



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2325 S Goliad Street

SUBDIVISION Meadowcreek Business Park Center

LOT 2

BLOCK 1

GENERAL LOCATION The intersection of S Goliad Street and Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial

CURRENT USE Undeveloped

PROPOSED ZONING C-Commercial - SUP

PROPOSED USE Multi Tenant Retail / Restaurant with DT

ACREAGE 0.799ac

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER

APPLICANT

Kirkman Engineering

CONTACT PERSON

CONTACT PERSON

John Gardner

ADDRESS

ADDRESS

5200 State Highway 121

CITY, STATE & ZIP

CITY, STATE & ZIP

Colleyville, TX 76034

PHONE

PHONE

817-488-4960

E-MAIL

E-MAIL

john.gardner@trustke.com

NOTARY VERIFICATION [REQUIRED]

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

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

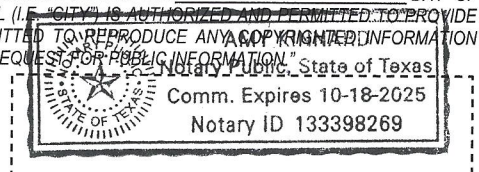
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY OF MAY, 2022

OWNER'S SIGNATURE

Marlyn Roberts

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amy Finnard



MY COMMISSION EXPIRES 10-18-2025



Know what's below.
Call before you dig.

SITE BENCHMARKS	
BM NO. 1	THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205. BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT" AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205. ELEVATION = 533.19' (NAVD '88)
BM NO. 2	THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 150 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE. ELEVATION = 527.62' (NAVD '88)

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JOHN D. GARDNER
P.E.# 138295
DATE: June 16, 2022

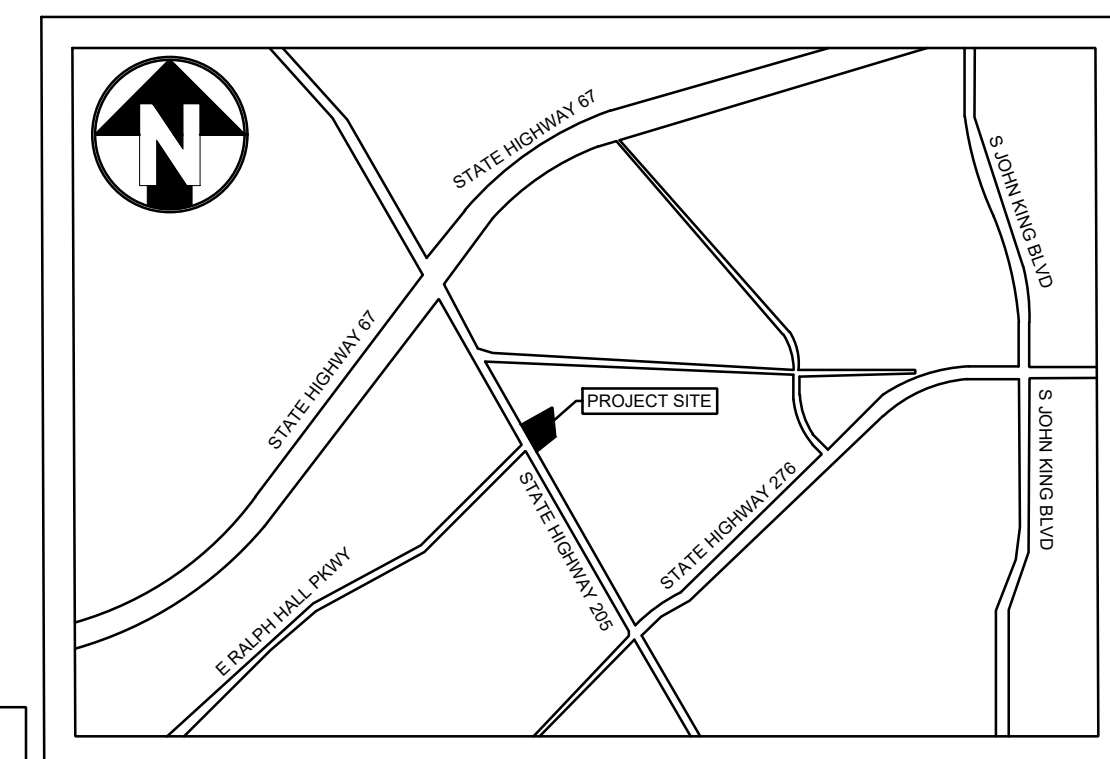
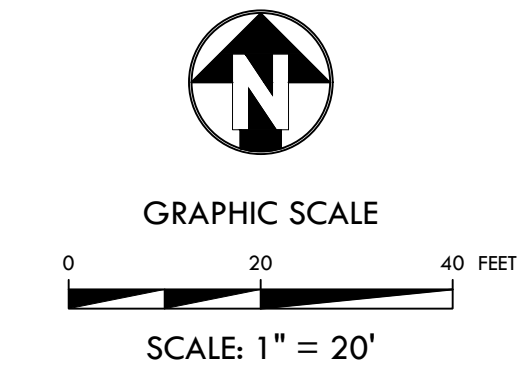


ROCKWALL RETAIL
LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

LEGEND	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED GRATE INLET	
PARKING COURT	
PROPOSED FDC	
PROPERTY BOUNDARY	
PARKING AREAS 5" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.	
FIRE LANE 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)	
DUMPSTER AREAS 7" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.	
PRIVATE SIDEWALK 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W.	
PUBLIC SIDEWALK 4" 3,000 PSI CLASS "A" (28 DAYS) REIN. CONC. W/ No. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)	
EXISTING CONCRETE	

PARKING DATA TABLE	
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

SITE PLAN DATA TABLE	
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 / 1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF



VICINITY MAP
N.T.S.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

- LAYOUT & DIMENSIONAL CONTROL NOTES:**
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
 - DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
 - CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
 - BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
 - ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
 - ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES SHALL BE VISIBLE FROM ANY DIRECTION.
 - REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____.

WITNESS OUR HANDS, this ___ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ROCKWALL RETAIL
1.93 ACRES
LOT 2, BLOCK 1
MEADOWCREEK BUSINESS PARK
CENTER PHASE 1
(INST. NO. 2019021501000670)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 04/19/2022

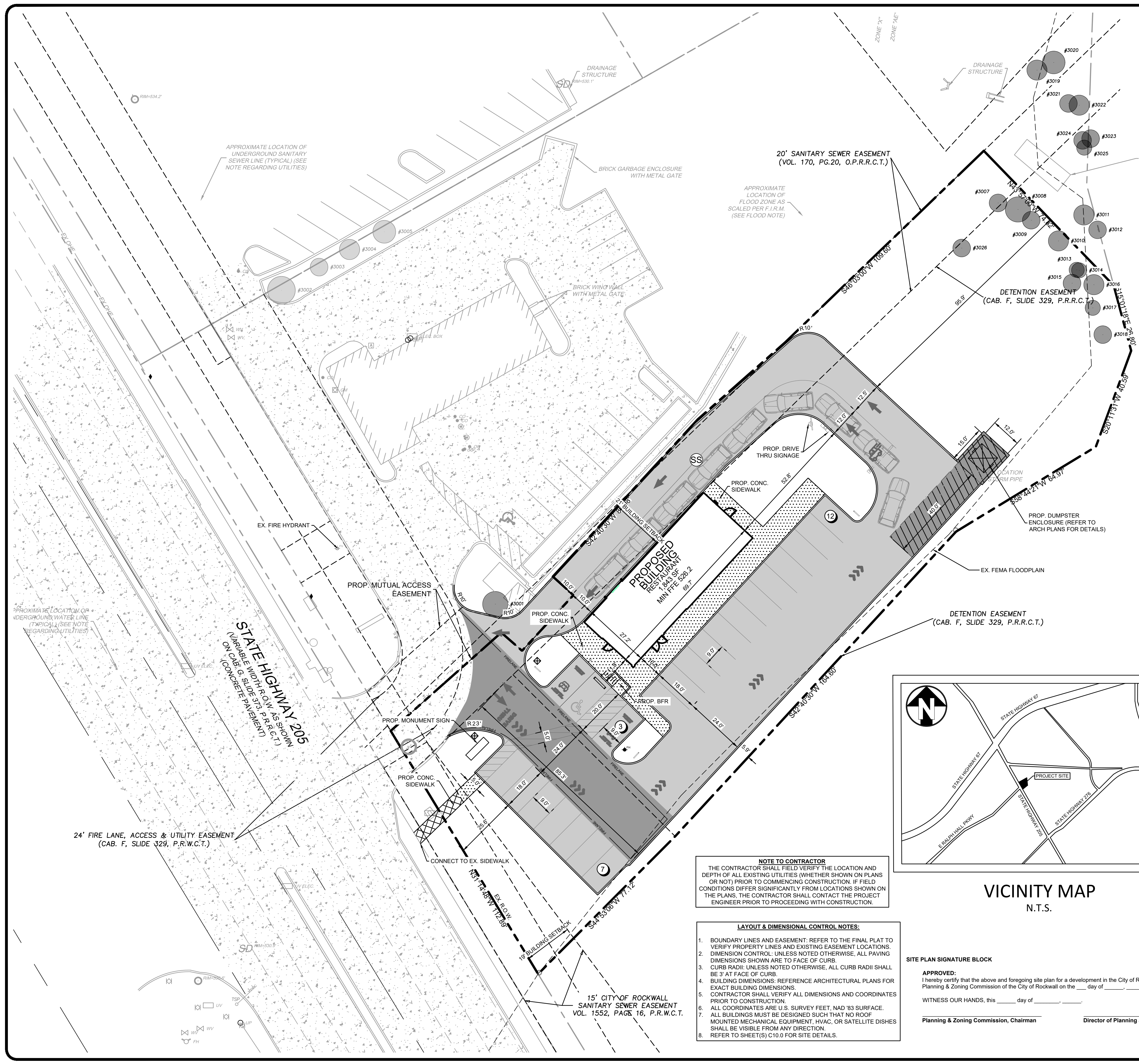
OWNER/APPLICANT VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, STE 700 DALLAS, TX, 75219 PH: 972-707-9555 CONTACT: BOBBY MENDOZA	LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: AMY LONDON, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JOHN GARDNER, PE	SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

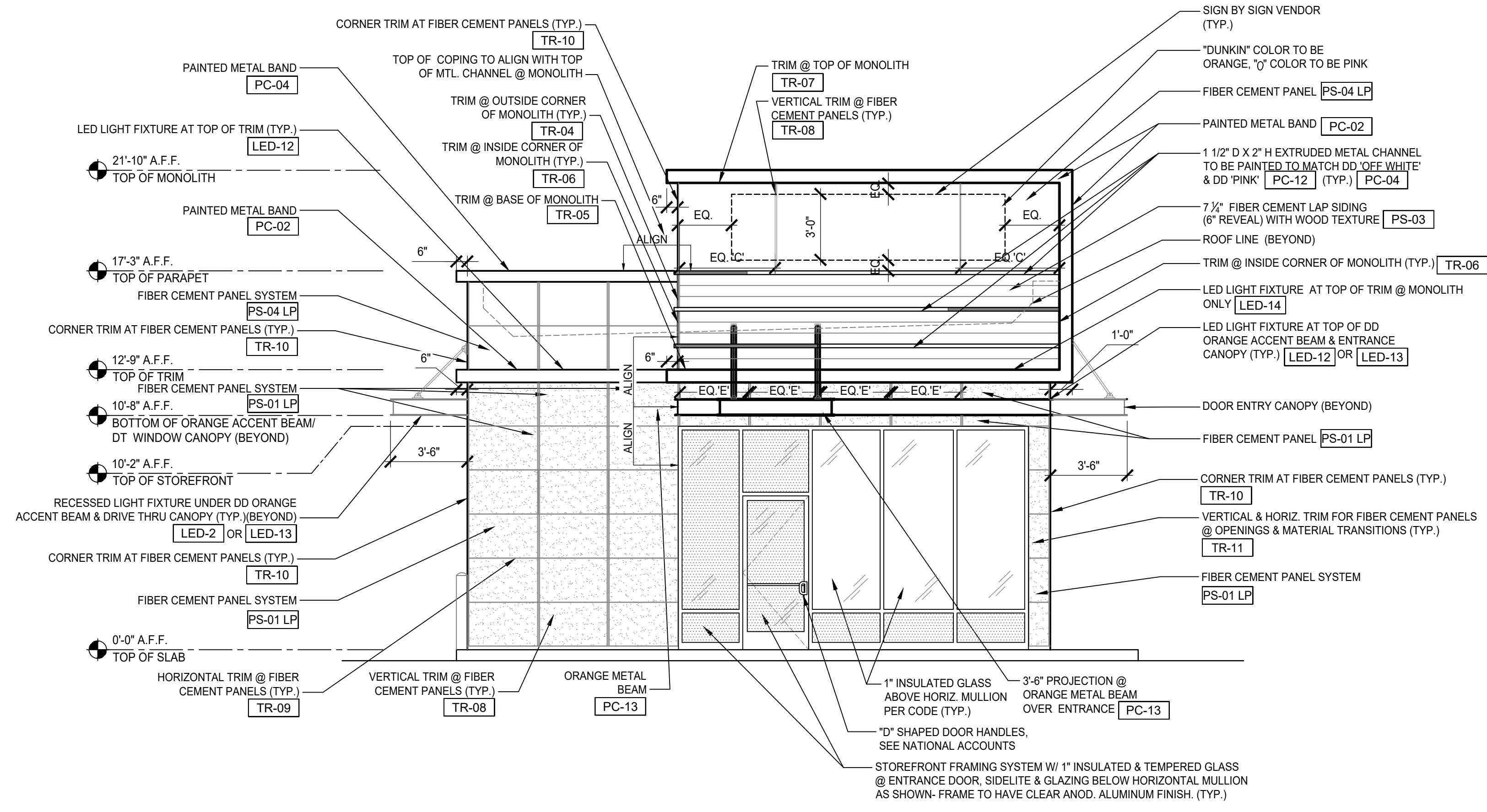


JOB NUMBER: VIC21014
ISSUE DATE:

SITE PLAN
SHEET:
C3.0

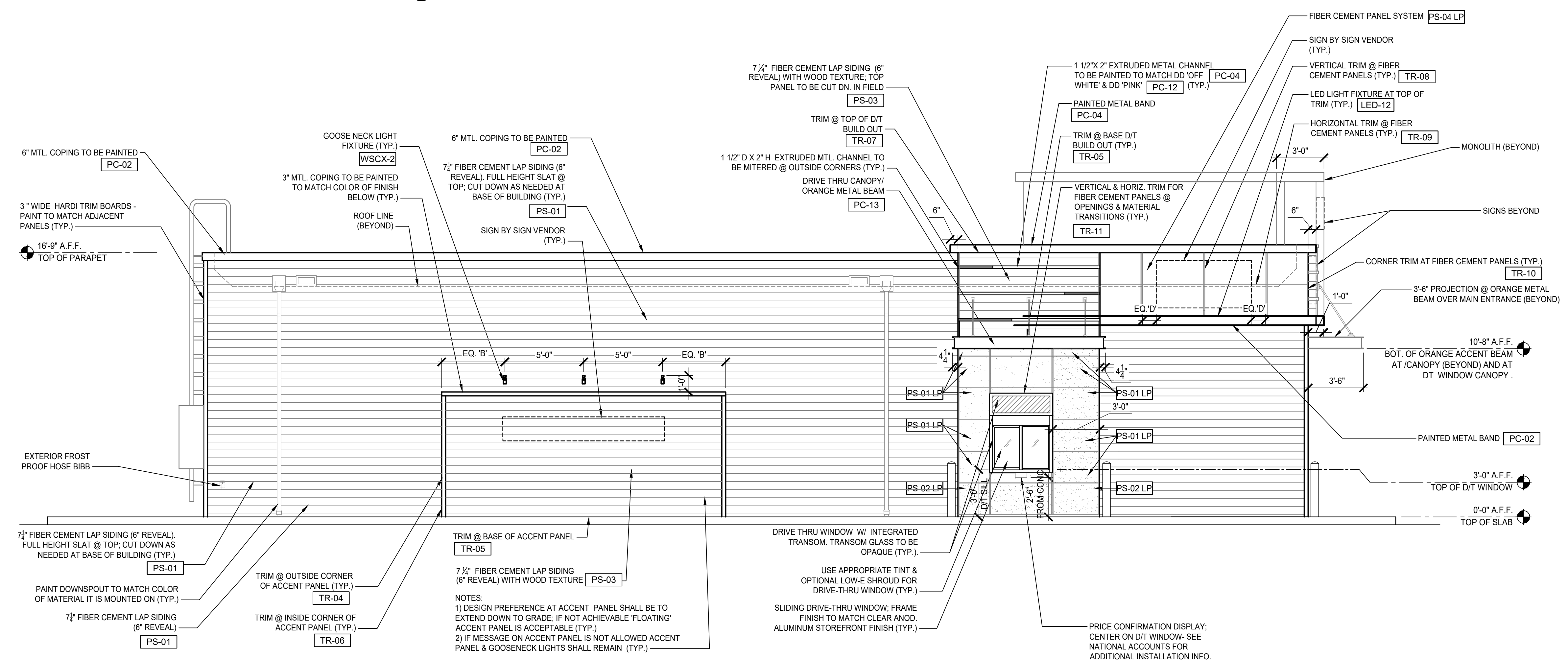
FILE PATH: K:\304\VIC21014_Retail\DWG\03_Plan\03_Plan\03_Plan.dwg
PLOTTER: C:\Users\jgardner\AppData\Local\Temp\1\Plot1.dwg
PLOT DATE: 6/16/2022





NOTE:
 ORANGE BEAM LIGHTING
 1) UNDERSIDE OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE UNDERSIDE OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-2 SHALL BE PROVIDED BY THE G.C. AND USED ON THE UNDERSIDE OF THE BEAM
 2) TOP OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE TOP OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-12 SHALL BE PROVIDED BY THE G.C. AND USED ON TOP OF THE BEAM.

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



2 NORTH ELEVATION
 SCALE: 1/4"=1'-0"

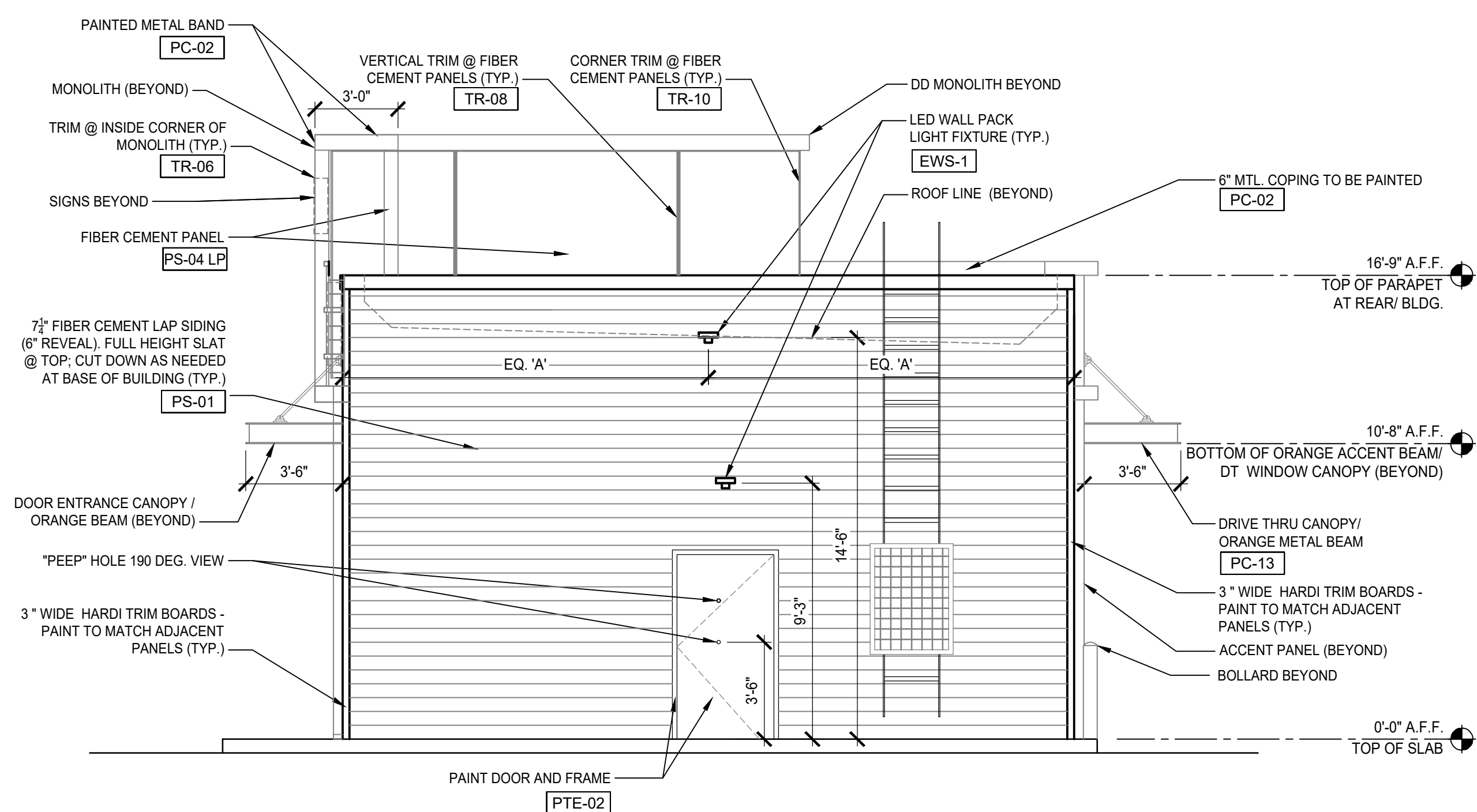
RAY ARCHITECTS, INC.
 1601 EAST LAMAR BLVD.
 SUITE 213
 ARLINGTON, TX 76011
 (817) 548-3104

dunkin' brands™
 2325 S. GOLIAD STREET
 PC #
 ROCKWALL, TEXAS

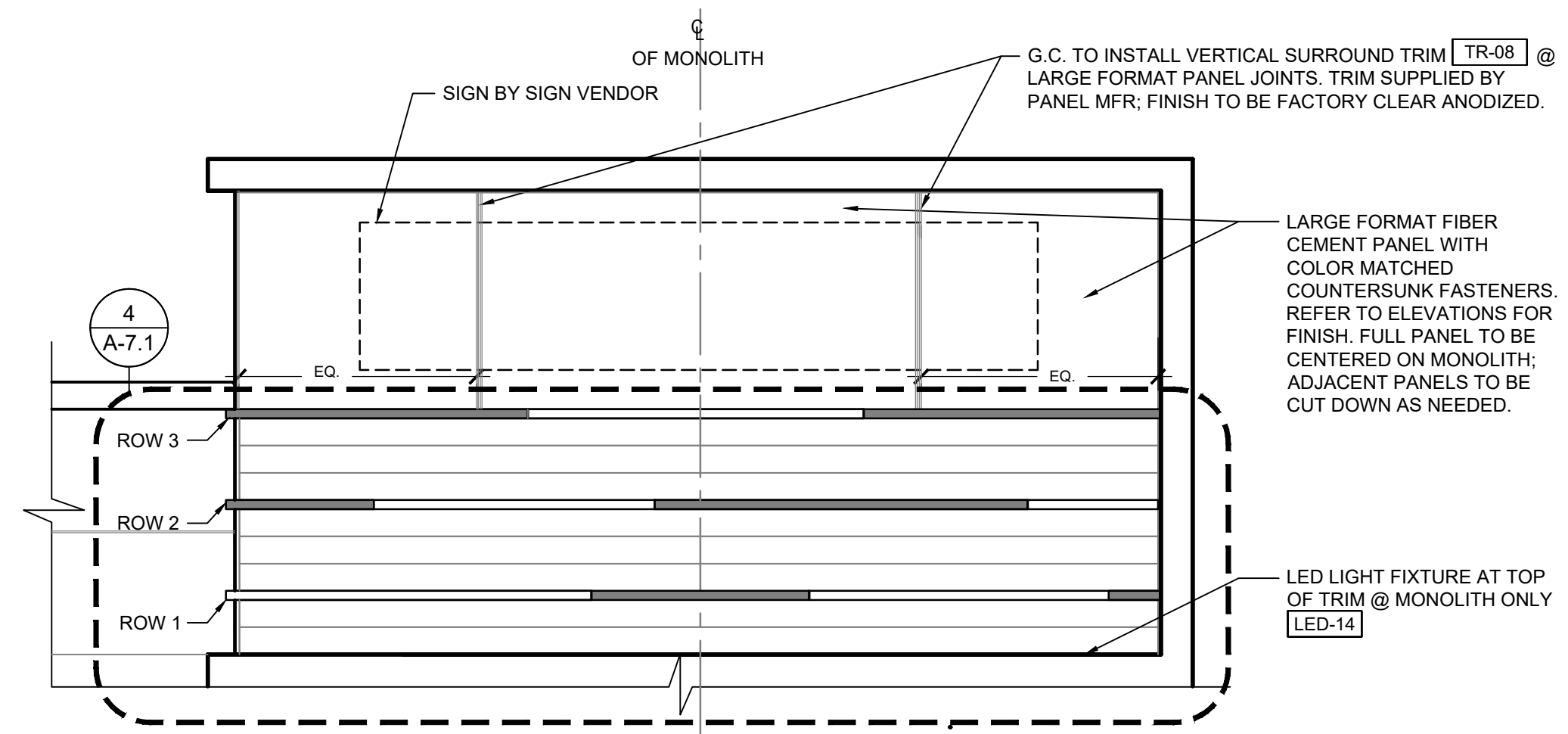
REVISIONS
 'A' - 04/06/2022 ISSUED FOR OWNER'S REVIEW
 'B' - 05/02/2022 ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

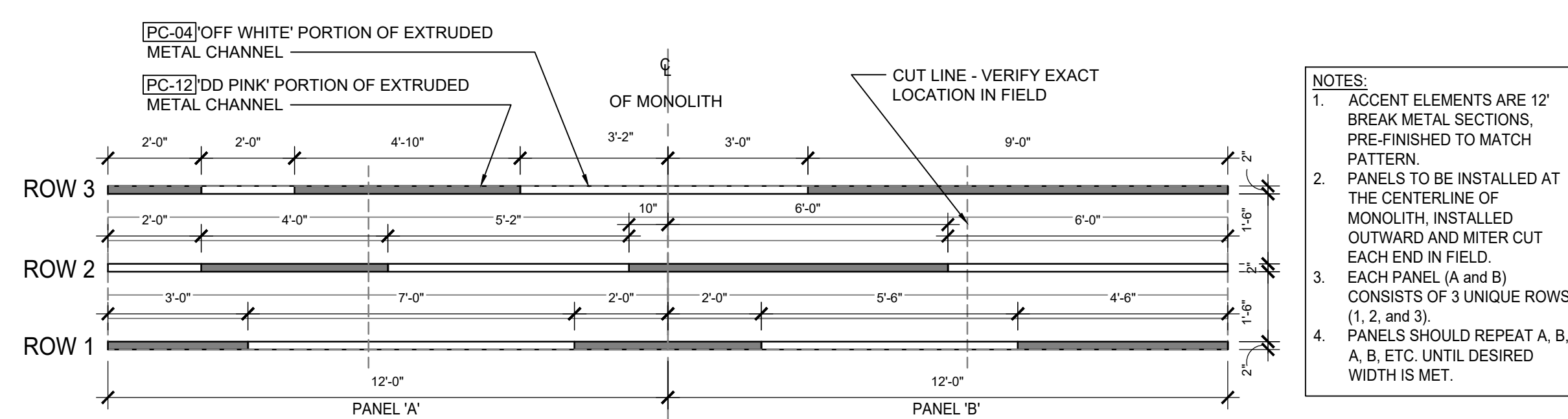
SHEET NUMBER
A-7.1



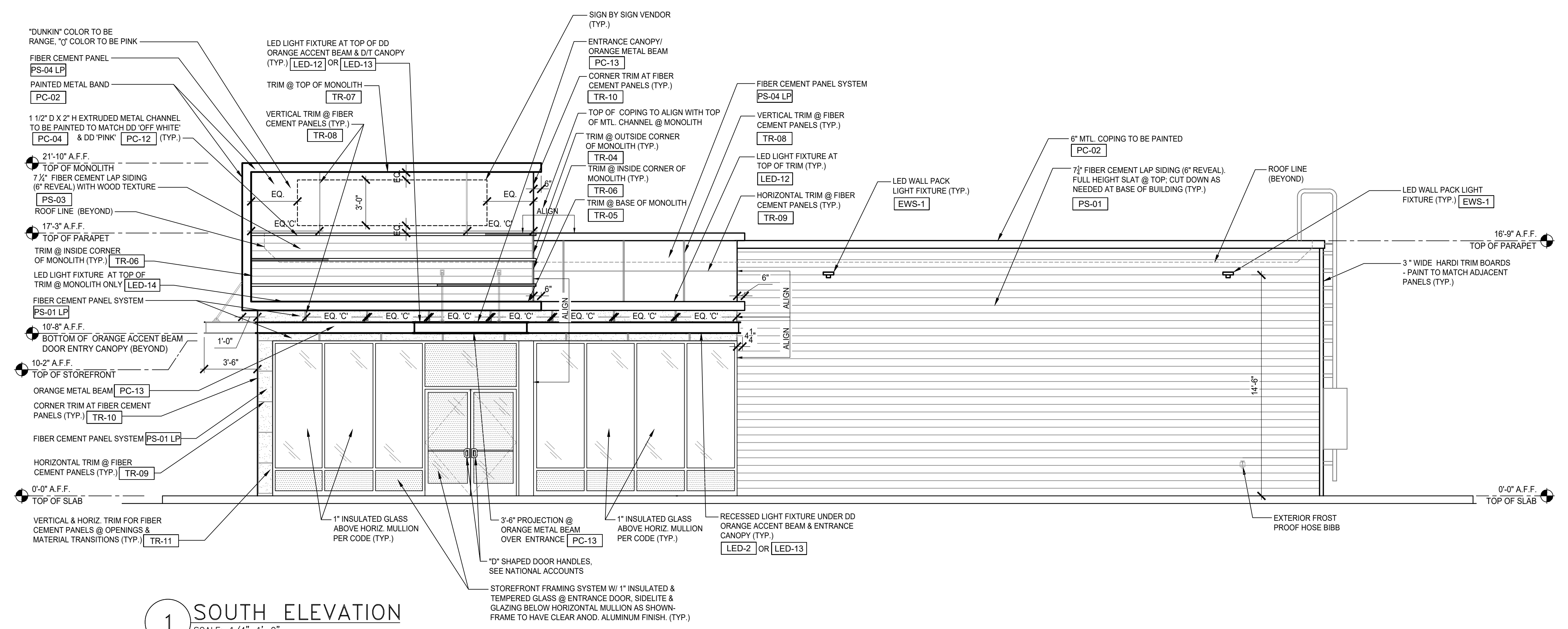
2 EAST ELEVATION
 SCALE: 1/4"=1'-0"



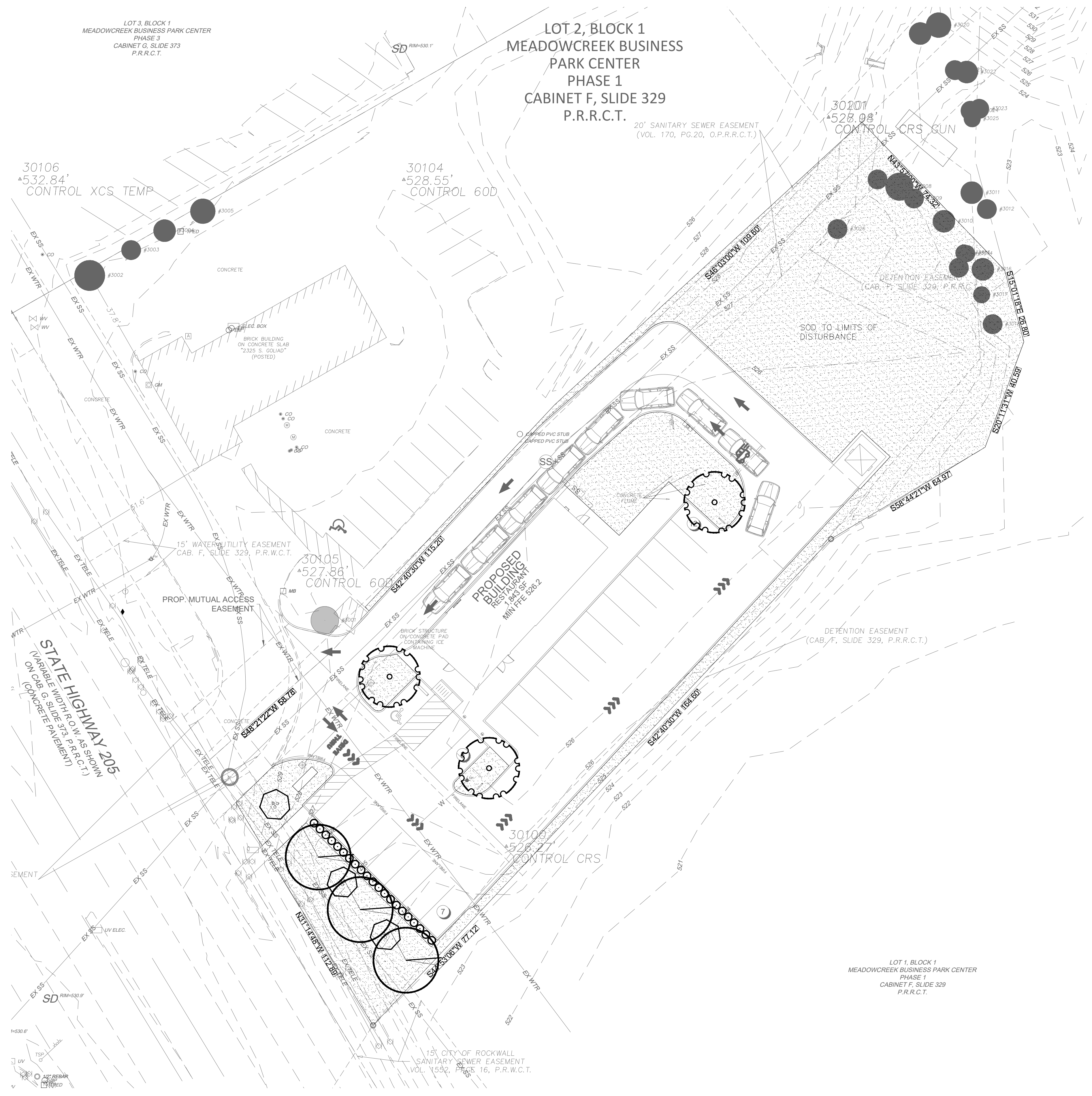
3 ENLARGED ELEVATION AT MONOLITH
 SCALE: 1/4"=1'-0"



4 ENLARGED DETAIL AT 2"X2" EXTRUDED CHANNELS
 SCALE: 1/4"=1'-0"

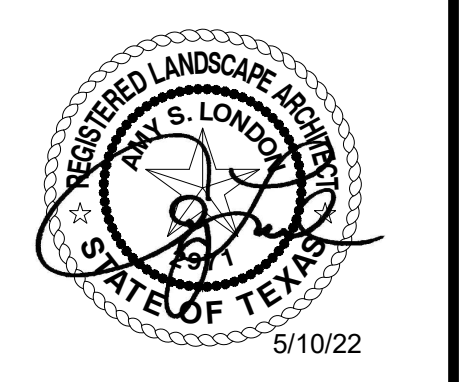


1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



LONDON
LANDSCAPES

P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



VICTORY GROUP
Victory Real Estate Group

ROCKWALL RETAIL

LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

KEY

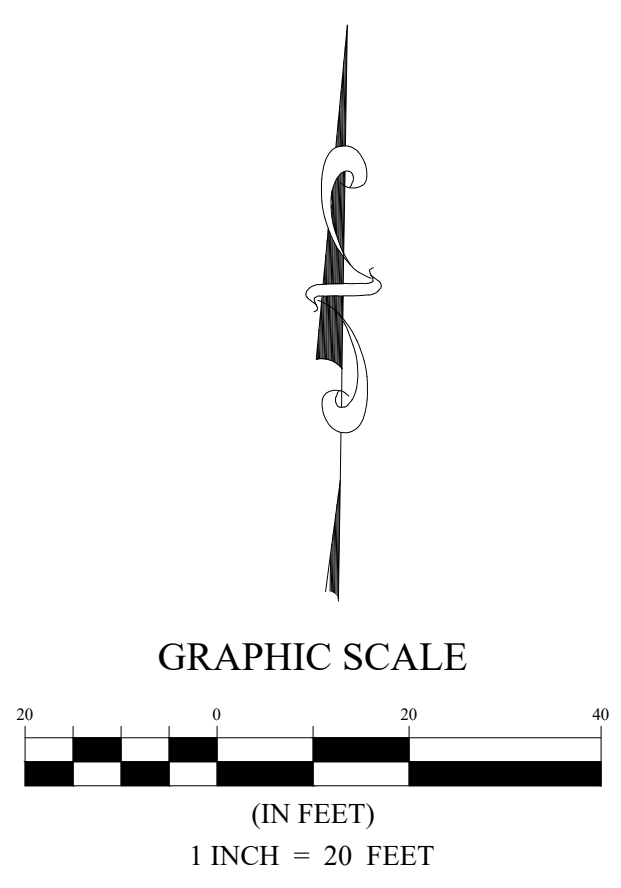
TREES					
	3	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Growth-65 Gal. 12"-15" Height, 6"-8" Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Growth-65 Gal. 12"-15" Height, 6"-8" Spread Specimen
	3	LI	Lagerstroemia indica	Crape Myrtle	3" Multi Stem 8"-10" Ht. Min. Specimen
SHRUBS					
	21	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Cal. Minimum 30" Minimum Height at planting Spaced per plan, matching
GROUNDCOVER					
	15,600 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
		EDGE	Aluminum Edging	Cur-Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS:
REQUIRED: 10' BUFFERYARD, BERM, SHRUBS AND 1 CANOPY TREE AND 1 ACCENT TREE PER 50 LF.
112.89 LF / 50 = 3 CANOPY TREES AND 3 ACCENT TREES
PROVIDED: YES

LANDSCAPE REQUIREMENTS
REQUIRED: 36,178 X 20% = 7,235 SF
PROVIDED: 15,600 SF 43%

PARKING LOT LANDSCAPING
REQUIRED: 1 LARGE TREE / 10 SPACES
22 / 10 = 3 TREES
PROVIDED: 3 TREES



IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

REV.	DATE	DESCRIPTION

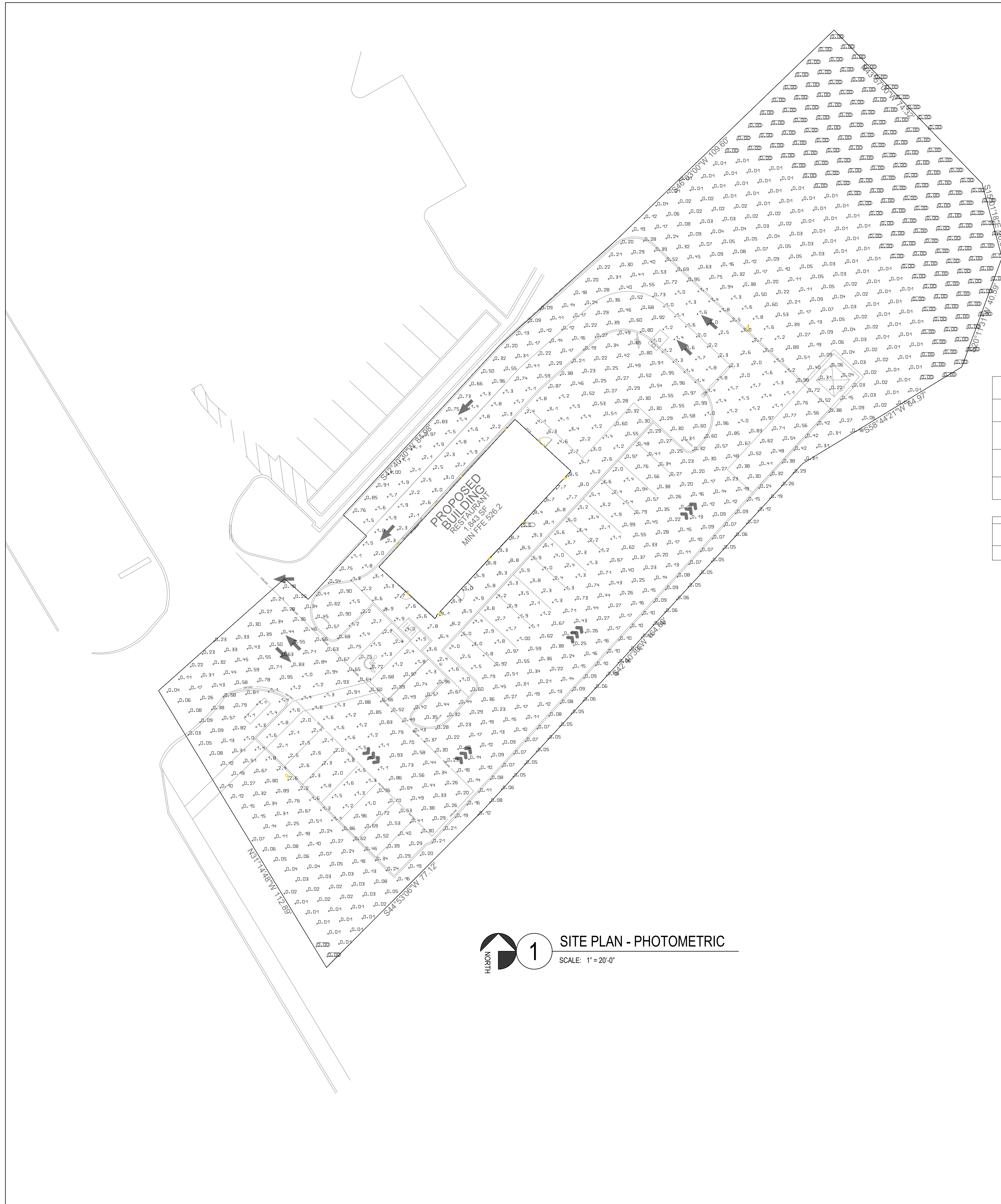
KE
kirkman
ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:
L1.00



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

Luminaire list (Site 1)

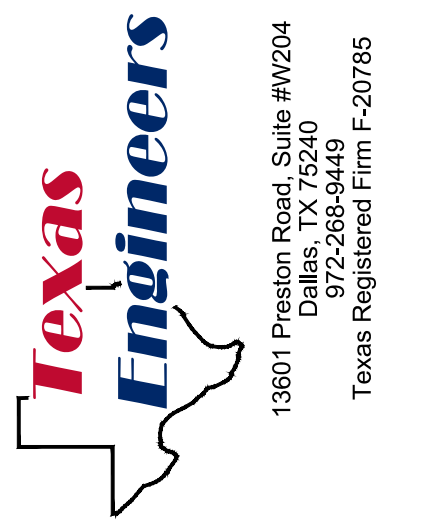
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Lithonia Lighting	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6
2	Lithonia Lighting	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5
3	Lithonia Lighting	DSXO LED P3 40K T4M MVOLT with houseside shield	DSXO LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	-	-
		Luminance (Adaptive)	0.000 cd/m ²	6.89 cd/m ²	0.58 cd/m ²	-	-

- GENERAL NOTES:**
- CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
 - CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.



Project No. 22013
 Designed by DL
 Drawn by DL
 Checked by DL
 Date 05/18/2022

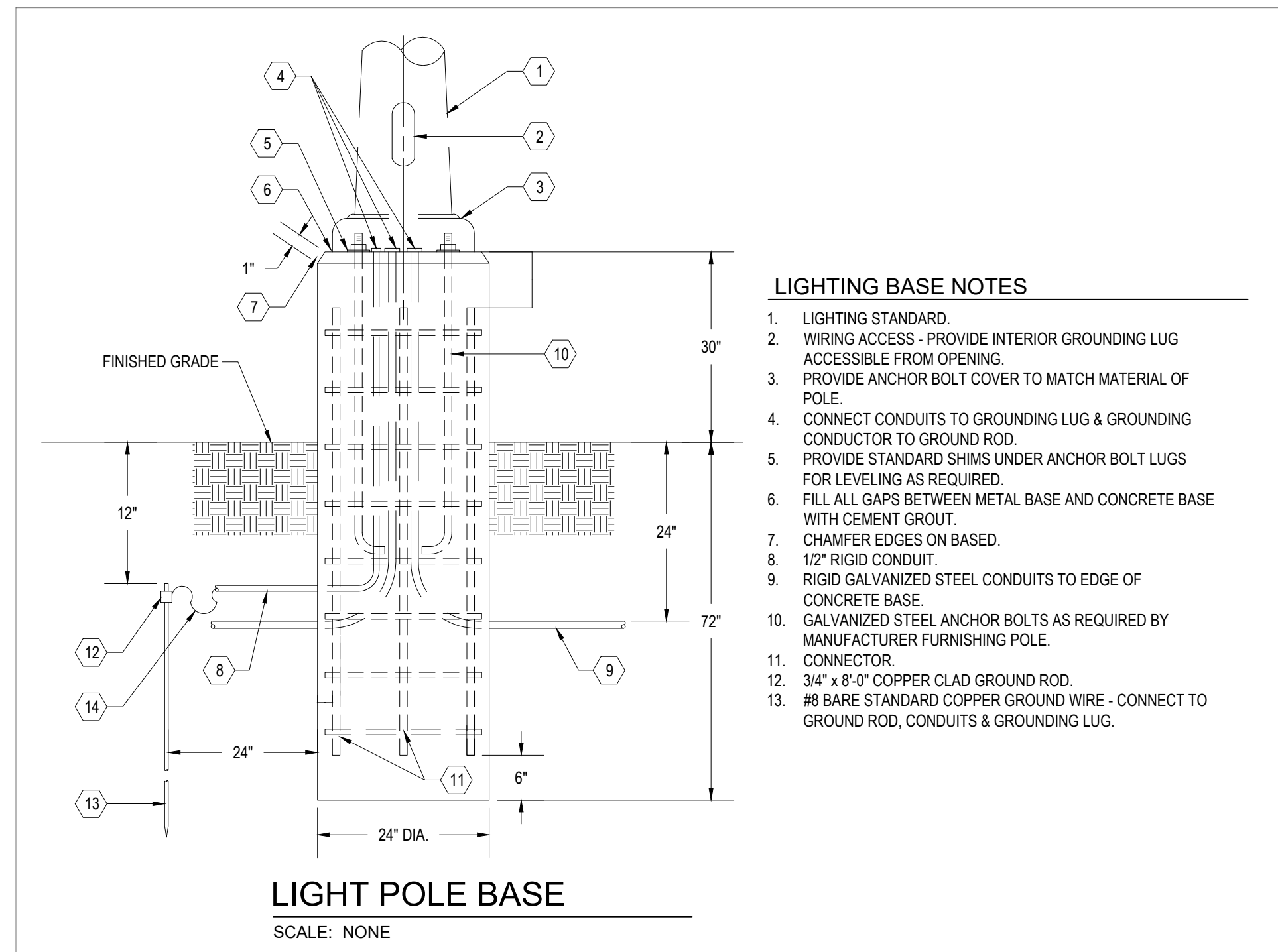
Revisions

No.	Description

ROCKWALL RETAIL
 LOT 2, BLOCK 1
 CITY OF ROCKWALL
 DALLAS COUNTY, TEXAS



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

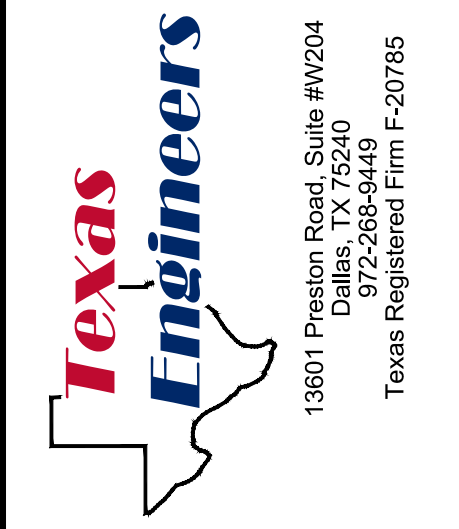


- LIGHTING BASE NOTES**
1. LIGHTING STANDARD.
 2. WIRING ACCESS - PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING.
 3. PROVIDE ANCHOR BOLT COVER TO MATCH MATERIAL OF POLE.
 4. CONNECT CONDUITS TO GROUNDING LUG & GROUNDING CONDUCTOR TO GROUND ROD.
 5. PROVIDE STANDARD SHIMS UNDER ANCHOR BOLT LUGS FOR LEVELING AS REQUIRED.
 6. FILL ALL GAPS BETWEEN METAL BASE AND CONCRETE BASE WITH CEMENT GROUT.
 7. CHAMFER EDGES ON BASED.
 8. 1/2" RIGID CONDUIT.
 9. RIGID GALVANIZED STEEL CONDUITS TO EDGE OF CONCRETE BASE.
 10. GALVANIZED STEEL ANCHOR BOLTS AS REQUIRED BY MANUFACTURER FURNISHING POLE.
 11. CONNECTOR.
 12. 3/4" x 8'-0" COPPER CLAD GROUND ROD.
 13. #8 BARE STANDARD COPPER GROUND WIRE - CONNECT TO GROUND ROD, CONDUITS & GROUNDING LUG.

LIGHT POLE BASE
SCALE: NONE

- FLOOR PLAN KEY NOTES: (DESIGNATED BY "#")**
1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
 2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT. (TYPICAL)

- SITE PLAN GENERAL NOTES**
- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
 - ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO INSTALLATION.
 - ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO.
 - SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR TO INSTALLATION.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.
 - ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
 - UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5.
 - EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
 - ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND LOCAL REQUIREMENTS WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
 - ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.
 - ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS - LIGHTING CONTROL PANEL.



Project No. 22013
Designed by DL
Drawn by DL
Checked by DL
Date 05/18/2022

Revisions

ROCKWALL RETAIL
LOT 2, BLOCK 1
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

Sheet Title
SITE PLAN - LIGHTING
Sheet No.
E2
Of