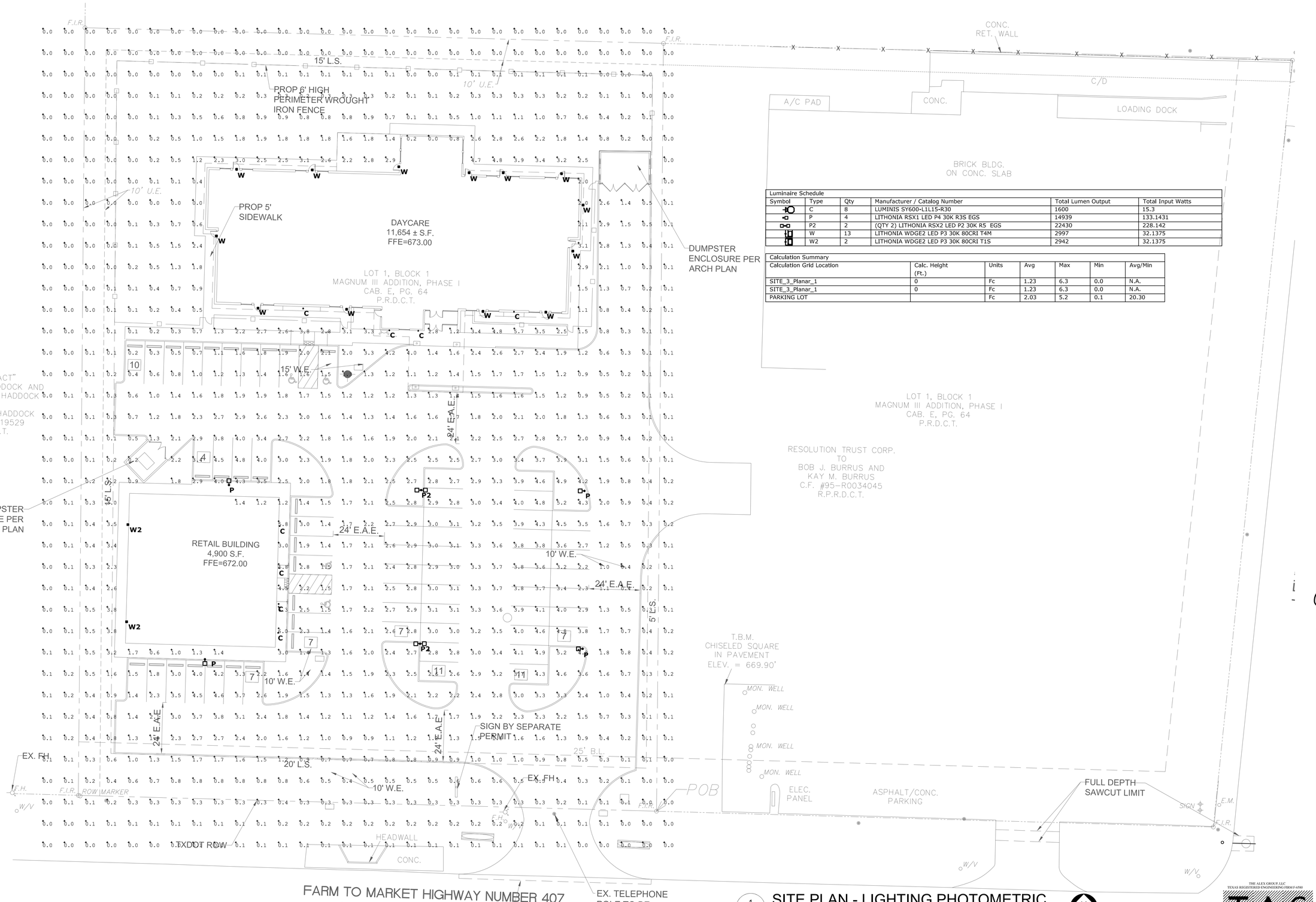
DATE: 04/19/2023
REVISION#: _____

RETAIL SHELL BUILDING
JUSTIN, TEXAS

REGISTERED ARCHITECT
RASHMI NDERCHANDANI
20476
STATE OF TEXAS
04/19/2023

rashmi C Inc.
ARCHITECTURE. PLANNING. INTERIORS
4117 OLD PLEASANT RIDGE ROAD, ARLINGTON, TX-76016
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
A3.1
OF



Luminaire Schedule					
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts
	C	8	LUMINIS SY600-L1L15-R30	1600	15.3
	P	4	LITHONIA RSX1 LED P4 30K R3S EGS	14939	133.1431
	P2	2	(QTY 2) LITHONIA RSX2 LED P2 30K R5 EGS	22430	228.142
	W	13	LITHONIA WDGE2 LED P3 30K 80CRI T4M	2997	32.1375
	W2	2	LITHONIA WDGE2 LED P3 30K 80CRI T1S	2942	32.1375

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
SITE_3_Planar_1	0	Fc	1.23	6.3	0.0	N.A.
SITE_3_Planar_1	0	Fc	1.23	6.3	0.0	N.A.
PARKING LOT		Fc	2.03	5.2	0.1	20.30

1 E0.1 SITE PLAN - LIGHTING PHOTOMETRIC
SCALE:1"=20'-0"

DATE:
REVISION#:

Arka Montessori Justin & Retail Addition

NWQ FM407 & LEUTY AVE, JUSTIN, TEXAS

F-6580 STATE OF TEXAS ALEX N. GHOLMEH 90019 LICENSED PROFESSIONAL ENGINEER 07-29-25

rashmi C Inc.
ARCHITECTURE. PLANNING. INTERIORS
4117 OLD PLEASANT RIDGE ROAD, ARLINGTON,TX-76016
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
E0.1
OF

THE ALEX GROUP, LLC
TEXAS REGISTERED ENGINEERING FIRM F-6580
TAG
the alex group, llc
Professional & Consulting Engineers
2761 E. Trinity Mills Rd, Suite 108
Carrollton, Texas 75006
www.thealexgroup.net
Tel.: 972.820.6400
Fax: 972.820.6404

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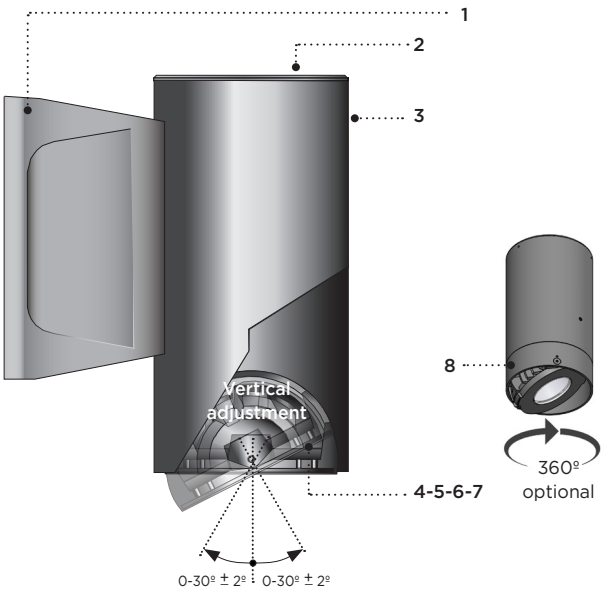
SY600 SERIES
SYRIOS
6” WALL UP OR DOWN LIGHT

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	SUFFIX	REFLECTOR	VOLTAGE	FINISH	OPTION	OPTION	OPTION



SY600

1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.
2- Cast aluminum ventilated top cover.
3- Seamless extruded aluminum cylindrical housing.
4- Fully sealed cast aluminum light assembly.
5- Sealed cast aluminum lens frame.
6- Clear tempered glass lens.
7- Faceted specular aluminum reflector.
8- Optional 360º adjustable rotation.

All stainless steel hardware.

Syrios light module is designed with a tilting mechanism allowing forward and back light adjustability. The ±30º directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built in locking mechanism.
Fully adjustable 360º rotation also available, see option A360.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS
Syrios is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.
Syrios is standard with a unique proprietary design allowing the sealed LED module to tilt within the cylindrical housing.
The top cast aluminum cover includes ventilation slots allowing air circulation and cooling of assembly.
Syrios SY600 series is standard with 30º optic. See options section for alternate selection.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40ºC/-40ºF to 55ºC/131ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

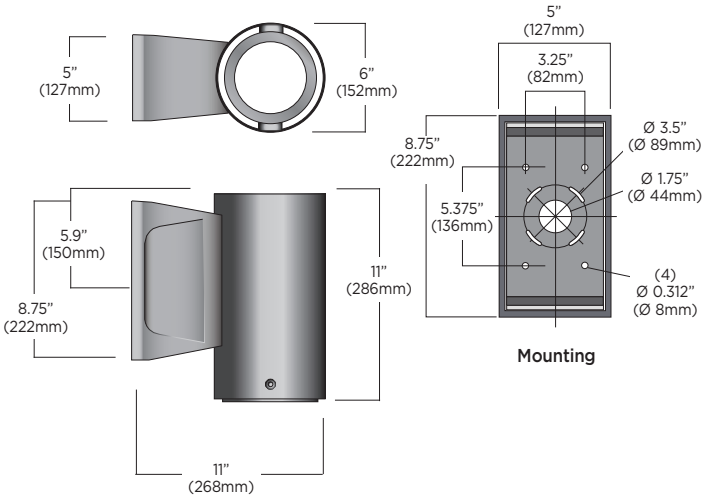
LED Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K.
Optional Amber LED for turtle sensitive areas.
Wavelengths: 584.5nm to 597nm.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Maximum weight: 9 lbs (4.1 kg)
The mounting plate is designed to fit on a 4” (102mm) octagonal electrical box using 3.5” (89mm) C/C mounting holes.
Additional mounting holes are provided as per site requirements.

CERTIFICATION
Certified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP66.



Oct. 2022 Rev. 7

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260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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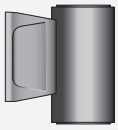
LUMINAIRE SELECTION

1 MODEL#



☐ SY600

2 LED LIGHT SELECTION

SUFFIX	DELIVERED LUMENS	INPUT WATTS	CRI	CCT ºK
☐ L1L15	1599	15W	80	4000
☐ L1L25	2543	26W	80	4000
☐ L1L40	4102	48W	80	4000
AMBER LED				
☐ L1L3K2A	263	11W	AMBER	
VERY NARROW DISTRIBUTION				
☐ L1L20NR	1690	31W	80	4000

3 REFLECTORS*

☐ **R15** Narrow optics 15º
☐ **R30** Flood optics 30º (standard)
☐ **R55** Wide flood optics 52º

*Depending on direction fixture is installed add U (for uplight) or D (for downlight) to suffix for all reflectors listed above. (i.e. R55U is 52º uplight)

☐ **R9** Very narrow optics 9º Field angle 18º (46,151 candela)

4 VOLTAGE

☐ 120V
☐ 277V

Optional
☐ 347V [5]

5 FINISH

STANDARD COLORS*

☐ **WHT** Snow white
☐ **BKT** Jet black
☐ **BZT** Bronze
☐ **MST** Matte silver
☐ **GRT** Titanium gray
☐ **DGT** Gun metal
☐ **CHT** Champagne
☐ **SGT** Steel gray
☐ **BGT** English cream

OPTIONAL COLORS

☐ **CS** Custom color
☐ **RAL** RAL# color

NATATORIUM SUITED COLORS

☐ **NWHT** White
☐ **NBKT** Black

*Refer to color chart

OPTIONS

ELECTRICAL

☐ **FS** Fuse
☐ **PH** Photocell [1]
☐ **MS** PIR motion sensor (Device is located at bottom of luminaire wall box) [4]
☐ **REML2-50** 7W remote emergency battery backup for LED, 90 min. Remote mount 50ft - 12" (305mm) square enclosure with access cover [2]

LIGHT & OPTICS

Alternate CCT ºK LED (LCF: Lumen conversion factor)

☐ **K27** 2700K CCT 80 CRI (LCF: 0.91) [6]
☐ **K3** 3000K CCT 80 CRI (LCF: 0.94) [6]
☐ **K35** 3500K CCT 80 CRI (LCF: 0.983)

NOTE: Other CCT & higher CRI available, please consult factory.

☐ **A360** 360º adjustable rotation
☐ **RG** Regressed light module [3]

FAUX WOOD COLORS [7]

☐ **ADG** American douglas
☐ **BRC** Birch
☐ **CHN** Chestnut
☐ **CRY** Cherry
☐ **KNP** Knotty pine
☐ **MPL** Maple
☐ **OFL** Oak
☐ **RSW** Rosewood
☐ **TEK** Teak
☐ **WLN** Walnut

ACCESSORIES

☐ **HL** Hexcell louver
☐ **SL** Solite lens (light loss factor [LLF]: 0.9)
☐ **LSL** Linear spread lens (Asymmetric lens distribution is achieved when light module is tilted)

MOUNTING

☐ **SWK** Adaptor box for surface 3/4" conduit feed (4 sides plus back entry)
☐ **UP** Option required for uplight installation
☐ **UH** Uniform height matching SY602 [8]

For IDA certification compliance, luminaire must be ordered with 3000K or warmer.

NOTES
1- Photocell (PH) not available with REML2-50 option.
2- The remote enclosure must be interior.
3- Cylindrical housing extended by 1" (25.4mm) for increased cut-off.)
4- PIR motion sensor (MS) not available with REML2-50 option.
5- 347V not compatible with Amber LED L1L3K2A.
6- K27 and K35 options not available with the R9 optics.
7- Faux wood finish not applied to driver housing, lens frame or accessories.
8- For UH with A360 and/or RG consult factory.

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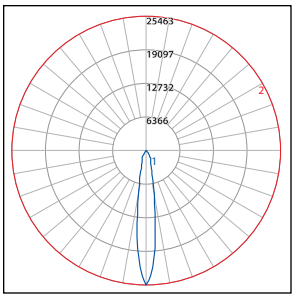
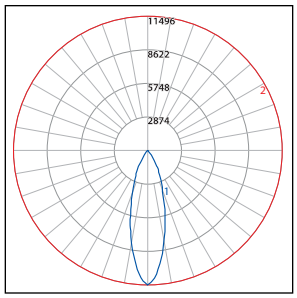
TYPICAL PHOTOMETRY SUMMARY



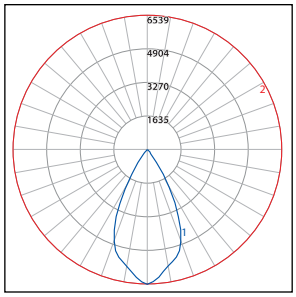
Descriptive information

SY600-L1L40-R15
Total Lms: 3998 lumens
Total input watts: 48 W
Efficacy: 83 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum candela: 25463 @ 0º



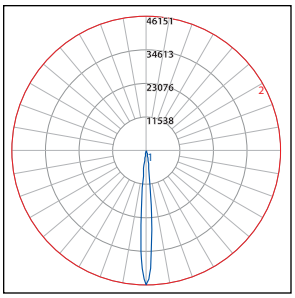
Descriptive information

SY600-L1L40-R30
Total Lms: 4102 lumens
Total input watts: 48 W
Efficacy: 85 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum candela: 11496 @ 0º



Descriptive information

SY600-L1L40-R55
Total Lms: 4369 lumens
Total input watts: 48 W
Efficacy: 91 Lumens/Watt
BUG: B3-U0-G0
CCT/CRI: 4000K/80
Maximum candela: 6539 @ 0º



Descriptive information

SY600-L1L20NR-R9
Total Lms: 1690 lumens
Total input watts: 31 W
Efficacy: 55 Lumens/Watt
BUG: B2-U0-G0
CCT/CRI: 4000K/80
Maximum candela: 46151 @ 0º

Please visit our web site www.luminis.com for complete I.E.S. formatted download data.

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RSX1 LED
Area Luminaire

Catalog Number

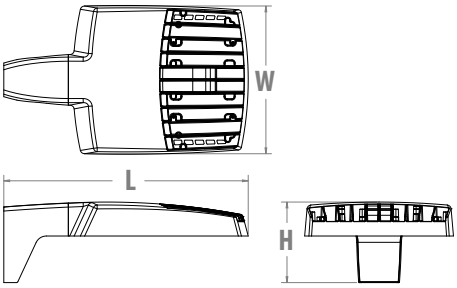
Notes

Type

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

Specifications

EPA (ft^2@0°):	0.57 ft^2 (0.05 m^2)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [4] **(use specific voltage for options as noted)** 120 [3] 277 [5] 208 [3] 347 [5] 240 [3] 480 [5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14]
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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Ordering Information

Accessories

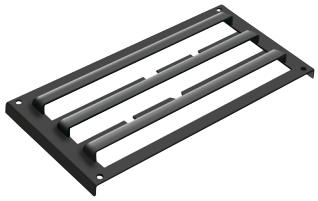
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [18]

NOTES

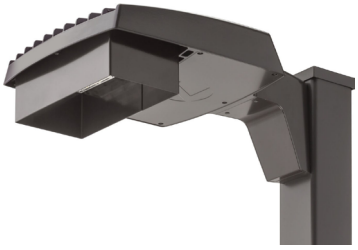
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Must be ordered with PIRHN.
13 Requires MVOLT or HVOLT.
14 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

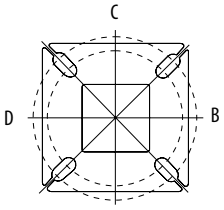


External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

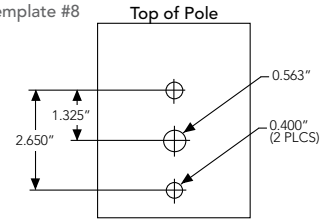
HANDHOLE ORIENTATION



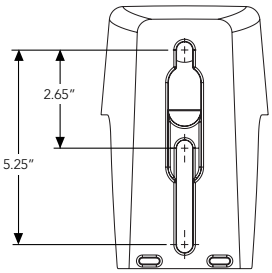
Handhole

RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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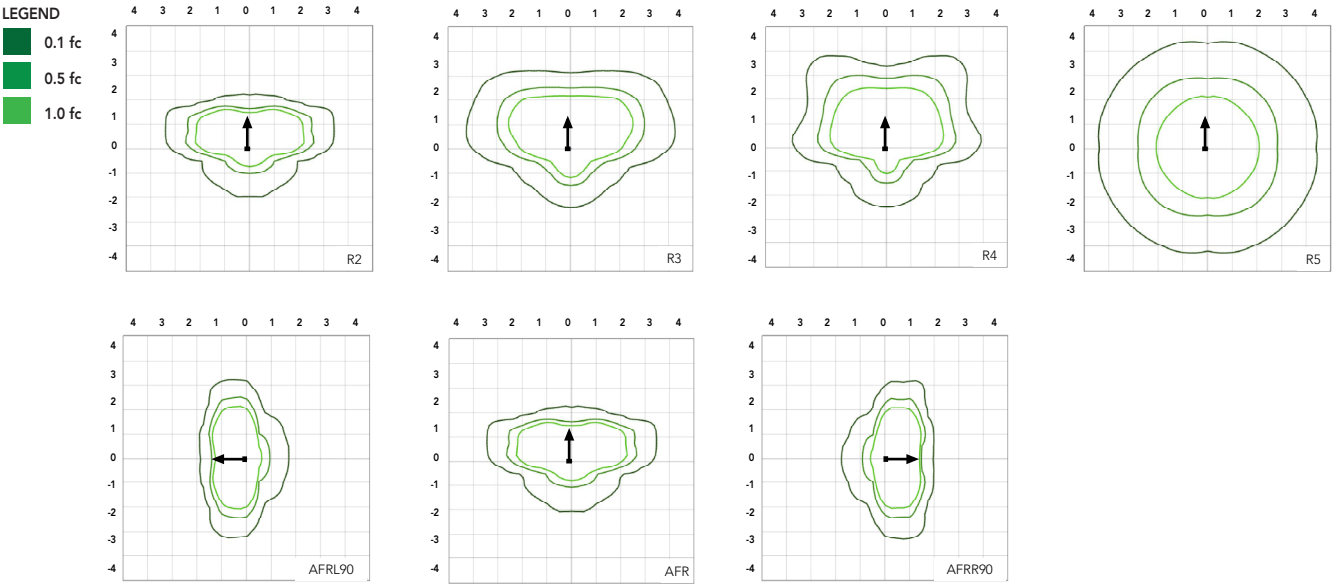
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

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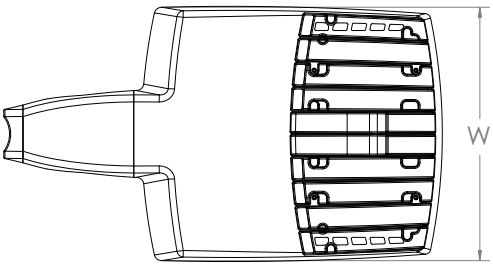
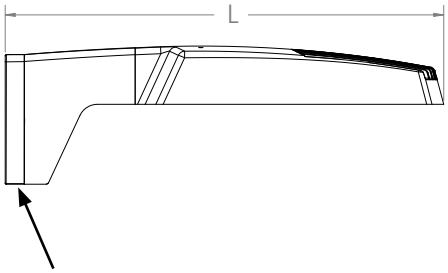
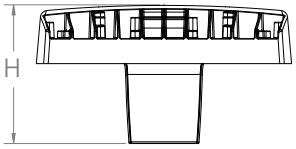
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



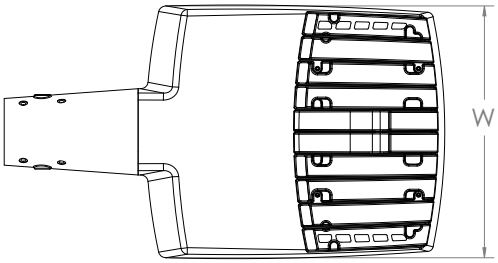


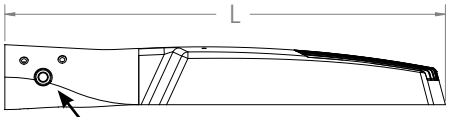


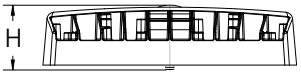
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)



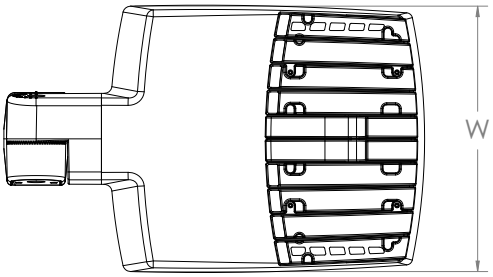


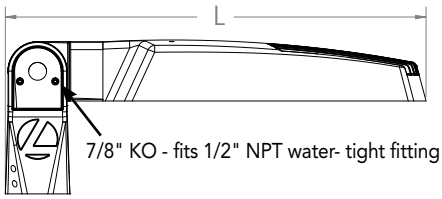


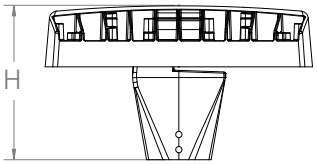
7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)







Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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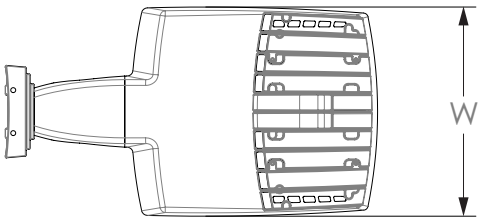
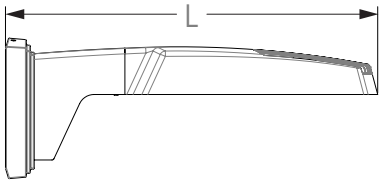
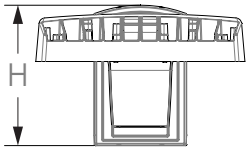
Dimensions

RSX1 with Wall Bracket (WBA)

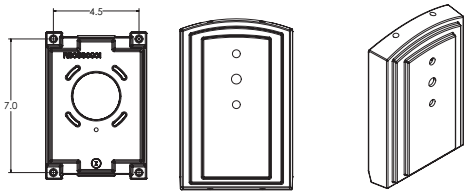




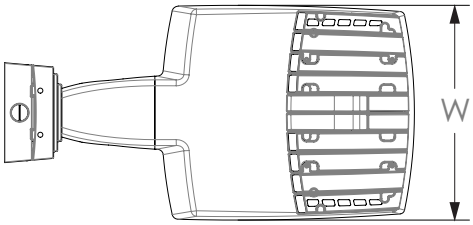


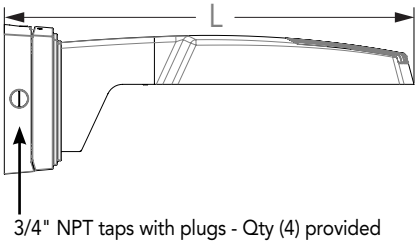
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

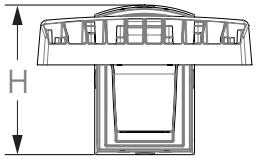


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



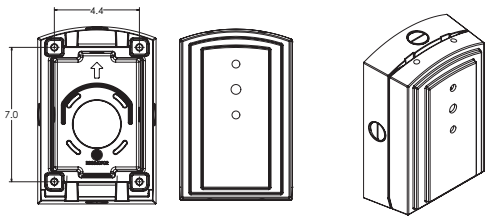


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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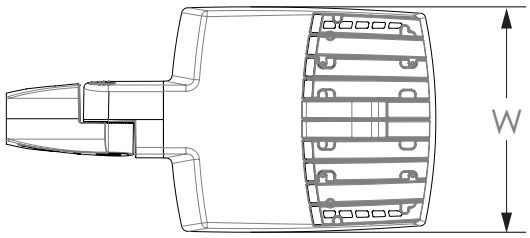
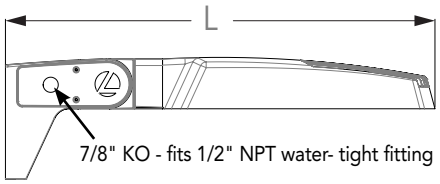
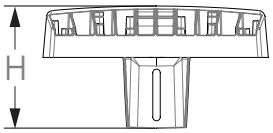
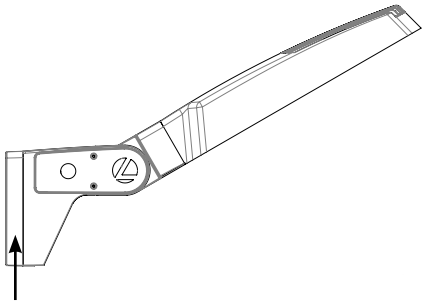
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

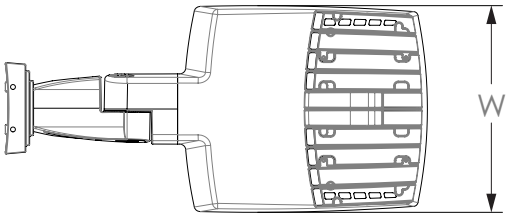
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

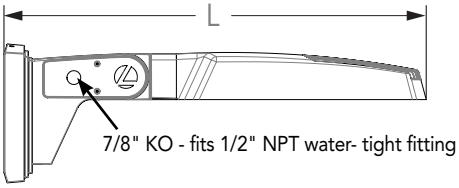
Notes

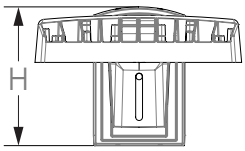
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

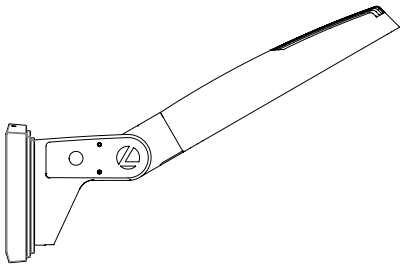
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



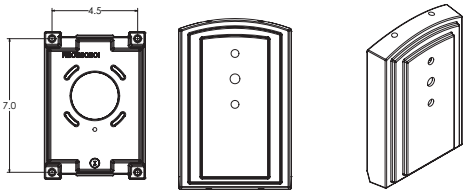






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



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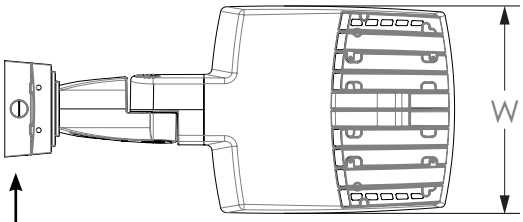
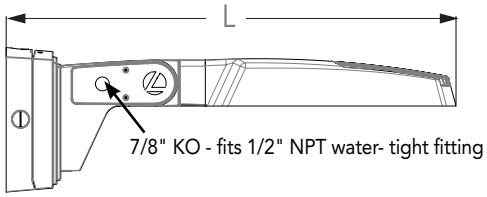
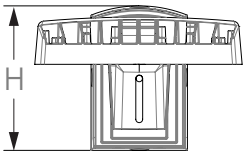
Dimensions

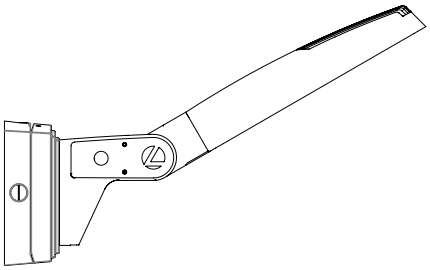
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

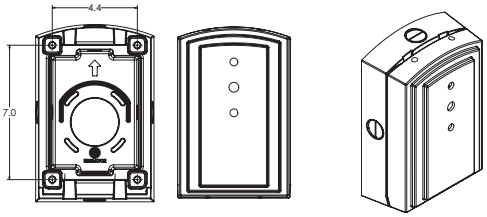




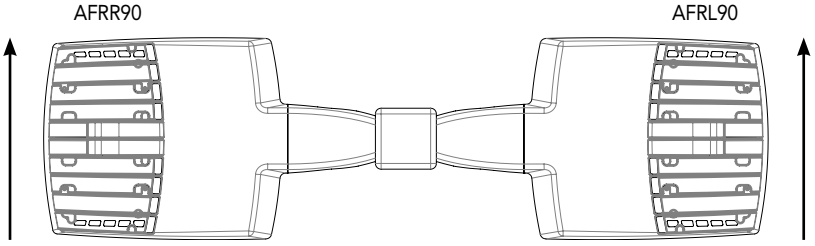


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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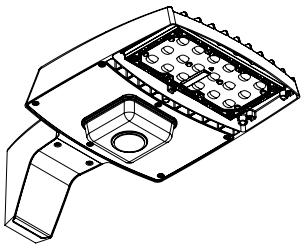
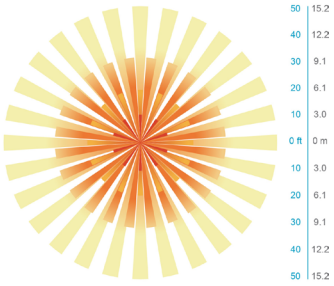
nLight Control - Sensor Coverage and Settings

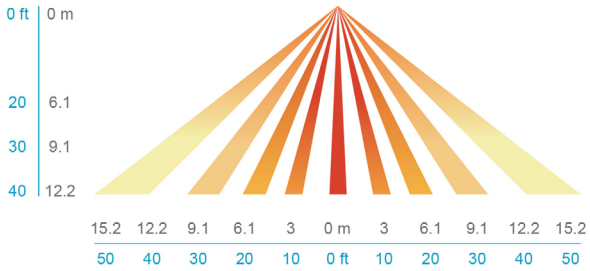
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

ptional corrosion resistant construction is engineered with added corrosion rotection in materials and/or pre-treatment of base material under superŸurable paint. Provides additional corrosion protection for applications nearÜoastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with cribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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RSX2 LED
Area Luminaire

Catalog Number

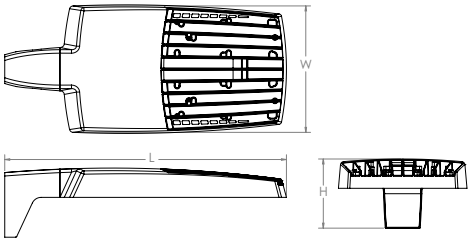
Notes

Type

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

Specifications

EPA (ft^2@0°):	0.69 ft^2 (0.06 m^2)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [4] **(use specific voltage for options as noted)** 120 [3] 277 [5] 208 [3] 347 [5] 240 [3] 480 [5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6] WBA Wall bracket [1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [6] AARP Adjustable tilt arm round pole mounting [6] AAWB Adjustable tilt arm with wall bracket [6] AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9, 10, 11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]
DS	Dual switching [9,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked, Bi-Level motion/ambient sensor [9, 13, 14, 15]
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction [16]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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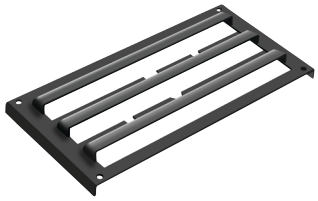
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]

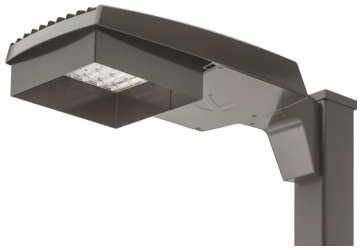
NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

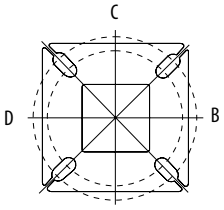


External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

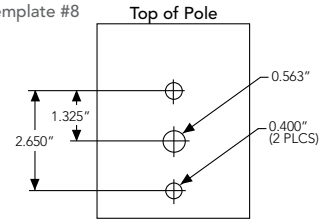
HANDHOLE ORIENTATION



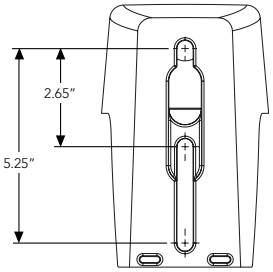
Handhole

RSX POLE DRILLING

Template #8



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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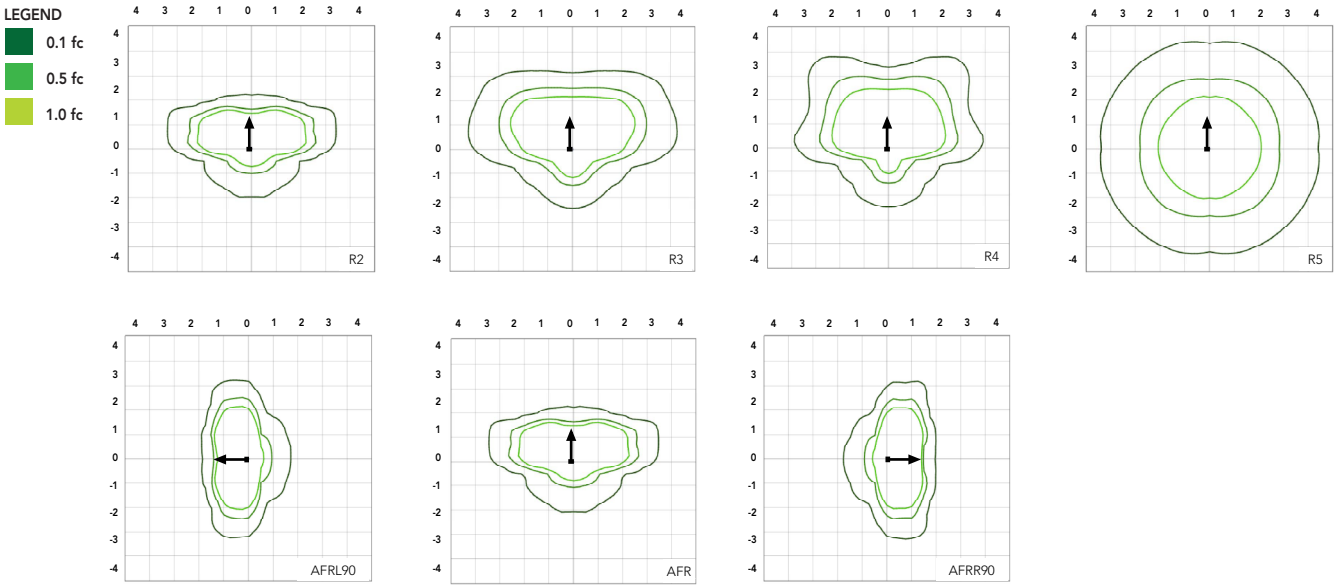
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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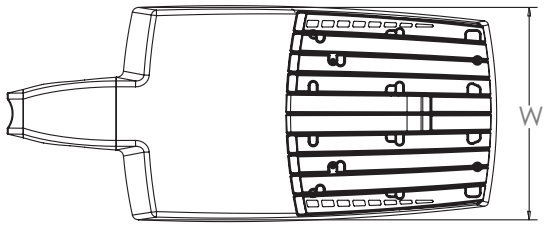
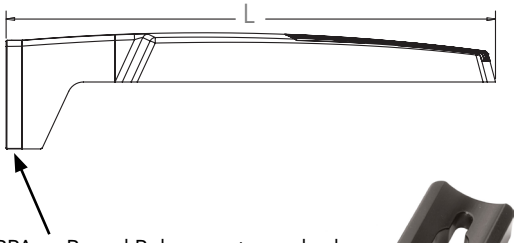
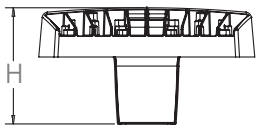
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



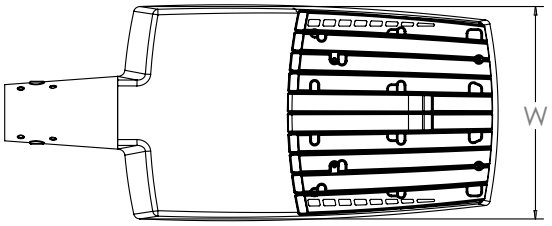


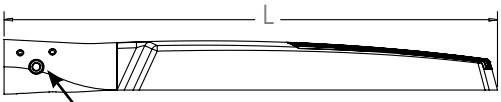


Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

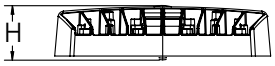
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX2 with Mast Arm Adapter (MA)



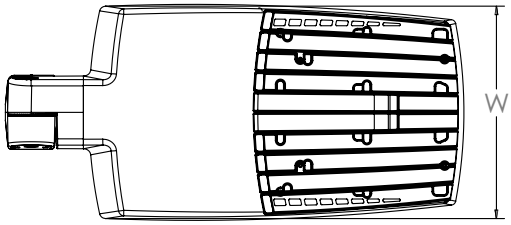


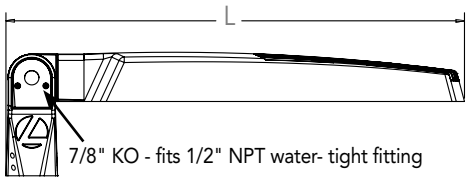
7/16" locking thru bolt/nut provided



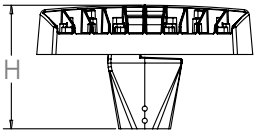
Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)





7/8" KO - fits 1/2" NPT water- tight fitting



Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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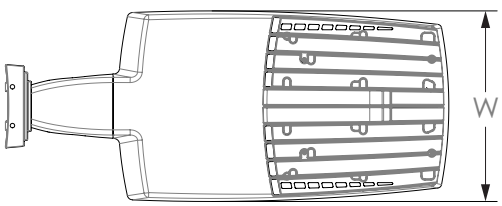
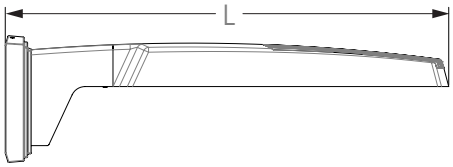
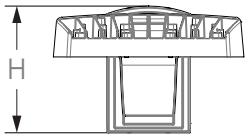
Dimensions

RSX2 with Wall Bracket (WBA)

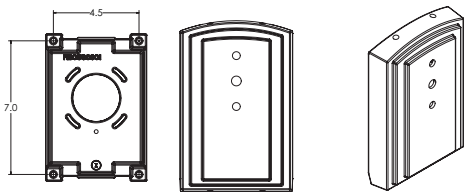




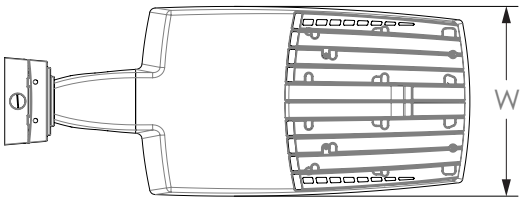


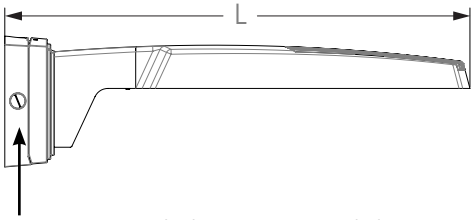
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

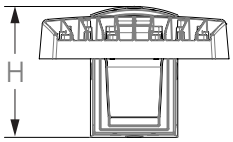


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



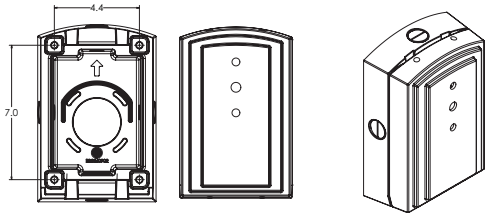


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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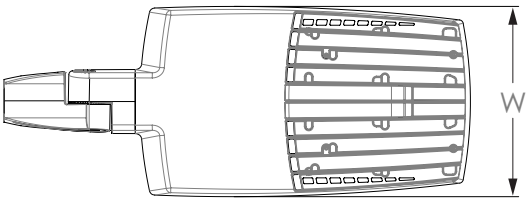
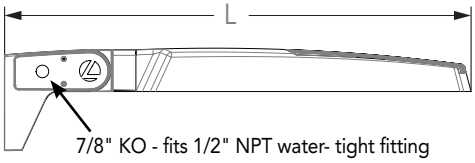
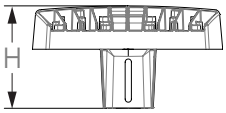
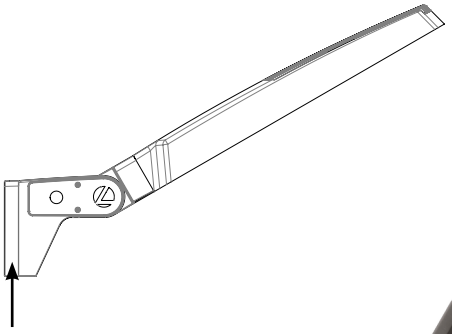
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

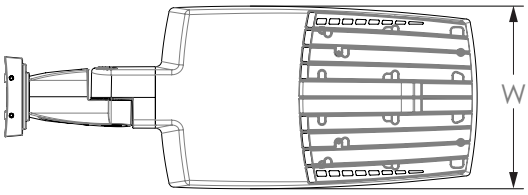
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

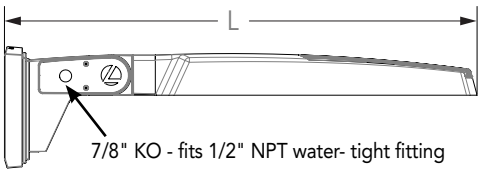
Notes

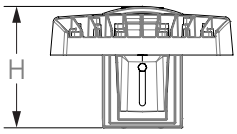
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

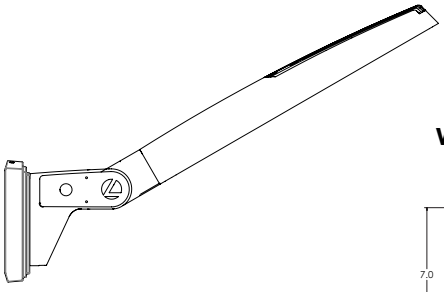
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)

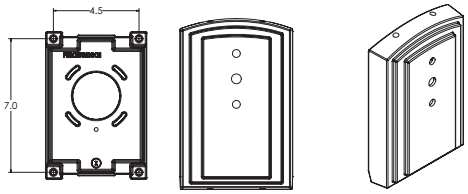








Wall Bracket (WBA) Mounting Detail



Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

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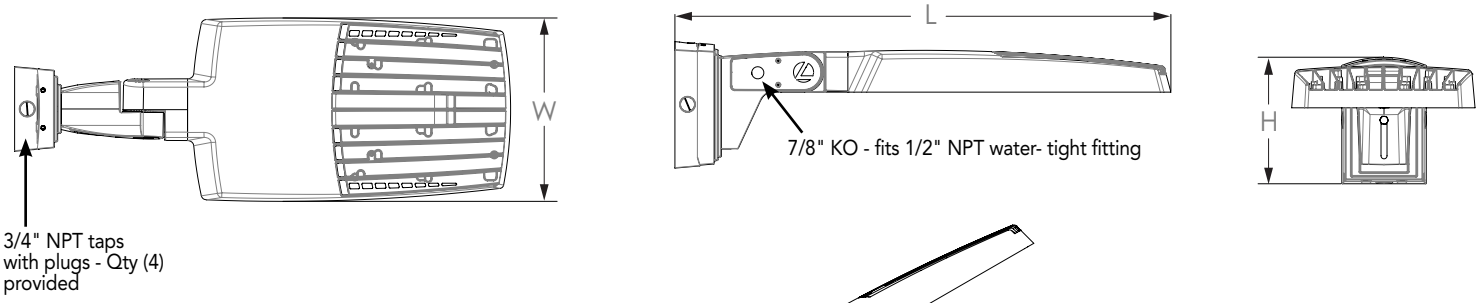
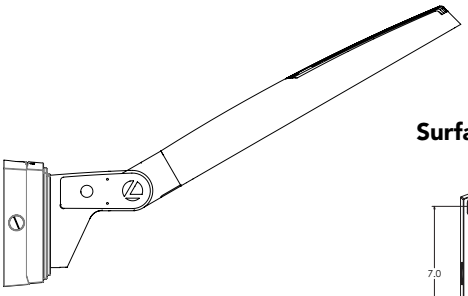
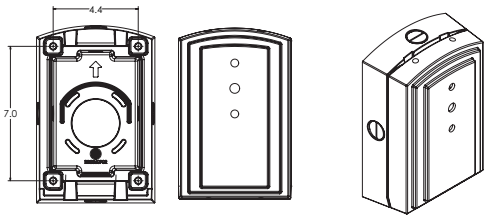
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



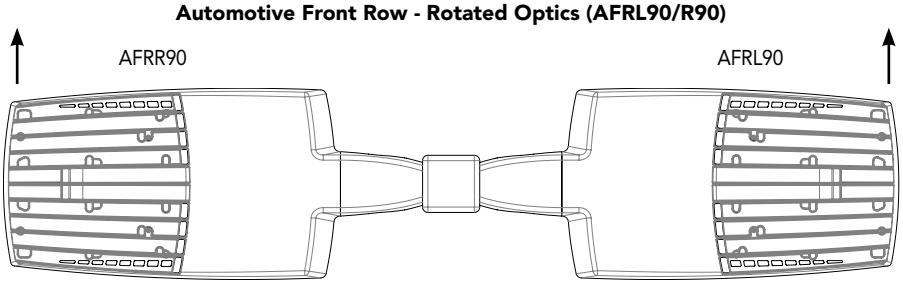


Surface Conduit Box (SCB) Mounting Detail



Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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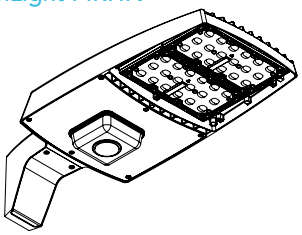
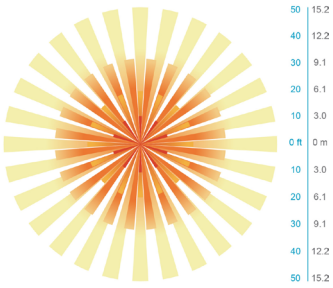
nLight Control - Sensor Coverage and Settings

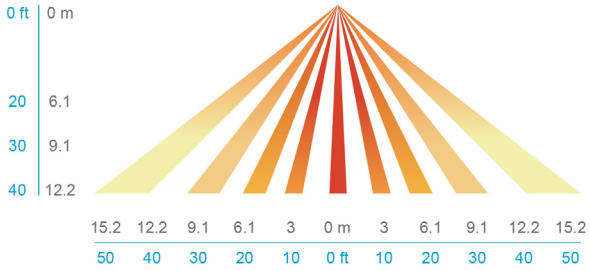
NLTAIR2 PIRHN nLight
Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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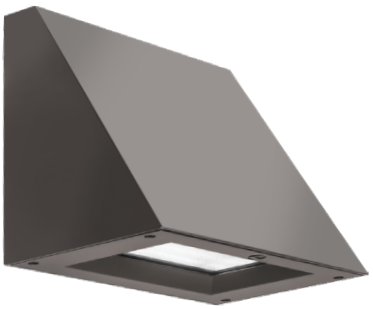


WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

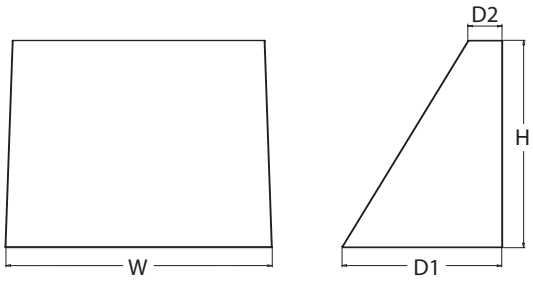
Notes

Type

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

Specifications

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



Introduction

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

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

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

Ordering Information

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

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting			
									Shipped included		Shipped separately	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	SRM	Surface mounting bracket	AWS	3/8inch Architectural wall spacer
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW	S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3[1]	P3SW	35K	3500K				480[3]				
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K								
	P5[1]		50K[2]	5000K								

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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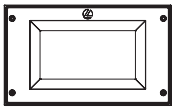
Accessories

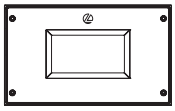
Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)



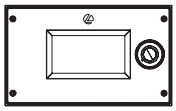
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI
3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4 PE not available in 480V or with sensors/controls
5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6 DMG option not available with sensors/controls
7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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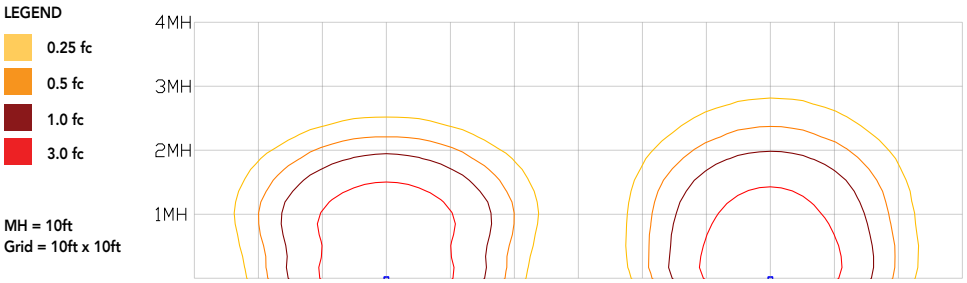
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW

WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

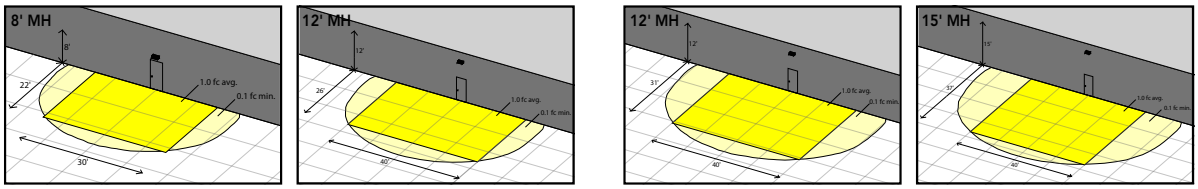
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

Grid = 10ft x 10ft



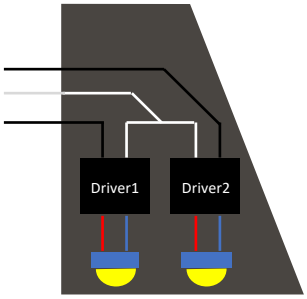
WDGE2 LED xx 40K 80CRI VF MVOLT E10WH

WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

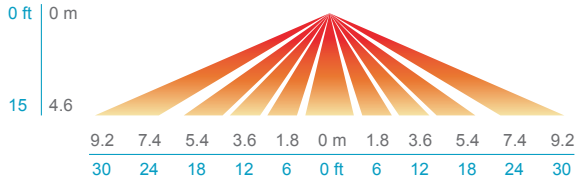
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

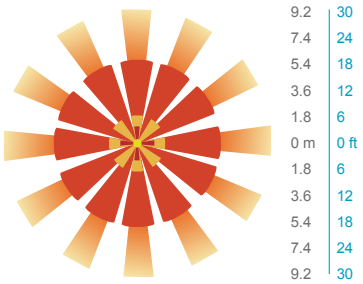
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

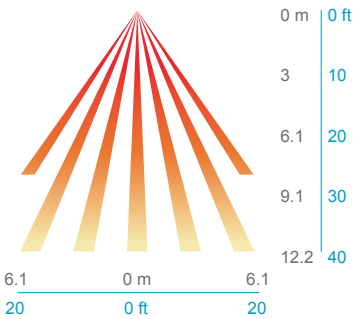
HIGH VIEW



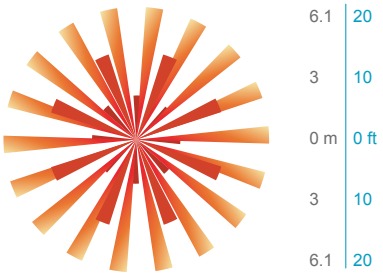


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Sec. 52-403. Site plans.

(a) *Applicability.* Approval of a site plan shall be required prior to the issuance of any building permit for the construction of a new nonresidential or multiple-family residential structure; prior to the issuance of any building permit for any modification to a structure which affects its size, shape, or volume; prior to a structure's change in use that will require modifications to existing parking or loading space requirements or configurations; or as otherwise determined by the chief building official. All building permits must conform to an approved site plan. Single-family and two-family residential developments shall be subject to the requirements of this chapter.

(b) *Site plan approval process.* Site plans shall be reviewed as per the requirements described for each site plan type below:

(1) *Sites greater than **one acre** in size or within 200 feet of a platted single-family residential development.* Site plans for properties that are greater than one acre in size or within 200 feet of a platted single-family residential development shall be approved by the **planning and zoning commission**. The site plan shall be deemed approved by the city if approved by a majority vote of the planning and zoning commission. The commission may approve the site plan, approve the site plan with conditions, or disapprove the site plan. If the commission disapproves the site plan, or if the applicant does not agree with the conditions of approval, the applicant may, within 21 days following such commission action, request in writing addressed to the city secretary that the site plan be reconsidered by the city council. The city council shall conduct a public hearing on the request. The city council shall have final approval or disapproval authority on all site plans which are so appealed.

(2) *All other site plans.* All other site plans shall be approved administratively by staff. At the discretion of the city administrator, or his designee, any site plan may be forwarded to the planning and zoning commission for action. The city administrator shall not have the authority to disapprove a site plan application, except as described herein with regard to completeness. Any application which the city administrator cannot approve shall be forwarded to the planning and zoning commission for action. The actions of the planning and zoning commission may be appealed to the city council. The city council shall be the final approval authority approval or disapproval authority on all site plans which are so appealed.

(3) *Completeness review.* In order to begin the site plan review process all site plans shall be reviewed administratively by staff for completeness. For the purposes of this article, completeness is defined by the submission of a site plan application package as described in this section. Once submitted, the application will be reviewed for completeness. If the application is incomplete, the applicant will be notified by the city administrator, or designee, within ten days of the city's receipt of the application package. Applications that remain incomplete 45 days after the date of submittal shall expire. Incomplete applications will not be reviewed nor returned to the applicant. The actions of the city administrator may be appealed to the city council. The city council shall be the final approval authority approval or disapproval authority on all site plans which are so appealed.

(c) *Detailed report; written notice of public hearing.* Before acting on a site plan, the planning and zoning commission shall receive from the city administrator, or his designee, a report regarding the proposed site plan detailing its conformance or nonconformance with the city zoning regulations and other applicable regulations of the city, and a recommended action regarding the site plan. Prior to consideration of a proposed site plan by the planning and zoning commission, written notice of the public hearing shall be sent to all property owners according to the procedure for a change in a zoning district location or boundary. Such notice may be served using the most recently approved municipal tax roll, and depositing the notice, properly addressed and postage paid, in the United States mail.

(d) *Features to be shown on site plans.* Site or development plans shall include the following information:

(1) *General.* The following general information shall be included:

a. The applicant's name, address, and phone number;

b. The development location (include subdivision, lot number, or address);

c. The proposed use (letter of intent required);

d. The zoning district (attach copy of ordinance governing subject property);

e. The lot area (net and gross);

f. The lot coverage and floor area ratio;

g. The location of all existing buildings or structures on the lot that are to remain subsequent to any proposed development;

h. The building or structure size, height and total floor area (separated by use);

i. The adjacent land uses and improvements within 200 feet of the subject property;

j. The location of hazardous chemical storage;

k. The sign locations;

l. A scale with the following dimensions: one inch equals 20 feet, 30 feet or 40 feet, or as determined by the city administrator;

m. The location of any on-site items (kiosks, sanitation containers, drop boxes, etc.);

n. Any existing or proposed easements;

o. The location and type of all existing and proposed screening, including screening of sanitation containers, parking areas, vehicles awaiting repair, open storage, etc.;

p. The required landscape areas;

q. Any additional information as deemed necessary to adequately evaluate the site or development plan; and

r. The following standard notations:

1. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.

2. Mechanical and heating and air conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

(2) *Site circulation and parking.* The following site circulation and parking information shall be included on the site or development plans:

a. The drive approach dimensions and radii;

b. The delineation and width of internal circulation roadways;

c. The distances between driveways and intersecting streets;

d. The number of required parking spaces and number of parking spaces provided, including handicapped parking spaces;

e. The parking dimensions;

f. The stacking spaces and drive-through lane location;

g. The location of curb stops relative to front of parking stall. (Note: Wheel stops are not permitted in lieu of curbs);

h. The handicapped ramps (required at all intersections);

i. The building entrances;

j. The sidewalk dimensions;

k. The fire lanes meeting fire code standards;

l. The location and dimension of delivery truck docks;

m. The location and dimension of loading spaces;

n. The location of bay doors;

o. The sanitation container locations;

p. The medians, islands, barriers, and channelization;

q. The width of adjacent streets, alleys, or other access abutting property;

r. The length, width, and taper of turn bays; and

s. The directional signage and directional arrows for one-way traffic driveways.

(3) *Utility plans.* Utility plans shall be included on a separate drawing from the site plan, and shall include the following information:

a. The existing and proposed water mains (include size and valve locations);

b. The water meter size and location;

c. The existing and proposed sewer mains (include size, manholes and cleanout);

d. The sewer service size (provide cleanout at property line);

e. The existing and proposed utility easements including the associated utility line (public or private) and its size;

f. The existing and proposed fire hydrants (including any nearby off-site hydrants);

g. The existing and proposed fire lines, fire sprinkler connections, and appurtenances;

h. The location and size of irrigation meters;

i. The location and size of grease and sand traps;

j. The location and size of sampling pits; and

k. The location and type of pretreatment.

(4) *Drainage plans.* Drainage plans shall be included on a separate drawing from the site plan, and shall include the following information:

a. The existing and proposed elevation at critical points;

b. The drainage area map (if site is over one acre);

c. The on-site collection system, including stormwater detention areas and detention ponds;

d. The 100-year flood elevation (if in floodprone area), and appropriate easements to protect improvements from erosion associated with floodprone areas;

e. The existing and proposed contours at two-foot intervals;

f. The existing and proposed drainage structures (include size and type);

g. The existing and proposed culverts; and

h. The direction of surface drainage (must be discharged into existing waterway or public right-of-way).

(5) *Landscape plan.* A detailed landscape plan in conformance with article III, division 5 of this chapter landscape and buffer requirements shall be submitted along with the site plan. Landscape plans shall be prepared by a person knowledgeable in plant material usage and landscape design, such as a landscape architect, landscape contractor, or landscape designer. Landscape plans shall be submitted on a separate drawing from the site plan, and shall include the following information:

a. An engineering scale that is the same as the associated site plan; and

b. All information as listed in article III, division 5 of this chapter.

(6) *Tree survey.* A tree survey that identifies the location of trees shall be submitted for all developments, except as detailed in article III, division 5 of this chapter of the city zoning regulations, and shall be prepared by an arborist, a licensed surveyor, a licensed landscape architect, or other qualified person approved by the landscape administrator. The landscape administrator may approve a plan that shows non-disturbance areas, exemption areas, or an aerial photograph that is prepared by a non-professional if adequate information is provided by such a plan, as determined by the landscape administrator. The tree survey submittal shall include that number of copies of the plans deemed necessary by the city to complete the required reviews and shall include all information as listed in article III, division 5 of this chapter.

(7) *Tree preservation plan.* A tree preservation plan shall be submitted for all proposed developments, except as detailed in section article III, division 5 of this chapter of the city zoning regulations. The tree preservation plan submittal shall include that number of copies of the plans deemed necessary by the city to complete the required reviews and shall include all information as listed in article III, division 5 of this chapter.

(8) *Aerial overlay.* A recent aerial photograph must be submitted with an attached transparent overlay that shows the following items:

a. All property lines and easements.

b. The footprints of all proposed buildings or structures.

c. Driveway and sidewalk locations.

d. Parking layout, including maneuvering, loading, and unloading areas.

(9) *Photometric plan.* The photometric plan must be submitted if any free standing light poles are proposed on the development. The photometric plan shall conform to the requirements set forth in chapter 52, article III, division 8.

a. All property lines and easements.

b. The footprints of all proposed buildings or structures.

c. Parking layout, including maneuvering, loading, and unloading areas.

d. Type, location, and height of all proposed light poles and fixtures.

(e) *Attributes in consideration.* City council, planning and zoning commission and staff consideration shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for

drainage, parking spaces, protective screening and open spaces, as well as areas designated for landscaping, and any other aspect deemed necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity, and general welfare of the city.

(f) *Additional information.* If, during the course of reviewing the site plan or landscape plan, the city administrator, or his designee, is of the opinion that a proper recommendation or action cannot be made without additional information, the director of planning is authorized to request that the applicant submit the information and is further authorized to withhold action on the site plan until the submission of the additional information for the director of planning's review.

(g) *Expiration.* A site plan shall expire two years after its approval, if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed. Site plans submitted for a planned development or specific use permit shall not expire.

(h) *Approval required.* A building permit shall not be issued prior to the approval of the site plan by the city council, planning and zoning commission, or city administrator, as appropriate. No building permit shall be issued except in compliance with the approved site plan, including all conditions of approval.

(i) *Inspections, revisions, and continued compliance.* During construction and upon completion, the project will be inspected to ensure that the approved site plan has been followed.

(1) In the event that changes to the approved site plan are proposed, the city administrator or his designee shall have the authority to require that a revised site plan be submitted to the city for review and approval.

(2) It is recognized that final architectural and engineering design may necessitate some judgment in the determination of conformance to an approved site plan. The director of planning shall have the authority to interpret conformance to an approved site plan; provided that such interpretations do not materially affect the impact on adjacent properties, access, circulation, parking, loading, or general building orientation, configuration, or location on the site.

(3) If, in the judgment of the city administrator or his designee, the proposed revisions do not conform to the approved site plan, a new site plan application shall be submitted for review and approval by the city administrator or another approval body as appropriate.

(4) A certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved site plan.

(5) The final site plan, landscape plan, tree survey, and tree preservation plan shall be accompanied by a digital copy for permanent record.

(6) Maintenance of the property in conformance with the approved site plan shall be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved site plan shall be a violation of this chapter.

(j) *Phasing plan.* To assist in the processing of site plans that are to be constructed in phases, the city administrator, or his designee, may request a phasing plan for the development, to ensure adequate site access, circulation, parking, sanitation containers, etc.

(Code 1994, § 12.1250; Ord. No. 533, § 1, 2-13-2012; Ord. No. 730-22 , (Att.), 7-12-2022)

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

APPLICANT: Laura Hill; Applicant

EXECUTIVE SUMMARY: On October 26, 2021, City Council approved a Planned Development for Glen Coe Office Development, which included approximately 73,000 sf of offices, retail, and flex space. The Applicant submitted a Specific Use Permit for a Carwash on the north side of the Development.

SITE SIZE: 1.02 acres

ZONING: GB; General Business - Planned Development

LANDSCAPING: A tree survey and tree preservation plan were not required, because there are no trees on the site. The east landscape buffer requires 6' canopy trees and 6 understroy trees with 35 shrubs. However, there is a conflict with the utility easement and water line on the east side of the development. According to the Code trees are not permitted to be in any Utility Easements. Therefore, Staff has requested all trees to be out of the Utility Easement to mitigate any future issues with the water line.

All other aspects of the landscaping are meeting according to the ordinances.

PARKING: The Parking requirements are being met according to the ordinance requirements. The applicant will have 4 employees at this location with 5 queuing spaces per bay. They are providing 27 spaces, which exceeds the minimum requirement.

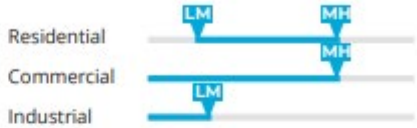
COMP PLAN: South Gateway. The proposed use is compliant with the Comprehensive Plan.

DISTRICT PROFILE

Building set back from FM 156

Development Intensity

Regulatory Guidance



The South Gateway District is in the southeastern section of the City of Justin. This district has a mix of residential, commercial, and light industrial. This area serves as the first impression of the community from the Fort Worth area; half of the district is within the ETJ.

IDENTITY + CHARACTER

This district's character is primarily composed of the neighborhood south of John Wiley Rd and the commercial/industrial uses fronting FM156. As the first district approached from the Dallas Forth Worth Metroplex, this district is the gateway into the community. Establishing a historic and charming town entrance should be a priority.

OPPORTUNITIES

As the gateway into the City of Justin, this district can create place-making experiences representative of the entire community. The businesses anchored in this district should be carefully considered to maximize the Justin experience.

CHALLENGES

Limited land and connectivity through FM 156 are a challenge. Major roadways border this district on all sides, impacting access to public amenities.

AREAS OF FOCUS

Public spaces should be focused on, and a sense of arrival along FM156. New developments and redevelopment should attempt to create more connections with the rest of the community through sidewalks, trails, and redesigned roadways.

ACTION CONSIDERED:

1) approve, approve with conditions, table with clarification and intent or deny.

JUSTIN
1887

P&Z CONSIDERATIONS:

In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such uses are:

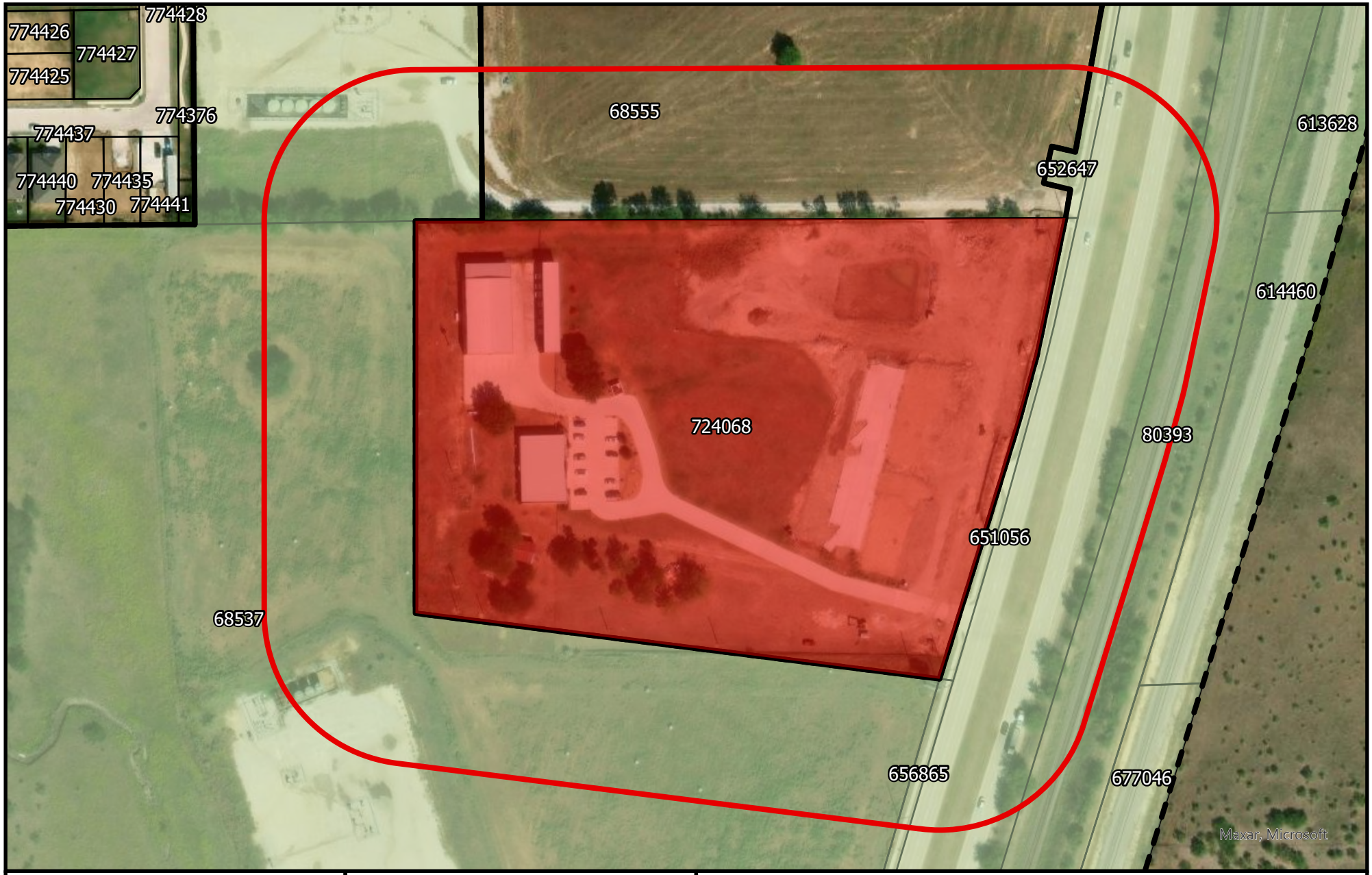
Harmonious with and adaptable to building structures and uses of abutting property and other property in the vicinity of the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of building construction.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends consideration based on the request.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



0 75 150 300 Feet

N

Created by:
Christopher T. Young
GIS Technician
Date: 10/05/2023

Glen Coe Carwash Proposed Site Justin, TX

Legend

- Justin City Limits
- Justin ETJ
- Glen Coe Car Wash
- 200ft Notice Radius

JUSTIN
1887

ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☒ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address: 1100 FM 156 Justin Tx 76092

Project Name: Justin Tower Plaza / Tower Carwash

Legal Description: Glen Coe Addition BLK 1 Acreage: 1.02

Current Zoning: General Business Proposed Zoning: General business

Current Use: acreage Proposed Use: car wash

OWNER INFORMATION

Company/Name: Glen Coe Enterprises LLC

Contact Name: Laura Hill

Address: 14942 Hwy 156 City: Justin State: Tx Zip: 76247

Phone: 940-648-02300 Email: lhill@downeypublishing.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Company _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

CERTIFICATION

I certify that the above information is correct and complete to the best of my acknowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Department.

Laura Hill	7/10/23	Laura K Hill
Owner Signature	Date	Owner Name (Print)
Agent Signature	Date	Agent Name (Print)

Planning & Zoning Department | 415 N. College, Justin, TX 76247
940-648-2541 Ext. 5 | www.cityofjustin.com | development@cityofjustin.com

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

Zoning information is available online in Chapter 52 of the City of Justin Code of Ordinances. If you have questions about the application process or any submittal requirements, please call the Development Services Department at (940) 648-2541 Ext. 5.

ALL APPLICATIONS must be submitted to development@cityofjustin.com.

The following items are required with all types of applications:

- ☒ Zoning Application form.
- ☒ Application filing fee as required by the City of Justin Fee Schedule. This fee is non-refundable.
- ☐ One digital copy of the subdivision plat (if the property is platted)
- ☐ If request is for(i) a portion of a platted lot, or (ii) an unplotted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in PDF format and paper copy.
- ☑ Original paid receipt or tax certificate indicate that the property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at on file City of Justin
- ☐ Completed trip generation data form, if requested by the City Engineer. This will be used to determine if a traffic impact analysis will be required for the development.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.
- ☐ Additional application submittal requirements, based on the specific type of application (see below)

ZONING CHANGE

- ☐ Zoning exhibit indicating the proposed land area of the zoning area request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a subdivision plat or a copy of a property survey less than two years old will satisfy this requirement.

PLANNED DEVELOPMENT

- ☐ A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Chapter 52 Article IV. Planned Developments of the City Code of Ordinances. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information and other relevant material with the application.
- ☐ Confirmation of the required pre-submittal meeting with City staff.
- ☐ A Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SPECIAL USE PERMIT

- ☐ A written statement describing what is to be achieved in the development proposal for the property.
- ☐ Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

Dear City of Justin,

I hope this letter finds you well. I am excited to introduce our new automatic tunnel car wash facility to the residents of Justin. Our state-of-the-art car wash is designed to provide numerous benefits that will enhance the car ownership experience and contribute positively to our community.

Convenience: With the hustle and bustle of modern life, time is of the essence. Our automatic car wash offers unparalleled convenience to the residents of Justin. Customers can have their vehicles thoroughly cleaned without having to dedicate a substantial amount of time to the task. Our automated system ensures that cars are efficiently cleaned, leaving drivers with more time to focus on other important activities.

Water Conservation: As environmental consciousness grows, so does the importance of water conservation. Our automatic car wash is equipped with advanced technologies that minimize water usage while still delivering a superior cleaning performance. By using more recycled water per wash compared to traditional methods, we are contributing to the preservation of our precious natural resources.

High-Quality Cleaning: Our car wash is equipped with the latest equipment and cleaning agents, ensuring that each vehicle that goes through our facility comes out looking sparkling clean. Our automated brushes, high-pressure jets, and specialized chemicals work together to remove dirt, grime, and contaminants, leaving vehicles not only clean but also well-maintained.

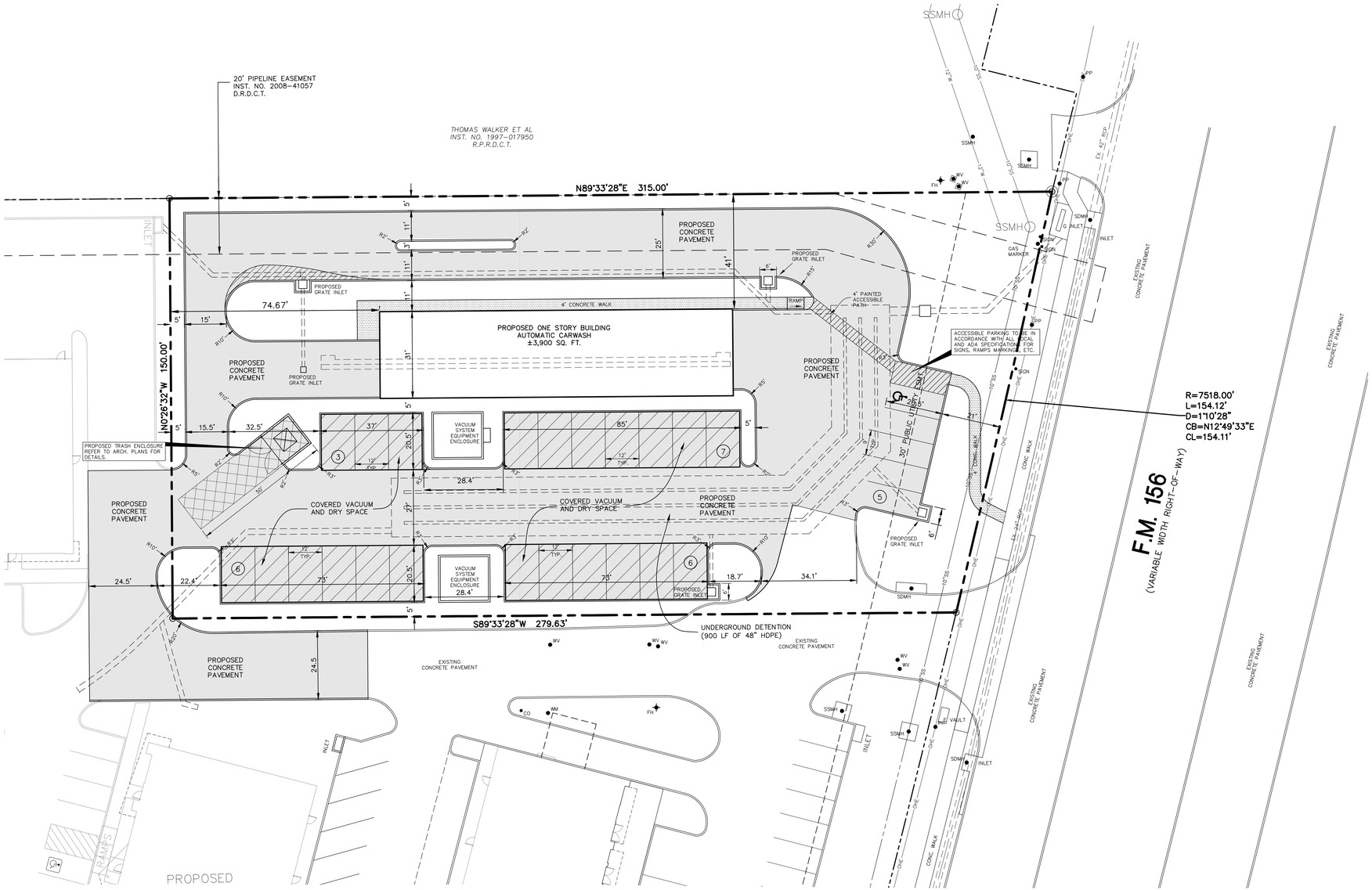
Protection for Vehicles: Regular washing isn't just about aesthetics, it's also about protecting your investment. Our automatic tunnel car wash uses gentle yet effective cleaning methods that prevent the risk of scratches or damage to your vehicle's exterior. The removal of dirt and debris also prevents potential long-term paint damage, extending the life and resale value of vehicles.

Local Employment and Community Growth: The establishment of our automatic tunnel car wash facility will lead to the creation of job opportunities for residents of Justin. We are purchasing our high quality cleaning chemicals through a Justin resident. By building our tunnel car wash, we’re not only benefiting from a clean vehicle, but also contributing to the economic growth of our community.

Thank you for your support, please feel free to call me with any questions. We are anticipating a five million dollar investment into this state-of-the-art tunnel car wash. It will compliment the style of the already approved Justin Crossing.

Best regards,

Preston Hill
Operator
682-472-7244



SITE DATA

SITE AREA	44,638 S.F. (1.0247 AC.)
ZONING	C1
PROPOSED USE	HOTEL
PROPOSED BUILDING AREA (FOOTPRINT)	±3,900 S.F.
LOT COVERAGE	8.74%
BUILDING HEIGHT	20'
PARKING REQUIRED – 1 SPACE PER EMPLOYEE	
MAX. NO. OF EMPLOYEES	4
PARKING PROVIDED	5 PLUS PARKING AGREEMENT IN OVERALL DEVELOPMENT
IMPERVIOUS AREA	31,892 S.F. (71.4%)

LEGEND

- PROPOSED ON-SITE CONCRETE PAVEMENT (6" 3,600 PSI)
- PROPOSED ON-SITE CONCRETE PAVEMENT (7" 3,600 PSI)
- PROPOSED CONCRETE WALK

0' 20' 40' 60'

GRAPHIC SCALE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING, POOL AREA AND TRASH ENCLOSURE DIMENSIONS AND DETAILS.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.

3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

REVISIONS:	
10-6-23	CITY COMMENTS

STATE OF TEXAS
JAMES DEWEY, JR.
61496
REGISTERED PROFESSIONAL ENGINEER
09/18/2023

SHEET TITLE:

SITE PLAN

GLEN COE AUTOMATIC CARWASH

14701 N. FM 156

BEING LOT 1, BLOCK 1, GLEN COE ADDITION, CITY OF JUSTIN, DENTON COUNTY, TEXAS,

PREPARED BY:

JDJR ENGINEERS & CONSULTANTS, INC.

TSBPE REGISTRATION NUMBER F-8527

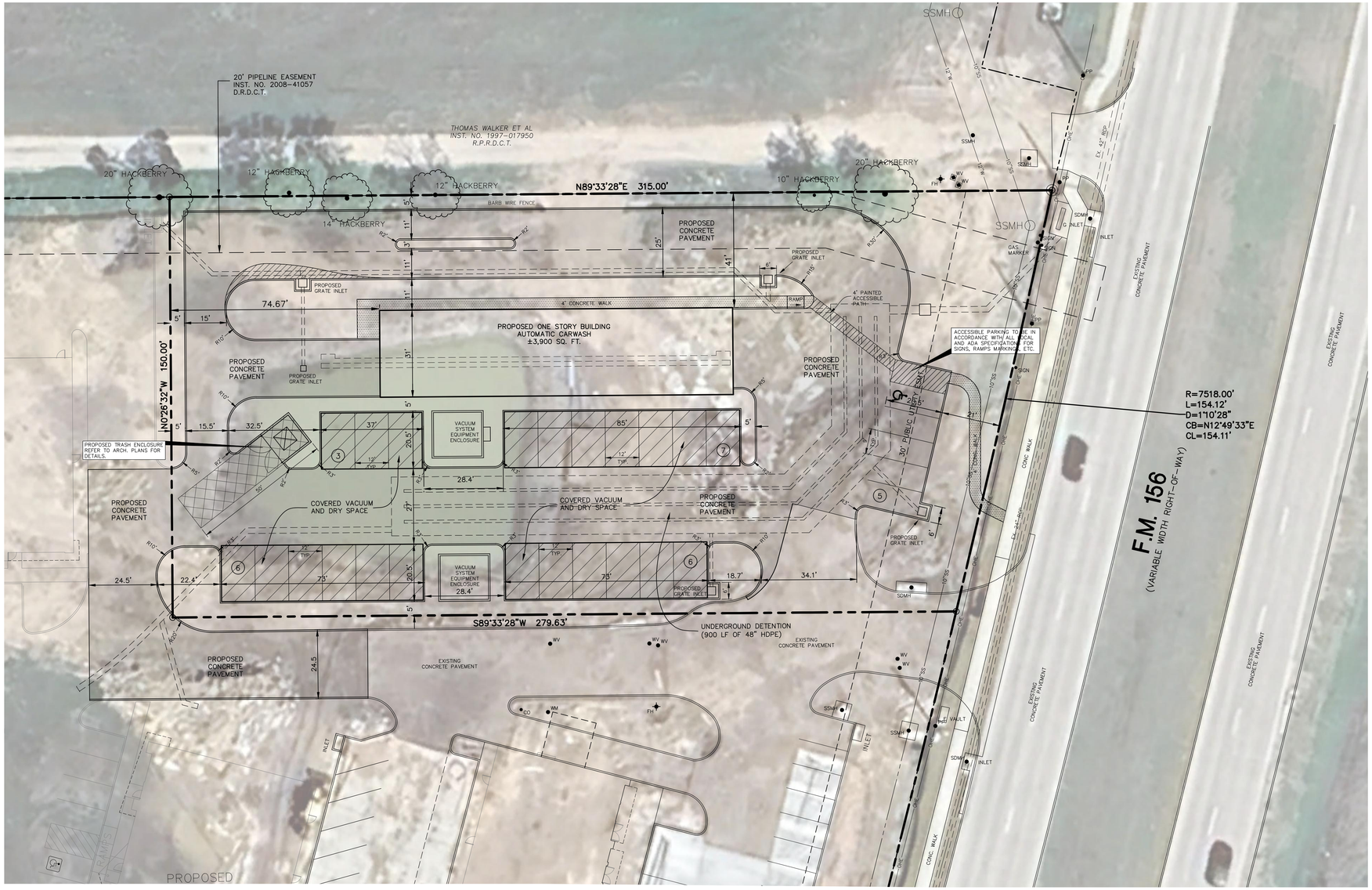
ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062

Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 14

1302-2-23



LEGEND

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4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

REVISIONS:	

STATE OF TEXAS
JAMES DEWEY, JR.
61445
REGISTERED PROFESSIONAL ENGINEER
09/18/2023

SHEET TITLE:

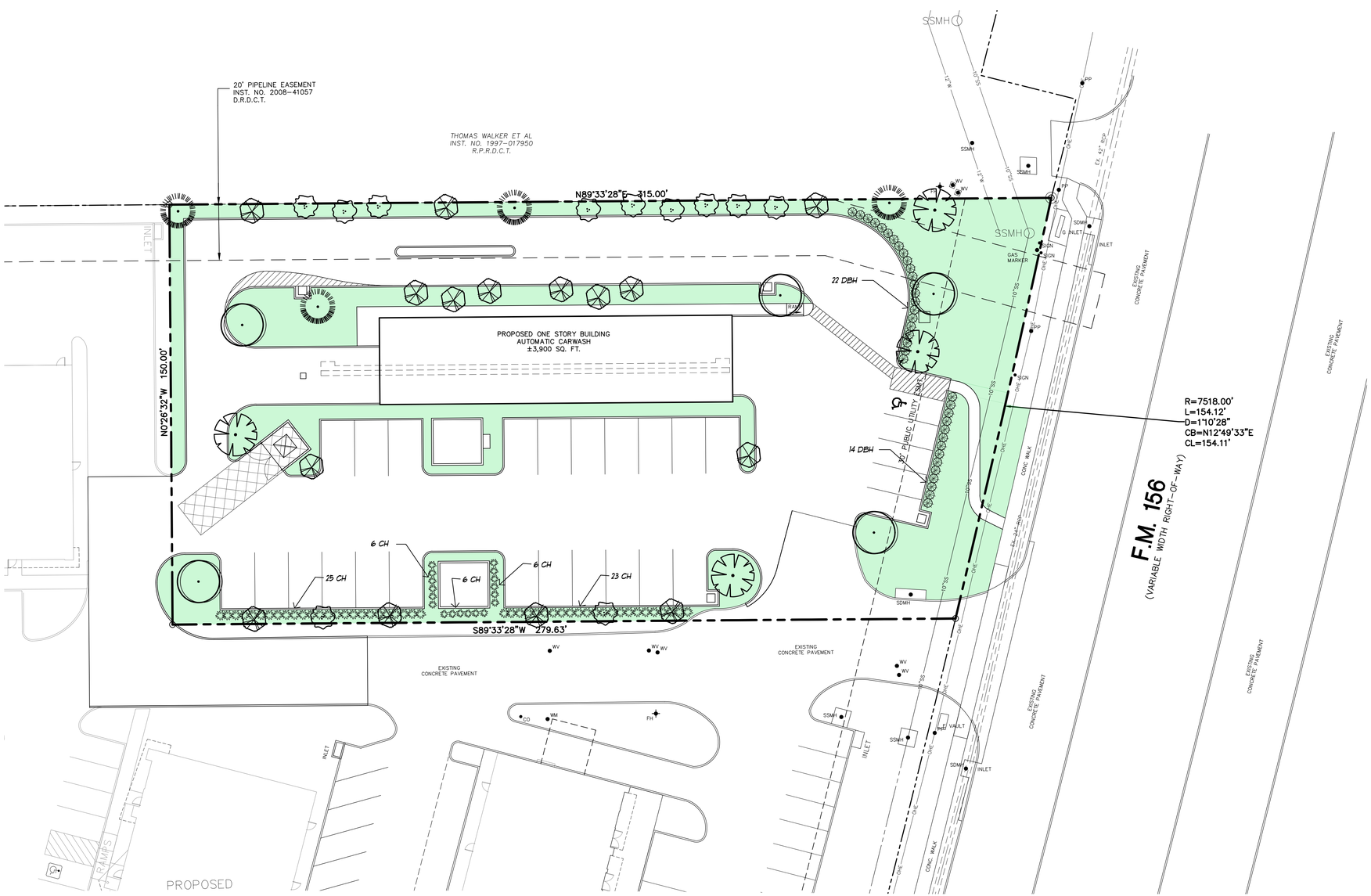
SITE DIMENSIONAL CONTROL PLAN
GLEN COE AUTOMATIC CARWASH

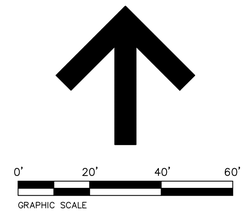
14701 N. FM 156
BEING LOT 1, BLOCK 1, GLEN COE ADDITION,
CITY OF JUSTIN, DENTON COUNTY, TEXAS,

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	C4 OF 14

1302-2-23





LANDSCAPE TABULATIONS

LOT AREA = 44,638 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED = 12,953 SQ. FT.

STREET BUFFER REQUIRED = 20'
STREET BUFFER PROVIDED = 21'

STREET BUFFER PLANTINGS REQUIRED =
4 CANOPY TREES PLUS 4 UNDERSTORY TREE
+ 10 SCREENING SHRUBS + 3' BERM (PER 100 LF)
= 6 CANOPY TREES
6 UNDERSTORY TREES
15 SHRUBS
3' BERM

STREET BUFFER PLANTINGS PROVIDED =
6 CANOPY TREES
6 UNDERSTORY TREES
35 SHRUBS
SHRUBS USED IN LIEU OF BERM

ALL STREET BUFFER TREES INSTALLED ELSEWHERE ON SITE DUE UTILITY EASEMENT

INTERIOR LANDSCAPING REQUIRED =
10% OF LOT AREA = 4,464 SQ. FT.

INTERIOR LANDSCAPING PROVIDED = 7,069 SQ. FT.

INTERIOR LANDSCAPING PLANTINGS REQUIRED =
1 CANOPY TREE / 600 SQ. FT. = 8 TREES
1 UNDERSTORY TREE / 300 SQ. FT. = 15 TREES
1 SHRUB / 60 SQ. FT. = 74 SHRUBS

INTERIOR LANDSCAPING PLANTINGS PROVIDED =
= 8 CANOPY TREES
= 16 UNDERSTORY TREES
= 78 SHRUBS

LEGEND

- LO — LIVE OAK TREE
- CE — CEDAR ELM TREE
- RO — TEXAS RED OAK TREE
- PH — POSSONHAW HOLLY TREE
- CM — CREPE MYRTLE TREE
- EXISTING TREE TO REMAIN
- DBH — DWARF BURFORD HOLLY SHRUB
- CH — CARISSA HOLLY SHRUB

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6' ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3' ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2' (MIN) LAYER OF SHREDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).

6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	5	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	ULMUS CRASSIFOLIA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
TEXAS RED OAK	QUERCUS TEXANA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
POSSUMHAW HOLLY	ILEX DECIDUA	15	3" CAL.	AS SHOWN	BALLED/BURLAP
CRAPE MYRTLE	LAGERSTROEMIA	11	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA	66	3 GAL	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI NANA	36	5 GAL.	36" C-C	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	12,953 S.F.	–	–	HYDROMULCH OR SOLID SOD

REVISIONS:	
10-6-23	CITY COMMENTS

SHEET TITLE:

LANDSCAPE PLAN
GLEN COE AUTOMATIC CARWASH
14701 N. FM 156
BEING LOT 1, BLOCK 1, GLEN COE ADDITION,
CITY OF JUSTIN, DENTON COUNTY, TEXAS,

JDR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 OF 1

1302-2-23

JUSTIN TOWER PLAZA
DESIGN A
14942 FM 156
JUSTIN, TX

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