

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, September 15, 2026 at 7:00 p.m.***

Commission Members:

Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Ryan Simpson
Jimmy Poarch
Bart Underwood
Twyla U. Williams

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. [Online Public Appearance Cards](#) must be submitted by 4:00 p.m. on the day of the meeting.

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Planning & Zoning Commissioner to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of August 25, 2026
- b. Consider a request by Stephanie Foster, for a Replat of a portion of Lots 19 and 20, Block 6, of Hillcrest Addition, to create Lot 19R, Block 6, of Hillcrest Addition, A residential Lot, being 0.2992 acres, located at 732 N Gibson Street, (Property ID 174210) – Owners: William Marth and Susan Marth (SUB-105-2026)
- c. Consider a request by David Robinson, Winkelmann & Associates, Inc., for a Replat of Spirolite Addition, Portion of Lot 1, Block A, being 20.989 acres, located directly east of 1701 West U.S. Highway 287 Bypass (Property ID: 234710) – Owner: Navarro College District (SUB-114-2026)

5. ***Public Hearing*** on a request by Jeremy Nelson, Westfall Engineering, for a Specific Use Permit (SUP) for a Unified Lot Sign use for a Child Daycare Center within a General Retail (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113); Owner(s): Buffalo Creek Plaza LLC and Desert Owl Realty, LLC (ZDC-83-2026)
6. ***Consider*** approval of ZDC-83-2026
7. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

Planning and Zoning Commission
August 25, 2026

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on August 25, 2026 at 7:00 p.m.

Members Present: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Jimmy Poarch
Twyla U. Williams

Members Absent: Bart Underwood
Ryan Simpson

Others Present: Trenton Robertson, Director of Planning & Zoning
Brian Guenzel, Assistant Director of Planning & Zoning
Billie Wallace, Mayor, Council Representative

1. Call to Order

Chair Wendy Johnson called the meeting to order at 7:00 p.m.

2. Invocation

Commissioner Jimmy Poarch gave the invocation.

3. Public Comments

No public comments were made.

4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of August 11, 2026
- b. Consider a request by Tony Degelia & Lisa Hyter, for a Replat of a portion of Lot 4 of the Green Meadows Subdivision, to create three residential lots, being 4.159 acres, located at Green Meadows Lane (Property ID 150733) – Owner: Farmprince Properties, LLC (SUB-98-2026)
- c. Consider request by Brenda Barajas Diaz, for a Plat of Barajas-Diaz Estates Addition, Lot 1, Block A, being 6.198 acres, located directly east of 115 South Westmoreland Road, situated in the S. Powers Survey, Abstract No. 837, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 313255) – Owner: Barajas Brenda Revolution Living Trust (SUB-103-2026)

Action:

Jenny Bridges moved to approve the Consent Agenda subject to the conditions of the staff reports, Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

5. Public hearing on a request by Patrick McGee, HighPark Capital, LLC for a Zoning Change from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2)

zoning district, located at 1761 N US Highway 77 (Property ID 186874) – Owner(s): Ferris Avenue Baptist Church DBA The Avenue (ZDC-54-2026)

Planner Caleb Ensley presented the item. Applicant Patrick McGee requested approval.

Chair Johnson opened the public hearing at approximately 7:23 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:23 p.m.

6. Consider approval of ZDC-54-2026

Action:

Jenny Bridges moved to recommend approval of ZDC-54-2026, for a Zoning Change from a Commercial Zoning District to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Twyla U. Williams, and carried unanimously (5-0).

7. Public Hearing on a request by Susan Dixon, for a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use within a Future Development (FD) zoning district located at 109 Crystal Cove (Property ID 218977) - Owner: Howard & Susan Dixon (ZDC-77-2026)

Mr. Ensley presented the item. Applicant Susan Dixon requested approval.

Chair Johnson opened the public hearing at approximately 7:27 p.m.

There being no others to speak for or against the item, Chair Johnson closed the public hearing at approximately 7:27 p.m.

8. Consider approval of ZDC-77-2026

Action:

Twyla U. Williams moved to recommend approval of ZDC-77-2026, a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use, within a Future Development (FD) zoning district, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jimmy Poarch and carried unanimously (5-0).

9. Public Hearing on a request by Hilda Bailey, for a Specific Use Permit (SUP) for an Accessory Structure Greater than or equal to seven hundred (700) square feet use within a Planned Development Single-Family-1 zoning district located at 2790 Eastham Way (Property ID 190456) – Owner(s) Hilda & Ronald Bailey (ZDC-81-2026)

Planner David Jones presented the item.

Chair Johnson opened the public hearing at approximately 7:30 p.m.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:30 p.m.

10. Consider approval of ZDC-81-2026

Action:

Jimmy Poarch moved to recommend approval of ZDC-81-2026, a Specific Use Permit (SUP) for an Accessory Structure greater than or equal to seven hundred (700) square feet use, within a Planned Development Single-Family-1 (PD-SF-1) zoning district, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

11. Public Hearing on a request by Matt Lucas, PE for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Non-Residential (PD-MUNR) zoning district located directly adjacent to the intersection of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner: Mark Hickman (ZDC-79-2026)

Mr. Ensley presented the item. Applicant Matt Lucas requested approval.

Chair Johnson opened the public hearing at approximately 7:36 p.m.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:36 p.m.

12. Consider approval of ZDC-79-2026

Action:

Terry Connor moved to recommend approval of ZDC-79-2026, a Specific Use Permit for a 24-foot pole sign, Texas Roadhouse use adjacent to the intersection of Gridiron Drive and Blue Star Drive, subject to the deviations and conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

13. Public Hearing on a request by Corey Riley, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 zoning district located at 106 Trinity Lane (Property ID 172884) - Owners: Cory Riley and Brooke Riley (ZDC-89-2026)

Mr. Jones presented the item. Property Manager Emily Reed requested approval.

Chair Johnson opened the public hearing at approximately 7:43 p.m.

Those who spoke in opposition:

Gloria Bowden, 109 Trinity Lane, Waxahachie, TX

Emily Reed, 106 Trinity Lane, Waxahachie, TX, did not speak, but was supportive of the item.

There being no others to speak for or against this item, Chair Johnson closed the public hearing at approximately 7:52 p.m.

14. Consider approval of ZDC-89-2026

Action:

Jimmy Poarch moved to recommend denial of ZDC-89-2026, a Specific Use Permit (SUP) for a Short-Term Rental use. Motion was seconded by Twyla U. Williams and failed (2-3) with Jenny Bridges, Terry Connor, and Wendy Johnson voting in opposition.

Action:

Jenny Bridges moved to recommend approval for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 zoning district, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Terry Connor and carried (3-2) with Jimmy Poarch and Twyla U. Williams voting in opposition.

15. Consider a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Replat of Ferris Second Addition, lots 127R-1A and 127R-2A, being 0.811 acres, located at 122 US Highway 77, (Property ID 142201, 173428) – Owner: Ellis County Farm Bureau (SUB-104-2026)

Mr. Jones presented the item.

Action:

Jenny Bridges moved to recommend denial of SUB-104-2026 for a Replat of Ferris Second Addition, Lots 127R-1A and 127R-2A. Motion was seconded by Twyla U. Williams and carried unanimously (5-0).

16. Consider a request by Emile Sirchia, for a Replat of part of lot 2 and part of lot 3, Block 1, of Emerald Forest Section 1 to create Lot 2R and Lot 4R, Block 1 of Emerald Forest Section 1 being 9.001 acres, located at 3810 FM 1446, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 150204, 150206) – Owner: Emile Sirchia (SUB-92-2026)

Mr. Jones presented the item.

Action:

Jimmy Poarch moved to approve SUB-92-2026 for a Replat of part of lot 2 and part of lot 3, Block 1, of the Emerald Forest Section 1, to create two residential lots, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (5-0).

17. Adjourn

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Caleb Ensley, Planner

Planning & Zoning Department

Plat Staff Report

Case: SUB-105-2026



MEETING DATE(S)

Planning & Zoning Commission: September 15, 2026

CAPTION

Public Hearing on a request by Stephanie Foster, for a **Replat** of a portion of Lots 19 and 20, Block 6, of Hillcrest Addition, to create Lot 19R, Block 6, of Hillcrest Addition, A residential Lot, being 0.2992 acres, located at 732 N Gibson Street, (Property ID 174210) – Owners: William Marth and Susan Marth (SUB-105-2026)

RECOMMENDED MOTION

"I move to approve SUB-105-2026, a Replat of the Hillcrest Addition, Lot 19R, Block 6, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the property from two (2) lots into one (1) residential lot.

CASE INFORMATION

<i>Applicant:</i>	Stephanie Foster
<i>Property Owner(s):</i>	William Marth and Susan Marth
<i>Site Acreage:</i>	0.2992 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	1 unit
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

<i>General Location:</i>	732 N Gibson Street
<i>Parcel ID Number(s):</i>	174210
<i>Current Zoning:</i>	Single Family-2
<i>Existing Use:</i>	Single Family Home
<i>Platting History:</i>	The subject property was previously platted as Lots 19 and 20, Block 6, of Hillcrest Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property from two (2) lots, designated as Lots 19a and 20b, into one (1) residential lot designated as Lot 19r. The subject property is located in an SF-2 zoning district and the proposed replat complies with lot size and dimension requirements of the Infill Overlay District. This replat is decreasing the nonconformity by combining two substandard lots into a singular, larger lot. The replat includes a 15' utility easement along North Gibson Road. The property was originally recorded on March 12, 1924.

During the review of the plat application, staff identified technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to filing the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request with the motion and conditions noted below.

Conditions:

1. Per Section 2.4.C.4 of the Waxahachie Subdivision Ordinance: The location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved); Right of way dedication of 30' from the center line of the street must be shown on the plat.
2. Per Section 2.4.C.4 of the Waxahachie Subdivision Ordinance: The location and width of all streets, alleys and easements, existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted for all new streets (street name approval is required at the time the plat is approved); Remove old lot line.
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block is required to be provided. The correct case number for this plat is "SUB-105-2026", revise accordingly.
4. Per Section 2.25.iii of the Waxahachie Subdivision Ordinance, the correct owner name is required, the Plat errantly shows "Katie Holland" instead of "Susan Marth".
5. All comments from the engineering department must be satisfied.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by Planning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's Subdivision Ordinance.

STAFF CONTACT INFORMATION

Prepared by:

David Jones

Planner

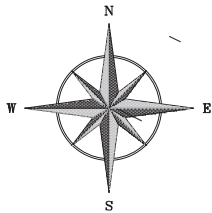
djones@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

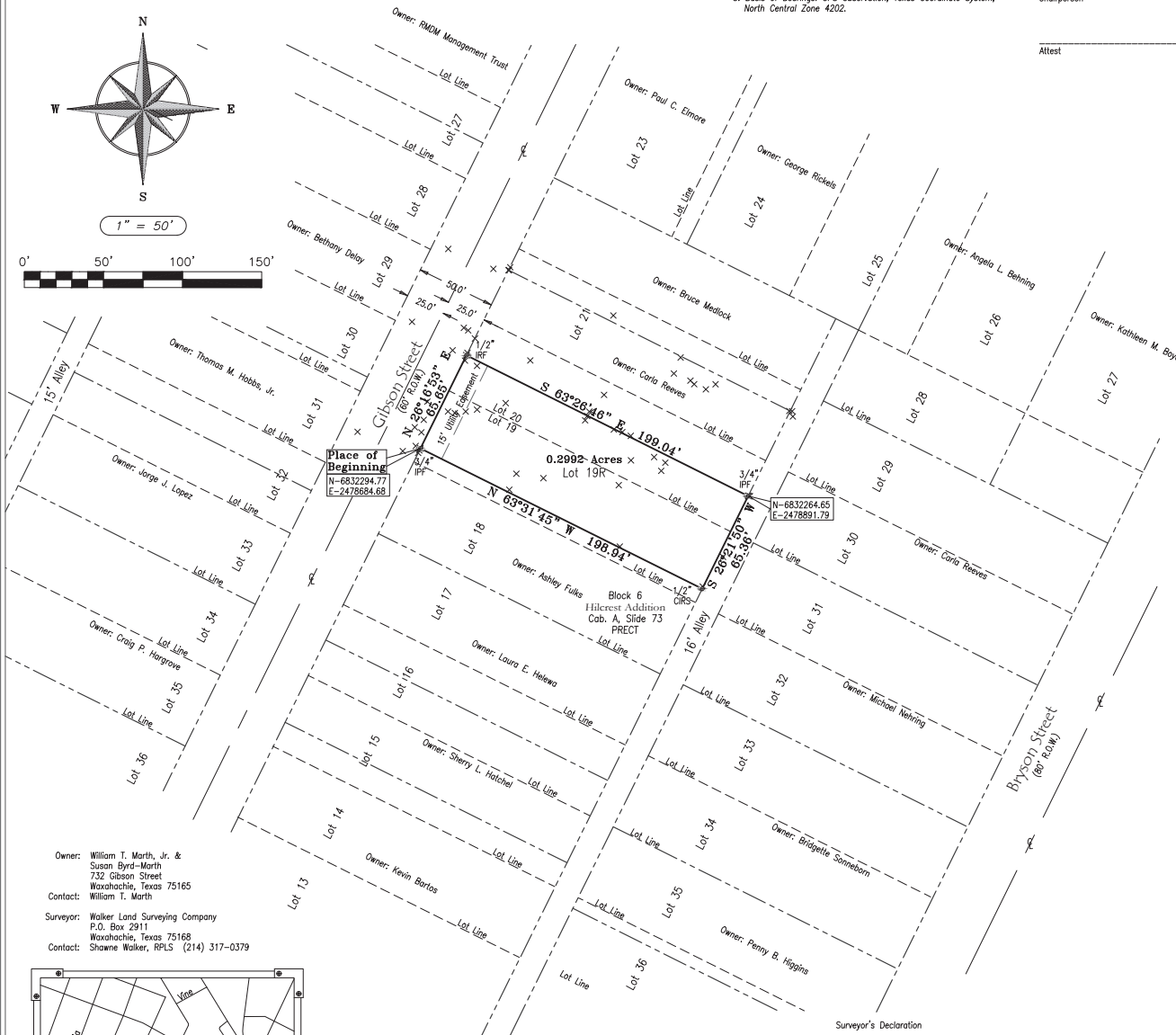
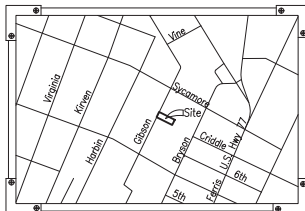
Director of Planning

trobertson@waxahachietx.gov

WLSC**Walker Land Surveying Company**P.O. Box 2911 Waxahachie, Texas 75168
TBPELS Firm No. 10112400

1" = 50'

0' 50' 100' 150'

Owner: William T. Marth, Jr. &
Susan Byrd-Marth
732 Gibson Street
Waxahachie, Texas 75165
Contact: William T. MarthSurveyor: Walker Land Surveying Company
P.O. Box 2911
Waxahachie, Texas 75168
Contact: Shawne Walker, RPLS (214) 317-0379**LOCATION MAP SCALE : 1" = 1000'****LEGEND**

●	Property Corner
IP	Iron Pipe
IR	Iron Rod
Fnd	Found
CROSS	Cotton Gin Spike Set
ROW	Right of Way
C	Centerline
1/2"	1/2" iron rod found with cap marked as shown
1/2"	1/2" iron rod set with cap marked "WLSC RPLS 5331"

Notes

1. Fences, retaining walls, and screening walls shall not be placed in utility easements.
2. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Texas, Map# 481360190 G, Zone X, dated October 19, 2023.
3. Basis of Bearings: GPS Observation, Texas Coordinate System, North Central Zone 4202.

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____

Chairperson _____

Attest _____

OWNER'S CERTIFICATE
State of Texas
County of Ellis

Whereas, William T. Marth, Jr and Susan Byrd-Marth are the owners of that certain parcel of land being a portion of Lots 19 and 20, Block 6 in Hillcrest Addition, an addition in the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 73 of the Plat records of Ellis County, Texas and being all of the tract of land conveyed Warranty Deed recorded in Volume 1164, Page 508 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the west line of Lot 19 and in the east line of Gibson Street (50 foot right of way) for the southwest corner of said Marth Tract and which bears N 26°16'53" E, a distance of 40.00 feet from the southwest corner of Lot 19;

THENCE N 26°16'53" E, along the west line of Lots 19 and 20 and the east line of Gibson Street, passing the northwest corner of Lot 19 and the southwest corner of Lot 20, in all, a distance of 65.65 feet to a 1/2" iron rod found for the northwest corner of said Marth Tract;

THENCE S 63°26'46" E, along the north line of said Marth Tract, a distance of 199.04 feet to a 3/4" iron pipe found in the east line of Lot 20 and in the west line of a sixteen foot alley for the northeast corner of said Marth Tract;

THENCE S 26°21'50" W, along the east line of Lots 20 and 19 and the west line of said alley, passing the southeast corner of Lot 20 and the northeast corner of Lot 19, in all, a distance of 65.36 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southeast corner of said Marth Tract;

THENCE N 63°31'45" W, along the south line of said Marth Tract, a distance of 198.94 feet to the PLACE OF BEGINNING, and containing 0.2992 acres of land as surveyed on the ground.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That William T. Marth, Jr and Susan Byrd-Marth acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as the Final Plat of Lot 19R, Block 6 of Hillcrest Addition (being a Replat of a portion of Lots 19 and 20, Block 6 of Hillcrest Addition), an addition in the City of Waxahachie, Ellis County, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes 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 Waxahachie. In addition, Utility Easements may be also 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, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie 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 Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of construction, reconstruction, 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the the City of Waxahachie, Texas.

Witness my hand this the _____ day of _____, 2026.

By: _____

William T. Marth, Jr.

Susan Byrd-Marth

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared William T. Marth, Jr. and Susan Byrd-Marth to me to be the persons whose names are subscribed to the foregoing and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public _____

State of Texas:

Before me the undersigned authority, a notary public in and for the state on this day personally appeared Katie Holland, known to me to be the persons whose names are subscribed to the foregoing and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this the _____ day of _____, 2026.

Notary Public _____

REPLAT**Lot 19R, Block 6
Hillcrest Addition**

0.2992 Acres

Being A Replat of a portion of a Lots 19 & 20, Block 3 of Hillcrest Addition, according to the plat recorded in Cabinet A, Slide 73 of the Plat Records of Ellis County, Texas
Zoning: SF-2 1 Residential Lot
Case No. SUB-XX-2026 Prepared: August, 2026

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS

That I, J. Shawne Walker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waxahachie, Texas.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

Planning & Zoning Department

Zoning Staff Report

Case: SUB-114-2026



MEETING DATE(S)

Planning & Zoning Commission:

September 15, 2026

CAPTION

Consider request by David Robinson, Winkelmann & Associates, Inc., for a **Replat** of Spirolite Addition, Portion of Lot 1, Block A, being 20.989 acres, located directly east of 1701 West U.S. Highway 287 Bypass (Property ID: 234710) – Owner: Navarro College District (SUB-114-2026)

RECOMMENDED MOTION

*"I move to approve SUB-114-2026 for a **Replat** of Block A, Portion of Lot 1 of the Spirolite Addition, to create two (2) nonresidential use lots, subject to the conditions of the staff report, authorizing the Planning & Zoning Commission to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to replat a portion of Lot 1, Block A of the Spirolite Addition to create two (2) lots for nonresidential use.

CASE INFORMATION

<i>Applicant:</i>	David Robinson, Winkelmann & Associates, Inc.
<i>Property Owner(s):</i>	Navarro College District
<i>Site Acreage:</i>	20.989 acres
<i>Number of Lots:</i>	Two (2) lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	This plat application request is exempt under Section 4.4.f.1 of the Waxahachie Subdivision Ordinance.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	Directly east of 1701 West U.S. Highway 287 Bypass (Legacy Chevrolet of Waxahachie)
<i>Parcel ID Number(s):</i>	234710
<i>Current Zoning:</i>	Light Industrial-1 (LI-1)
<i>Existing Use:</i>	College or University (Navarro College)
<i>Platting History:</i>	The subject property is currently the remainder of Lot 1 of the Spirolite Addition recorded in 1989.

Site Aerial:**PLANNING ANALYSIS**

The applicant requests to replat the subject property into two (2) non-residential lots. Both proposed lots comply with the minimum lot size and dimensional requirements of the Waxahachie Zoning Ordinance. Primary site access will be provided via Sam George Drive and John Arden Drive. Necessary right-of-way (ROW) and utility easements were previously dedicated with the approval of the Spirolite Addition plat, recorded in 1989.

As part of the review of the Plat application, staff identified technical items that conflict with the requirements of the City of Waxahachie's Subdivision Ordinance. These technical items are required to be corrected prior to filing the Plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

RECOMMENDATION

Based on the information provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat subject to the conditions listed below.

Conditions:

1. Per Section 1.3 of the Waxahachie Subdivision Ordinance, the plat shall be accompanied by a tax certificate in accordance with State law.
2. Per Section 2.4.c.3 of the Waxahachie Subdivision Ordinance, name, location and recording information of all adjoining subdivisions shall be shown accurately.
3. Per Section 2.4.c.7 of the Waxahachie Subdivision Ordinance, please remove the City from the owners list as the City does not own the subject property or portions of the subject property.
4. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please remove the City from the Owners Certificate as the City does not own the subject property or portions of the subject property.
5. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please replace "...the remainder of Lot 1" to "...a portion of Lot 1" on the Owner's Certificate. Please see replat markup.
6. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the info to reflect the individual(s) who will sign this plat.
7. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Surveyor's Certificate does not need to be notarized. Please remove.

8. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, please update the approval block for the Planning & Zoning Commission.
9. Per Section 2.6.j of the Waxahachie Subdivision Ordinance, the title shall identify the document as "...BEING A REPLAT OF A PORTION OF LOT 1, BLOCK A OF THE SPIROLITE ADDITION... CASE NUMBER: SUB-114-2026". Please see replat markups.
10. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, a 15' UE is required adjacent to all street rights-of-way (ROW).
11. Per Section 3.3.e of the Waxahachie Subdivision Ordinance, provide the necessary Access Easement(s). Consider overall development and the access connections expected to be made with adjacent properties as development occurs.
12. Per Section 3.3.e of the Subdivision Ordinance, provide the necessary Utility Easement(s). The City's infrastructure records indicate the subject property has access to an off-site sewer line in this area (shown in green). If the subject property will utilize the off-site sewer line, the line must be improved to public design standards and a public utility easement be dedicated conditional to the approval of the City.
13. Per Section 3.3.e of the Subdivision Ordinance, provide the necessary Access Easement(s). It appears the subject property is currently sharing access with Lot 1 of the Navarro College Addn.
14. Per Section 7.1 of the Waxahachie Subdivision Ordinance, Plat Application Fees are required to be paid prior to the approval of the application.
15. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.
16. Per Ellis County Quality Growth Initiatives (ECQGI), please leave a blank space for recording information when the replat will be recorded with the County Clerk.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If the comments were not satisfied, the applicant will be notified to make corrections.
 - b. If all comments were satisfied, the applicant shall provide three (3) signed, hard copies of the plats, a tax certificate for each parcel located within the subject property that is not expired, and pay for the recording fee.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

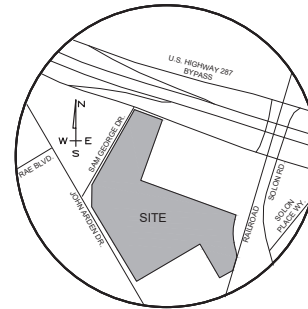
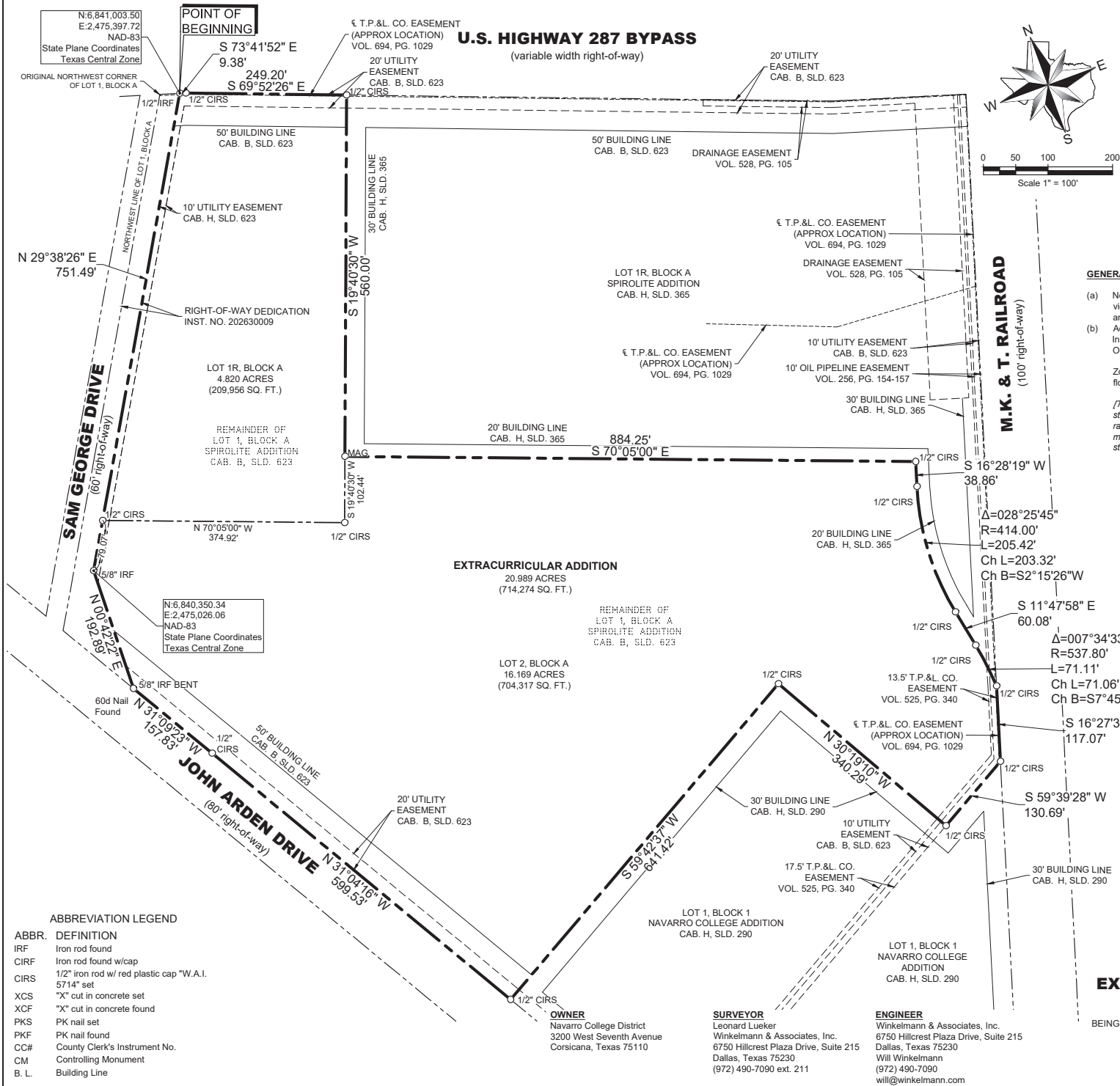
ovu@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- (a) Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- (b) According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48139C0190G, dated October 19, 2023, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

[This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.]

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4770 HILLCREST Pkwy. Drive, Suite 110
Dallas, Texas 75230
(972) 461-7000
(972) 461-7098
Texas Engineers Registration No. 89
Texas Surveyors No. 1008600 Expires 12/31/2026
CORPORATE © 2026, Winkelmann & Associates, Inc.

J.E. PRINCE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

EXTRACURRICULAR ADDITION
REPLAT
LOTS 1-2, BLOCK A
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Date: 07.09.26

Scale : 1" = 100'

File : 60236.00-
t No. : 60236.00

**SHEET
1
OF
2**

REPLAT

EXTRACURRICULAR ADDITION

LOTS 1-2, BLOCK A
(2 NON-RESIDENTIAL LOTS)

BEING 20.989 ACRES (714,274 SQ. FT.) OUT OF THE J. E. PRINCE
SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
CURRENT ZONING: LI-1
CASE NUMBER: _____
PREPARED: July, 2026

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, We, NAVARRO COLLEGE DISTRICT and CITY OF WAXAHACHIE, TEXAS, are the sole owners of a tract of land situated in the J.E. PRINCE SURVEY, ABSTRACT NO. 844, in the City of Waxahachie, Ellis County, Texas, being the remainder of Lot 1, Block A, Spirolite Addition, an addition to the City of Waxahachie, Ellis County, Texas, recorded in Cabinet B, Slide 623, Plat Records, Ellis County, Texas (P.R.E.C.T.), and being more particularly described, as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the Southwest right-of-way line of U.S. Highway 287 Bypass (a variable width right-of-way) and the Southeast right-of-way line of Sam George Drive, (a 60 foot right-of-way at this point) and being situated in the Northerly line of said Lot 1, Block A;

THENCE South 73 deg 41 min 52 sec East, departing said Southeast right-of-way line and along said Southwest right-of-way line and the Northerly line of said Lot 1, Block A, a distance of 9.38 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 69 deg 52 min 26 sec East, continuing along said Southwest right-of-way line and the Northerly line of said Lot 1, Block A, a distance of 249.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of Lot 1R, Block A, Spirolite Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet H, Slide 365, P.R.E.C.T.;

THENCE South 19 deg 40 min 30 sec West, departing the Southwest right-of-way line of said U.S. Highway 287 Bypass and the Northerly line of said Lot 1, Block A and along the Northwest line of said Lot 1R, Block A, a distance of 560.00 feet to a MAG nail with washer stamped W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being the Southwest corner of said Lot 1R, Block A;

THENCE departing the Northwest line and along the South and Southwest lines of said Lot 1R, Block A, the following:

South 70 deg 05 min 00 sec East, a distance of 884.25 feet to 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 16 deg 28 min 19 sec West, a distance of 38.86 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 414.00 feet, a central angle of 28 deg 25 min 45 sec, a chord bearing of South 02 deg 15 min 26 sec West, and a chord length of 203.32 feet;

Along said curve to the left, an arc distance of 205.42 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 11 deg 47 min 58 sec East, a distance of 60.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 537.80 feet, a central angle of 07 deg 34 min 33 sec, a chord bearing of South 07 deg 45 min 04 sec East, and a chord length of 71.06 feet;

Along said curve to the right, an arc distance of 71.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 1R, Block A, said iron rod being situated in the West right-of-way line of M.K. & T. Railroad (a 100-foot right-of-way);

THENCE South 16 deg 27 min 34 sec West, a distance of 117.07 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of Lot 1, Block 1, Navarro College Addition, an addition to the City of Waxahache, Ellis County, Texas, according to the plat thereof recorded in Cabinet H,Slide 290, P.R.E.C.T.;

THENCE South 59 deg 39 min 28 sec West, along the most Easterly Northeast line of said Lot 1, Block 1, a distance of 130.69 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 30 deg 19 min 10 sec West, along the most Westerly Northeast line of said Lot 1, Block 1, a distance of 340.29 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 59 deg 42 min 37 sec West, along the Northwest line of said Lot 1, Block 1, a distance of 641.42 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Northeast right-of-way line of John Arden Drive (an 80-foot right-of-way);

THENCE North 31 deg 04 min 16 sec West, departing the Northwest line of said Lot 1, Block 1, and along said Northeast right-of-way line, a distance of 599.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 31 deg 09 min 23 sec West, continuing along said Northeast right-of-way line, a distance of 157.83 feet to a bent 5/8-inch iron rod found for corner, situated in the Southeast right-of-way line of said Sam George Drive;

THENCE departing the Northeast right-of-way line of said John Arden Drive and along the Southeast right-of-way line of said Sam George Drive:

North 00 deg 42 min 22 sec West, a distance of 192.89 feet to a 5/8-inch iron rod found for corner;

North 29 deg 38 min 26 sec East, a distance of 751.49 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 20.989 acres or 714,274 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 3rd day of September, 2025, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF ELLIS §

I (we), the undersigned owner(s) of the land shown on this plat, and designated herein as **EXTRACURRICULAR ADDITION**, subdivision to the City of Waxahachie, Texas, and whose name is subscribed hereto, hereby dedicate for the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2026.

OWNER:

BY: **NAVARRO COLLEGE DISTRICT**

By: _____
Signatory for owner

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this __ day of _____, 2026.

Notary Public in and for the State of Texas

Witness my hand this _____ day of _____, 2026.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

This plat of the EXTRACURRICULAR ADDITION subdivision has been submitted to and considered by the City Planning and Zoning Commission if the City of Waxahachie, Texas, and is hereby approved by such commission.

Dated this ____ day of _____, 2026.

By: _____ Date _____
Chairperson

Attest _____ Date _____

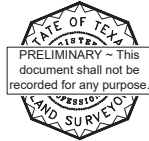
CERTIFICATE OF PLATTING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, a registered professional land surveyor, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground..

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 _____, 2026.

Notary Public, State of Texas

My Commission Expires On: _____

OWNER
Navarro College District
3200 West Seventh Avenue
Corsicana, Texas 75110

OWNER
City of Waxahachie, Texas
P.O. Box 757
Waxahachie, Texas 75165

SURVEYOR
Leonard Lueker
Winkelmann & Associates, Inc.
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Dallas, Texas 75230
(972) 490-7090 ext. 211

ENGINEER
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
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Will Winkelmann
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will@winkelmann.com

REPLAT
EXTRACURRICULAR ADDITION
LOTS 1-2, BLOCK A
(2 NON-RESIDENTIAL LOTS)
BEING 20.989 ACRES (714,274 SQ. FT.) OUT OF THE J.E. PRINCE
SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
CURRENT ZONING: LI-1
CASE NUMBER: _____
PREPARED: July, 2026



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DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas Engineer Registration No. 5714
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J.E. PRINCE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

REPLAT
EXTRACURRICULAR ADDITION
LOTS 1-2, BLOCK A
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Date : 07.09.26
Scale : N/A
File : 60236.00-RPLT
Project No. : 60236.00

SHEET
2 of 2

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-83-2026



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

September 15, 2026
October 5, 2026

CAPTION

Public Hearing on a request by Jeremy Nelson, Westfall Engineering, for a **Specific Use Permit (SUP)** for a **Unified Lot Sign** use for a Child Daycare Center within a General Retail (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113); Owner(s): Buffalo Creek Plaza LLC and Desert Owl Realty, LLC (ZDC-83-2026)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-83-2026, a Specific Use Permit (SUP) for a Unified Lot Sign and associated deviations for a Child Daycare Center (The Learning Experience)."

Staff Note: Staff supports requiring full compliance with standard glazing requirements of 30% per elevation.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) to allow for the construction of a Unified Lot Sign (Multi-tenant Sign) for a Child Daycare Center use at 1328 Lot 1 and for the benefit of 1332 Brown Street Lot 2. The request also includes two deviations as described in the Planning Analysis below: they are for a 115 square foot wall sign on the west elevation (rear) and to reduce the glazing requirement from 30% per elevation to approximately 7 -14%.

CASE INFORMATION

<i>Applicant:</i>	Jeremy Nelson, Westfall Engineering
<i>Property Owner(s):</i>	Buffalo Creek Plaza, LLC and Desert Owl Realty, LLC
<i>Site Acreage:</i>	2.16 acres
<i>Current Zoning:</i>	General Retail (GR)
<i>Requested Zoning:</i>	GR with a SUP for a Unified Lot Sign use

SUBJECT PROPERTY

<i>General Location:</i>	1328 (Lot 1) and 1332 (Lot 2) Brown Street
<i>Parcel ID Number(s):</i>	295112 and 295113
<i>Existing Use:</i>	Undeveloped

Development History:

The subject property is platted as Lots 1 and 2, Block A of the Buffalo Creek Addition in 2022.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR w/ SUP for Convenience Store w/ Gasoline Sales (Ord No. 3363) and Pole Sign (Ord. No. 3386)	QuikTrip (QT)
East	GR	Undeveloped Land
South	GR	LoneStar Bariatrics
West	GR and PD-44- GR	Buffalo Creek Assisted Living and Memory Care

Future Land Use Plan:

Mixed-Use Neighborhood

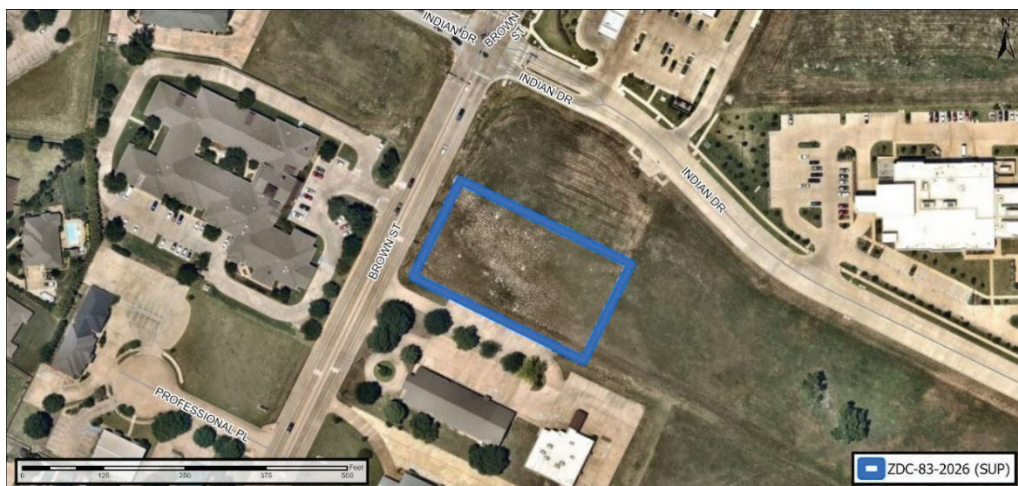
Comprehensive Plan:

A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan:

The primary access to the subject property is from Indian Drive (80' Major Collector)

Site Aerial:



PLANNING ANALYSIS

Case History:

The applicant previously requested approval of a Specific Use Permit (SUP) for a Unified Lot Sign associated with a Child Daycare Center (The Learning Experience, ZDC-23-2026) located on Lot 2 (1332 Brown Street). As part of that request, the applicant sought deviations from Section 5.01(b)(iv)(7)(b)(v) (Exterior Construction Requirements) to reduce the required 30% glazing per elevation, as well as Section 5.08 (Sign Regulations) regarding maximum permitted wall sign area.

On May 26, 2026, the Planning & Zoning Commission voted unanimously (6-0) to recommend approval of the SUP, subject to the conditions of the staff report, with an additional condition of requiring the primary structure to maintain a minimum overall average of 20% glazing across all four (4) building elevations.

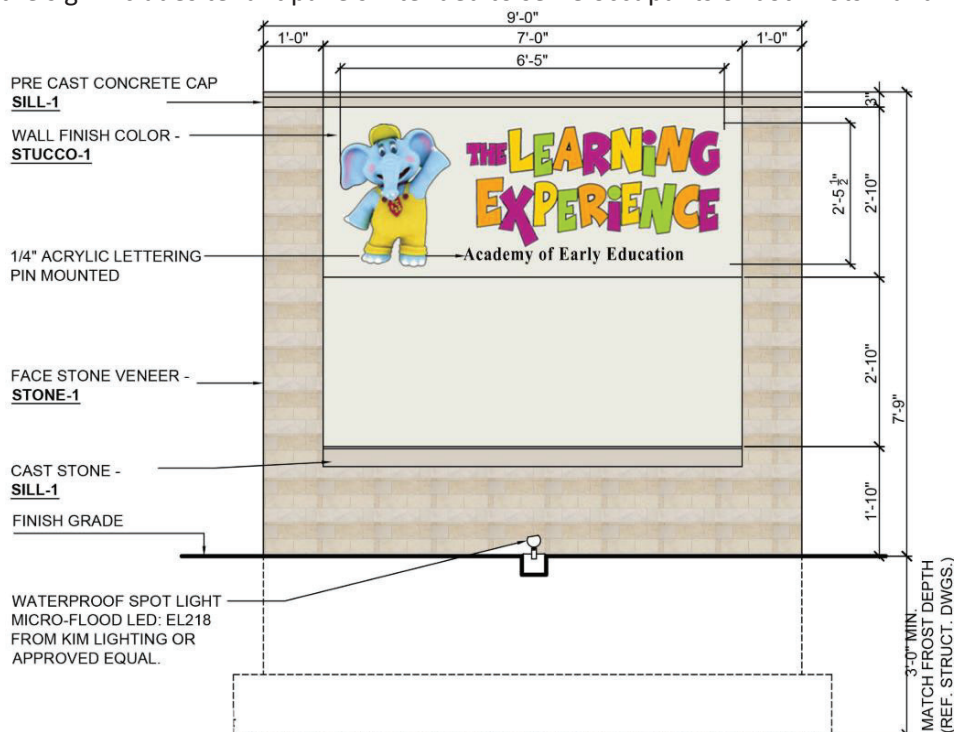
On June 15, 2026, the City Council considered the request, but two separate motions failed:

- A motion to approve the SUP subject to Staff conditions and P&Z's 20% average glazing recommendation (failed 2-3).
- A motion to approve the SUP subject to Staff conditions and the standard Zoning Ordinance requirement of 30% glazing per elevation (failed 2-3).

Proposed Use:

The applicant proposes to develop a Child Daycare Center (The Learning Experience) on Lot 1 (1328 Brown Street), with a Unified Lot Sign to be installed on the adjacent property, Lot 2 (1332 Brown Street), which has frontage along Indian Drive and Brown Street. The proposed sign location is necessary because neither lot has direct access or frontage along Brown Street. Therefore, the Applicant seeks approval of an off-site Unified Lot Sign within the General Retail (GR) zoning district, which is only permitted by SUP. The proposed sign location complies with the setback requirements established by the Waxahachie Zoning Ordinance.

The proposed Unified Lot Sign structure will have an overall height of seven feet, nine inches (7'-9"), a width of nine feet (9'-0"), and a total sign structure area of approximately 69.75 square feet, and an actual tenant copy area of 21 square feet per face. The unified lot sign is proposed to be constructed of stone and stucco materials designed to complement the architectural style and exterior building materials of The Learning Experience. Additionally, the sign includes tenant panels intended to serve occupants of both Lots 1 and 2.



Planning Analysis (continued):

The Applicant requests a deviation from Section 5.01.b.iv.7.b.v of the Waxahachie Zoning Ordinance to decrease the minimum requirement amount of glazing from 30% to the proposed amounts listed below:

	Building Façade*	Building Elevation**
North Elevation	9.17%	11.89%
East Elevation	10.22%	14.12%
South Elevation	6.56%	8.51%
West Elevation	9.12%	11.9%
Total average	8.76%	11.61%

**Building Façade is defined as the portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.*

***Building Elevation is defined as a vertical distance above or below a fixed reference level (roofline).*

The request for the deviation is based on national childcare safety standards, which discourage the use of glass due to child safety concerns, potential mold and moisture issues, and increased long-term maintenance requirements, while also supporting an improved architectural design.

To ensure visibility and identification of the business from both directions, the Applicant also requests a deviation from Section 5.08.d.ii.24 of the Zoning Ordinance for the rear wall and by providing an additional 2.5 square feet of sign face area. The Applicant proposes to install wall signage on the front (east) and rear (west) elevations of the building. Each proposed wall sign is 115 square feet in size. The front elevation is limited to 125 square feet and the rear 112.5 square feet based on their lineal foot of each building frontage.

Concluding Summary

Staff supports the requested SUP application request and the deviation from the Sign Regulations of the Waxahachie Zoning Ordinance, as an alternative design that can provide adequate site visibility to the subject property while remaining generally consistent with the intent of the ordinance, provided the Applicant complies with the minimum glazing requirements.

Staff's support for the signage deviation is contingent upon compliance with the building design and glazing requirements, as the proposed structure is intended to remain on site in perpetuity and should complement and enhance the surrounding development pattern. While signage on the structure may change as future tenants come and go, the building itself will remain. Accordingly, staff seeks to maintain a high-quality architectural appearance and ensure the structure retains long-term adaptability for future commercial occupancy.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 9 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. Staff received no letters in support and no letter expressing concerns regarding the Specific Use Permit (SUP) request without indicating either support or opposition.

RECOMMENDATION

Based on the information provided in this Staff Report and the materials submitted in support of the request, the Planning Department recommends denial of the Specific Use Permit.

Staff would support the following conditions below.

Conditions:

1. The Applicant shall meet the minimum requirement of 30% glazing per elevation.
2. The Applicant may exceed the sign face area by 2.5 square feet as described in the Planning Analysis herein.
3. All proposed lighting fixtures shall be downward facing and fully shielded to prevent light pollution that could create a nuisance to adjacent properties.
4. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
5. Prior to the issuance of a sign permit, the Property Owners of Lots 1 and 2 shall execute and record in the Ellis County Deed Records a perpetual Unified Sign and Access Easement Agreement running with the land, approved as to form by the City Attorney.
6. The Applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Property Owner Notice Response(s)
2. SUP and Exception Requests Letter
3. Exhibit A – Location Map
4. Exhibit B – Building Materials/Elevations
5. Exhibit C – Site Plan
6. Exhibit D – Landscape Plan
7. Exhibit E – Signage and Details Plan
8. Exhibit F – Floorplan
9. Exhibit G – Photometric Plan

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

ovu@waxahachietx.gov

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trobertson@waxahachietx.gov

July 15, 2026

City of Waxahachie – Planning and Zoning
Ms. Oanh Vu, Senior Planner
408 South Rogers Street
Waxahachie, Texas 75168

Re: The Learning Experience | SUP/Site Plan Application

Dear Ms. Vu,

I am writing to formally request the review of a Site Plan and Specific Use permit application for **Buffalo Creek Addition, Lot 1**.

As part of this request, we are seeking approval for the following:

1. SUP for a Shared/Unified Lot Sign:

Approval of a monument sign to serve as a unified lot sign for both Lot 1 (TLE) and the future user on Lot 2 within the Buffalo Creek Addition. This use is permitted with an approved SUP by City Council.

This request is a direct result of site design changes required by the City during the review process. The original concept plan sited the facility's main entrance and primary access off Brown Street, the more prominent roadway at the Brown Street/U.S. 287 corner. Over the course of review, P&Z directed that the main entrance be relocated from Brown Street to Indian Drive. While Ownership has accommodated this change, it creates a wayfinding challenge: visitors approaching the site along Brown Street — the road with greater visibility and traffic — will no longer see a building entrance from that frontage and must instead be directed around to Indian Drive to reach the facility.

For a Child Daycare Center, where parents are making time-sensitive drop-offs and pickups, often unfamiliar with the site, this is not a cosmetic concern — clear identification of where to turn and where the entrance is located is a functional safety and accessibility issue. The proposed unified monument sign is intended to solve exactly this problem: giving visitors approaching from Brown Street a clear, visible marker directing them to the relocated Indian Drive entrance, while also serving Lot 2's future user through a coordinated signage approach rather than duplicative signage along the frontage.

2. Wall Signage — Increase in Total Signage Area Allowed

A variance to increase the maximum amount of signage permitted to accommodate the Child Daycare Center and ensure adequate visibility for the site.

Total proposed wall signage: 230 SF

3. Decrease in Required Glazing

Per Section 5.01(b)(iv)(7)(b)(v) of the City of Waxahachie Zoning Ordinance, which requires windows and glazing to comprise a minimum of 30% of each building elevation, Ownership requests approval of a 20% blended average across all elevations. This request was previously reviewed and supported by the Planning and Zoning Commission, and Ownership respectfully asks that this prior professional review inform the City Council's reconsideration.

The requested 20% glazing ratio reflects a deliberate, use-specific design approach appropriate for an early-childhood education facility. Unlike a conventional retail storefront, The Learning Experience building must balance natural light and architectural quality with classroom functionality, child safety, privacy, security, energy performance, and occupant comfort.

- **Classroom function and layout.** Interior classrooms are organized around usable wall space for instructional purposes, storage, and learning-wall displays. Increasing glazing area to meet a percentage threshold, rather than to serve a program need, would come directly at the expense of this functional wall space.
- **Child safety.** Extensive low-level exterior glazing in rooms occupied by young children introduces practical safety concerns, including impact risk, that are appropriately minimized through a more measured glazing approach.
- **Privacy and security.** Limiting direct exterior visibility into classrooms protects the privacy and security of the children, staff, and families using the facility — a priority for any licensed childcare operator and one increasingly expected by parents and regulators alike.
- **Energy performance and occupant comfort.** Reduced glazing area lowers solar heat gain and glare within classrooms, supporting a stable, comfortable, temperature-controlled learning environment and reducing HVAC load — consistent with the City's broader interest in energy-efficient development.

Structural impact of full code compliance. Beyond the design and operational considerations above, Ownership has also evaluated the structural implications of a fully compliant 30%-per-elevation design. The building's proposed wood-frame construction — selected for its cost efficiency and compatibility with the intended architectural character — relies on a system of bearing and shear walls that depend on a defined amount of solid wall area to perform. Increasing glazing to 30% on every elevation would compromise the wall area needed for this system, requiring the introduction of structural moment frames throughout the building to compensate for the lost shear and bearing capacity. Ownership's structural engineer has advised that this modification would require approximately a dozen such moment frames, the exact number and configuration to be determined through final structural calculations. This is not a design preference or incidental upgrade — it is a structural necessity triggered directly by the 30% glazing requirement, and it carries significant additional construction cost and a meaningful delay to the project schedule while the structural system is redesigned and re-engineered. The 20% average option requires no such structural upgrades.

Ownership has evaluated the fully code-compliant 30% glazing alternative and is prepared to proceed with it if required. However, as reflected in the attached elevation exhibits, the additional glazing does not enhance the building's architectural character or contribute meaningfully to the streetscape — it simply adds glass area to satisfy a percentage calculation that was developed with general commercial tenants in mind, not a supervised childcare use, and in this case triggers a substantial structural redesign with no corresponding functional or safety benefit to the building or its occupants. The proposed 20% design instead pairs a considered glazing ratio with enhanced façade treatment, preserving design quality, cost efficiency, and construction timeline while serving the actual operational needs of the facility.

Ownership requests that the City weigh these use-specific, design, and structural considerations, alongside the prior P&Z support for this same 20% approach, in its reconsideration of this variance.

Thank you for your consideration. Please feel free to contact me if further clarification is needed.
Sincerely,

Jeremy B. Nelson, PE
Project Manager
Westfall Engineering, PLLC
817.271.4028
jnelson@westfalleng.com

Enc: [SUP/Site Plan Submittal Materials]

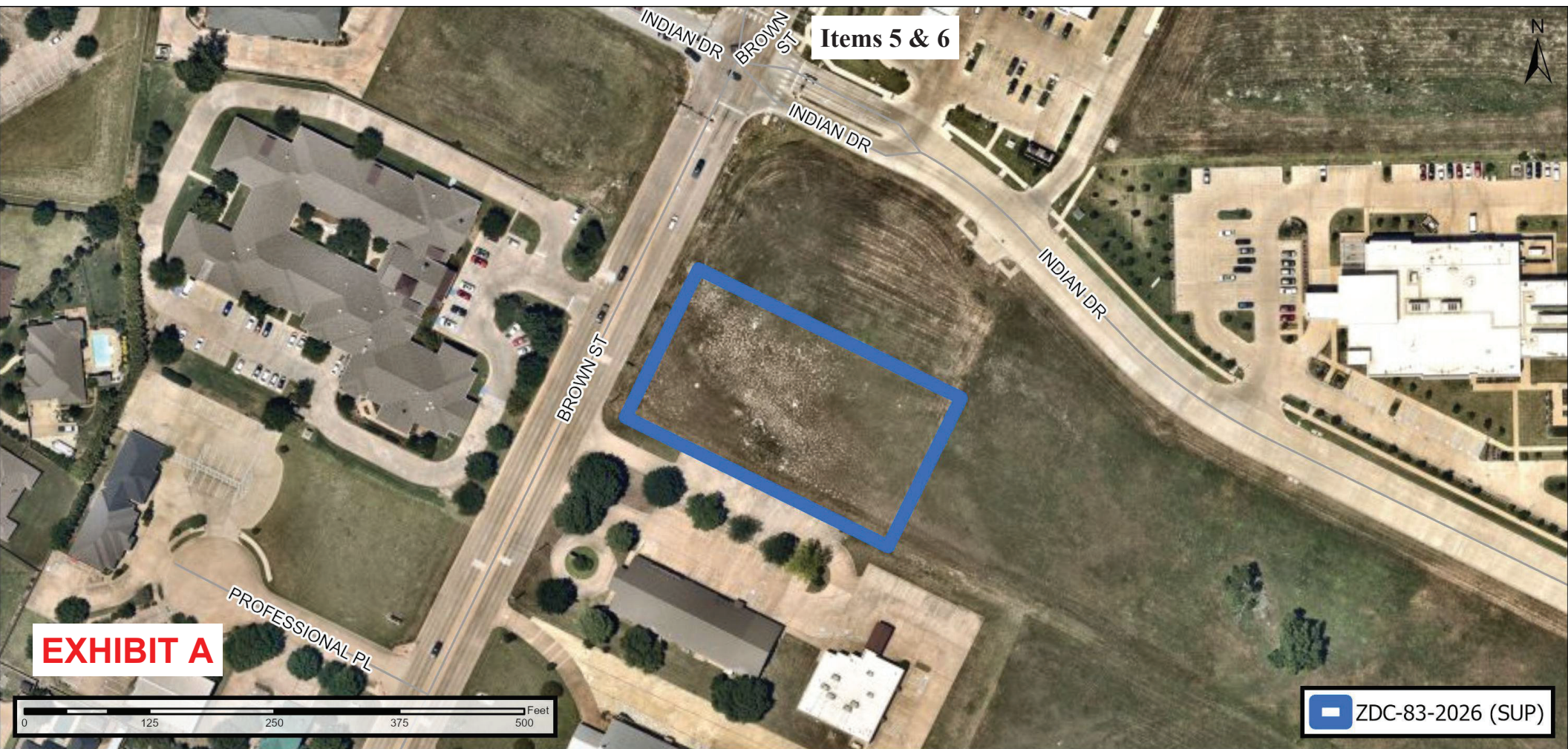
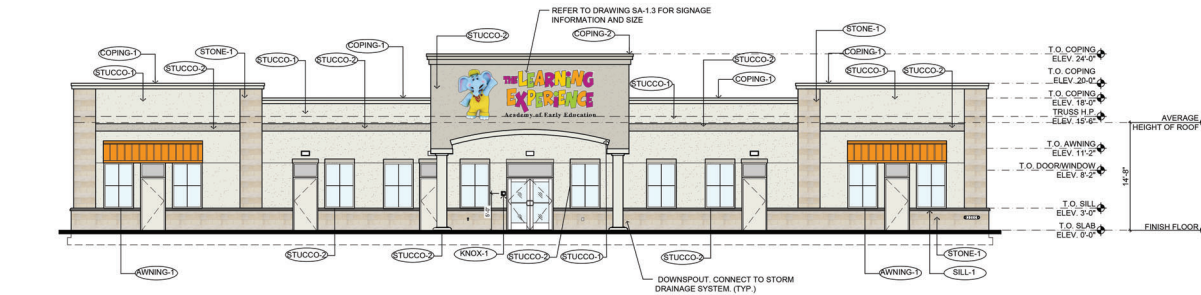


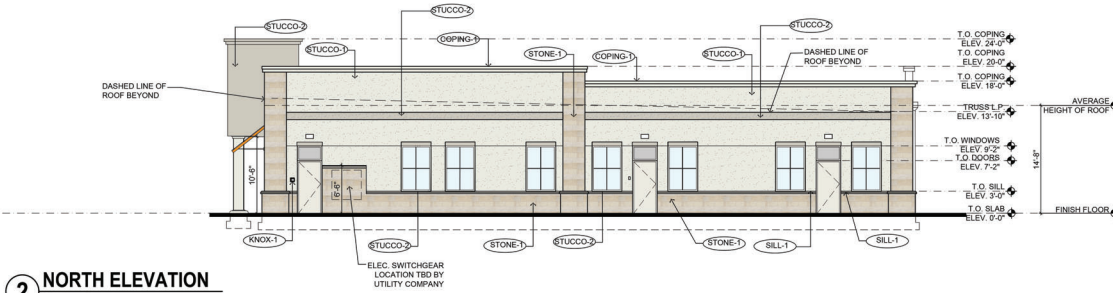
EXHIBIT A

Items 5 & 6

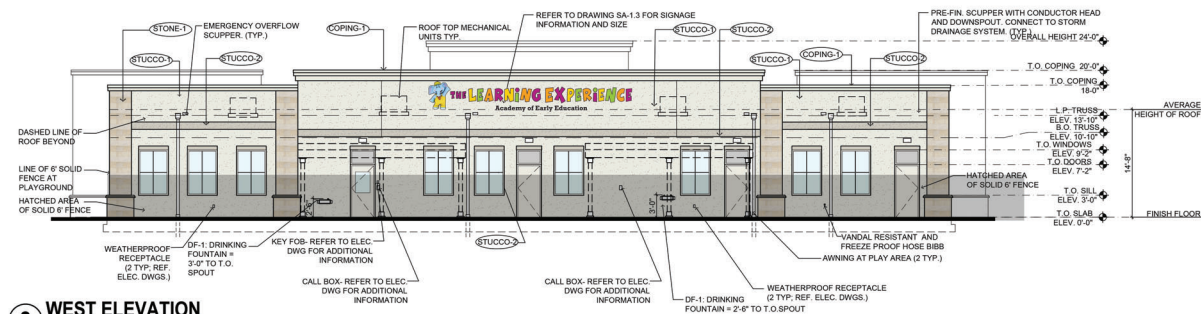
 ZDC-83-2026 (SUP)



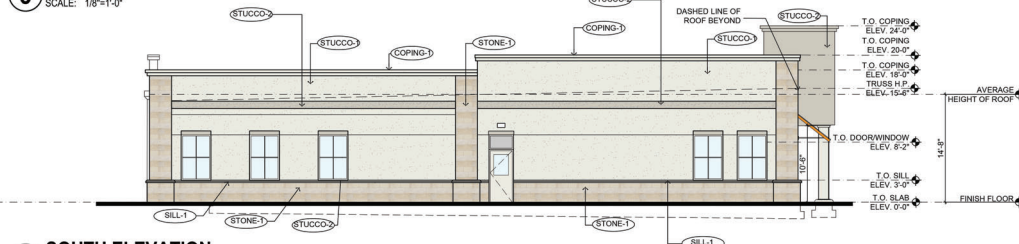
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

- GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
 2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
 3. SEE P-200 FOR HOSE BIBB SPEC. A1321.
 4. ADDRESS IDENTIFICATION SHALL BE PROVIDED AND COMPLY WITH IFC.

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	WHITE
DOOR	-	PER DOOR SCHEDULE	SW 7008 ALABASTER
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	ROCK MATERIALS	FULL SIZE STONE	TEXAS CREAM
SILL-1	MODERN PRECAST	3 3/4"X16"X1/2" FLAT W/ 1/4" DRIP EDGE	MATCH STONE COLOR
STUCCO-1	DRYVIT		COLOR ALABASTER SW7008
STUCCO-2	DRYVIT		COLOR: USEFUL GRAY SW7050
COPING	BERRIDGE (OR EQUAL)	SHEET METAL TRIM	DARK BRONZE
AWNING-1	-	CUSTOM ALUMINUM	SW POWDERA COLOR: GOLDEN CORN PYSB C000
AWNING-1 BRACKETS	-	CUSTOM ALUMINUM	SW POWDERA COLOR: GRAY SHELL PAS3-C000
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR & TAMPER SWITCH	DARK BRONZE (REF. NOTE 1 BELOW)

FINISH SCHEDULE NOTES:

1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

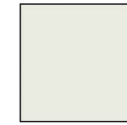
TRANSPARENCY CALCULATIONS			
FACADE AREA*	TRANSPARENCY	REQUIRED	PROVIDED
EAST 1,792 SQ. FT.	455 SQ. FT.	20.0%	25.3%
NORTH 1,295 SQ. FT.	265 SQ. FT.	20.0%	20.4%
SOUTH 1,295 SQ. FT.	155 SQ. FT.	20.0%	11.9%
WEST 1,676 SQ. FT.	345 SQ. FT.	20.0%	20.5%
6,058 TOTAL	1,220 TOTAL	20.0% AVG.	20.1%

*NOTE: FACADE AREA HAS BEEN CALCULATED BY USING THE AVERAGE HEIGHT OF THE ROOF MULTIPLIED BY THE LENGTH OF THE BUILDING FOR EACH FACADE.

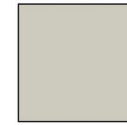
MATERIAL CALCULATIONS		
	STUCCO	STONE
EAST	76%	24%
NORTH	74%	26%
SOUTH	74%	26%
WEST	89%	11%

NOTE:

1. NO CMU, EIFS, SPLIT FACE BLOCK, OR CONCRETE BLOCK ARE PRESENT ON THE EXTERIOR. PLEASE SEE FINISH SCHEDULE FOR MATERIALS TO BE USED.



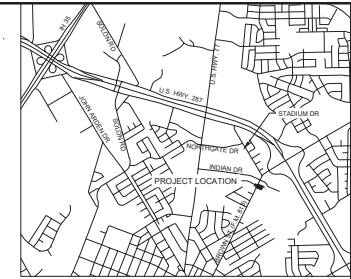
STUCCO-1



STUCCO-2



STONE-1



LOCATION MAP



---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	PROPOSED FIRE LINE
---	EXISTING OVERHEAD POWER LINE
---	W
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
	DUMPSTER CONCRETE PAVEMENT
	FIRE LANE CONCRETE PAVEMENT
	STANDARD CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED FIRE HYDRANT (FH)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	BARRIER FREE RAMP (BFR)
	PROPOSED TRANSFORMER LOCATION
	NUMBER OF PARKING SPACES PER ROW
	LIGHT POLE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING SAN. MANHOLE
	EXISTING SIGN
CO	CLEANOUT
SBM	SANITARY SEWER MANHOLE
CI	CURB INLET
DI	DROP INLET
GI	GRATE INLET
HDP	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE

1. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.

ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 48130C0190G, DATED OCTOBER 19, 2023, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

EXISTING ZONING: GR
IN THE J.B. ANN ADAMS SURVEY, ABST. NO. 5 AND
JOHN GOOCH SURVEY, ABST. NO. 393

1.11 ACRES
CASE NO. SP-23-2026
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PREPARED: JULY 31, 2026

OWNER / DEVELOPER:
DESERT OWL REALTY, LLC
2214 COSTA DEL SOL
WESTLAKE, TEXAS 76262
CONTACT: JACOB SACKS

SURVEYOR:
380 SURVEYING
P.O. BOX 776
HALLSVILLE, TX 75650
CONTACT: BRET READ

ENGINEER:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
TBPE FIRM REG. #19101

WESTFALL
ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBBE FIRM REG. #19101

THIS DOCUMENT IS
RELEASED FOR
REVIEW PURPOSES
ONLY UNDER THE
AUTHORITY OF
REMY NELSON, P.E.
1740 ON 07/31/2026.
IS NOT TO BE USED
FOR CONSTRUCTION.

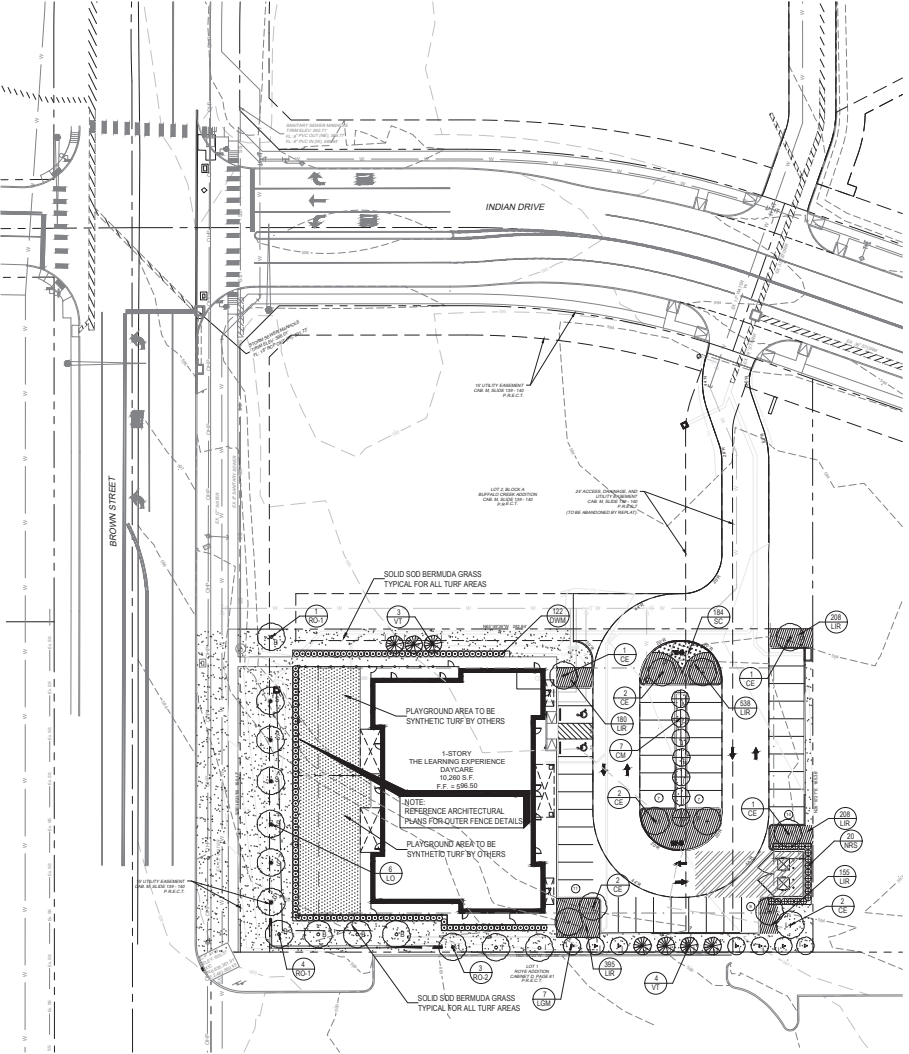
**THE LEARNING
EXPERIENCE**

SITE PLAN

DATE 07/31/2026	
PROJECT NO. P2501028	
SHEET NO. 1 OF 1	

EXHIBIT D

Items 5 & 6



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

- DWM - DWARF WAX MYRTLE
- NRS - NELLIE R. STEVENS
- CM - CREPE MYRTLE
- VT - VITEX
- LOM - LITTLE GEM MAGNOLIA
- CE - CEDAR ELM
- RO - RED OAK
- LO - LIVE OAK

GROUND COVER LEGEND

- LIR-LIROPE
- SC-SEASONAL COLOR
- SOLID BERMUDAGRASS
- SYNTHETIC TURF

TREE LEGEND

- B - BUFFER YARD TREE
- I - INTERIOR TREE
- P - PARKING TREE
- S - STREET TREE

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	Ulmus crassifolia	3" cal	B&B, 12' Ht., 6" spread min., 5' clear trunk
LO	6	Live Oak	Quercus virginiana	3" cal	Container, 12' Ht., 6" spread min., 5' clear trunk
RO-1	5	Red Oak Shumard	Quercus shumardii	4" cal	Container, 14' Ht., 7" spread min., 5' clear trunk
RO-2	3	Red Oak Shumard	Quercus shumardii	3" cal	Container, 12' Ht., 6" spread min., 5' clear trunk
ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOM	7	Little Gem Magnolia	Magnolia grandiflora Little Gem	3" cal	container, 6' Ht., 4" spread, full to base
VT	7	Vitex	Wittgenbachia	3" cal	container, 6' Ht., 3 trunks, tree form
CM	7	Crepe Myrtle	Lagerströmia indica	3" cal	container, 6' Ht., 3 trunks, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	123	Dwarf Wax Myrtle	Myrica carolinensis	7 gal.	container, 36" Ht., 24" spread
NRS	20	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" Ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,684 sf	Liriope	Liriope muscari	4" pots	containers full, well rooted, 12" o.c.
SC	184 sf	Seasonal Color	Salvia splendens	4" pots	containers full, well rooted, 12" o.c.
		419' Bermudagrass	Cynodon dactylon		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 maturing within varieties.

Automatic irrigation system to be installed per the CITY OF WAXAHACHIE and TCEQ STANDARDS and REQUIREMENTS

LANDSCAPE TABULATIONS:

INTERIOR LANDSCAPE AREA
REQUIREMENT: 50% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA.
TOTAL BUILDING: 10,378 SF (WITH AWNINGS); BUILDING: 10,260 SF (WITHOUT AWNINGS)
REQUIRED: 5,189 S.F. (50%) PROVIDED: 17,540 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES: 1 TREE PER 500 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA.
REQUIRED: 11 CANOPY TREES PROVIDED: 11 CANOPY TREES
UNDERSTORY TREES: 1 TREE PER 250 S.F.
REQUIRED: 21 TREES PROVIDED: 21 TREES
SHRUBS: 1 SHRUB PER 70 S.F.
REQUIRED: 74 SHRUBS PROVIDED: 122 SHRUBS
GROUND COVER: 15% OF REQUIRED AREA.
REQUIRED: 770 SF PROVIDED: 1,684 SF
SEASONAL COLOR: 2% OF REQUIRED AREA.
REQUIRED: 103 SF/POTS PROVIDED: 184 SF/POTS

PARKING LOT LANDSCAPING
REQUIREMENT: 11 S.F. OF LANDSCAPING PER PARKING SPACE AND TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA.
44 PARKING SPACES BETWEEN STRUCTURE AND PUBLIC PARKING SPACES PROVIDED. (NOTE: ORNAMENTAL TREES ARE LOCATED IN THE REAR OF SITE)
20 S.F. x 44 = 882 S.F.
TOTAL: 572 S.F.

TOTAL PARKING SPACES = 44
REQUIRED: 572 S.F.
2 CANOPY TREES
12 SHRUBS
20 SHRUBS
2,367 S.F.
4 CANOPY TREES
20 SHRUBS

BUFFER YARD
REQUIREMENT: 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE FOR STREET FRONTAGES LESS THAN 250 L.F. 20% OF
BUFFER TREES: 1 PER 40 L.F.
REQUIRED: (5) 4" CANOPY TREES PROVIDED: (5) 4" CANOPY TREES
11,704 S.F. STREET YARD)
REQUIRED: 1,755 SF (15%) PROVIDED: 10,075 SF (86%)
BROWN STREET: 165 LF
1 CANOPY TREE 30 L.F.
REQUIRED: 6 CANOPY TREES PROVIDED: 6 CANOPY TREES
TOTALS REQUIRED
CANOPY TREES: 25
ORNAMENTAL TREES: 21
SHRUBS: 86

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1' BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1' BELOW FINAL GRADE IN TURF AREAS.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF 16 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 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.
- 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.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAMBLE SOL FROM THE REGION KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TONGUE SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THE LANDSCAPE PLAN AND MUST MAINTAIN THE REQUIRED IRRIGATION IN HEALTHY LIVING CONDITIONS AT ALL TIMES.

LANDSCAPE NOTES:

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE (5) FEET FROM UTILITY LINES.

ALL TREES SHALL NOT BE PLANTED WITHIN AN EASEMENT AND THE FLOODPLAIN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MACDERMOTT DR.
ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



THE LEARNING EXPERIENCE
BROWN STREET
ELLIS COUNTY/CITY OF WAXAHACHIE, TEXAS

ISSUE:
FOR APPROVAL: 03.03.2026
CITY COMMENTS 03.26.2026
CITY COMMENTS 04.24.2026
CITY COMMENTS 05.05.2026

DATE:
05.05.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

EXHIBIT D

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in this specification with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Soil preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980. Edition by American National Standards Institute, Inc. (Z90.1) - plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Harris Third, 1976 - Cornell University.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy soil mix, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final inspection.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and mix into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Solus or Green Series at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil or site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsides, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid flat to joint, (dragged joints) after leveling the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are existing graded areas, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" better board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of A & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. Construction details shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner will not be held responsible for theft of damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, eging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died that show shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
 2. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including loss in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 3. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 4. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be adjusted as originally specified and resampled for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs acceptable, the Owner, without further notice, may provide materials and man to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance pruning and fertilization which will insure the purchased materials will meet order and exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of origin for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (BBB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heaving in with sawdust or other approved moisture retaining material. First planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tips of root balls to normal tips of plants. Plant spread refers to normal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and the decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as shown and called for on both. The plant schedule is an add to bidders only. Conform all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter. All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Fiable, fertile, dark, loamy soil, free of dry lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Calagrasse or Nutgrass shall be rejected.
 2. Physical properties shall be:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be the 10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gels Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand shall be free of seeds, soil particles and weeds.
- E. Much: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilized, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 80% slow release organic nitrogen (SRU or UFT) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

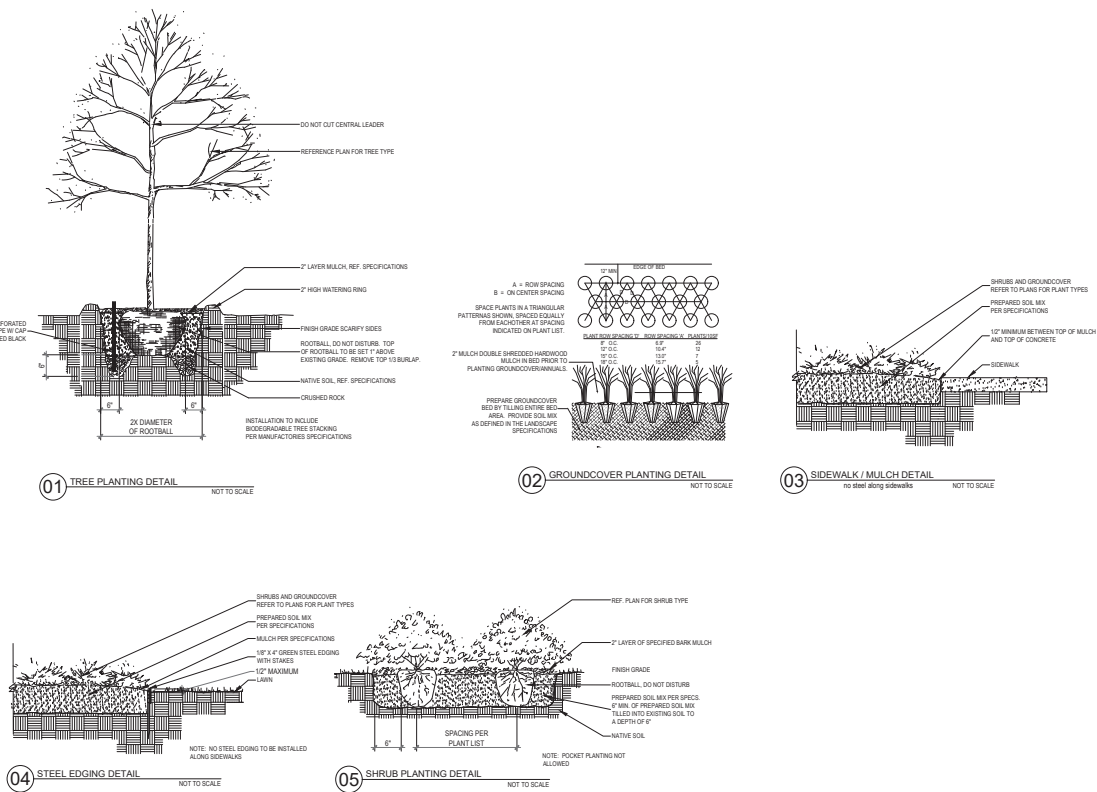
- A. Steel Edging: Shall be Ryerson "Elite Cutting", 18" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Number 7 Post, #1 Armo with anchor plate, 6' 0" length, plant green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber tube: 2 ply, fire resistant hose, minimum 3/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Fiber Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Lottford Co., (214) 631-5220 or approved equal.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MACDORMOTT DR.
ALLEN, TEXAS 75013
(409) 368-4448
CHRS@STUDIOGREENSPOT.COM



05.05.2026

THE LEARNING EXPERIENCE
BROWN STREET
ELLIS COUNTY CITY OF WAXAHACHIE, TEXAS



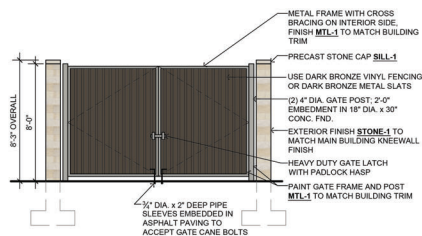
ISSUE:
FOR APPROVAL 02.11.2026

DATE:
05.05.2026

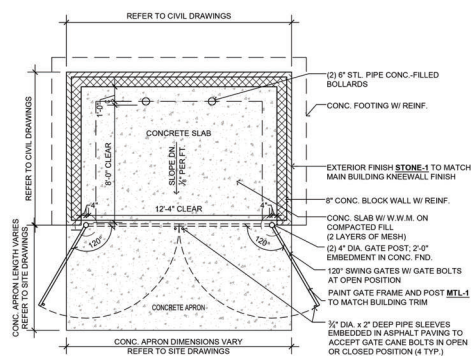
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LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

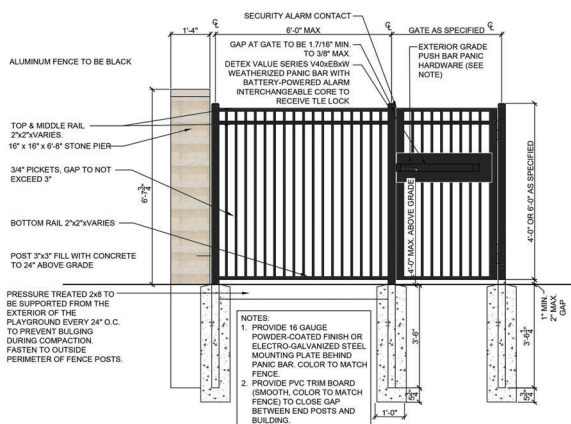
L.2



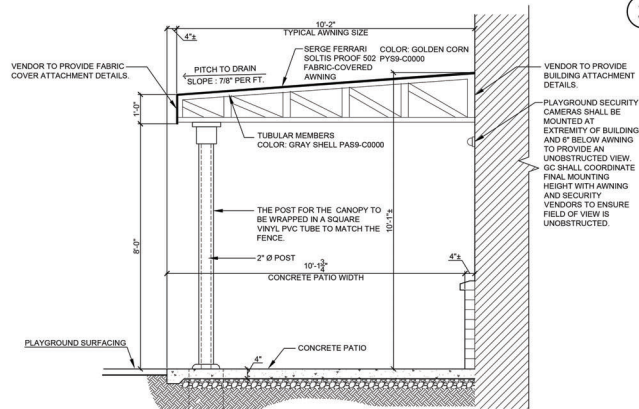
8 TRASH ENCLOSURE ELEVATION



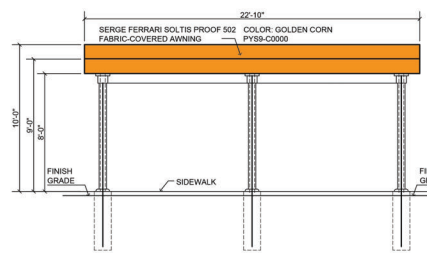
7 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



6 FENCE DETAIL



5 PLAYGROUND AWNING DETAIL
SCALE: 1/2"=1'-0"



4 PLAYGROUND AWNING DETAIL

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STONE-1	ROCK MATERIALS	FULL SIZE STONE	TEXAS CREAM
SILL-1	MODERN PRECAST	3"3/8"X16"X8" W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
STUCCO-1		3 COAT CEMENTITIOUS SYSTEM	SAND FESIBLE / FINISH COAT: ALABASTER SW7009
MTL-1		2000 ALUMINUM	SW POWDER COAT: GRAY SHELL PA88-C0000

FINISH SCHEDULE NOTES:
 1. E.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
 2. E.C. SHALL VERIFY ALL EXTERIOR MATERIALS ARE AVAILABLE AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

NOTE:

1. LETTERS PROJECT 4" FROM FACE OF BUILDING.
2. DEVELOPER, OWNER, GENERAL CONTRACTOR, AND SIGNAGE VENDOR TO CONFIRM MAXIMUM ALLOWABLE SIGNAGE AREA AS DICTATED BY LOCAL AUTHORITY HAVING JURISDICTION. SIGN SIZE SHALL BE MAXIMUM ALLOWED AND MUST RECEIVE FINAL THE LEARNING EXPERIENCE CORPORATE APPROVAL PRIOR ORDERING.



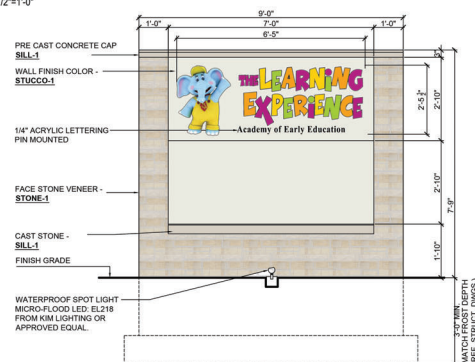
— INTERNALLY ILLUMINATED PAN CHANNEL
— LETTERING, MOUNTED TO FACADE

THE LEARNING EXPERIENCE

Academy of Early Education

SIGN AREA = 115 SF

**BUILDING MOUNTED
SIGNAGE ELEVATION DETAIL - WEST**



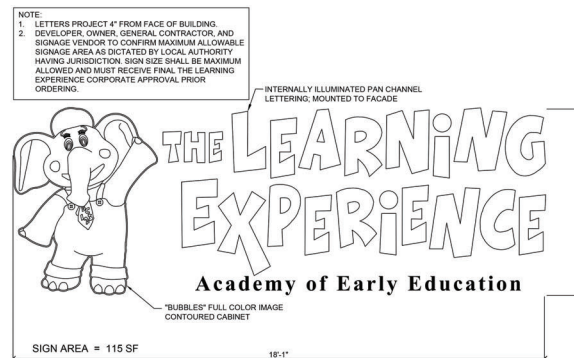
SIGN AREA = 21 SF

NOTE: REFER TO CIVIL ENGINEER'S PLANS FOR
LOCATION OF MONUMENT SIGN ON SITE.

MONUMENT SIGN IS TO BE DOUBLE-SIDED.

BUILDING ADDRESS NUMBER SHALL BE
PROVIDED WHEN REQUIRED BY AUTHORITY
HAVING JURISDICTION.

2 MONUMENT SIGNAGE ELEVATION



BUILDING

**BUILDING MOUNTED
SIGNAGE ELEVATION DETAIL - EAST**

[illegible]

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CRONER PARKWAY
ROCKINGTON, NEW JERSEY 07039
TEL: 973-994-0969
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services



BROWN ST & INDIAN DRIVE
WAXAHACHIE, TEXAS
TLE SITE ID: 1TX0246

THE LEARNING EXPERIENCE
Academy of Early Education

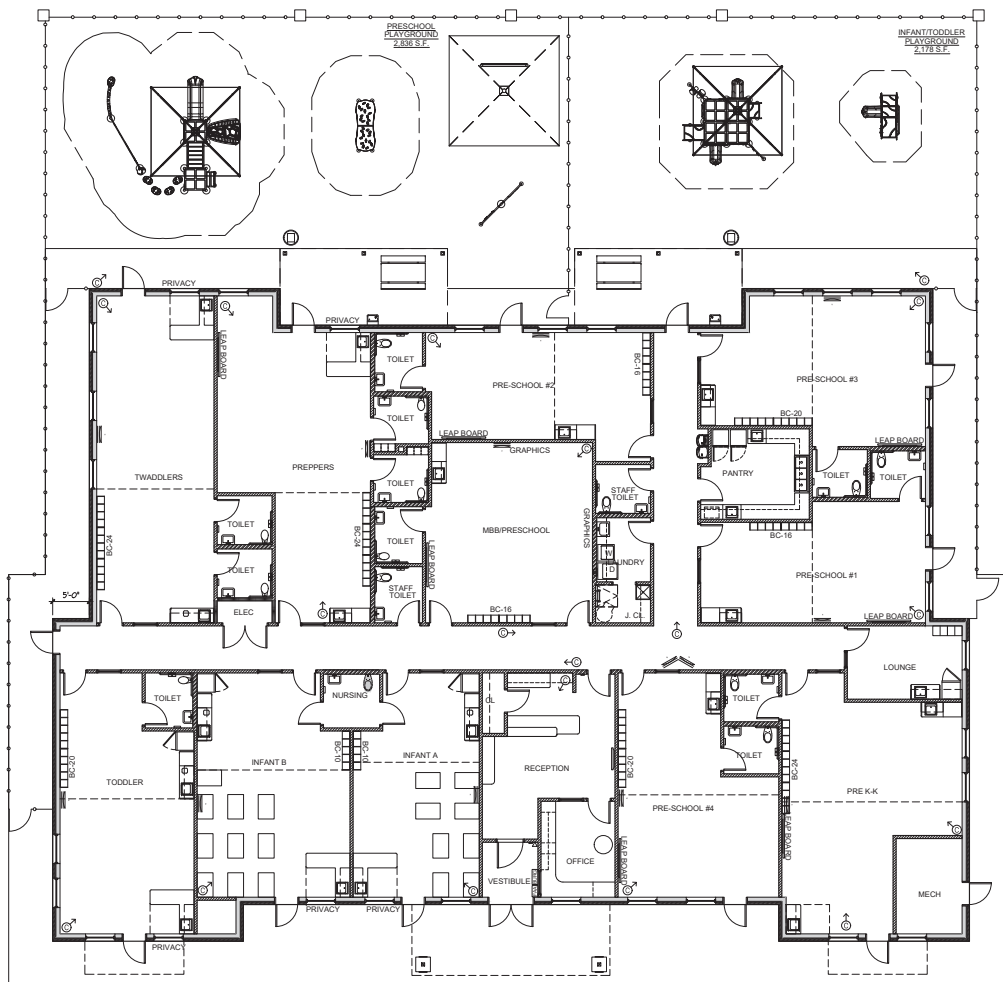
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1	4/24/2020		PLANNING SUMMISSION
2	5/6/2020		PLANNING SUMMISSION
3	7/20/2020		PLANNING SUMMISSION

PROJECT NUMBER
CS
DESIGNED BY
CS
APPROVED BY

SITE DETAILS

SA-1.3

LICENSING CALCULATION CHART									
The Learning Experience - Waxahachie, Texas									
ROOM NUMBER	ROOM NAME	AGE GROUP	NUMBER OF CHILDREN	NUMBER OF TEACHERS	TEACHER RATIO	STATE RESO S.F. (20:1 F.T. PER CHILD)	NET S.F.* (20:1 F.T. PER CHILD)	ACTUAL S.F. (20:1 F.T. PER CHILD)	RATIO CHILD PER S.F. per TLE
☐	INFANT A	6 WK - 11 MO.	8	2	1/4	440	440	494	1/55
☐	INFANT B	12 MO. - 17 MO.	10	2	1/5	550	551	605	1/55
☐	TODDLER	18 MO. - 23 MO.	18	2	1/9	540	540	594	1/50
☐	TWADDLERS	24 MO. - 30 MO.	22	2	1/11	660	664	713	1/50
☐	PREPPERS	30 MO. - 36 MO.	22	2	1/11	660	677	725	1/50
☐	PRE-SCHOOL #1	3 - 4 YEARS	15	1	1/15	450	451	463	1/30
☐	PRE-SCHOOL #2	3 - 4 YEARS	15	1	1/15	450	452	464	1/30
☐	PRE-SCHOOL #3	4 - 5 YEARS	18	1	1/18	540	541	553	1/30
☐	PRE-SCHOOL #4	4 - 5 YEARS	18	1	1/18	540	546	558	1/30
☐	PRE K-K	5 - 6 YEARS	22	1	1/22	660	661	681	1/30
☐	MBB/PRESCHOOL	VARIES	18	2	VARIES	540	540	552	1/30
* CALCULATED LESS BUILT-IN ITEMS			TOTALS:	186	17				
† FIRST FLOOR 9,995 S.F.					+ 2 ADMIN. STAFF				
‡ PLAY AREA 5,014 S.F.					TOTAL	205			



1 PROPOSED FLOOR PLAN

This document contains confidential and proprietary information belonging to The (Writing Experience) "Winning Party". The information herein is provided solely to allow the receiving party to obtain, budgeting and pricing from a general contractor. It does not represent the intended design, specifications or plans for any future project the receiving party may pursue. The document shall not be used for construction purposes or considered representative of any forthcoming work. The receiving party is authorized to use this information only for their internal budgeting and pricing purposes related to construction. No other use is permitted. The information herein is not to be shared, distributed, or disclosed to any third parties without the express written consent of (Winning Party). Except for (Winning Party), officers, and directors of the receiving party who have a legitimate need to know, the information herein is not to be shared, distributed, or disclosed to any third parties without the express written consent of (Winning Party). (Winning Party) shall not be held responsible for any errors or omissions in this document.

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EXHIBIT F

Luminaire Schedule							Items 5 & 6			
Symbol	Qty	Tag	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	[MANUFAC]	Mounting Height	BUG Rating
	2	SSW	Single	0.950	24953	161	SLM-LED-24L-SIL-5W-UNV-DIM-40-70CRI-BRZ	LSI INDUSTRIES, INC.	20	B5-U0-G3
	10	NL	Single	0.920	9554	65	WPFS-S-L-C-U-D-WP-EM (65W; 4000K CCT)	TGS	12	B3-U0-G2

Calculation Summary (Footcandles calculated at 50,000k Hours @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.83	19.6	0.0	N.A.	N.A.
Paved Parking	Fc	2.12	7.3	0.5	4.24	14.60

Fixture Mounting Height: 20' AFG (17' Pole + 3.0' Base)

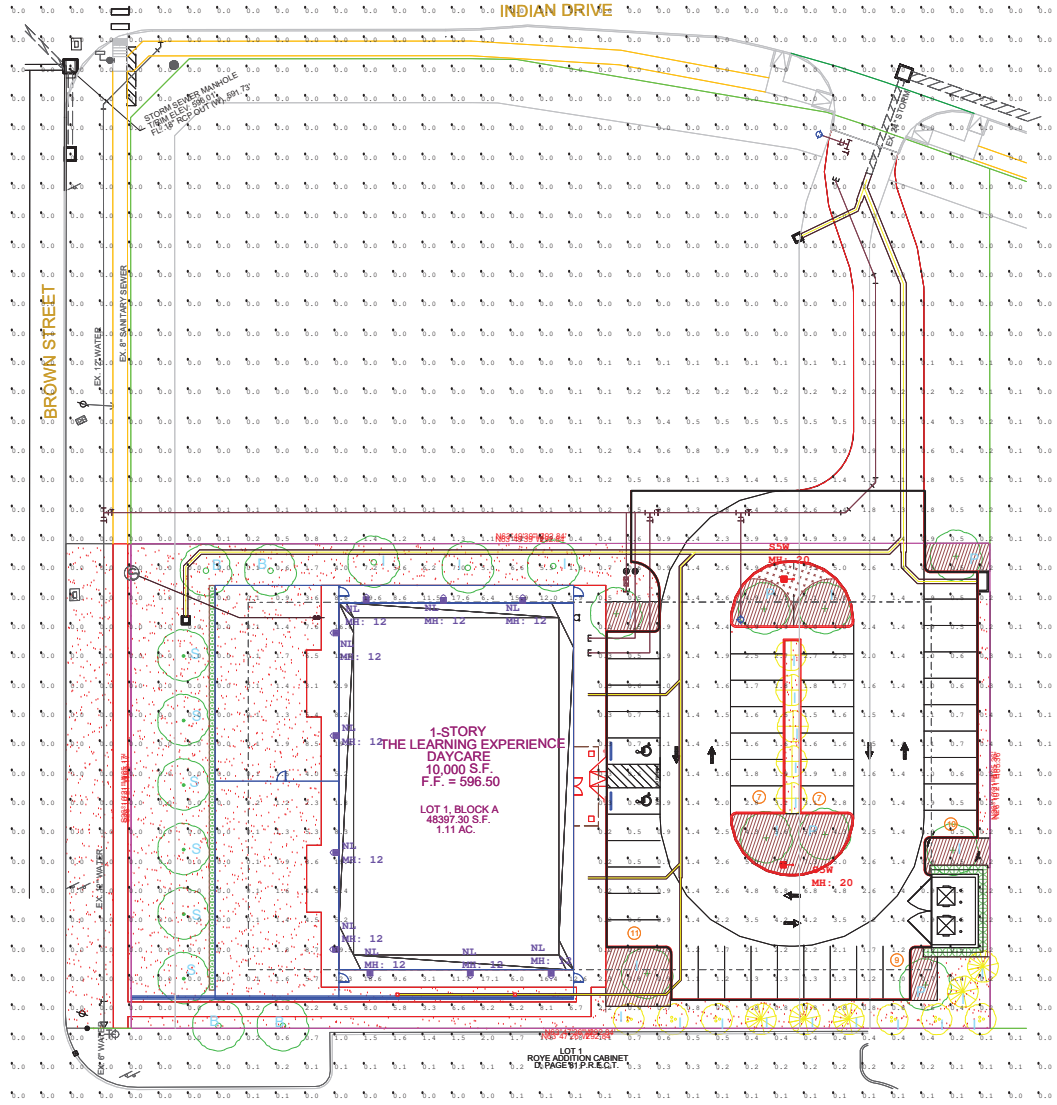
Pole Schedule
(2) LSI-4SQ-B3-S11G-17-S-BRZ-LAB (24" X 4" X 11ga STEEL SQUARE POLE, Single) - 3.0' Concrete Base
(2) AB KIT 122609 - (4SQ S11G Anchor Bolts (Galvanized))

Proposed poles meet 130 MPH sustained winds.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Lighting and switchgear are part of a nationally specified and managed program for the developer, owned by CED National Accounts. Please contact David Rash for pricing and general questions (david.rash@ced.com)

General Design Notes:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.
Many factors will impact the actual performance of lighting in the constructed space, including:
- accuracy of the .ies photometric data files supplied by the manufacturers
- actual finish reflectance values in the constructed environment
- final luminaire placement including obstructions and installation quality
The photometric report has been calculated per customer design criteria, while accounting for energy codes that may impact desired levels.
Any calculations that conflict with either should be brought to CED's attention ASAP for correction.





3117 Buda Lane, Fort Worth, TX 76135
www.CEDNationalAccounts.com

Illumination results shown on this lighting design are based on project parameters provided to CED National Accounts used in conjunction with luminaires test procedures conducted under field conditions. CED National Accounts is not responsible for any project design parameters differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy codes.

Project Name: The Learning Experience - Indian Dr. & Brown St. Waxahachie, TX - EXT

RC: CED-FT-26-0025

Footcandles calculated at grade

Filename: TLE - Waxahachie, TX - R1.AGI

Layout By:
Collin Witherow
Ben Kerstens, LC
Date: 2/5/2026

Scale 1" = 20'
ARCH D (24"x36")




Slice Medium (SLM)

Outdoor LED Area Light



IP66 IK10



OVERVIEW

Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- AirLink™ Blue wireless control system with technology partner Silvar incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K color temperature selection and fixed mounting.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- IK10 rated luminaire per IEC 60662 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)



EXHIBIT G
Slice Medium Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
SLM - Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms 55L - 55,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise LC - Left Corner RC - Right Corner	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (10-100%)
Color Temperature		Color Rendering	Controls			Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) DarkSky Approved CCT's 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only) AMB - Phosphor Converted Amber ⁸		70CRI - 70 CRI 80CRI - 80 CRI	(Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ⁹ ALSCS02 - AirLink Synapse Control System with 1 2-20' Motion Sensor ⁹ ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁹ ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15' mounting height) ^{3,9} ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' mounting height) ^{3,9} <u>Stand-Alone Controls</u> EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C1 36.41 ⁴ IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ^{3,9} IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ^{3,9} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver Sharp Spill Light Cutoff ²



Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION⁵

CONTROLS ACCESSORIES		MOUNTING ACCESSORIES ⁶		FUSING OPTIONS ⁷		EXTERNAL SHIELDING OPTIONS	
Description	Order Number	Description	Order Number				
Twist Lock Photocell (120V) for use with CR7P	122514	Round Pole Adapter (3" Round/Tapered Poles)	408273CLR	Single Fusing (120V)	See Fusing Accessory Guide	3" External Shield	See Shielding Guide
Twist Lock Photocell (208-277) for use with CR7P	122515	Round Pole Adapter (4" Round Poles)	379967CLR	Single Fusing (277V)		6" External Shield	
Twist Lock Photocell (347V) for use with CR7P	122516	Round Pole Adapter (5" Round Poles)	379968CLR	Double Fusing (208V, 240V)			
Twist Lock Photocell (480V) for use with CR7P	1225180	B5 to B3 Adapter	800686BLK	Double Fusing (480V)			
AirLink 5 Pin Twist Lock Controller	661409			Double Fusing (347V)			
AirLink 7 Pin Twist Lock Controller	661410						
Shorting Cap for use with CR7P	149328						
Adjustable Output Module	734263						

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.

2. Not available on "Type 5W" distribution. IL not available with LC/RC distributions.

3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.

4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

5. Accessories are shipped separately and field installed.

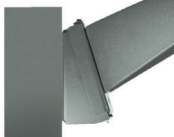
6. "CLR" denotes finish. See Finish options.

7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.

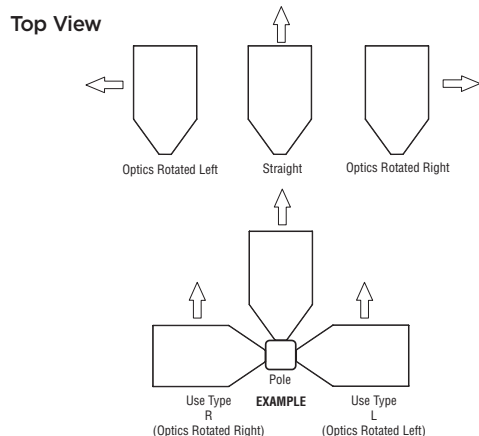
8. Only available in 9L, 12L, 18L, & 24L Lumen Packages. Consult factory for lead time and availability.

9. Not available with 55L Lumen Package when 347-480V is specified.

ACCESSORIES

MOUNTING ACCESSORIES			SHIELDING, POLES & MISC. ACCESSORIES		
Side Arm	Universal Mounting Bracket Mounts to $\approx 3"$ square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR		Shielding	Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 684812	
	Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQMH B3B5 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743414	
	15° Tilt Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQM15 B3B5 XX CLR			External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")	
Tenon / Slipfitter	Adjustable Slipfitter Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR		Poles	Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 45Q/55Q/65Q	
	Square Tenon Top Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *			Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X_ISF * CLR			Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XB0 WM CLR Part Number: BKS B3 WM CLR (Includes surface conduit punchouts)		Misc.	Bird Spikes 10' linear bird spike (3' recommended per luminaire) silicone adhesive (covers approximately 25' linear fee of bird spike) and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XB0 WP CLR (Includes surface conduit punchouts)			Replace CLR with paint finish description Replace XX with SQ for square pole or RD for round pole ($\geq 3"$ OD) Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad) Replace _ with 4 (4" square pole) or 5 (5" square pole)	

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).



EXHIBIT G Sinc Medium Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9603	152	B2-U0-G2	9603	152	B2-U0-G2	62
	3		9548	152	B2-U0-G2	9743	155	B2-U0-G2	9743	155	B2-U0-G2	
	4		9063	144	B1-U0-G3	9636	153	B1-U0-G3	9431	150	B1-U0-G3	
	5W		9261	147	B3-U0-G2	9450	150	B3-U0-G2	9450	150	B3-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9531	151	B2-U0-G2	9725	154	B2-U0-G2	9725	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
	LC/RC		8949	144	B1-U0-G2	9515	153	B2-U0-G2	9313	150	B1-U0-G2	
12L	2	70	12533	147	B3-U0-G2	12788	150	B3-U0-G2	12788	150	B3-U0-G2	85
	3		12714	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	4		12055	142	B2-U0-G3	12817	151	B2-U0-G4	12545	148	B2-U0-G3	
	5W		12333	145	B4-U0-G2	12584	148	B4-U0-G2	12584	148	B4-U0-G2	
	FT		12603	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G2	13111	154	B3-U0-G2	
	LC/RC		11903	137	B2-U0-G3	12656	145	B2-U0-G3	12387	142	B2-U0-G3	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	4		17783	132	B2-U0-G4	18908	140	B2-U0-G4	18506	137	B2-U0-G4	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19271	143	B3-U0-G2	19271	143	B3-U0-G2	
	LC/RC		17559	131	B2-U0-G3	18670	139	B2-U0-G3	18273	136	B2-U0-G3	
24L	2	70	23361	145	B4-U0-G3	24506	152	B4-U0-G3	24414	152	B4-U0-G3	161
	3		23998	149	B3-U0-G3	25174	156	B3-U0-G3	25079	156	B3-U0-G3	
	4		24496	152	B3-U0-G5	25672	159	B3-U0-G5	25662	159	B3-U0-G5	
	5W		23788	148	B5-U0-G3	24953	155	B5-U0-G3	24859	154	B5-U0-G3	
	FT		24059	149	B3-U0-G3	25238	157	B3-U0-G3	25143	156	B3-U0-G3	
	FTA		23079	143	B3-U0-G3	24210	150	B4-U0-G3	24119	150	B4-U0-G3	
	AM		24051	149	B3-U0-G2	25229	157	B3-U0-G2	25134	156	B3-U0-G2	
	LC/RC		24353	151	B3-U0-G4	25522	159	B3-U0-G4	25522	159	B3-U0-G4	
30L	2	70	29464	138	B4-U0-G3	30908	145	B4-U0-G3	30791	145	B4-U0-G3	213
	3		30268	142	B3-U0-G4	31751	149	B3-U0-G4	31631	149	B3-U0-G4	
	4		30609	144	B3-U0-G5	32079	151	B3-U0-G5	32066	151	B3-U0-G5	
	5W		30002	141	B5-U0-G3	31472	148	B5-U0-G3	31353	147	B5-U0-G3	
	FT		30345	142	B4-U0-G4	31832	149	B4-U0-G4	31712	149	B4-U0-G4	
	FTA		29109	137	B4-U0-G4	30535	143	B4-U0-G4	30420	143	B4-U0-G4	
	AM		30334	142	B4-U0-G3	31820	149	B4-U0-G3	31700	149	B4-U0-G3	
	LC/RC		30430	143	B3-U0-G5	31891	150	B3-U0-G5	31891	150	B3-U0-G5	
36L	2	70	34123	134	B4-U0-G3	35795	140	B4-U0-G3	35660	140	B4-U0-G3	255
	3		35053	137	B4-U0-G4	36771	144	B4-U0-G4	36632	144	B4-U0-G4	
	4		35414	139	B3-U0-G5	37114	146	B3-U0-G5	37099	145	B3-U0-G5	
	5W		34745	136	B5-U0-G4	36448	143	B5-U0-G4	36311	142	B5-U0-G4	
	FT		35142	138	B4-U0-G4	36864	145	B4-U0-G4	36725	144	B4-U0-G4	
	FTA		33711	132	B4-U0-G4	35363	139	B4-U0-G4	35230	138	B4-U0-G4	
	AM		35130	138	B4-U0-G3	36851	145	B4-U0-G3	36712	144	B4-U0-G3	
	LC/RC		35207	138	B3-U0-G5	36897	145	B3-U0-G5	36897	145	B3-U0-G5	
42L	2	70	39966	127	B5-U0-G4	41925	134	B5-U0-G4	41767	133	B5-U0-G4	314
	3		41056	131	B4-U0-G5	43068	137	B4-U0-G5	42905	137	B4-U0-G5	
	4		41518	132	B3-U0-G5	43511	139	B4-U0-G5	43494	139	B4-U0-G5	
	5W		40696	130	B5-U0-G4	42690	136	B5-U0-G4	42529	135	B5-U0-G4	
	FT		41161	131	B4-U0-G4	43178	138	B4-U0-G4	43015	137	B4-U0-G4	
	FTA		39484	126	B4-U0-G4	41419	132	B5-U0-G4	41263	131	B5-U0-G4	
	AM		41146	131	B4-U0-G3	43162	137	B4-U0-G3	43000	137	B4-U0-G3	
	LC/RC		41275	131	B3-U0-G5	43256	137	B3-U0-G5	43256	137	B3-U0-G5	
48L	2	70	44390	121	B5-U0-G4	46565	127	B5-U0-G4	46389	126	B5-U0-G4	367
	3		45325	124	B4-U0-G5	47547	130	B4-U0-G5	47367	129	B4-U0-G5	
	4		45996	125	B4-U0-G5	48204	131	B4-U0-G5	48186	131	B4-U0-G5	
	5W		45002	123	B5-U0-G4	47435	129	B5-U0-G4	47302	129	B5-U0-G4	
	FT		44799	122	B4-U0-G5	46994	128	B4-U0-G5	46817	128	B4-U0-G5	
	FTA		44590	121	B5-U0-G4	46775	127	B5-U0-G4	46599	128	B5-U0-G4	
	AM		46310	126	B4-U0-G3	48579	132	B4-U0-G3	48396	132	B4-U0-G3	
	LC/RC		45726	125	B4-U0-G5	47921	131	B4-U0-G5	47921	131	B4-U0-G5	

EXHIBIT G
Once Medium Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

PERFORMANCE (CONT.)

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DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
55L	2	70	49583	114	B5-U0-G4	52012	119	B5-U0-G4	51816	119	B5-U0-G4	436
	3		50934	117	B4-U0-G5	53430	123	B4-U0-G5	53229	122	B4-U0-G5	
	4		50544	116	B4-U0-G5	52970	121	B4-U0-G5	52950	121	B4-U0-G5	
	5W		50487	116	B5-U0-G4	52961	121	B5-U0-G4	52761	121	B5-U0-G4	
	FT		51064	117	B4-U0-G5	53566	123	B4-U0-G5	53364	122	B4-U0-G5	
	FTA		48984	112	B5-U0-G4	51384	118	B5-U0-G4	51191	117	B5-U0-G4	
	AM		51045	117	B4-U0-G3	53546	123	B4-U0-G3	53344	122	B4-U0-G3	
	LC/RC		50247	116	B4-U0-G5	52659	121	B4-U0-G5	52659	121	B4-U0-G5	

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

ELECTRICAL DATA (AMPS) - 2700K/3000K/3500K/4000K/5000K*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.34	0.77	0.67	0.58	0.46	0.34
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.13	1.23	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.06	1.76	1.53	1.32	1.06	0.76
55L	3.63	2.10	1.82	1.57	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE¹ (0-25°C)					
Ambient	Initial²	25h²	50hr²	75hr²	100hr²
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE¹ (40°C)					
Ambient	Initial²	25h²	50hr²	75hr²	100hr²
7L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE¹ (50°C)					
Ambient	Initial²	25h²	50hr²	75hr²	100hr²
7L - 18L	100%	96%	91%	87%	83%

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

¹LEDs are frequently updated therefore values are nominal.

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*					
Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - Phoshor Converted Amber (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

EXHIBIT G SLM-Medium Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

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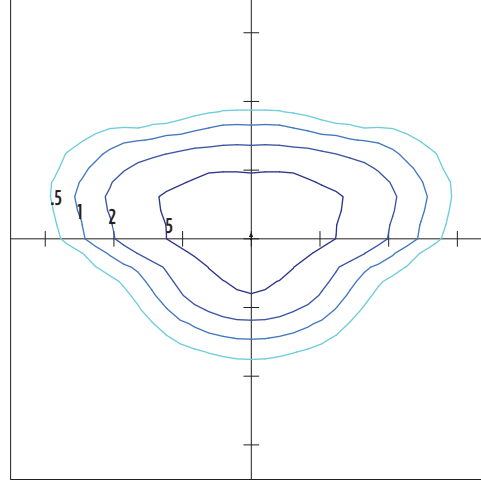
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

SLM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	30,908
Watts	213
Efficacy	145
IES Type	Type II - Short
BUG Rating	B4-U0-G3

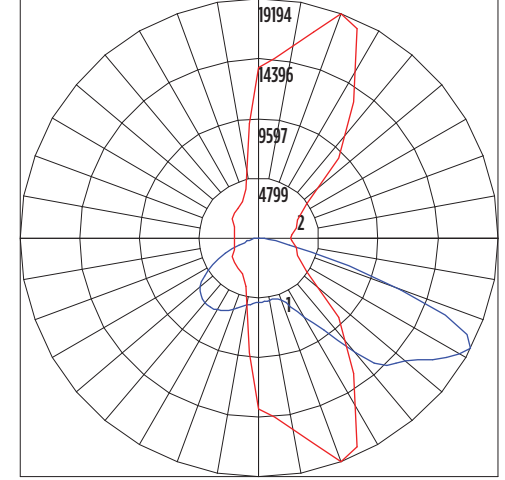
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	5,206	17%
Medium (30-60°)	19,108	62%
High (60-80°)	6,293	20%
Very High (80-90°)	301	1%
Uplight (90-180°)	0	0%
Total Flux	30,908	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



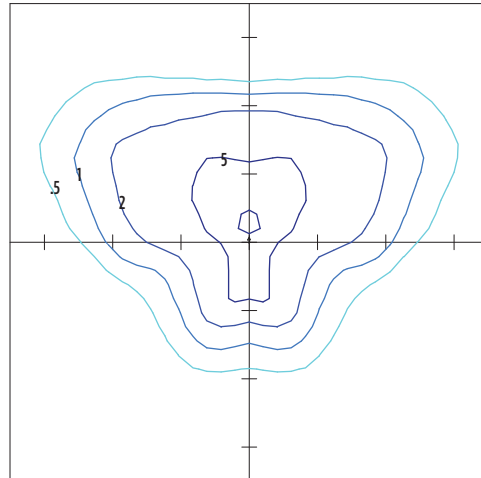
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,751
Watts	213
Efficacy	149
IES Type	Type III - Short
BUG Rating	B3-U0-G4

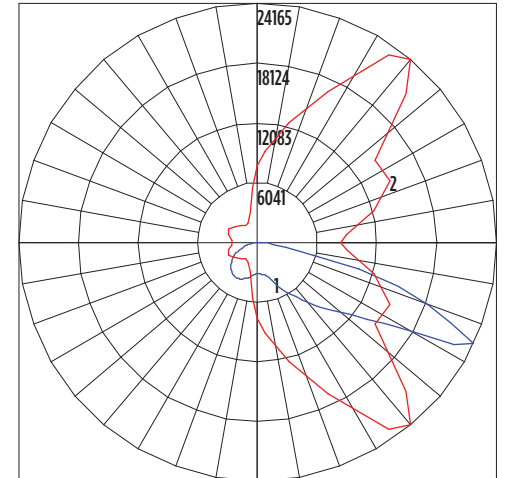
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,533	11%
Medium (30-60°)	18,345	58%
High (60-80°)	9,441	30%
Very High (80-90°)	432	1%
Uplight (90-180°)	0	0%
Total Flux	31,751	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

EXHIBIT G SLM-LED-30L-SIL-FT-40-70CRI

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

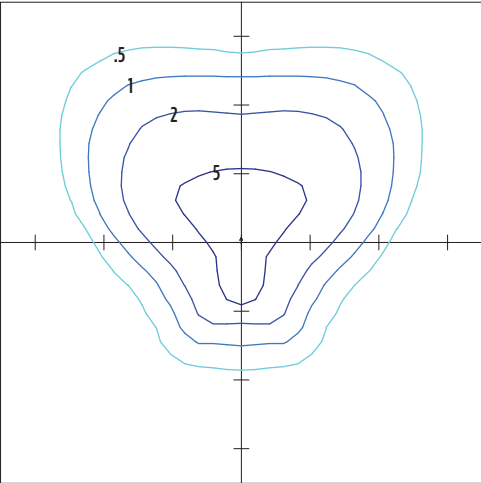
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,832
Watts	213
Efficacy	149
IES Type	Type IV - Short
BUG Rating	B4-U0-G4

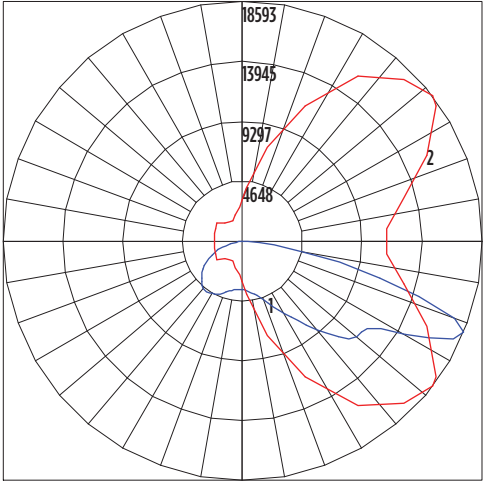
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4,047	13%
Medium (30-60°)	16,376	51%
High (60-80°)	10,861	34%
Very High (80-90°)	549	2%
Uplight (90-180°)	0	0%
Total Flux	31,832	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



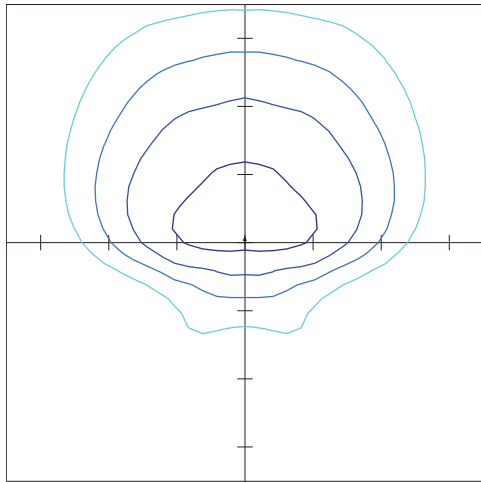
■ Vertical Plane ■ Horizontal Cone

SLM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,079
Watts	213
Efficacy	150
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G3

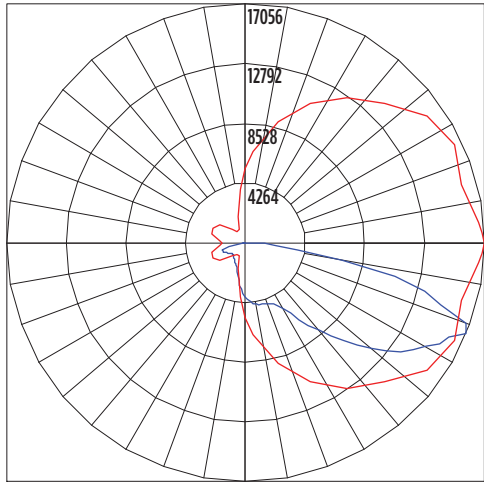
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,429	11%
Medium (30-60°)	14,044	44%
High (60-80°)	13,233	41%
Very High (80-90°)	1,373	4%
Uplight (90-180°)	0	0%
Total Flux	32,079	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

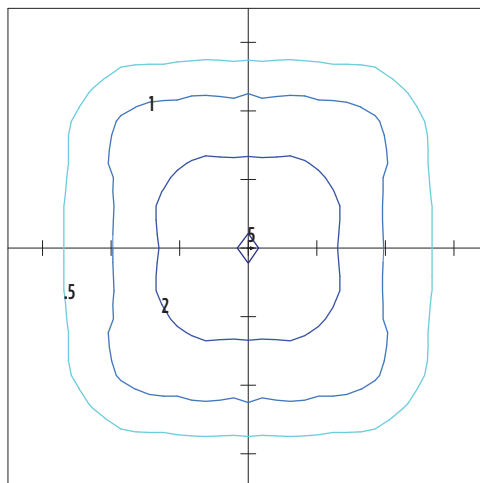
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type FW Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,472
Watts	213
Efficacy	148
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,647	12%
Medium (30-60°)	13,687	43%
High (60-80°)	13,833	44%
Very High (80-90°)	305	1%
Uplight (90-180°)	0	0%
Total Flux	31,472	100%

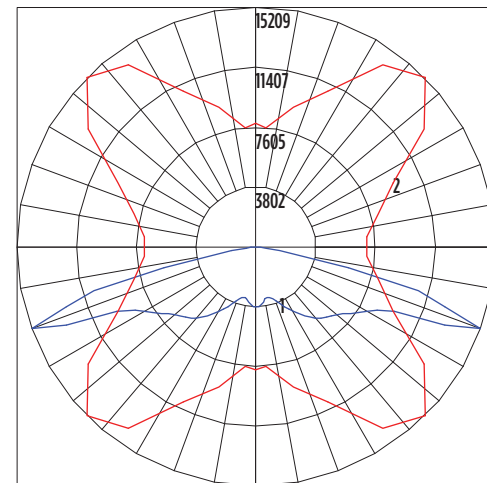
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



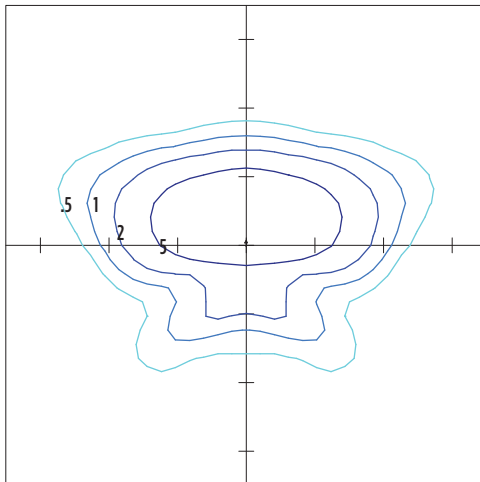
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	30,535
Watts	213
Efficacy	143
IES Type	Type I - Very Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	7,443	25%
Medium (30-60°)	17,335	57%
High (60-80°)	5,324	17%
Very High (80-90°)	434	1%
Uplight (90-180°)	0	0%
Total Flux	30,535	100%

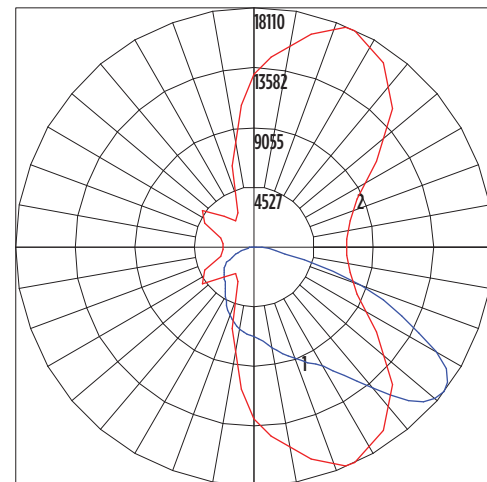
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

EXHIBIT G lum Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

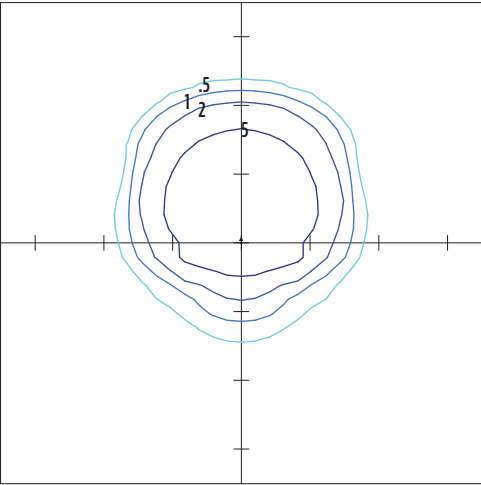
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,820
Watts	213
Efficacy	149
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

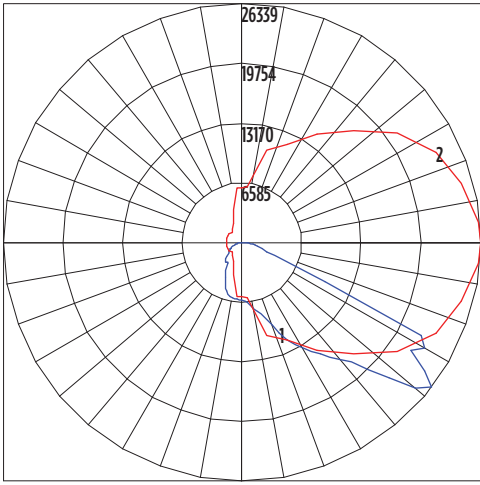
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	6,626	21%
Medium (30-60°)	19,761	62%
High (60-80°)	5,072	16%
Very High (80-90°)	361	1%
Uplight (90-180°)	0	0%
Total Flux	31,820	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



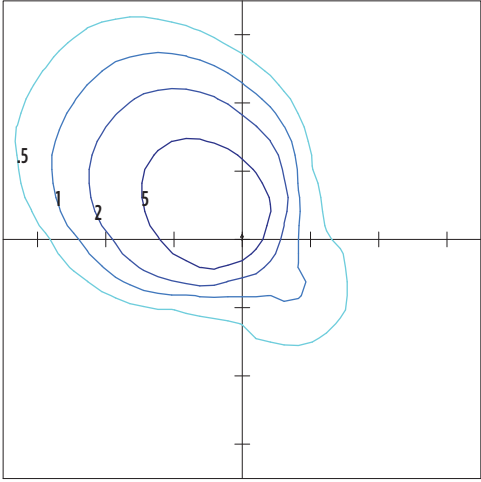
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Type LC Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,891
Watts	213
Efficacy	150
IES Type	N/A
BUG Rating	B3-U0-G5

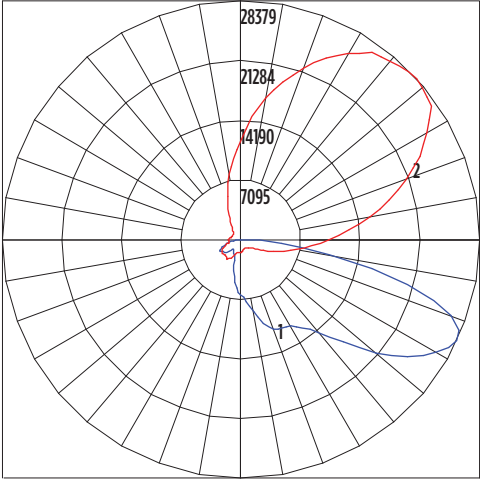
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4965	16%
Medium (30-60°)	14179	44%
High (60-80°)	11730	37%
Very High (80-90°)	1018	3%
Uplight (90-180°)	0	0%
Total Flux	31891	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

EXHIBIT G 100000lm Outdoor LED Area Light

Items 5 & 6

Type : _____

 Have questions? Call us at (800) 436-7800

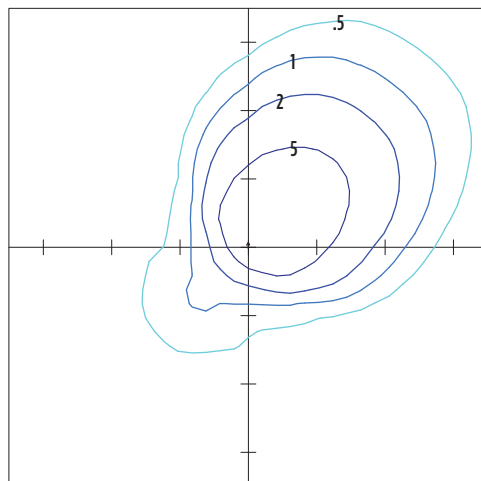
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Type RC Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,890
Watts	213
Efficacy	150
IES Type	N/A
BUG Rating	B3-U0-G5

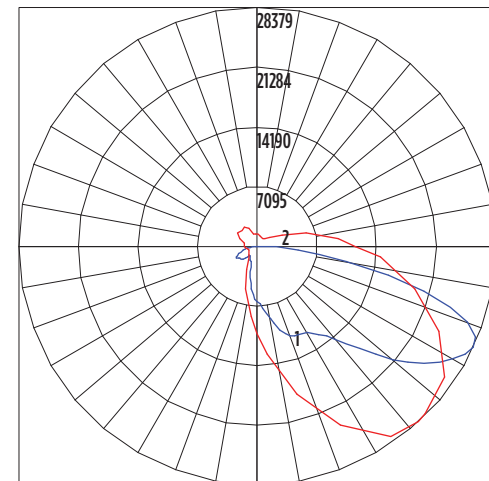
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4964	16%
Medium (30-60°)	14178	44%
High (60-80°)	11730	37%
Very High (80-90°)	1018	3%
Uplight (90-180°)	0	0%
Total Flux	31890	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

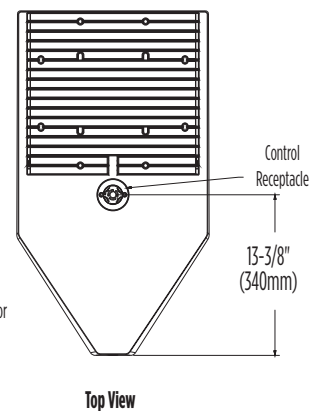
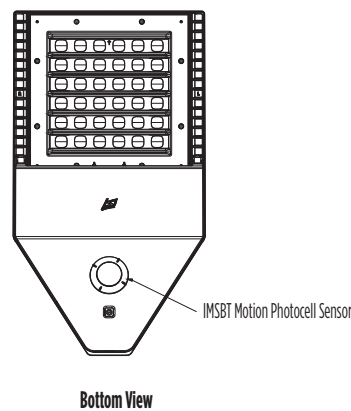
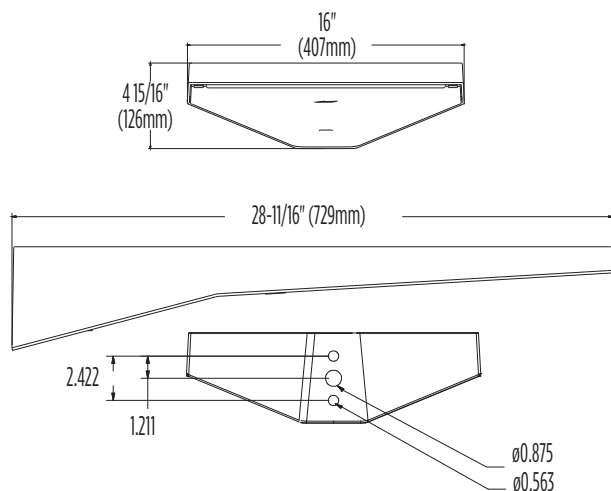
Polar Curve



■ Vertical Plane ■ Horizontal Cone

PRODUCT DIMENSIONS

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Luminaire EPA Chart					
Tilt Degree		0°	15°	30°	45°
	Single	0.5	1.2	2.1	2.6
	D180°	1.1	1.3	2.1	2.6
	D90°	0.9	1.8	2.5	3.1
	T90°	1.2	2.3	2.9	3.6
	TN120°	1.3	3.0	4.4	5.4
	Q90°	1.2	2.3	2.9	3.6

 Have questions? Call us at (800) 436-7800

CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Lighting Control System that incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim to provide energy savings code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App with technology partner Silvair. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

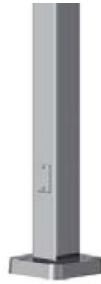
Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



Steel Poles

Square Straight



QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

 Have questions? Call us at (800) 436-7800

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP						
Pole Series	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole 5SQ - 5" x 5" Square Straight Pole 6SQ - 6" x 6" Square Straight Pole	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches B5 - 5" Traditional Drilling Pattern B3 - 3" Reduced Pattern B2 - 2" Low Profile Drilling Pattern B2R - Raised 2" Low Profile Drilling Pattern (LAL4 ONLY) T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches I - No Mounting Holes ¹	S11G - 11 Ga. Steel (4SQ and 5SQ Only) S07G - 07 Ga. Steel	8' 10' 12' 13' 14' 15' 16' 17' 17'6" 18' 20' 22' 22'6" 23' 24' 25' 26' 27' 28' 30' 32' 35' 39'	S - Single/Parallel D180 - Double D90 - Double DN90 - Double T90 - Triple TN120 - Triple Q90 - Quad QN90 - Quad N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) ⁸ (Blank) - Use with I for Mounting Method	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³ DGP - DuraGrip [®] Plus LAB - Less Anchor Bolts CRXX - Conduit Raceway ⁴ USA - BABAA Compliant ⁵



Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC - 4" Square Base Cover
122561CLR	5BC - 5" Square Base Cover
122563CLR	6BC - 6" Square Base Cover
122566CLR	ER2 - Weatherproof Duplex Receptacle
122567CLR	GFI - Ground Fault Circuit Interrupter
132336	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178361	Vibration Damper - 6" Square Pole (bolt-on mount only)

ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122584	4SQ S11G/S07G Anchor Bolts (Steel Plated)
AB KIT 122609	4SQ S11G/S07G Anchor Bolts (Galvanized)
AB KIT 1225850	5SQ S11G Anchor Bolts (Steel Plated)
AB KIT 122610	5SQ S11G Anchor Bolts (Galvanized)
AB KIT 122586	5SQ S07G Anchor Bolts (Steel Plated)
AB KIT 122611	5SQ S07G Anchor Bolts (Galvanized)
AB KIT 122612	6SQ S07G Anchor Bolts (Galvanized)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.

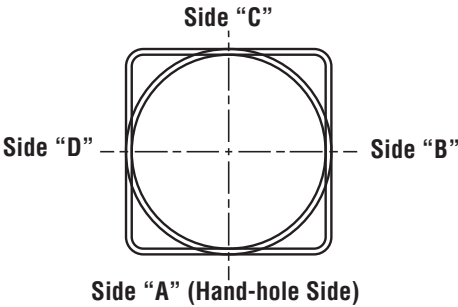
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.
5 - USA only applies to 4SQ 11 G poles up to 26' and 5SQ 7 G poles up to 30'.

 Have questions? Call us at (800) 436-7800

DRILLING LOCATIONS

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Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90 ¹				
T90	X	X		X
TN120 ²				
Q90	X	X	X	X
QN90 ³				
Single FBO	X			
Double FBO		X		X



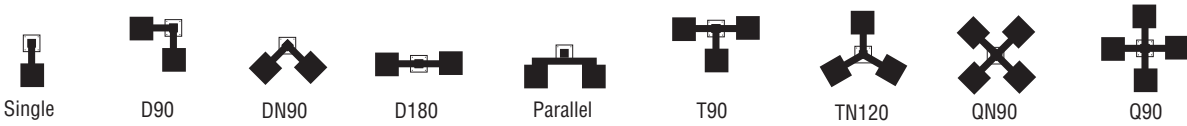
- 1 -

Two locations will be 45° to the left and right of Side A.
- 2 -

Other two locations will be 120° to the left and right of Side A.
- 3 -

Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.
- Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



BOLT CIRCLE / BOLT SQUARE

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STANDARD BASEPLATE

4" (102mm) square
10-1/8" (257mm) sq.



5" (127mm) square
10-1/8" (257mm) sq.



5" (127mm) square
10-1/8" (257mm) sq.

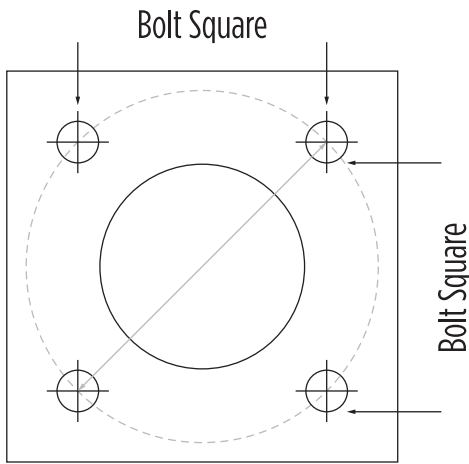


6" (152mm) square
12" (305mm) sq.



Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 11"-13" (305mm-330mm)
Bolt Square	Slotted 5.7"-7.7" (145mm-196mm)	Slotted 6.4"-7.7" (163mm-196mm)	Slotted 6.4"-7.7" (163mm-196mm)	Slotted 7.7"-9.1" (196mm-231mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1" x 30" (25mm x 762mm)	1" x 30" (25mm x 762mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.



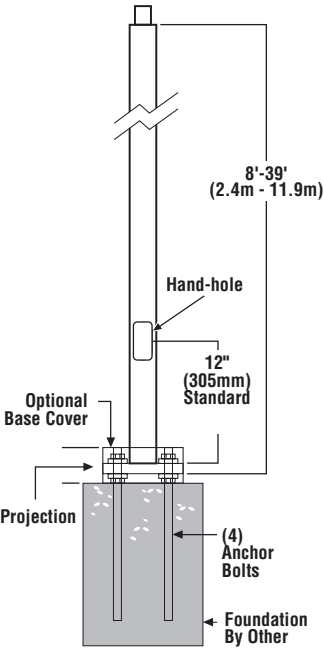
1 - Full Galvanized option is 1" x 30" straight headed anchor bolt. Contact factory for questions

 Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS

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SQT –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

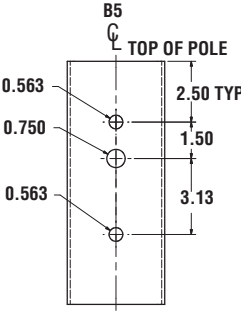
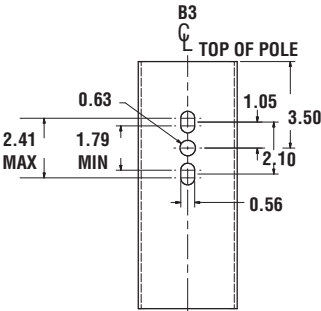
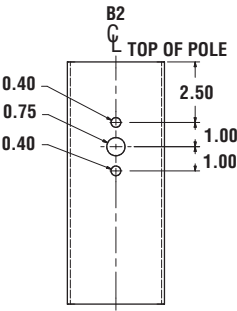


SF –
Single Flood
Pole Preparation



SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 24")(19mm x 609mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 30") (25mm x 762mm)	30 lbs. (14kg)/set

Bolt-On Mount 2-Bolt Pattern



 Have questions? Call us at (800) 436-7800

WIND SPEED

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EPA Information
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28'²	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30'²	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

WIND SPEED

POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 11-ga x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 22'	22	11	F	11"	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5" x 11-ga x 22'	22	11	F	12"	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5" x 11-ga x 22'	22	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5" x 11-ga x 24'	24	11	F	11"	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5" x 11-ga x 24'	24	11	F	12"	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5" x 11-ga x 24'	24	11	F	13"	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5" x 11-ga x 26'	26	11	F	11"	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5" x 11-ga x 26'	26	11	F	12"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5" x 11-ga x 26'	26	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5" x 11-ga x 28'	28	11	F	11"	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5" x 11-ga x 28'	28	11	F	12"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5" x 11-ga x 28'	28	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	11"	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	12"	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5" x 7-ga x 20'	20	7	G	11"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 20'	20	7	G	13"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 22'	22	7	G	11"	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5" x 7-ga x 22'	22	7	G	12"	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5" x 7-ga x 22'	22	7	G	13"	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5" x 7-ga x 24'	24	7	G	11"	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5" x 7-ga x 24'	24	7	G	12"	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5" x 7-ga x 24'	24	7	G	13"	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5" x 7-ga x 26'	26	7	G	11"	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3

 Have questions? Call us at (800) 436-7800

WIND SPEED

POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 7-ga x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5" x 7-ga x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5" x 7-ga x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5" x 7-ga x 28'	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5" x 7-ga x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5" x 7-ga x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5" x 7-ga x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5" x 7-ga x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5" x 7-ga x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6" x 7-ga x 24'	24	7	H	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6" x 7-ga x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6" x 7-ga x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6" x 7-ga x 26'	26	7	H	11"	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	-
6" x 7-ga x 26'	26	7	H	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6" x 7-ga x 26'	26	7	H	14"	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2
6" x 7-ga x 28'	28	7	H	11"	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-
6" x 7-ga x 28'	28	7	H	12-1/2"	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6" x 7-ga x 28'	28	7	H	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6" x 7-ga x 30'	30	7	H	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-
6" x 7-ga x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-
6" x 7-ga x 30'	30	7	H	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6" x 7-ga x 32'	32	7	H	11"	1	7.0	5.5	4.2	2.0	-	-	-	-	-
6" x 7-ga x 32'	32	7	H	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-
6" x 7-ga x 32'	32	7	H	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-
6" x 7-ga x 34'	34	7	H	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6" x 7-ga x 35'	35	7	H	11"	1	4.2	3.0	1.8	-	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6" x 7-ga x 39'	39	7	H	11"	1	1.0	-	-	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	14"	1	4.6	3.3	2.0	-	-	-	-	-	-