PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	11/08/2024
2ND SUBMITTAL TO CITY	12/17/2024
3RD SUBMITTAL TO CITY	01/27/2025
4TH SUBMITTAL TO CITY	02/06/2025
ISSUE FOR CONSTRUCTION	02/25/2025

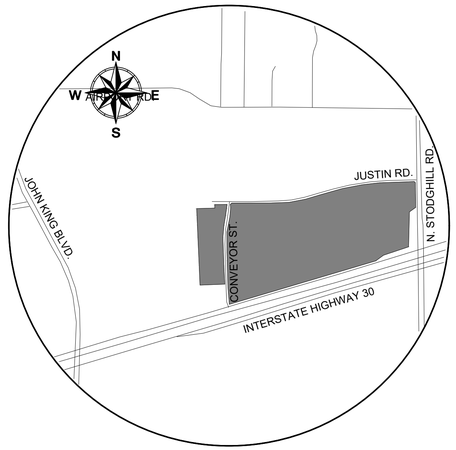
AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

CIVIL CONSTRUCTION PLANS
TO SERVE
IKEA
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. E2024-039

BEING LOT 2, BLOCK C
18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TX



VICINITY MAP
NOT TO SCALE

April 2026

DEVELOPER:
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
DWIGHT SLATON

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
MICHAEL D. CLARK, P.E., PRESIDENT
6750 HILLCREST PLAZA DR., SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090 ext. 215

MUNICIPALITY:
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TX 75087
AMY WILLIAMS
972-771-7700

ARCHITECT:
COLLIERS ENGINEERING & DESIGN
7050 WEST SAGINAW HWY SUITE 200
LANSING, MI 48917
517-272-9835

LANDSCAPE ARCHITECT:
FAIN CUPPETT LANDSCAPE ARCHITECTS, LLC
GREGORY CUPPETT
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
GCUPPETT@MSN.COM

GEOTECHNICAL ENGINEER:
ECS SOUTHWEST, LLP
MILTON PEREZ
3033 KELLWAY DRIVE, STE. 110,
CARROLLTON, TX 75006
972-392-3222
MEPEREZ@ECSLIMITED.COM

ELECTRIC:
ONCOR
DAWN FLUMERFELT
686-816-1962
DAWN.FLUMERFELT@ONCOR.COM

GAS:
ATMOS ENERGY
THOMAS NEMARIAM
1310 STATE HWY. 66
GARLAND, TX 75040
972-485-6267
THOMAS.NEMARIAM@ATMOSENERGY.COM

WATER/SEWER UTILITIES:
ROCKWALL WATER & WASTEWATER
SHON BELLAH
1600 AIRPORT RD.
ROCKWALL, TX 75087
972-771-7730
SBELLAH@ROCKWALL.COM

TELE/DATA:
AT&T
BRIAN DUNCAN

903-457-2303
BDUNCAN5618@ATT.NET

STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER
02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

PREPARED BY:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
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IKEA @ ROCKWALL HEIGHTS

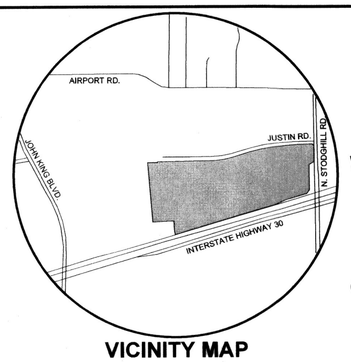
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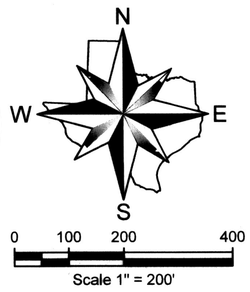
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20250000007353 PLAT Total Pgs: 4

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	81°16'18"	30.00'	42.55'	39.07'	N43°51'31"W
C38	85°35'58"	30.73'	45.91'	41.75'	S40°49'22"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W
C44	86°40'56"	15.00'	22.69'	20.59'	S51°13'38"E
C45	71°42'52"	15.00'	18.77'	17.57'	S27°58'16"W
C46	83°26'19"	15.00'	21.84'	19.96'	S22°06'33"W
C47	107°01'48"	15.00'	28.02'	24.12'	S33°54'17"W
C48	89°35'41"	15.00'	23.46'	21.14'	N47°46'58"W
C49	88°25'02"	15.00'	23.15'	20.92'	N41°13'23"E



VICINITY MAP
NOT TO SCALE



Scale 1" = 200'

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

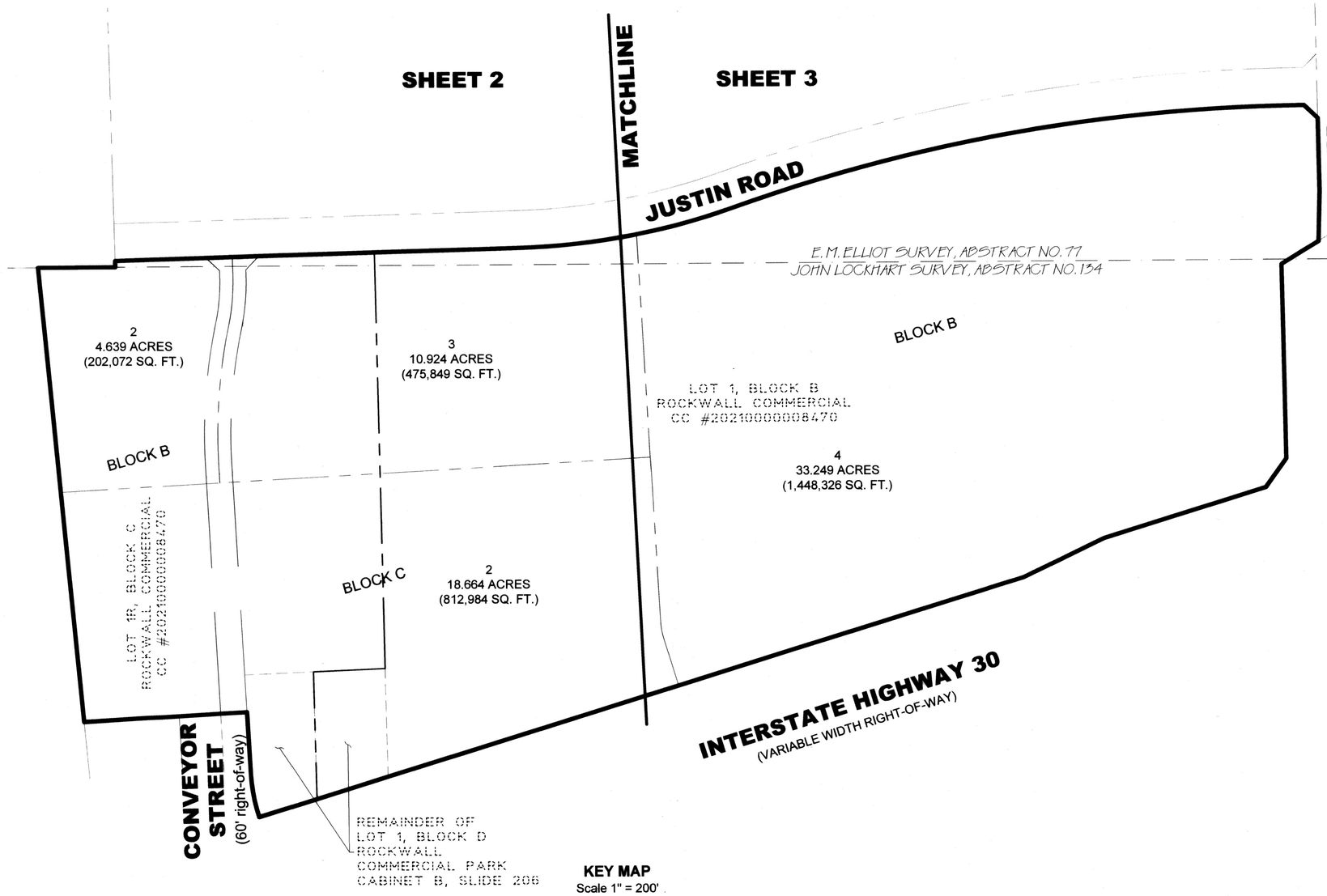
(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B; LOT 2, BLOCK C
BEING A REPLAT OF
ROCKWALL COMMERCIAL ADDITION
LOT 1, BLOCK B; LOT 1R, BLOCK C,
BEING
4 LOTS
67.476 ACRES OR 2,939,242 SF
SITUATED IN THE
E. M. ELLIOT SURVEY, ABSTRACT NO. 77, &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. P2025-006

No.	DATE	REVISION	APPROV.
	02/28/2025	CITY COMMENTS	
	02/24/2025	CITY COMMENTS	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086500 Expires 12/31/2025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 1 OF 4

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.24'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	15.02'
L21	N04°51'41"W	30.00'
L22	N84°59'37"E	20.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S04°51'41"E	30.00'
L24	N26°46'37"E	57.27'
L25	N26°46'37"E	96.23'
L26	S86°46'37"W	33.64'
L27	S86°46'37"W	33.64'
L28	S86°46'37"W	12.16'
L29	S86°46'37"W	12.16'
L30	N18°23'14"W	62.32'
L31	S41°46'37"W	22.59'
L32	S86°46'37"W	61.79'
L33	S41°46'37"W	31.80'
L34	S07°53'10"E	19.66'
L35	S87°25'11"W	39.77'
L42	N17°13'42"W	99.36'
L43	N86°46'37"E	5.00'
L44	N05°29'52"W	2.27'
L45	S47°02'01"E	22.62'
L46	N40°32'20"E	20.84'
L47	S72°30'14"W	17.07'
L48	N09°27'34"W	10.92'
L49	S86°46'37"W	9.72'
L50	N86°46'37"E	10.00'

M&M RAFIZADEH FAMILY TRACT, LTD.
VOLUME 6075, PAGE 206

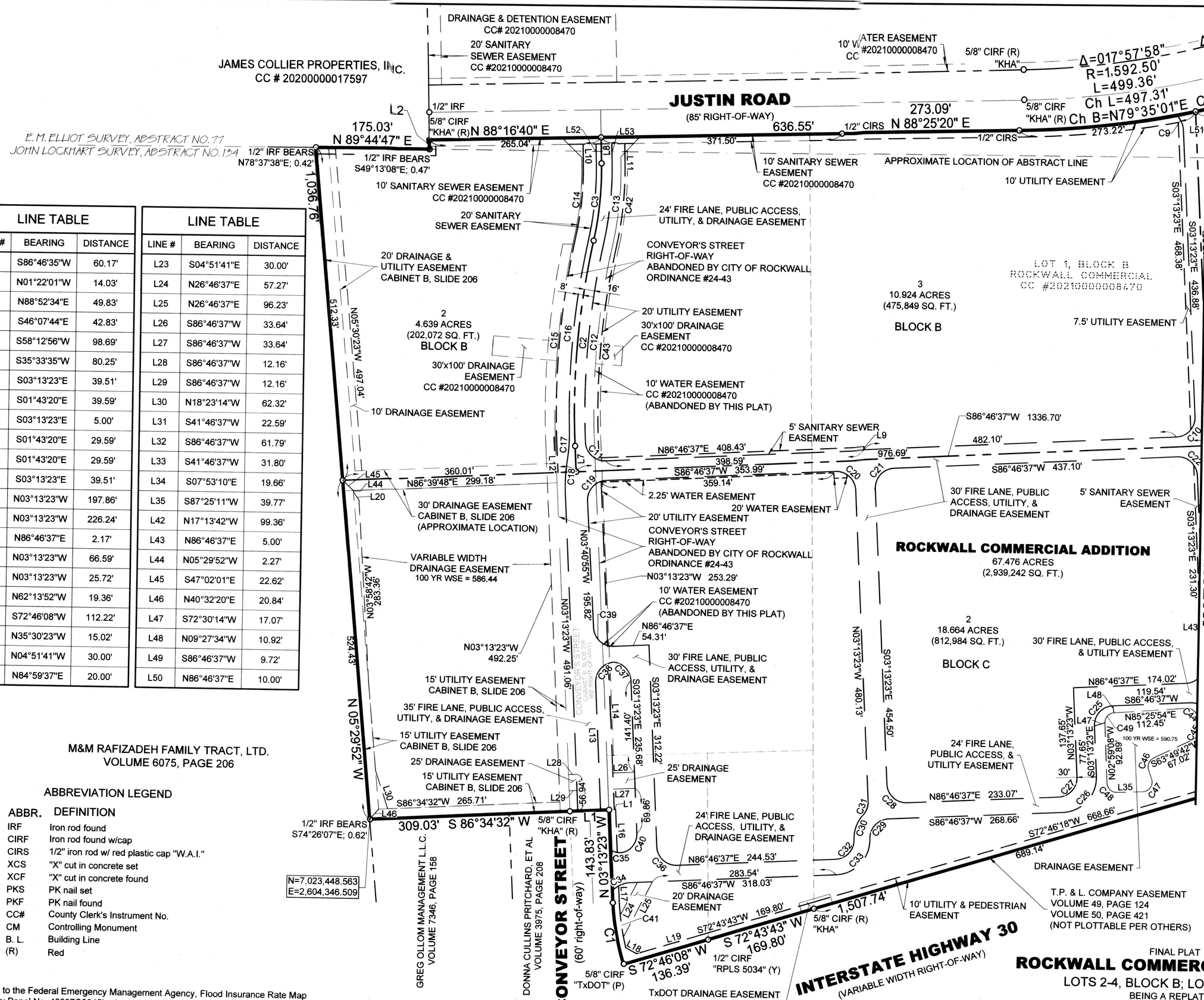
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B. L.	Building Line
(R)	Red

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FINAL PLAT
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FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
2
of
4

G:\63406\SURVEY\Plats\63406.00-FPLT.dwg

N
W E
S
0 50 100 200
Scale 1" = 100'

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(R)	Red

LOT 1, BLOCK A
ROCKWALL COMMERCIAL
CC #20210000008470

25'x25' DRAINAGE EASEMENT
CC #20210000008470

5/8" CIRF (2) "KHA" (R)

Δ=018°16'32"
R=3,979.40'
L=1,269.30'
Ch L=1,263.93'
Ch B=S79°44'18"W

5/8" CIRF "KHA" (R)
BEARS N11°52'09"E; 0.84'

5/8" CIRF "KHA" (R)
BEARS N14°09'55"E; 0.76'

5/8" CIRF "KHA" (R)
BEARS N11°58'22"E; 0.71'

259.59'

L3 L4 L21 L22 L23

N88°52'34"E 18.93'
S78°27'58"E 35.37'
S46°07'44"E 23.19'

30'x20' DRAINAGE EASEMENT

Δ=018°16'32"
R=3969.40'
L=1266.11'
CL=1260.75'
CB=S79°44'18"W

JUSTIN ROAD
(85' RIGHT-OF-WAY)

Δ=017°57'58"
R=1,592.50'
L=499.36'
Ch L=497.31'
Ch B=N79°35'01"E

5/8" CIRF "KHA" (R)
5/8" CIRF "KHA"
1/2" CIRS

226.13'
L33 L32 L31 L51

10' UTILITY EASEMENT
VARIABLE WIDTH UTILITY EASEMENT

160.95'
S01°13'54"E
S 01°08'02" E 164.80'

STATE OF TEXAS
(PARCEL 2)
CC #20160000014800
10' UTILITY EASEMENT
WATER LINE EASEMENT
VOLUME 3880, PAGE 88
VOLUME 3880, PAGE 94
VOLUME 3880, PAGE 100
VOLUME 3880, PAGE 106

1/2" IRF
S01°26'27"W 108.21'
S58°12'56"W 98.98'
S 01°26'27" W 113.61'
5/8" IRF

F. M. HIGHWAY 3549
(VARIABLE WIDTH RIGHT-OF-WAY)

E. M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134

4
33.249 ACRES
(1,448,326 SQ. FT.)
BLOCK B

ROCKWALL COMMERCIAL ADDITION
67.476 ACRES
(2,939,242 SQ. FT.)

LOT 1, BLOCK B
ROCKWALL COMMERCIAL
CC #20210000008470

5/8" CIRF "KHA" (R)

S 01°07'09" E 443.72'
441.34'

T.P. & L. COMPANY EASEMENT
VOLUME 60, PAGE 18
(NOT PLOTTABLE PER OTHERS)

S03°13'23"E 436.88'
S03°13'23"E 507.25'
N 03°13'23" W 868.56'
673.35'

40' FIRE LANE, PUBLIC ACCESS, UTILITY, & DRAINAGE EASEMENT

MATCHLINE ~ SEE SHEET 2

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14

S03°13'23"E 231.30'
S03°13'23"W 372.72'
N 03°13'23" W 286.85'
N 03°13'23" W 296.94'
113.00'
S17°13'42"E 83.20'
N17°13'42"W 110.45'
S42°59'W 99.52'

L34 L42 L43 L49 L50

20' WATER EASEMENT
20' SANITARY SEWER EASEMENT

S35°33'35"W 73.57'
L6
1/2" CIRS
5/8" CIRF "KHA" (R)

POINT OF BEGINNING
N=7,023,971.508
E=2,607,023.110

S72°46'18"W 381.84'
S 72°46'18" W 384.46'
S64°14'27"W 202.24'
S 64°14'27" W 202.24'
5/8" CIRF (Y)
5/8" CIRF "TxDOT" (P)
BEARS S77°02'27"W; 0.68'

TxDOT DRAINAGE EASEMENT
CC #20140000016307

S72°46'18"W 792.39'
818.60'
S 72°46'18" W

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

10' BLACKLAND W.S.C. EASEMENT
VOLUME 77, PAGE 423
(NOT PLOTTABLE PER OTHERS)
RELEASED BY
DOC#20240000016105

10' UTILITY & PEDESTRIAN EASEMENT

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, 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.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B; LOT 2, BLOCK C
BEING A REPLAT OF
ROCKWALL COMMERCIAL ADDITION
LOT 1, BLOCK B; LOT 1R, BLOCK C,
BEING
4 LOTS
67.476 ACRES OR 2,939,242 SF
SITUATED IN THE
E. M. ELLIOT SURVEY, ABSTRACT NO. 77, &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. P2025-006

No.	DATE	REVISION	APPROV.
	02/28/2025	CITY COMMENTS	
	02/24/2025	CITY COMMENTS	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12/31/2025

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 3 OF 4

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OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 20210000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF PENNSYLVANIA **§**
COUNTY OF MONTGOMERY **§**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL ADDITION** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL ADDITION subdivision have been notified and signed this plat. I (we) understand and do
hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

IKEA Property, Inc.

By: _____
Doug Greenholz, President
Printed Name and Title

By: _____
Kevin Gilbert, Vice President
Printed Name and Title

STATE OF PENNSYLVANIA **§**
COUNTY OF MONTGOMERY **§**

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
Commission Number 1443740

Before me, the undersigned authority, on this day personally appeared DOUG GREENHOLZ 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 consideration therein stated.

Given upon my hand and seal of office this 1st day of APRIL, 2025.

_____
Notary Public in and for the State of PENNSYLVANIA

FEBRUARY 23, 2028
My commission expires

STATE OF PENNSYLVANIA **§**
COUNTY OF MONTGOMERY **§**

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
Commission Number 1443740

Before me, the undersigned authority, on this day personally appeared KEVIN GILBERT, 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 consideration therein stated.

Given upon my hand and seal of office this 1st day of APRIL, 2025.

_____
Notary Public in and for the State of PENNSYLVANIA

FEBRUARY 28, 2028
My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS · REGISTERED · LEONARD JAY LUEKER · 5714 · PROFESSIONAL · LAND SURVEYOR

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 3 day of March, 2025.

_____ MAYOR OF THE CITY OF ROCKWALL

_____ PLANNING AND ZONING CHAIRMAN

_____ CITY SECRETARY

_____ CITY ENGINEER

CITY OF ROCKWALL · TEXAS

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B; LOT 2, BLOCK C
BEING A REPLAT OF
ROCKWALL COMMERCIAL ADDITION
LOT 1, BLOCK B; LOT 1R, BLOCK C,
BEING
4 LOTS
67.476 ACRES OR 2,939,242 SF
SITUATED IN THE
E. M. ELLIOT SURVEY, ABSTRACT NO. 77, &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. P2025-006

THE STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000007353 PLAT
04/29/2025 11:28:54 AM Total Fees: $196.00

Jennifer Fogg, County Clerk
Rockwall County, TX

No.	DATE	REVISION	APPROV
	02/28/2025	CITY COMMENTS	
	02/24/2025	CITY COMMENTS	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10066800 Expires 12/31/2025

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL ADDITION
LOTS 2-4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 4 OF 4

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GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
   a. No more than 500 linear feet of trench may be opened at one time.
   b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
   c. Applicable safety regulations shall be complied with.
11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20^{th}) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALDEMAN PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7799
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

LAST SAVED BY: COLAUSA Apr 20, 2026

CITY GENERAL NOTES (1)

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6340

IKEA @ ROCKWALL HEIGHTS

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DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10”	3,600	6.0	6.5	#4 bars	18”
Collector	8”	3,600	6.0	6.5	#4 bars	18”
Residential	6”	3,600	6.0	6.5	#3 bars	24”
Alley	7”-5”-7”	3,600	6.0	6.5	#3 bars	24”
Fire Lane	6”	3,600	6.0	6.5	#3 bars	24”
Driveways	6”	3,600	6.0	6.5	#3 bars	24”
Barrier Free Ramps	6”	3,600	N/A	6.5	#3 bars	24”
Sidewalks	4”	3,000	N/A	5.5	#3 bars	24”
Parking Lot/Drive Aisles	5”	3,000	5.0	5.5	#3 bars	24”
Dumpster Pads	7”	3,600	6.0	6.5	#3 bars	24”

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City’s Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR’s expense. A television survey will be performed as part of the final testing in the twentieth (20^{th}) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City “As Built” or “Record Drawings”. The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the “Record Drawings” containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the “Record Drawing” digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as “Record Drawings” or “As Built Drawings” on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer’s surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: “To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.”

GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HOLIDAY PARKWAY, Suite 215
DALLAS, TEXAS 75220 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00
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LAST SAVED BY: CGUNOSA Apr 20, 2026

STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER
02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

CITY GENERAL NOTES (2)

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX
83406

IKEA @ ROCKWALL HEIGHTS

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GENERAL PAVING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. WHERE CITY DETAILS ARE UNAVAILABLE OR UNCLEAR, NCTCOG SPECIFICATIONS SHALL APPLY, AND TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY WORK ZONE TRAFFIC CONTROL MANUAL. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS.
3. CONTACT CITY ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO WORK REQUIRING THE REMOVAL OR RELOCATION OF TRAFFIC SIGNS, TRAFFIC CONTROL EQUIPMENT OR OTHER TRAFFIC CONTROL APPURTENANCES.
4. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
5. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISC. STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. SEE ARCH. PLANS FOR PARKING LOT STRIPING DETAILS ADJACENT TO BUILDING.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
7. ALL CURB RADII ON FIRELANES ARE AS NOTED.
8. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF PAVEMENT CONSTRUCTION.
9. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
10. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET.
11. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
12. TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
13. ALL REINFORCING STEEL, SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
14. SEE ARCHITECTURAL PLANS FOR PAVEMENT WITHIN GARDEN AREA, MISCELLANEOUS REINFORCED CONCRETE SIDEWALK ADJACENT TO BUILDING, TRUCK DOCK RETAINING WALLS, PATTERNED CONCRETE WARNING STRIP ADJACENT TO BUILDING, AND EXACT LOCATION OF PYLON SIGN.
15. SEE IRRIGATION PLAN FOR LOCATION OF PROPOSED SLEEVING.
16. NO PAVING OR PIERS SHALL BE INSTALLED UNTIL DETENTION POND IS INSTALLED, VEGETATED, IRRIGATED, AND AN OUTFALL IS INSTALLED.

SITE GRADING GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS, AND DETAILS. WHERE CITY DETAILS ARE UNAVAILABLE OR UNCLEAR, NCTCOG SPECIFICATIONS SHALL APPLY, AND TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. VEGETATION, DEBRIS, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROX. DEPTH OF 8 INCHES) AT THE BEGINNING OF EARTHWORK.
3. REFERENCE CIVIL SPECIFICATIONS AND PLAN SHEETS FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS FOR BUILDING PAD PREPARATION.
4. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE OR TOP OF CURB AT CURB LINE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. PROPOSED CONTOURS SHOWN OUTSIDE PAVED AREAS ARE THE EXACT LIMITS OF GRADING.
5. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF EARTHWORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHOD APPROVED BY THE CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
7. ROUGH GRADING UNDER PROPOSED PAVING AND ALL GENERAL SITE ROUGH GRADING SHALL BE BROUGHT TO WITHIN +/- 0.1 FOOT. ROUGH GRADING ELEVATIONS IN PAVED AREAS ARE TO BOTTOM OF PAVEMENT. SEE LANDSCAPE PLANS FOR ADDITIONAL GRADING ELEVATIONS IN LANDSCAPED AREAS.
8. FOR ALL WORK WITHIN STATE OR CITY RIGHT OF WAY, THE CONTRACTOR SHALL:
   A. NOTIFY THE TXDOT OR CITY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND HAVE ALL NECESSARY PERMITS.
   B. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT OR IN MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT CLEAN, FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY.
   C. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGMEN, LIGHTS, AND BARRICADES AS REQUIRED BY THE CITY AND IN ACCORDANCE WITH THE TEXAS MUTCD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF TEXAS, THE CITY, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
   D. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR THE STATE.
9. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER. ALL TREES NOT REMOVED SHALL BE GUARDED AND PRESERVED DURING CONSTRUCTION. IF DAMAGED, THE EXISTING TREE WILL BE REPLACED (EQUAL CALIPER) AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL ESTABLISH VEGETATION ON ALL DISTURBED AREAS OF THE SITE. SUPPLY OF WATER AS NEEDED FOR VEGETATION GROWTH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
13. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
14. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

WATER AND SANITARY SEWER GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL ADHERE TO CITY STANDARD DETAILS AND SPECIFICATIONS AND THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ARCHITECT, ENGINEER, OR THE CITY.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
4. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, EXCEPT THE FIRE SPRINKLER LINE SHALL BE PLUGGED INSIDE OF THE BUILDING, AND UNLESS NOTED OTHERWISE. THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL THE CONNECTION IS MADE TO THE BUILDING PIPING.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE, STRUCTURES, AND FITTING INSPECTED BY THE CITY WATER DEPARTMENT AND/OR CODE ENFORCEMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS.
6. ALL WATER MAINS ARE TO BE AS SHOWN ON THE DRAWINGS. WATER MAINS SHALL HAVE A MIN. COVER OF 48 INCHES FROM FINISHED GRADE TO TOP OF PIPE AND SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD DETAILS. ALL FIRE HYDRANTS, BENDS AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARD DETAILS.
7. ALL WATER SERVICES 3 INCHES AND SMALLER SHALL BE POLYETHYLENE.
8. ALL FIRE HYDRANTS SHALL BE PRIMED AND PAINTED WITH A MACHINE IMPLEMENT GRADE ENAMEL PAINT. THE HYDRANT BODY AND BONNET SHALL BE PAINTED IN ACCORDANCE CITY STANDARDS.
9. ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT CITY FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
11. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 3034) IF UNDER 10' IN DEPTH.. SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD DETAILS.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN PREPARED, SIGNED, AND SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL CONSTRUCTION IN EXCAVATIONS DEEPER THAN 5 FEET, PRIOR TO START OF CONSTRUCTION. SAID SAFETY PLAN SHALL CONFORM TO ALL APPLICABLE FEDERAL AND STATE LAWS REGARDING EXCAVATING AND TRENCHING OPERATIONS.
13. THE CITY WILL INSPECT ALL PUBLIC & PRIVATE CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL PUBLIC INSPECTION FEES.
14. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

WINKELMANN AND ASSOCIATES, INC. — DATE 04-20-2026

NOTES:
1. THE GENERAL NOTES APPLY TO ALL SHEETS.
2. CITY DETAILS AND GENERAL NOTES TAKE PRECEDENCE IN CITY RIGHT OF WAY AND EASEMENTS.

No.	DATE	REVISION	APPROV.
1.			
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LAST SAVED BY: COLVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4744 HOLGATE PLACE, SUITE 215 (972) 490-1999
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-001866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

GENERAL NOTES

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

8.3406

IKEA @ ROCKWALL HEIGHTS

C-01.02

C:\8341\06\ENGINEERING\Construction Plans\8340B-GEN.dwg

UTILITY LEGEND

- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SEWER MANHOLE
- PROPOSED F.D.C.
- PROPOSED FIRE HYDRANT
- WATER METERS (IRR. & DOM.)
- EXISTING FIRE HYDRANT

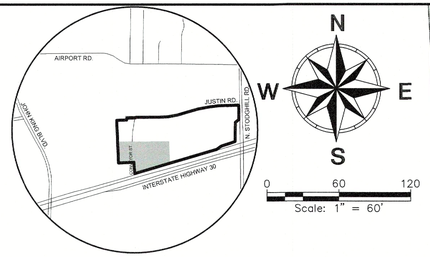
LEGEND

- PROPERTY BOUNDARY/R.O.W.
- FIRE LANE CONCRETE PAVEMENT (FIRE LANE, PUBLIC ACCESS, & UTILITY EASEMENT)

N.T.S.

SITE PLAN NOTES:

1. ALL DUMPSTER/TRASH/RECYCLE/COMPACTOR AREAS SHALL REQUIRE AN OIL/WATER SEPARATOR THAT DRAINS TO THE STORM DRAINAGE SYSTEM.
2. ALL ROOF TOP EQUIPMENT (i.e. RTUs) MUST BE FULLY SCREENED IN ACCORDANCE IN ACCORDANCE WITH SUBSECTION 01.05, OF ARTICLE 05, UDC.
3. THERE WILL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE.
4. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
5. ALL NEW PAVEMENT IS CONCRETE.
6. TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
   - -TYPICAL PARKING SPACES: 9'x20'
   - -CUSTOMER LOADING PARKING SPACES: 10'x20'
   - -FAMILY SPACES: 12'x20'
   - -ADA VAN SPACE: 8'x20' & 8' AISLE
   - -ADA STANDARD SPACE: 9'x20' & 5' AISLE
   - -EV PARKING SPACE: 9'x20' & 3' AISLE
7. FRONT LANDSCAPE BUFFER: 20'
8. FRONT BUILDING SETBACK: 25'
9. MINIMUM SIDE & REAR SETBACKS: 10'



VICINITY MAP
NOT TO SCALE

General Site Data	LOT 1R-A, BLOCK C
Zoning	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]
Land Use(s)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)	812,984 SF | 18.664 AC
Building Footprint Area (square feet)	108,875 SF
Retail (square feet)	62,294 SF
Office (square feet)	6,723 SF
Restaurant square feet)	6,901 SF
Warehouse/storage (square feet)	19,985 SF
Building Height (feet – distance to tallest building element)	43'-6"
Building Lot Coverage (percent – x.xx%)	13.35%
Floor Area Ratio (ratio x.xx:1)	1:01
Landscaping Provided	205, 947 S.F.
Impervious Area	607,037 S.F.
Parking	
Parking Ratios	
Retail	1 SPACE / 250 SF
Office	1 SPACE / 300 SF
Restaurant	4 SPACE / 100 SF
Warehouse/storage	1 SPACE / 1,000 SF
Required Parking for Retail	248 SPACES
Required Parking for Office	23 SPACES
Required Parking for Restaurant	69 SPACES
Required Parking for Warehouse/Storage	20 SPACES
Provided Parking	467 SPACES
Accessible Parking Required (# spaces)	9 SPACES
Accessible Parking Provided (# spaces)	9 SPACES

PAVING SECTIONS:

PORLAND CEMENT CONCRETE (PCC) PAVMENT

LIGHT DUTY: 5" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.
6" LIME STABILIZED SUBGRADE

MEDIUM DUTY: 6" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.
6" LIME STABILIZED SUBGRADE

HEAVY DUTY: 7" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.
6" LIME STABILIZED SUBGRADE

NOTES:

- FLEXIBLE BASE MATERIALS MAY BE SUBSTITUTED WITH THE LIME STABILIZATION AT AN EQUIVALENT SUBSTITUTION
- HEAVY DUTY THICKNESS WILL VARY DEPENDING ON REPETITIONS OF TRUCK TRAFFIC

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 29 DAY OF October 2024.

WITNESS OUR HANDS, THIS 29 DAY OF October 2024.

PLANNING & ZONING COMMISSION: CHAIRMAN — DIRECTOR OF PLANNING & ZONING

IKEA
BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

CASE NUMBER: SP2024-041

No.	DATE	REVISION	APPROV.
1.			
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5.			
6.			

CIVIL ENGINEER:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
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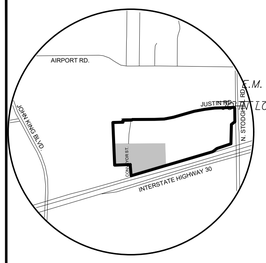
12-06-2024

SITE PLAN

NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

1

LAST SAVED BY: COUGHSA December 3, 2024
C:\EJH\08 ENGINEERING\Preliminary Plans\05-5406 - Site Plan.dwg



VICINITY MAP
NOT TO SCALE

N
W E
S

0 80 160
Scale: 1" = 80'

BEFORE YOU DIG TEXAS 811

LEGEND

SAWCUT/DEMO

GRADING LEGEND

679 EXISTING CONTOURS

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

BENCH MARKS:

BM# 1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
J. LOCKHART SURVEY, ABSTRACT NO. 134

APPROXIMATE LOCATION OF ABSTRACT LINE

20' SANITARY SEWER EASEMENT CC #20210000008470

10' SANITARY SEWER EASEMENT CC #20210000008470

N=7024482.1861
E=2604430.5900

N=7024167.8245
E=2604496.6117

N=7024037.0701
E=2604669.2214

N=7023978.2599
E=2604432.7195

N=7023971.4459
E=2604311.7113

20' DRAINAGE & UTILITY EASEMENT CAB. B, SLD. 206

30' DRAINAGE EASEMENT CAB. B, SLD. 206 (approximate location)

15' UTILITY EASEMENT CAB. B, SLD. 206

30'X40' DRAINAGE EASEMENT CC #20210000008470

100'X100' DRAINAGE EASEMENT CC #20210000008470

10' WATER EASEMENT CC #20210000008470

ROCKWALL 549/I-30 PARTNERS LP INST. NO. 20070038763 1

TITLE TRACT 1
(SURVEY TRACT 1)
LOT 1R, BLOCK C ROCKWALL COMMERCIAL CC #20210000008470
8.110 ACRES (353,290 SQ. FT.)

TITLE TRACT 2 & TRA
(SURVEY TRACT 2,
LOT 1, BLOCK B
ROCKWALL COMMERC
CC #20210000008
8.110 ACRES
(353,290 SQ. FT.)

POND

SIDEWALK

CONCRETE

ASPHALT

GRAVEL

CONCRETE WALL

ONE STORY BRICK (99 sq. ft.)

BUILDING 1

EX. SIGN TO BE RELOCATED

EX. CONCRETE PAVEMENT TO REMAIN

ADJUST EX. WATER VALVES & METER TO FINISHED GRADE (TYP.)

REMOVE & DISPOSE OF EX. METAL POSTS

EX. FH TO BE REMOVED AND RETURNED TO CITY

EX. 12" WATER LINE TO REMAIN

SAWCUT, REMOVE, & DISPOSE OF 370 LF OF EX. CURB

SAWCUT, REMOVE, & DISPOSE OF EX. CURB & CONCRETE PAVEMENT

EX. 12" WATER LINE & FH TO REMAIN

REMOVE & DISPOSE OF EX. SIDEWALK

REMOVE & DISPOSE OF EX. LIGHT POLES

REMOVE & DISPOSE OF EX. SIDEWALK, CONCRETE WALLS, & SHED

REMOVE & DISPOSE OF EX. GATE

SAWCUT, REMOVE, & DISPOSE OF 7664 SQFT OF EX. CURB & CONCRETE PAVEMENT

REMOVE & DISPOSE OF EX. CONCRETE, ASPHALT, & BUILDING INCLUDING FOUNDATION & ANY PEIRS/FOOTINGS TO MIN. 2' BELOW GRADE. CONTRACTOR TO COORDINATE CAPPING EX. UTILITIES.

REMOVE & DISPOSE OF EX. LIGHT POLES

REMOVE & DISPOSE OF EX. SIGN

CONVEY TO STREET (by Public Work)

EX. CURB INLET TO BE REMOVED. REFER TO TXDOT PLANS FOR DETAILS

WORK IN R.O.W. BY TXDOT PERMIT

EX. FIRE HYDRANTS TO REMAIN

EX. CURB INLET TO BE REMOVED. REFER TO TXDOT PLANS FOR DETAILS

EX. DRAINAGE STRUCTURE TO REMAIN

WORK IN R.O.W. BY TXDOT PERMIT

REMAINDER OF LOT 1, BLOCK D ROCKWALL COMMERCIAL PARK CAB. B, SLIDE 206

DRAINAGE EASEMENT FOR DRAINAGE PURPOSES CC #20140000016307 (Part 1)

T.P. & L. COMPANY ESMT. VOL. 49, PG. 124 VOL. 50, PG. 421 (Not plotable, per others)

10' BLACKL W.S.C. E VOL. 77, PG. (Not plotable, oth

HEADWALL-CMP

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, CONCRETE, ASPHALT, STEEL, UTILITIES, DRAINAGE STRUCTURES, ETC.
2. CONTRACTOR TO DEMOLISH THE SITE SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED.
3. ALL UNSUITABLE MATERIAL THAT WOULD CONFLICT WITH THE PROPER CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALL GOVERNING AGENCIES PRIOR TO THE START OF SITE DEMOLITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITY SERVICES ARE DISCONNECTED OR PROTECTED PRIOR TO THE START OF DEMOLITION OF THE SITE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
7. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
8. PRIOR TO THE START OF ANY SITE DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF DEMOLITION.
10. SITE DEMOLITION SHALL NOT CONFLICT WITH ACCESS TO ADJACENT SITES OR TRAFFIC AND PEDESTRIAN FLOW IN ADJACENT PUBLIC R.O.W.'S.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITY.
12. ANY IMPROVEMENTS, STRUCTURES, PAVEMENTS UTILITIES OR PROPERTY, EITHER ON-SITE OR OFF-SITE, THAT BECOMES DAMAGED DURING SITE DEMOLITION SHALL BE REPLACED BACK TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. REFER TO MEP PLANS FOR DRY UTILITIES DEMOLITION.
15. OWNER IS RESPONSIBLE FOR ASBESTOS ABATEMENT OF EXISTING STRUCTURES. OWNER TO DO ABATEMENT PRIOR TO THE DEMOLITION OF EXISTING STRUCTURES. SITE CONTRACTOR TO CONFIRM ABATEMENT COMPLETION PRIOR TO DEMOLISHING ANY STRUCTURES.
16. EXISTING SEPTIC TANKS NEED TO BE DRAINED, AND SANITARY SEWER DISPOSED OF PROPERLY OFFSITE PRIOR TO EXCAVATION AND BACKFILL PER TCEQ. REQUIREMENTS.

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

No.	DATE	REVISION	APPROV.
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LAST SAVED BY: CDAVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8350 N. HIDDEN RIDGE, SUITE 215
DALLAS, TEXAS 75231 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

EXISTING CONDITIONS & DEMOLITION PLAN

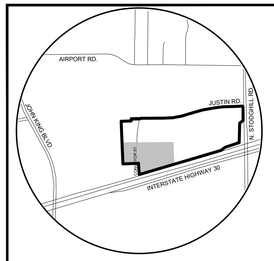
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

83456

C-03.00

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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG Texas 811

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

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PAVING NOTES:

-THE SPECIFIC PAVEMENT SECTION WILL BE DEPENDENT UPON:
1. TRAFFIC LOADS AND FREQUENCY;
2. PAVEMENT TYPE AND STRENGTH;
3. DESIRED PAVEMENT LIFE AND ENDING CONDITION; AND
4. STRENGTH AND CONDITION OF THE SUBGRADE

-LIME SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH ITEM 260 OF THE CURRENT EDITION OF TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREET AND BRIDGES." THE LIME STABILIZED SUBGRADE SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT MODIFIED PROCTOR, ASTM D1557, AT OR ABOVE OPTIMUM MOISTURE.

-REINFORCING FOR 5 AND 6-INCH PAVEMENTS SHOULD CONSIST OF THE EQUIVALENT OF #3 BARS (METRIC #10) AT 24 INCHES ON-CENTER AND 18 INCHES ON-CENTER FOR PAVEMENTS OF 7-INCH THICKNESS OR GREATER.

-REFER TO GEOTECH REPORT FOR MORE DETAILED INFORMATION

-ALL PAVEMENT REQUIRES MINIMUM 6.5 SACK MIX CONCRETE, AND 5.5 SACK MIX FOR SIDEWALK

NOTES:

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6. FRONT BUILDING SETBACK: 25'
7. MINIMUM SIDE & REAR SETBACKS: 10'

BENCH MARKS:

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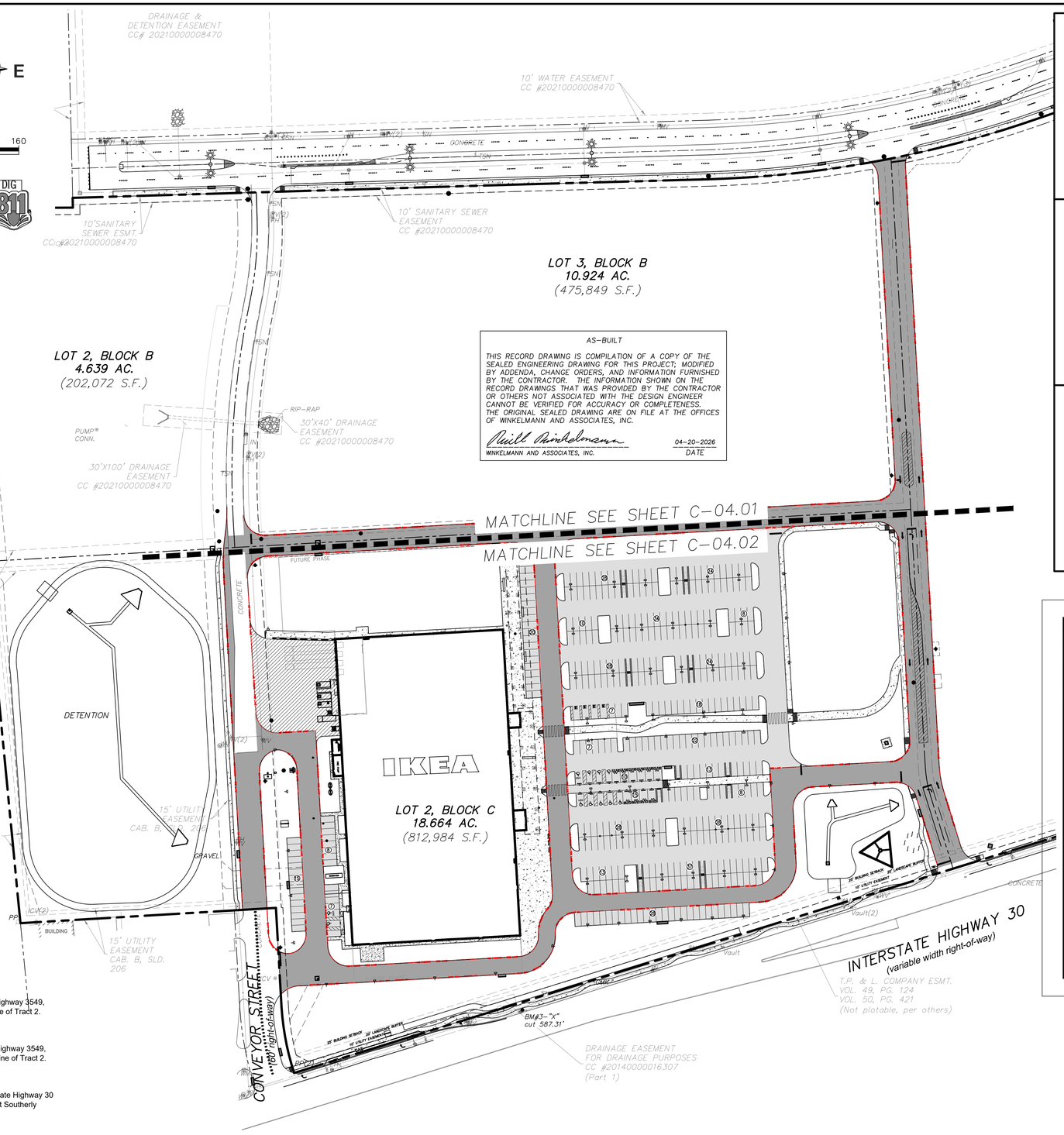
ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet



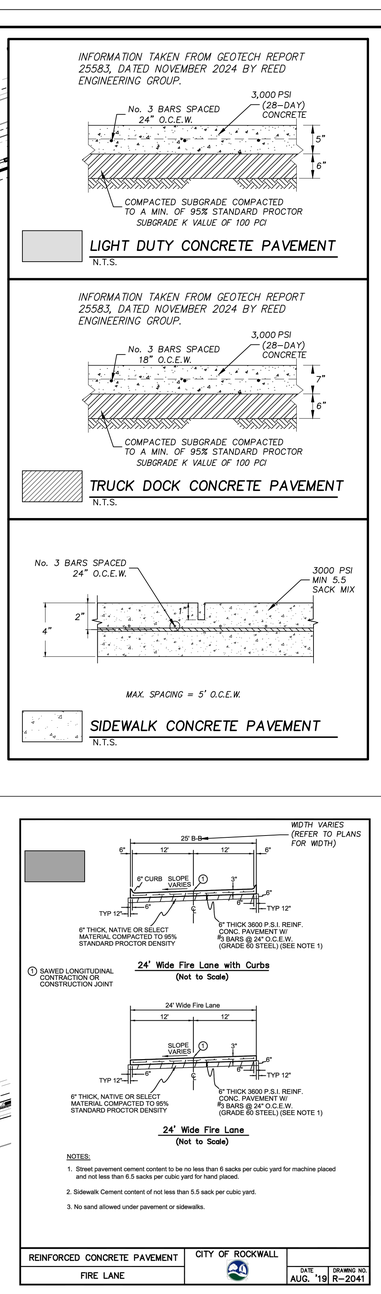
INFORMATION TAKEN FROM GEOTECH REPORT 25583, DATED NOVEMBER 2024 BY REED ENGINEERING GROUP.

LIGHT DUTY CONCRETE PAVEMENT
N.T.S.

INFORMATION TAKEN FROM GEOTECH REPORT 25583, DATED NOVEMBER 2024 BY REED ENGINEERING GROUP.

TRUCK DOCK CONCRETE PAVEMENT
N.T.S.

SIDEWALK CONCRETE PAVEMENT
N.T.S.



No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PLACE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 101206
(972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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PAVING AND DIMENSION CONTROL PLAN KEYMAP

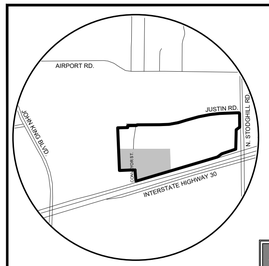
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.00

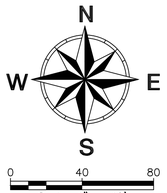
IKEA @ ROCKWALL HEIGHTS
6.3406

LAST SAVED BY: CDUGOSH April 21, 2026

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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG TEXAS 811

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NOTICES TO CONTRACTOR

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PP	Power Pole	IRF	Iron Rod Found
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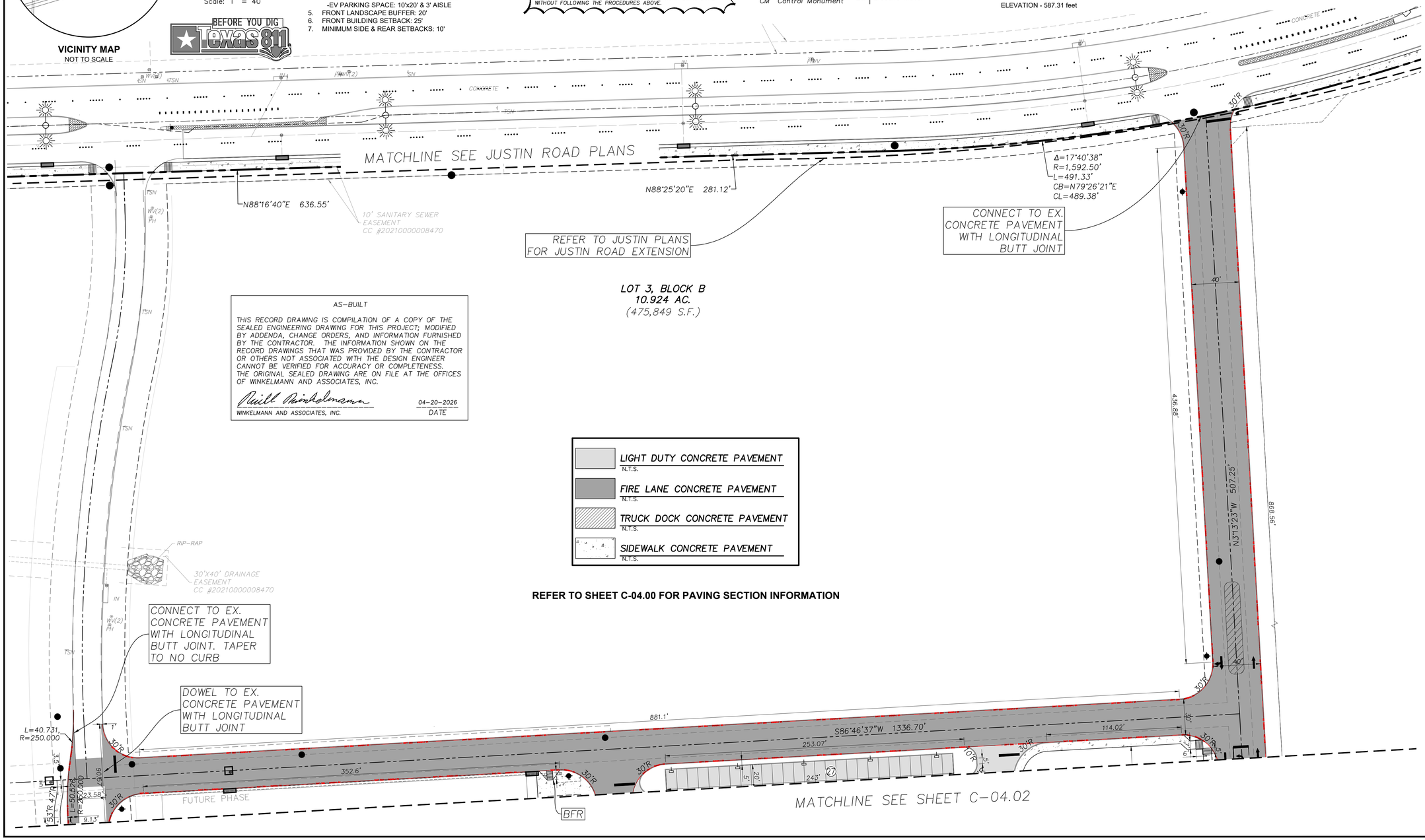
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ELEVATION - 587.31 feet



No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
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4750 HOLBERT PARKWAY, SUITE 215
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120378
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
02-25-2025
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PAVING AND DIMENSION CONTROL PLAN 1
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.01

63456

IKEA @ ROCKWALL HEIGHTS

LAST SAVED BY: COLUCCIA April 21, 2026

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

MATCHLINE SEE SHEET C-04.01

DOWEL TO EX. CONCRETE PAVEMENT WITH LONGITUDINAL BUTT JOINT

SCREENING WALL

TRASH BINS & RECYCLING

BUILDING CANOPY

LIGHT DUTY CONCRETE PAVEMENT N.T.S.

FIRE LANE CONCRETE PAVEMENT N.T.S.

TRUCK DOCK CONCRETE PAVEMENT N.T.S.

SIDEWALK CONCRETE PAVEMENT N.T.S.

REFER TO SHEET C-04.00 FOR PAVING SECTION INFORMATION

IKEA

BFRS (TYP.)

WHEEL STOP (TYP.)

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5' SIDEWALK

CONNECT TO CONVEYOR STREET WITH LONGITUDINAL BUTT JOINT

CONVEYOR STREET (60' right-of-way)

PROPOSED 8' CONCRETE CHANNEL.

PROPOSED SIDEWALK BY OTHERS

18' CONCRETE EMERGENCY SPILLWAY

CONNECT TO EX. CONCRETE PAVEMENT WITH LONGITUDINAL BUTT JOINT

INTERSTATE HIGHWAY 30 (variable width right-of-way)

25' BUILDING SETBACK 20' LANDSCAPE BUFFER 10' UTILITY EASEMENT

S72°46'18"W 1507.74'

S72°43'43"W 169.80'

S72°46'08"W 136.39'

BM#3-"X" cut 587.31'

DRAINAGE EASEMENT FOR DRAINAGE PURPOSES CC #20140000016307 (Part 1)

T.P. & L. COMPANY ESMT. VOL. 49, PG. 124 VOL. 50, PG. 421 (Tract 1 - others)

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AC	Air Conditioner	TF	Transformer pad
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VICINITY MAP
NOT TO SCALE

AIRPORT RD. · JUSTIN RD. · JOHN KING BLVD. · STODDARD WYE DR. · INTERSTATE HIGHWAY 30

N S E W

0 40 80
Scale: 1" = 40'

BEFORE YOU DIG Texas 811

No.	DATE	REVISION	APPROV.
1.			
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LAST SAVED BY: CGUAJOSA April 21, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-7999
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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02-25-2025
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PAVING AND DIMENSION CONTROL PLAN 2

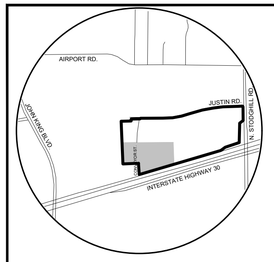
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

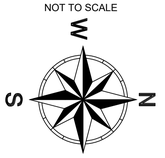
IKEA @ ROCKWALL HEIGHTS

C-04.02

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VICINITY MAP
NOT TO SCALE



0 60 120
Scale: 1" = 60'

BEFORE YOU DIG TEXAS 811

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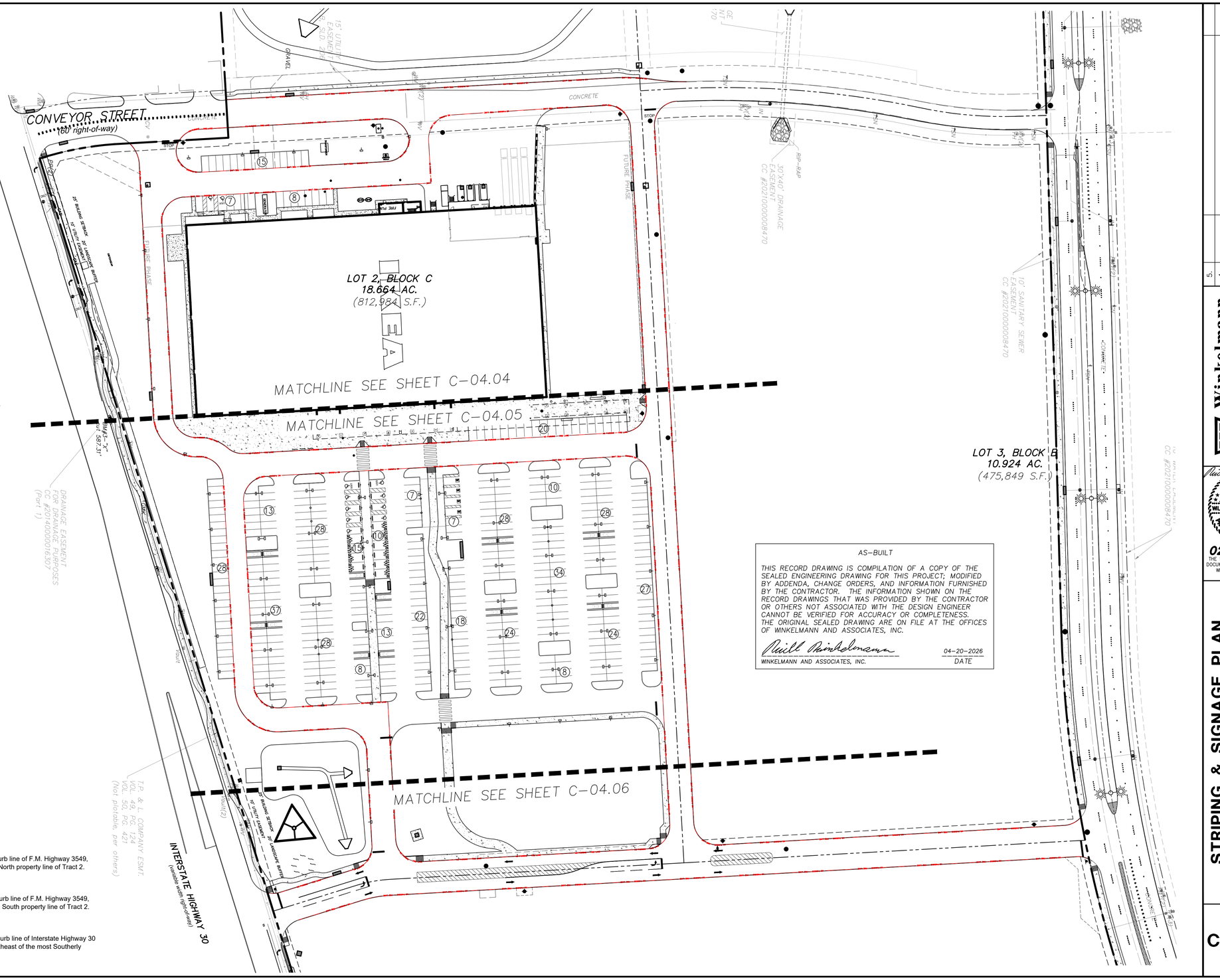
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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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LAST SAVED BY: CDAVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
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02-25-2025
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STRIPING & SIGNAGE PLAN KEYMAP

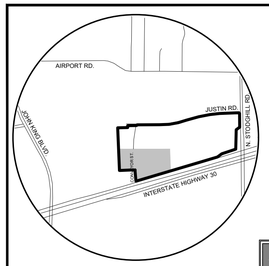
I-30 FRONTAGE RD & FM 3549
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63456

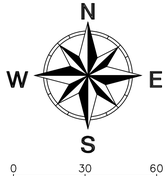
IKEA @ ROCKWALL HEIGHTS

C-04.03

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VICINITY MAP
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BEFORE YOU DIG Texas 811

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3. ALL NEW PAVEMENT IS CONCRETE.
4. TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
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   - -CUSTOMER LOADING PARKING SPACES: 10'x20'
   - -FAMILY SPACES: 12'x20'
   - -ADA VAN SPACE: 11'x20' & 5' AISLE
   - -ADA STANDARD SPACE: 9'x20' & 5' AISLE
   - -EV PARKING SPACE: 10'x20' & 3' AISLE
5. FRONT LANDSCAPE BUFFER: 20'
6. FRONT BUILDING SETBACK: 25'
7. MINIMUM SIDE & REAR SETBACKS: 10'

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

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CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut In Concrete Set
WM	Water Meter	XCF	"X" Cut In Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

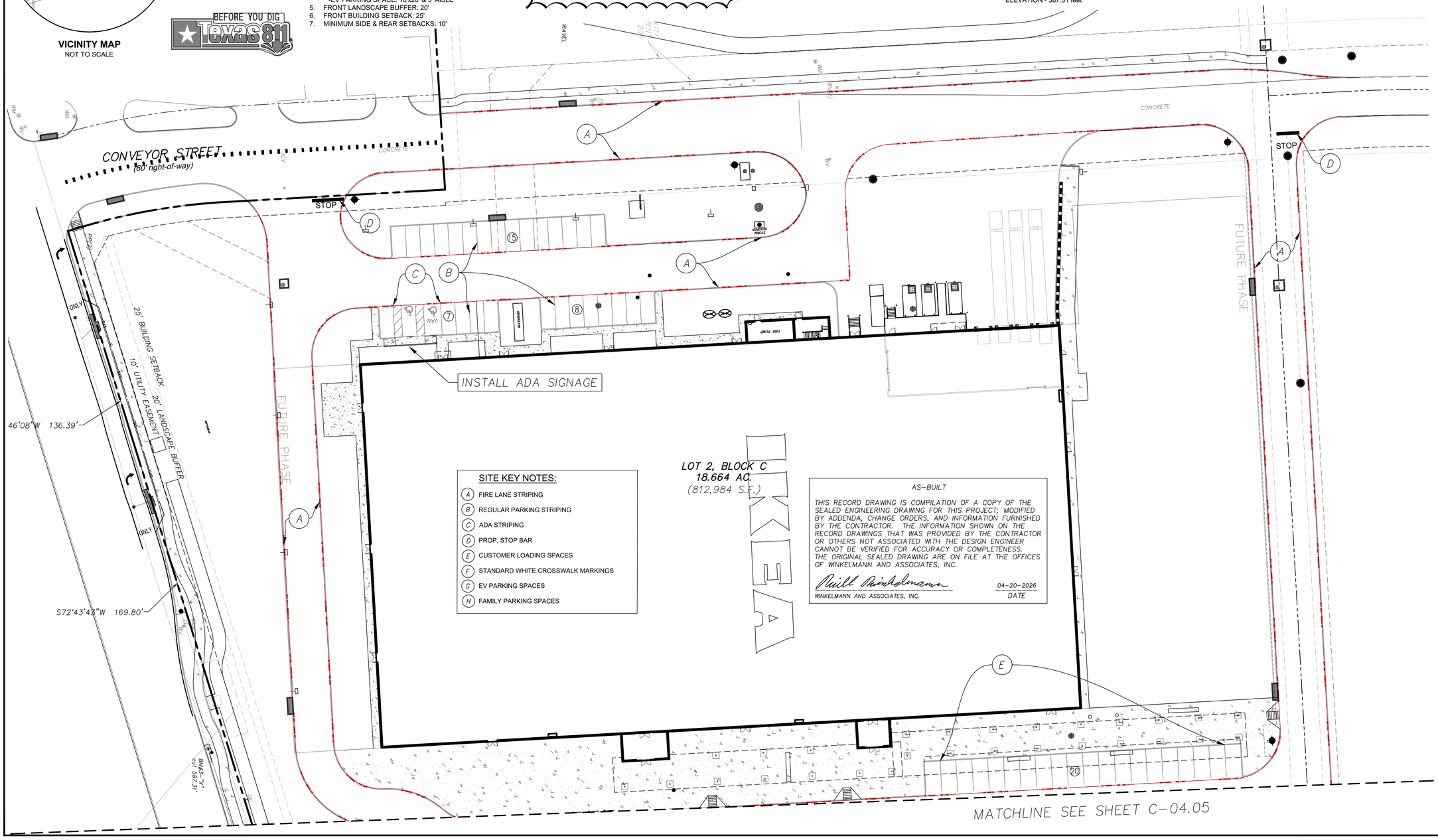
ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet



SITE KEY NOTES:

(A) FIRE LANE STRIPING
(B) REGULAR PARKING STRIPING
(C) ADA STRIPING
(D) PROP. STOP BAR
(E) CUSTOMER LOADING SPACES
(F) STANDARD WHITE CROSSWALK MARKINGS
(G) EV PARKING SPACES
(H) FAMILY PARKING SPACES

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1099
(972) 490-1099 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STRIPING & SIGNAGE PLAN 1

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

83406

IKEA @ ROCKWALL HEIGHTS

C-04.04

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

NOTES:

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5. FRONT LANDSCAPE BUFFER: 20'
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7. MINIMUM SIDE & REAR SETBACKS: 10'

SITE KEY NOTES:

(A) FIRE LANE STRIPING
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WINKELMANN AND ASSOCIATES, INC. — *04-20-2026* DATE

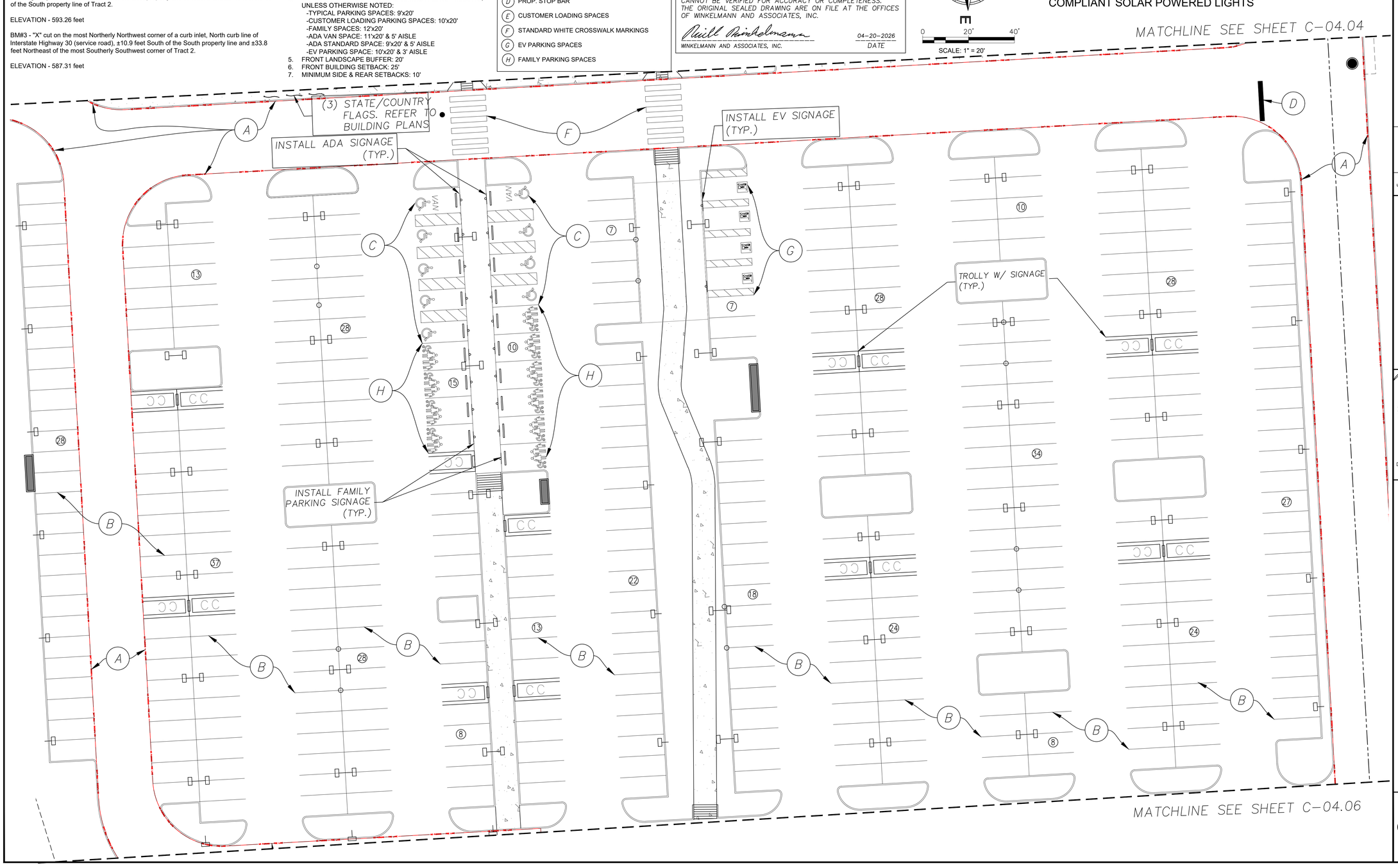
N W E S

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

FLAG POLE NOTES:

1. POLES WILL MATCH LIVE OAK LENGTH (35' TALL)
2. EACH FLAG POLE WILL HAVE DARK SKY COMPLIANT SOLAR POWERED LIGHTS

BEFORE YOU DIG TEXAS 811



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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STRIPING & SIGNAGE PLAN 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

C-04.05

IKEA @ ROCKWALL HEIGHTS

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BENCH MARKS:

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ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

NOTES:

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W S N E

0 30 60

Scale: 1" = 30'

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — *04-20-2026* DATE

BEFORE YOU DIG TEXAS 811

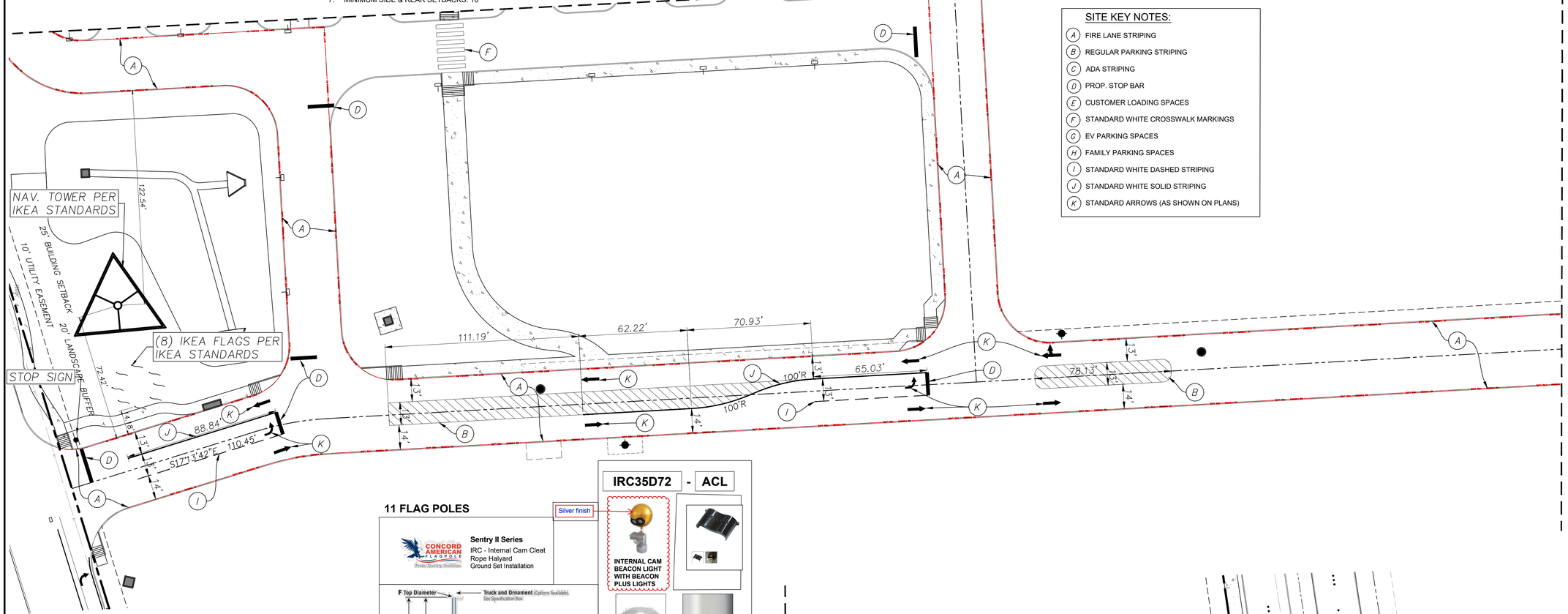
MATCHLINE SEE SHEET C-04.05

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

SITE KEY NOTES:

- (A) FIRE LANE STRIPING
- (B) REGULAR PARKING STRIPING
- (C) ADA STRIPING
- (D) PROP. STOP BAR
- (E) CUSTOMER LOADING SPACES
- (F) STANDARD WHITE CROSSWALK MARKINGS
- (G) EV PARKING SPACES
- (H) FAMILY PARKING SPACES
- (I) STANDARD WHITE DASHED STRIPING
- (J) STANDARD WHITE SOLID STRIPING
- (K) STANDARD ARROWS (AS SHOWN ON PLANS)



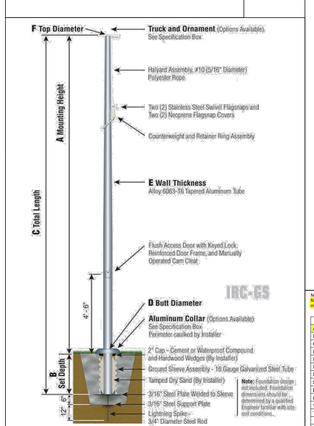
FLAG POLE NOTES:

1. POLES WILL MATCH LIVE OAK LENGTH (35' TALL)
2. EACH FLAG POLE WILL HAVE DARK SKY COMPLIANT POWERED LIGHTS
3. IKEA FLAGS ARRANGED EQUALLY SPACED IN AN 8m DIAMETER
4. EACH FLAG POLE LIGHTS SPEC:
   -HEAVY DUTY EXTERNAL HALYARD BEACON FLAGPOLE LIGHT-277V
   -SILVER BALL
   -COLOR 3000K(WARM)/500 LUMENS
   -INCLUDE BEACON PLUS (ADDS TWO VERTICAL MR8 FLAGPOLE LIGHTS (+400 LUMENS)

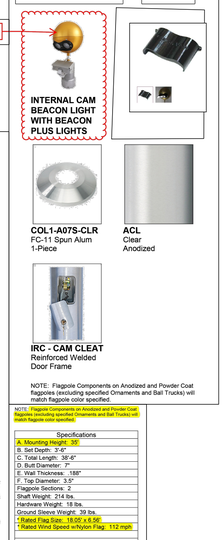
11 FLAG POLES — Silver finish

CONCORD AMERICAN FLAGPOLE — Pride. Quality. Tradition.

Sentry II Series
IRC - Internal Cam Cleat
Rope Halyard
Ground Set Installation



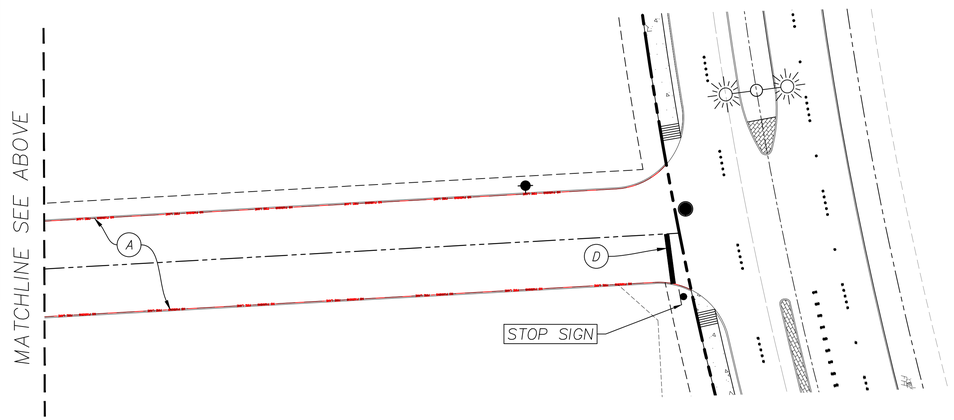
IRC35D72 - ACL



NOTE: Flagpole Components on Anodized and Powder Coat flagpoles (excluding specified Ornaments and Ball Trucks) will match flagpole color specified.

Specifications
A. Mounting Height: 35'
B. Set Depth: 5'-6"
C. Total Length: 38'-6"
D. Butt Diameter: 7"
E. Wall Thickness: .188"
F. Top Diameter: 3.5"
Flagpole Sections: 2
Shaft Weight: 214 lbs.
Hardware Weight: 18 lbs.
Ground Sleeve Weight: 39 lbs.
* Rated Flag Size: 16.00' x 6.56'
* Rated Wind Speed w/Nylon Flag: 112 mph

* Wind Speed Specifications from ANSI/NAAMM FP 1001-07



LOT 1, BLOCK A
ROCKWALL
COMMERCIAL
CC #20210000008470

No.	DATE	REVISION	APPROV.
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5.			

LAST SAVED BY: COLVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HALDIMET PLAZA DRIVE, SUITE 215 (972) 490-9119
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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STRIPING & SIGNAGE PLAN 3

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.06

IKEA @ ROCKWALL HEIGHTS

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

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SITE KEY NOTES:

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- (B) REGULAR PARKING STRIPING
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AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — *04-20-2026* DATE

N W E S

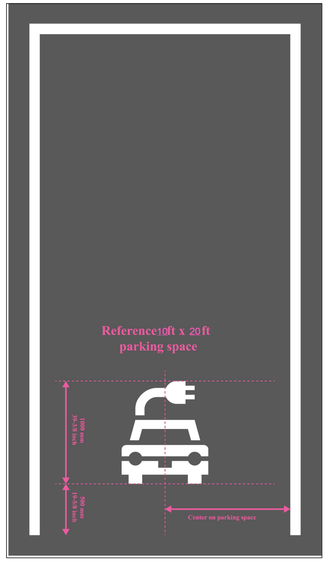
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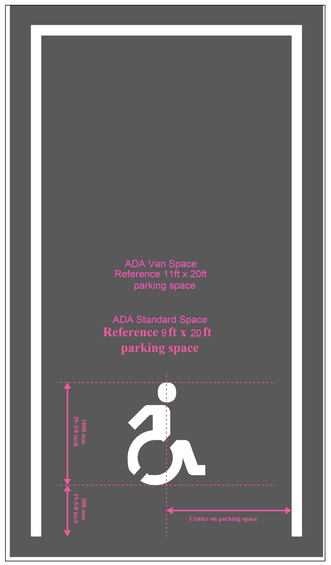
Scale: 1" = 10'

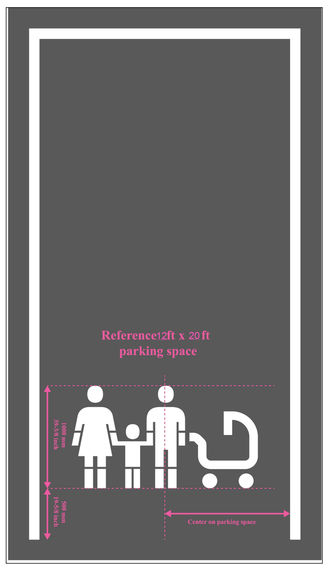
FLAG POLE NOTES:

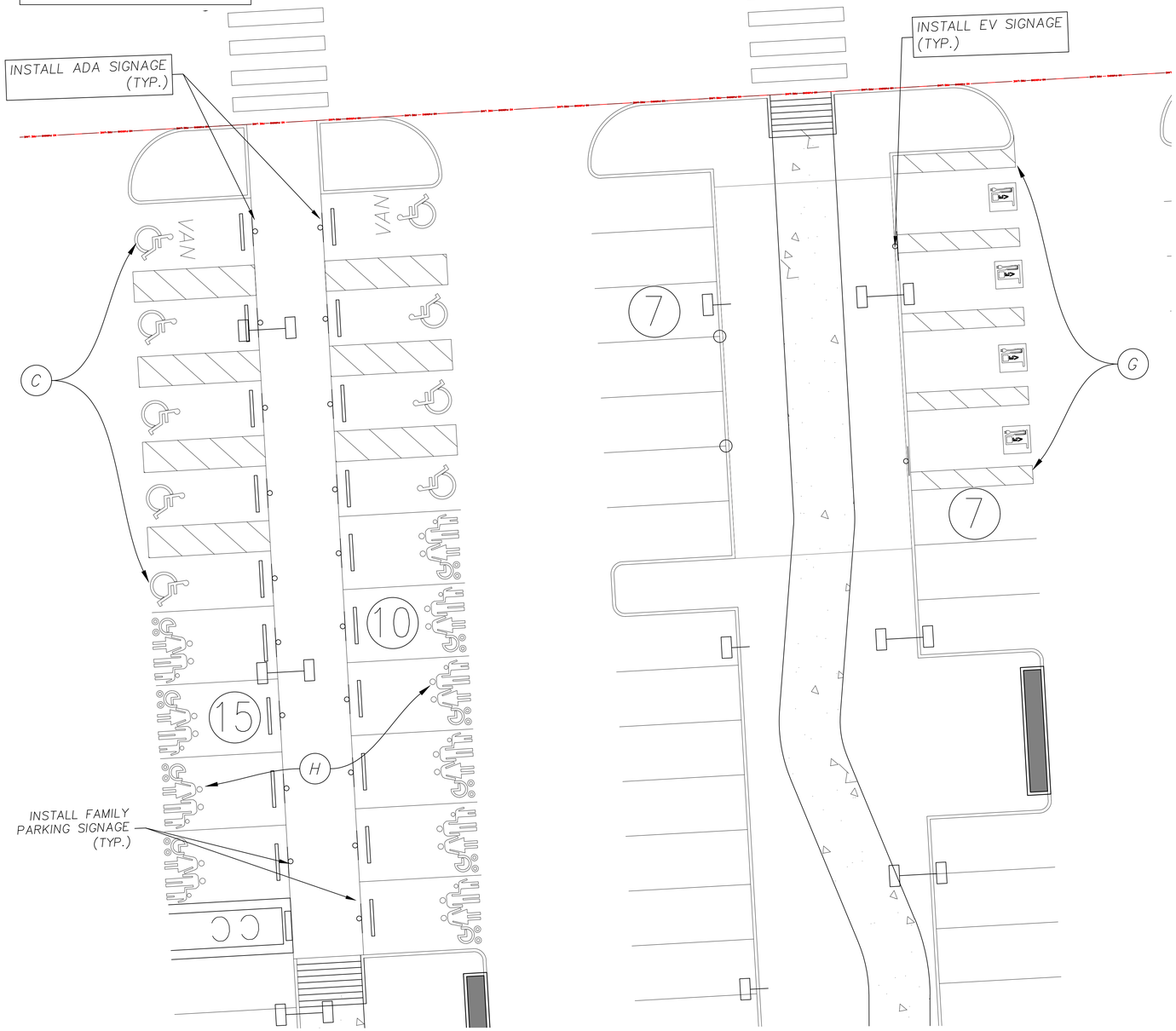
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BEFORE YOU DIG TEXAS 811









No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
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02-25-2025
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PARKING STENCIL DETAIL

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6.3456

C-04.07

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IKEA @ ROCKWALL HEIGHTS

AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

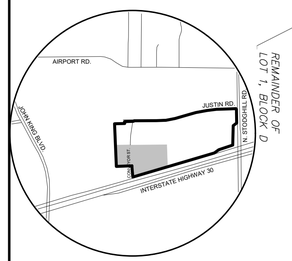
DISTURBED AREA (SCOPE OF THIS PLAN SET): 21.16 AC.

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VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG Texas 811

N W E S

0 60 120
Scale: 1" = 60'

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

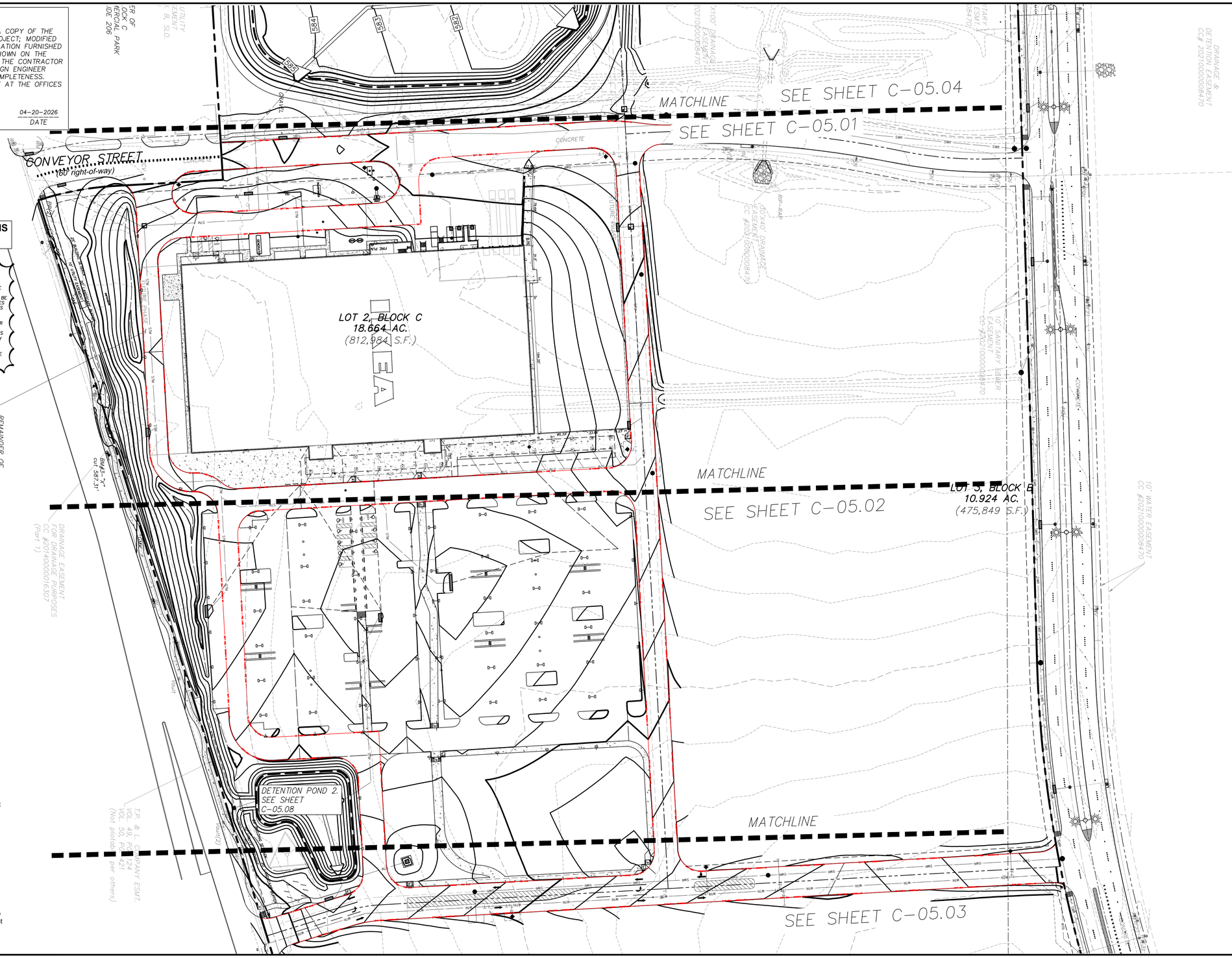
ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet



No.	REVISION	DATE	APPROV.
1.			
2.			
3.			
4.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4725 HILLSIDE PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866–00
Texas Surveyor Registration No. 100866–00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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GRADING PLAN KEYMAP

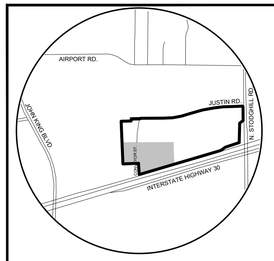
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

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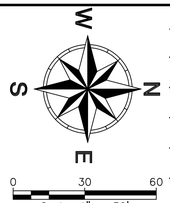
IKEA @ ROCKWALL HEIGHTS

C-05.00

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VICINITY MAP
NOT TO SCALE



NOTICES TO CONTRACTOR

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BEFORE YOU DIG
Texas 811

ABBREVIATION LEGEND

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WM	Water Meter	XCF	"X" Cut in Concrete Found
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LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
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SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

GRADING LEGEND

- 629 — EXISTING CONTOURS
- 629 — PROP. CONTOURS
- 629.50tc — Ex. Spot Grade
- 629.50TC / 629.00TP — PROP. TOP OF CURB / PROP. TOP OF PAVEMENT
- 629.00G — PROP. FINISHED GRADE
- FLOW ARROW
- GRADE BREAK

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

GRADING NOTES:
1. RETAINING WALLS 18" AND TALLER MUST BE ROCK OR STONE FACED. SMOOTH FACE NOT ALLOWED.
2. WALLS 3' AND TALLER MUST BE ENGINEER DESIGNED AND REVIEWED.

MATCHLINE SEE SHEET-C-05.04

CONVEYOR STREET
(60' right-of-way)

REFER TO CONVEYOR STREET PLANS FOR GRADES IN R.O.W.

MATCH GRADE OF EX. TREE

25' BUILDING SETBACK
10' UTILITY EASEMENT
20' LANDSCAPE BUFFER

FUTURE PHASE

LOT 2, BLOCK C
18.664 AC.
(812,984 S.F.)

IKEA

FFE 595.00

TRANSITION CURB

CONCRETE

EXPOSED BEAM

DOCK 44" BFFE 591.33TP

RAISED PLATFORM. REF. ARCH.

STAIRS. REF. ARCH. (TYP.)

EX. THROAT ≈ 585.00'

RIM 5'-X" 587.31'

MATCHLINE SEE SHEET-C-05.02

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
4750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 101344-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER
02-25-2025
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GRADING PLAN 1
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

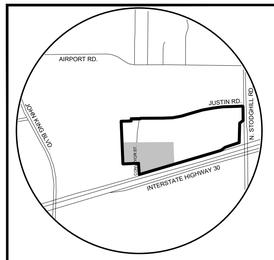
63456

IKEA @ ROCKWALL HEIGHTS

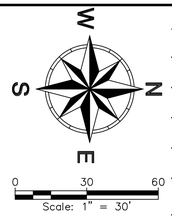
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VICINITY MAP
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BEFORE YOU DIG
Texas 811

NOTICES TO CONTRACTOR

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GRADING NOTES:

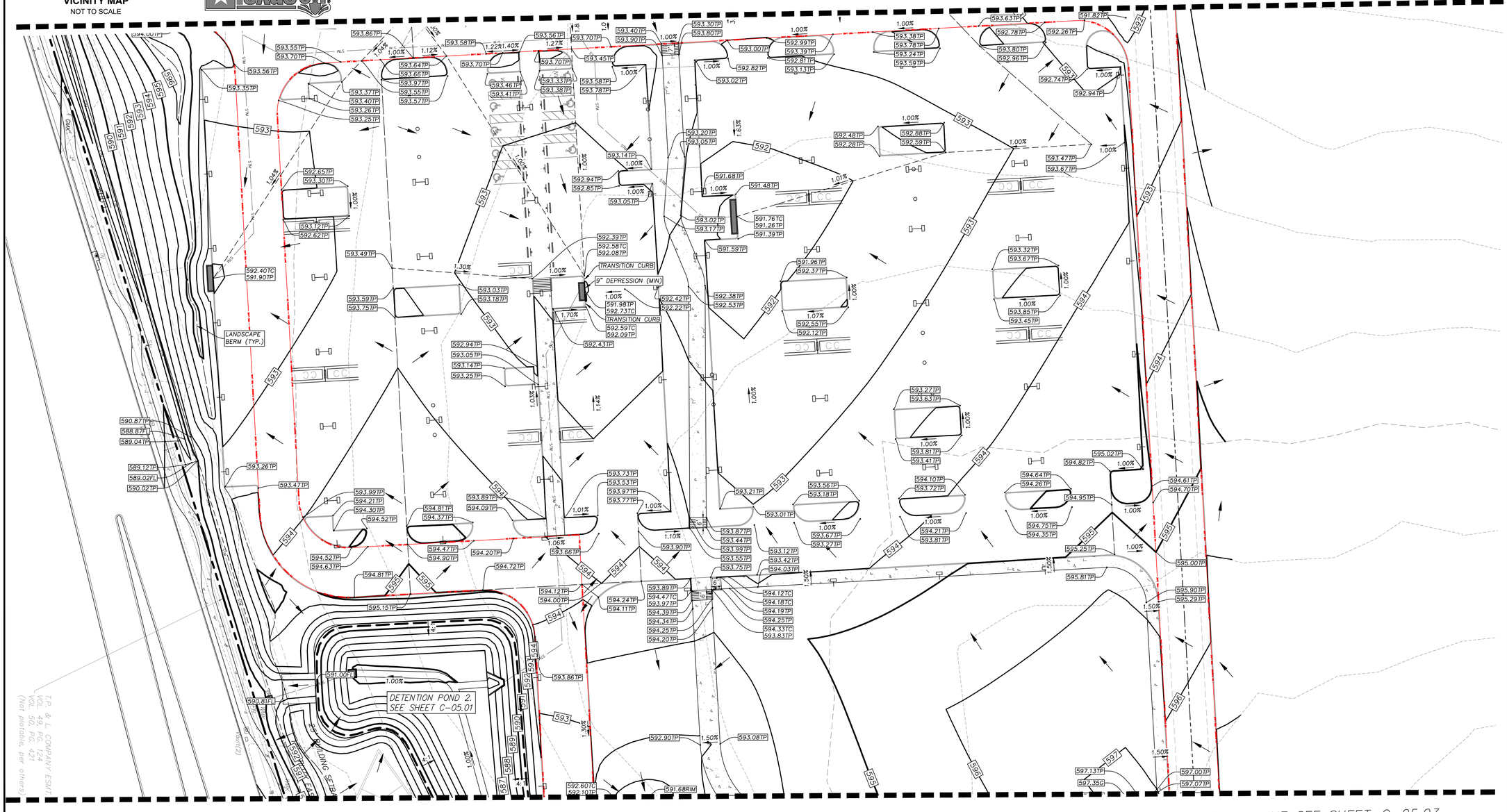
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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

MATCHLINE SEE SHEET-C-05.01



MATCHLINE SEE SHEET-C-05.03

No.	DATE	REVISION	APPROV.
1.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4704 HALDEMAN AVENUE, SUITE 215
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(972) 490-1999 FAX
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02-25-2025
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GRADING PLAN 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

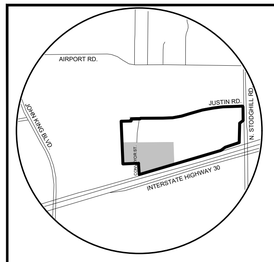
IKEA @ ROCKWALL HEIGHTS

83456

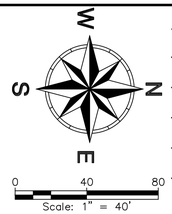
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VICINITY MAP
NOT TO SCALE



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Texas 811

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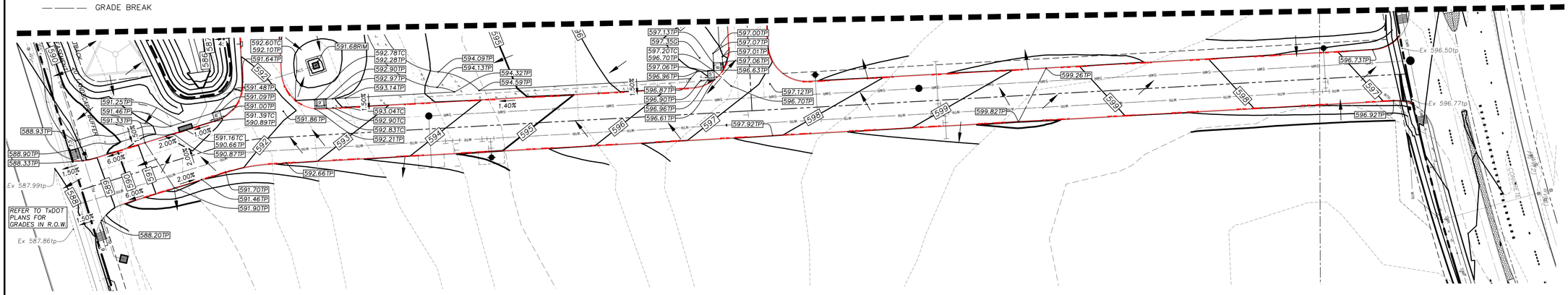
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AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

MATCHLINE SEE SHEET–C–05.02



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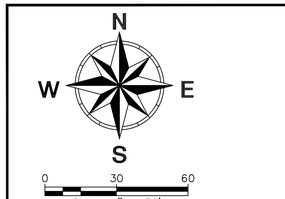
02-25-2025
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GRADING PLAN 3
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX
63405

C-05.03

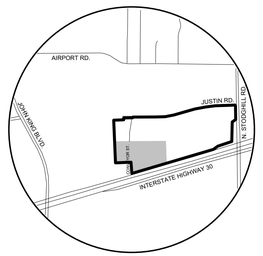
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IKEA @ ROCKWALL HEIGHTS



GRADING LEGEND

- EXISTING CONTOURS (629)
- PROP. CONTOURS (629)
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- PROP. TOP OF CURB (629.50TC) / PROP. TOP OF PAVEMENT (629.00TP)
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VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG Texas 811

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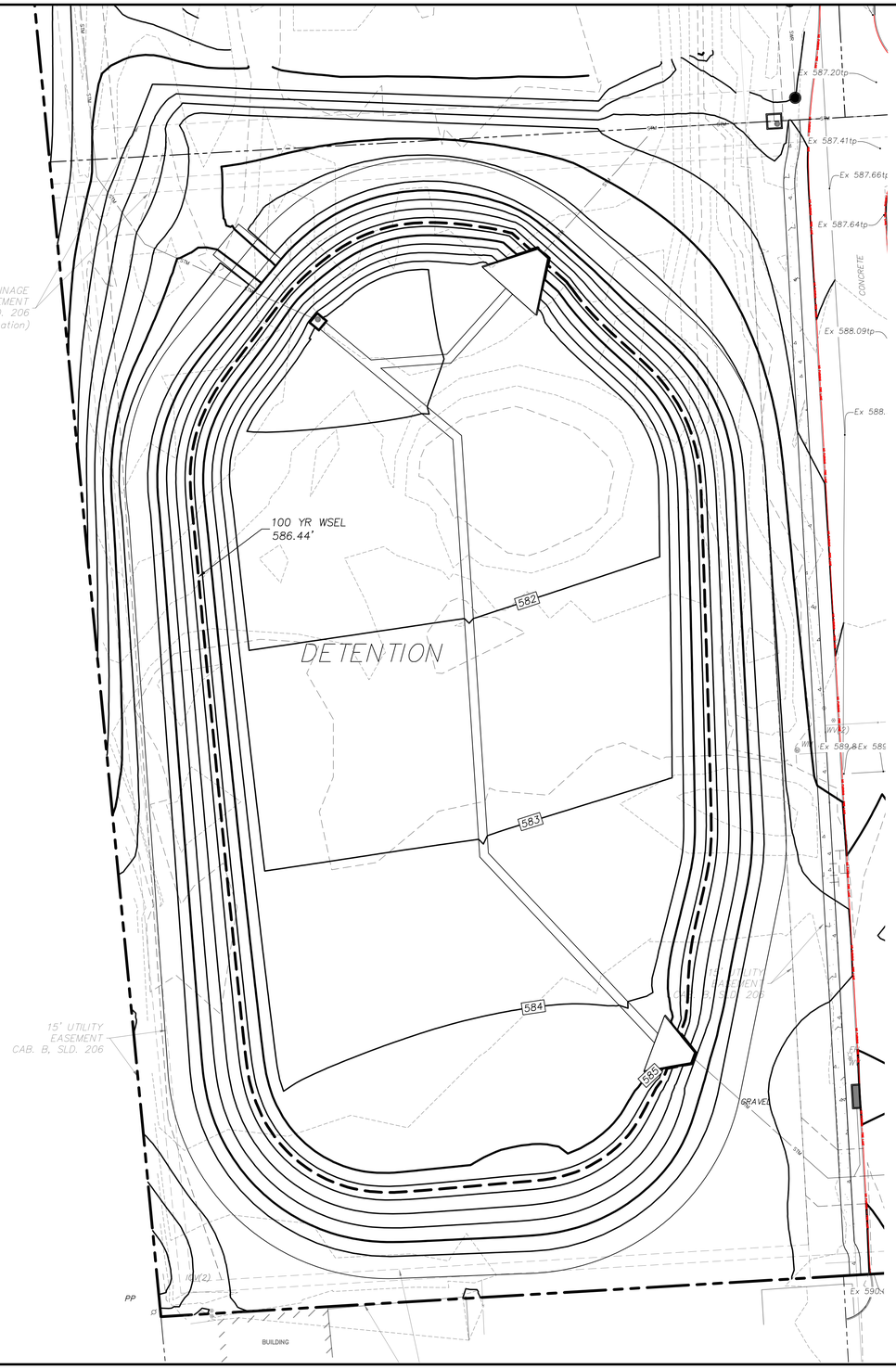
ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet



DETENTION POND CALCULATIONS
Table 1

Storm Event	Existing Flow Rate
100 Year	77.82 cfs

MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
10	9.80	0.90	28.56	251.92	151150	46692	104458
15	9.00	0.90	28.56	231.35	208217	58365	149852
20	8.30	0.90	28.56	213.36	256030	70038	185992
30	6.90	0.90	28.56	177.37	319266	93384	225882
40	5.80	0.90	28.56	149.09	357825	116730	241095
50	5.00	0.90	28.56	128.53	385587	140076	245511
60	4.50	0.90	28.56	115.68	416434	163422	253012
70	4.00	0.90	28.56	102.82	431857	186768	245089
80	3.70	0.90	28.56	95.11	456535	210114	246421
90	3.50	0.90	28.56	89.97	485840	233460	252380
100	3.40	0.90	28.56	87.40	524398	256806	267592
110	3.20	0.90	28.56	82.26	542906	280152	262754

Detention Storage Required (cubic feet)	=	**267,592**
Detention Storage Required (acre feet)	=	**6.14**
100 Year Water Surface Elevation	=	586.47
Pond Elevation Including 2 ft Freeboard	=	588.47

100-YEAR EMERGENCY SPILLWAY CAPACITY CALCULATION

Channel Height	h	1	ft
Base	b	10	ft
Mannings	n	0.015	
Slope	S	1	%
Right Side Slope	zR	4	ft/ft
Left Side Slope	zL	4	ft/ft
Channel Area	Ch A	14.00	ft^2
Water Area	A	10.60	ft^2
Wetted Perimeter	Wp	16.62	ft
Hydraulic radius	R	0.637914	
Velocity	V	7.34	ft/s
Depth	d	0.802461	ft
Flow Rate	Q_{cap}	116.24	cfs
	Q100	77.82	cfs

AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — *04–20–2026* DATE

Pond Storage

Elevation (ft)	Contour Area (sq-ft)	Storage (Incremental) (cu-ft)	Storage (Cumulative) (cu-ft)	Storage (ac-ft)
580.39	0.00	0.00	0.00	0.00
581	3,952.00	1976.00	1976.00	0.05
582	25,518.00	14735.00	16711.00	0.38
583	46,171.00	35844.50	52555.50	1.21
584	64,915.00	55543.00	108098.50	2.48
585	78,362.00	71638.50	179737.00	4.13
586	83,766.00	81064.00	260801.00	5.99
587	89,132.00	86449.00	347250.00	7.97
588	94,700.00	91916.00	439166.00	10.08
589	100,462.00	97581.00	536747.00	12.32
590	106,512.00	103487.00	640234.00	14.70
591	112,807.00	109659.50	749893.50	17.22

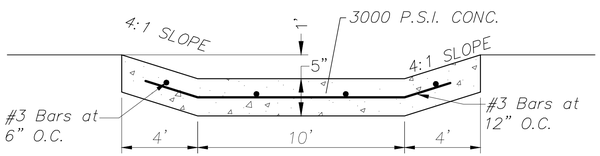
Storm Event	Q_{max}	WSE	STORAGE (cu-ft)	STORAGE (ac-ft)
100	77.82	586.47	267,592	6.14

Select County:	ROCKWALL
Enter C Value:	0.90
Enter Total Area:	28.562
Starting Flow Line:	580.39
Number of Storm Events:	5

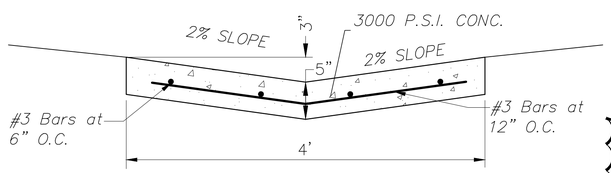
Total Pond Area and Composite C value

Area #	Area (ac)	C Value	C*A
C-1	2.890	0.90	2.601
C-2	3.920	0.90	3.528
C-3	0.735	0.90	0.662
C-4	1.632	0.90	1.469
C-5	9.955	0.90	8.960
C-6	0.996	0.90	0.896
C-7	0.854	0.90	0.769
C-8	0.180	0.90	0.162
C-9	0.302	0.90	0.272
C-10	2.500	0.90	2.250
C-11	0.204	0.90	0.184
C-12	0.940	0.90	0.846
C-13	2.330	0.90	2.097
C-14	0.267	0.90	0.240
C-15	0.585	0.90	0.527
C-16	0.272	0.90	0.245
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
Total Pond Drainage Area	28.562		25.706

COMPOSITE C VALUE (total area/sum of C'A)	**0.90**



EMERGENCY SPILLWAY
N.T.S.



4' CONCRETE PILOT FLUME (INSIDE POND)
N.T.S.

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

No.	DATE	REVISION	APPROV.
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4.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBROOK PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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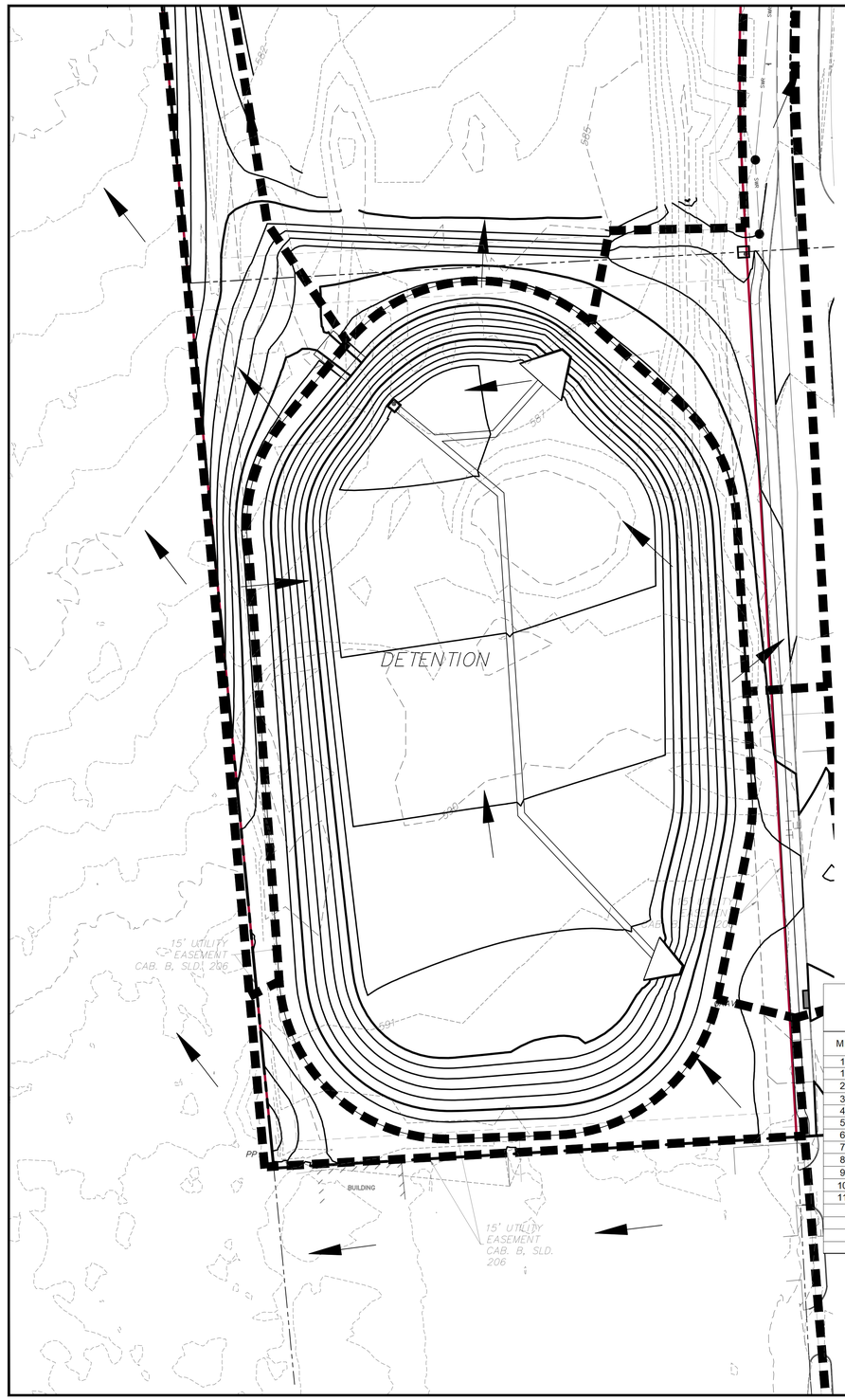
DETENTION POND 1 PLAN

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX
63456

IKEA @ ROCKWALL HEIGHTS

C-05.04

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Select County:	ROCKWALL
Enter C Value:	0.90
Enter Total Area:	28.562
Starting Flow Line:	580.36
Number of Storm Events:	5

Storm Event	Q_{max}	WSE	STORAGE (cu-ft)	STORAGE (ac-ft)
100	68.94	586.23	250,589	5.75
50	62.30	586.48	271,186	6.23
25	54.82	586.08	238,090	5.47
10	49.01	585.78	213,789	4.91
5	40.70	585.28	173,902	3.99

Pond Storage

Elevation	Contour Area	Storage (Incremental)	Storage (Cumulative)	Storage
(ft)	(sq-ft)	(cu-ft)	(cu-ft)	(ac-ft)
580.36	0.00	0.00	0.00	0.00
581	3,952.00	1976.00	1976.00	0.05
582	25,518.00	14735.00	16711.00	0.38
583	46,171.00	35844.50	52555.50	1.21
584	64,915.00	55543.00	108098.50	2.48
585	78,362.00	71638.50	179737.00	4.13
586	83,766.00	81064.00	260801.00	5.99
587	89,132.00	86449.00	347250.00	7.97
588	94,700.00	91916.00	439166.00	10.08
589	100,462.00	97581.00	536747.00	12.32
590	106,512.00	103487.00	640234.00	14.70
591	112,807.00	109659.50	749893.50	17.22

Total Pond Area and Composite C value

Area #	Area (ac)	C Value	C*A
C-1	2.890	0.90	2.601
C-2	3.920	0.90	3.528
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C-4	1.632	0.90	1.469
C-5	9.955	0.90	8.960
C-6	0.996	0.90	0.896
C-7	0.854	0.90	0.769
C-8	0.180	0.90	0.162
C-9	0.302	0.90	0.272
C-10	2.500	0.90	2.250
C-11	0.204	0.90	0.184
C-12	0.940	0.90	0.846
C-13	2.330	0.90	2.097
C-14	0.267	0.90	0.240
C-15	0.585	0.90	0.527
C-16	0.272	0.90	0.245
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
			0.000
Total Pond Drainage Area	28.562		25.706

COMPOSITE C VALUE (total area/sum of C*A)	0.90

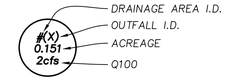
DETENTION POND CALCULATIONS Table 1

Storm Event	Existing Flow Rate
100 Year	68.94 cfs

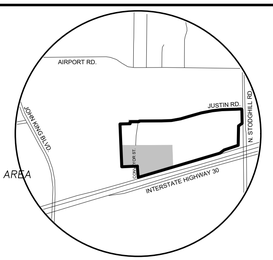
MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
10	9.80	0.90	28.56	251.92	151150	41364	109786
15	9.00	0.90	28.56	231.35	208217	51705	156512
20	8.30	0.90	28.56	213.36	256030	62046	193984
30	6.90	0.90	28.56	177.37	319266	82728	236538
40	5.80	0.90	28.56	149.09	357825	103410	254415
50	5.00	0.90	28.56	128.53	385587	124092	261495
60	4.50	0.90	28.56	115.68	416434	144774	271660
70	4.00	0.90	28.56	102.82	431857	165456	266401
80	3.70	0.90	28.56	95.11	456535	186138	270397
90	3.50	0.90	28.56	89.97	485840	206820	279020
100	3.40	0.90	28.56	87.40	524398	227502	296896
110	3.20	0.90	28.56	82.26	542906	248184	294722

Detention Storage Required (cubic feet)	=	250,589
Detention Storage Required (acre feet)	=	5.75
100 Year Water Surface Elevation	=	586.23
Pond Elevation Including 2 ft Freeboard	=	588.23

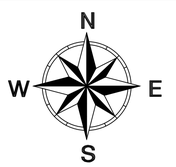
DRAINAGE AREA MAP LEGEND



- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- PROPOSED DRAINAGE AREA DIVIDES
- FLOW ARROW
- 465 EXISTING CONTOURS
- 465 PROP. CONTOURS
- BOUNDARY LINE



VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG TEXAS 811

Present Conditions
Q=CIA

A =	23.73
C =	0.35
Tc =	20
I_{100} =	8.30
Q_{100} =	68.94

Future Conditions (Developed)		Offsite Conditions		Bypass	
A =	28.56	A =	0.00	A=	0.00
Aadj=	28.56				
C =	0.90	C =	0.35	C=	0.90
Tc =	10	Tc =	20	Tc=	10
I_{100} =	9.8	I_{100} =	8.3	I_{100} =	9.8
Q_{100} =	251.92	Q_{100} =	0.00	Q_{100} =	0.00

Flow for Storm Durations (Developed)

Time	I	C	Q
10 min	9.8	0.9	251.92
15 min	9	0.9	231.35
20 min	8.3	0.9	213.36
30 min	6.9	0.9	177.37
40 min	5.8	0.9	149.09
50 min	5	0.9	128.53
60 min	4.5	0.9	115.68
70 min	4	0.9	102.82
80 min	3.7	0.9	95.11
90 min	3.5	0.9	89.97
100 min	3.4	0.9	87.40
110 min	3.2	0.9	82.26

Flow for Storm Durations (Offsite)

Time	I	C	Q
10 min	9.8	0.35	0
15 min	9	0.35	0
20 min	8.3	0.35	0
30 min	6.9	0.35	0
40 min	5.8	0.35	0
50 min	5	0.35	0
60 min	4.5	0.35	0
70 min	4	0.35	0
80 min	3.7	0.35	0
90 min	3.5	0.35	0
100 min	3.4	0.35	0
110 min	3.2	0.35	0

Storage Calculations

10 min			
Inflow	151150.1	Storage	101,366.54
Outflow	49783.57		
15 min			
Inflow	208217	Storage	145,987.52
Outflow	62229.46		
20 min			
Inflow	256029.8	Storage	181,354.42
Outflow	74675.35		
30 min			
Inflow	319266	Storage	219,698.90
Outflow	99567.13		
40 min			
Inflow	357824.7	Storage	233,365.82
Outflow	124458.9		
50 min			
Inflow	385587	Storage	236,236.30
Outflow	149350.7		
60 min			
Inflow	416434	Storage	242,191.48
Outflow	174242.5		
70 min			
Inflow	431857.4	Storage	232,723.18
Outflow	199134.3		
80 min			
Inflow	456535	Storage	232,508.96
Outflow	224026		
90 min			
Inflow	485839.6	Storage	236,921.79
Outflow	248917.8		
100 min			
Inflow	524398.3	Storage	250,588.71
Outflow	273809.6		
110 min			
Inflow	542906.5	Storage	244,205.10
Outflow	298701.4		

NOTES:

AREAS C–2, C–3, C–4, AND C–5 HAVE INTERIM AREAS THAT DRAIN TO OUTFALL C INSTEAD OF THE DETENTION POND. IN FUTURE CONDITIONS AFTER THESE AREAS ARE DEVELOPED, THEY WILL FOLLOW THE ULTIMATE DRAINAGE CONDITIONS AND DRAIN TO DETENTION POND 1. SEE SHEET C–06.07 FOR INTERIM CALCULATIONS.

FOR THE REST OF THE PLANS, THE ROCKWALL CALCULATIONS ARE NOT USED. THE ULTIMATE DRAINAGE CALCULATIONS ARE USED. THIS IS TO SHOW THAT THE POND STORAGE IS LOWER USING THE ROCKWALL VALUES SO IT IS A MORE CONSERVATIVE APPROACH TO USE THE CALCULATIONS FOUND ON C–05.04

AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

FOR REVIEW PURPOSES ONLY

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4700 HOLIDAY PARKWAY, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-00866–00
Texas Surveyor Registration No. 100866–00
(972) 490–1999 FAX

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STATE OF TEXAS — WILLIAM R. WINKELMANN — 120378 — LICENSED PROFESSIONAL ENGINEER

02-25-2025
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DETENTION POND 1 EXHIBIT

(PER CITY OF ROCKWALL CALCULATIONS)

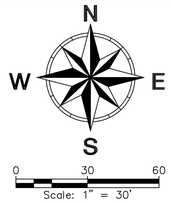
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

C-05.06

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

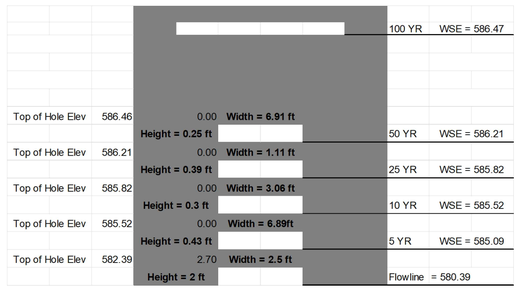
BEFORE YOU DIG TEXAS 811

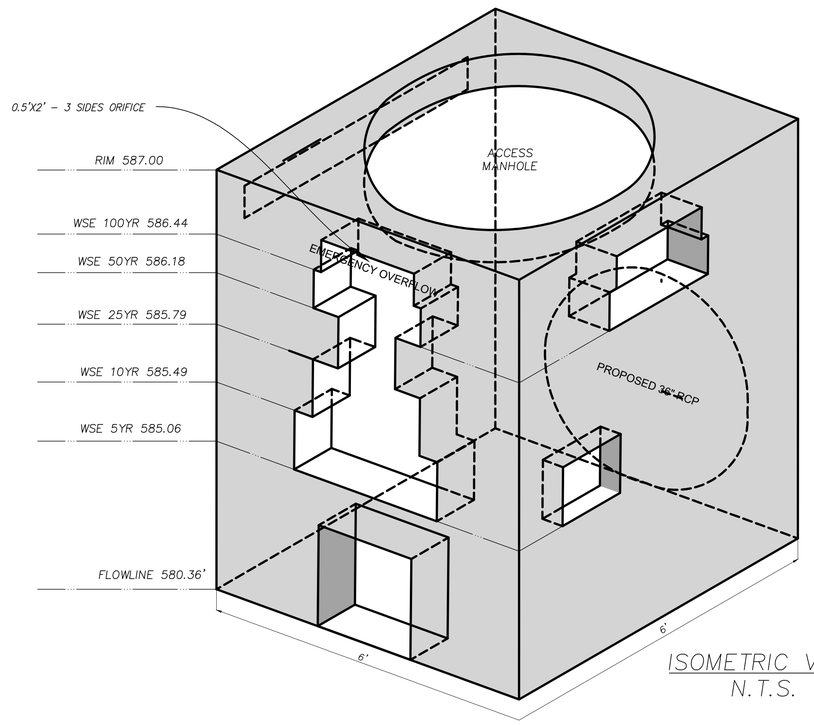
OUTLET STRUCTURE DETAILS

		STM Event 1	STM Event 2	STM Event 3	STM Event 4	STM Event 5
		5 -YR	10 -YR	25 -YR	50 -YR	100 -YR
		STORM PEAK	STORM PEAK	STORM PEAK	STORM PEAK	STORM PEAK
WTR Surface Elev.		585.09	585.52	585.82	586.21	586.47
Elevation Difference		4.70	0.43	0.30	0.39	0.25
$Q_{MAXALLOWABLE}$ (cfs)		46.37	55.50	62.57	70.51	77.82
0 YR	$H_{effective}$ (ft)					
	Area (ft^2)					
0 YR	$H_{effective}$ (ft)					
	Area (ft^2)					
100 YR	$H_{effective}$ (ft)					H_{A5-WS5} 0.13
	Area (ft^2)					A_5 1.73
50 YR	$H_{effective}$ (ft)				H_{A4-WS4} 0.20	H_{A4-WS5} 0.45
	Area (ft^2)				A_4 0.43	A_4 0.43
25 YR	$H_{effective}$ (ft)			H_{A3-WS3} 0.15	H_{A3-WS4} 0.54	H_{A3-WS5} 0.80
	Area (ft^2)			A_3 0.91	A_3 0.91	A_3 0.91
10 YR	$H_{effective}$ (ft)		H_{A2-WS2} 0.21	H_{A2-WS3} 0.52	H_{A2-WS4} 0.91	H_{A2-WS5} 1.16
	Area (ft^2)		A_2 2.93	A_2 2.93	A_2 2.93	A_2 2.93
5 YR	$H_{effective}$ (ft)	H_{A1-WS1} 3.70	H_{A1-WS2} 4.13	H_{A1-WS3} 4.43	H_{A1-WS4} 4.82	H_{A1-WS5} 5.08
	Area (ft^2)	A_1 5.00	A_1 5.00	A_1 5.00	A_1 5.00	A_1 5.00

SLOT OPENING DETAILS

	A1	A2	A3	A4	A5
Area (ft^2)	5.00	2.93	0.91	0.43	1.73
Width (ft)	2.50	6.89	3.06	1.11	6.91
Height (ft)	**2.00**	**0.43**	**0.30**	**0.39**	**0.25**





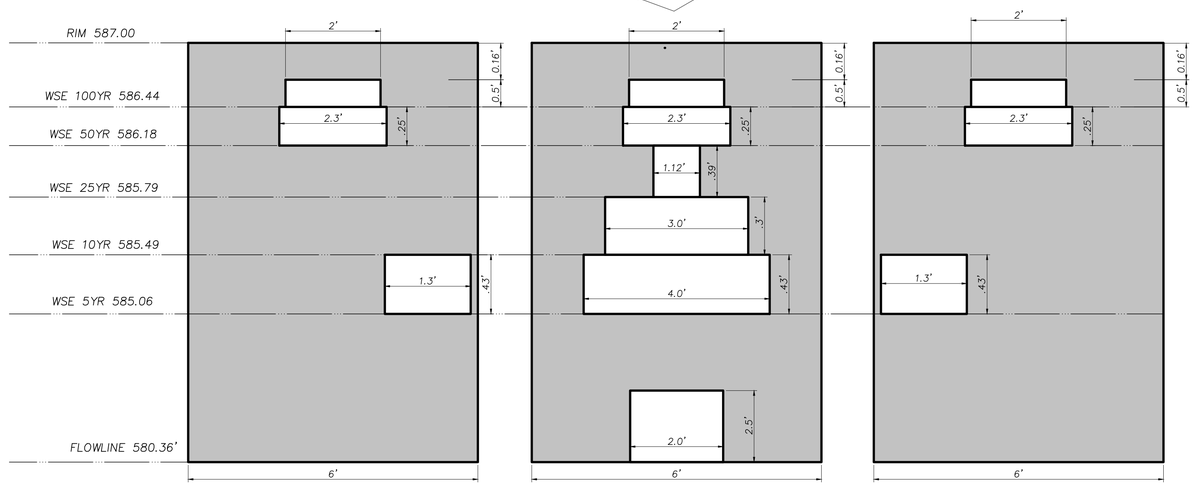
ISOMETRIC VIEW
N.T.S.

EMERGENCY OVERFLOW OVERTURE IS DESIGN TO DISCHARGE IN A HIGH RAIN EVENT RUNOFF IN THE EVENT 5, 25 & 100 YR OPENINGS ARE OBSTRUCTED.

RUNOFF EMERGENCY OVERTURE

$Q = (0.6)(3\ sqft)\sqrt{(2*(32.2\ ft/s)*(0.75\ FT))}$

$Q = 12.51\ cfs$



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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineering Registration No. F-10866-00
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WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

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DETENTION POND 1 OUTLET STRUCTURE

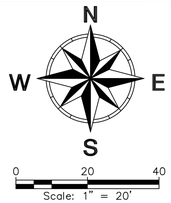
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

8.3405

IKEA @ ROCKWALL HEIGHTS

C-05.07

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GRADING LEGEND

- EXISTING CONTOURS (629)
- PROP. CONTOURS (629)
- Ex. Spot Grade (629.50tc)
- PROP. TOP OF CURB (629.50TC) / PROP. TOP OF PAVEMENT (629.00TP)
- PROP. FINISHED GRADE (629.00G)
- FLOW ARROW
- GRADE BREAK

100-YEAR EMERGENCY SPILLWAY CAPACITY CALCULATION			
Channel Height	h	1	ft
Base	b	10	ft
Mannings	n	0.015	
Slope	S	1	%
Right Side Slope	zR	4	ft/ft
Left Side Slope	zL	4	ft/ft
Channel Area	Ch A	14.00	ft^2
Water Area	A	2.72	ft^2
Wetted Perimeter	Wp	12.04	ft
Hydraulic radius	R	0.22596	
Velocity	V	3.68	ft/s
Depth	d	0.247574	ft
Flow Rate	Q_{cap}	116.24	cfs
	Q100	10.00	cfs

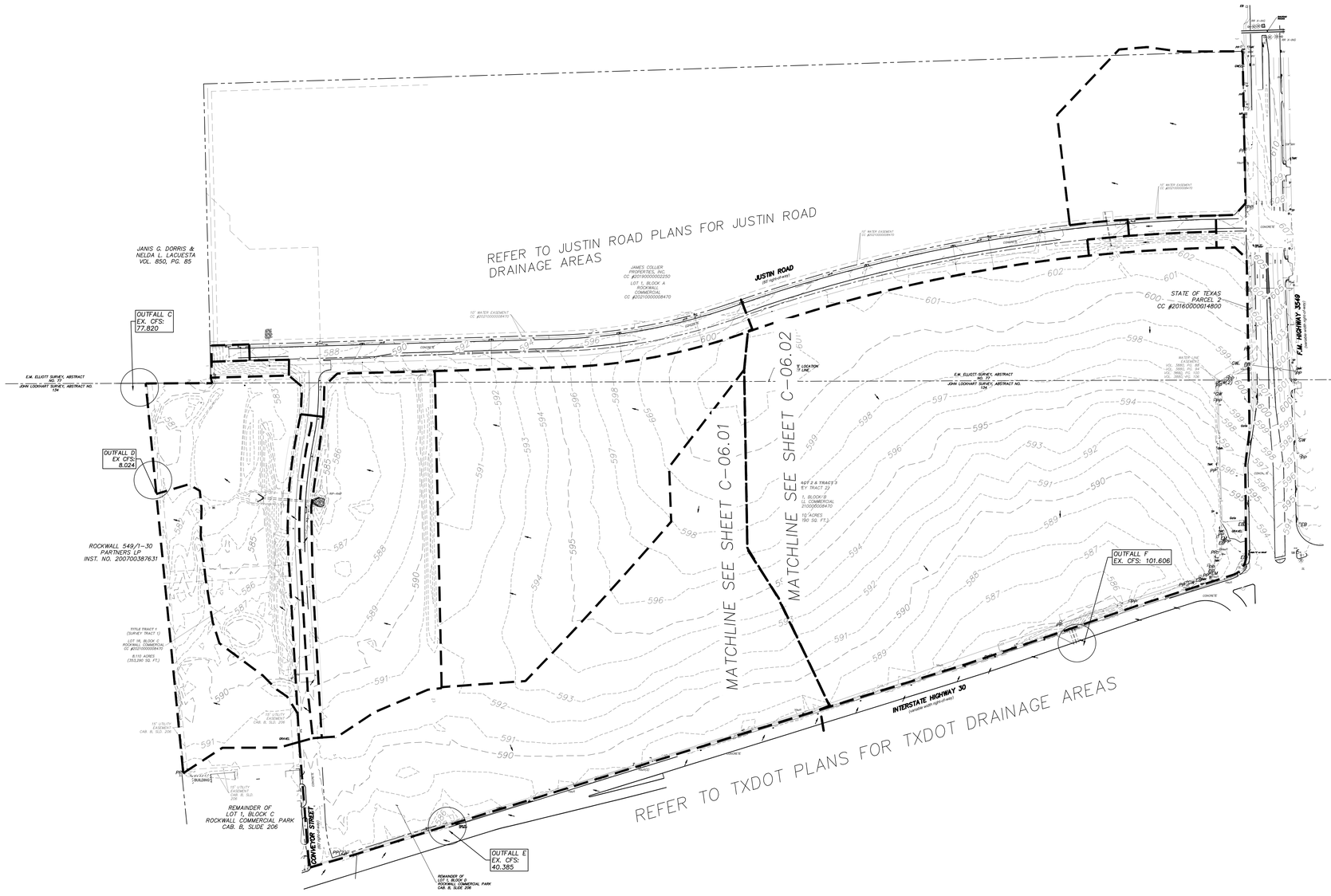
Pond Storage				
Elevation	Contour Area	Storage (Incremental)	Storage (Cumulative)	Storage
(ft)	(sq-ft)	(cu-ft)	(cu-ft)	(ac-ft)
584.43	0.00	0.00	0.00	0.00
585	510.00	145.35	145.35	0.00
586	4,307.00	2408.50	2553.85	0.06
587	5,900.00	5103.50	7657.35	0.18
588	7,352.00	6626.00	14283.35	0.33
589	8,940.00	8146.00	22429.35	0.51
590	10,665.00	9802.50	32231.85	0.74
591	12,581.00	11623.00	43854.85	1.01
592	14,701.00	13641.00	57495.85	1.32

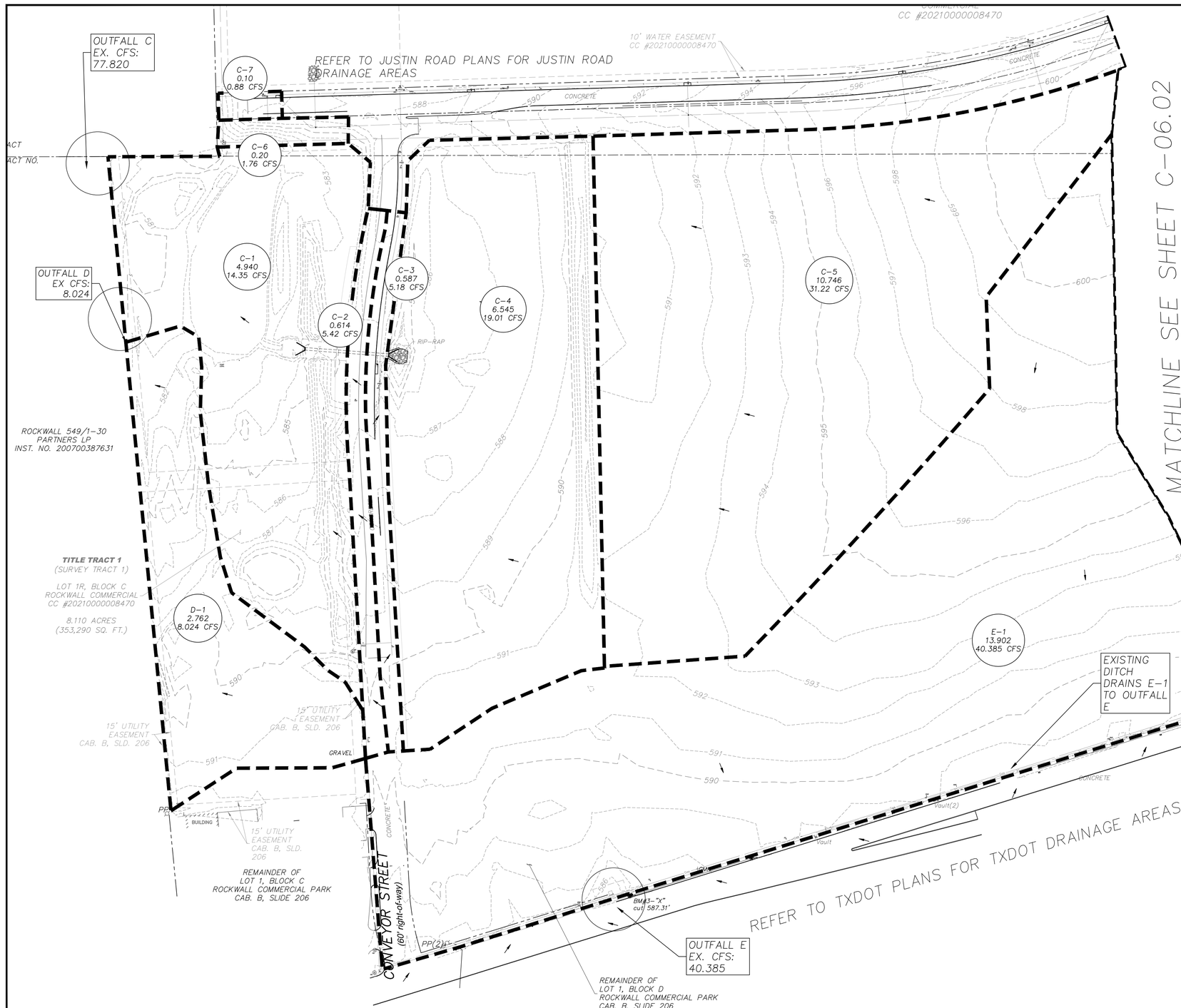
Select County:	ROCKWALL
Enter C Value:	0.90
Enter Total Area:	3.976
Starting Flow Line:	584.43
Number of Storm Events:	1

Enter Storm Yr Events: (Highest to Lowest) 100, 50, 25, 10, 5, 2, 1	Table	Storm Event	Q_{max}	WSE	STORAGE (cu-ft)	STORAGE (ac-ft)
	1	100	10	590.75	40,937	0.94
	2	50	9.39	590.29	35,587	0.82
	3	25	9.18	589.62	28,484	0.65
	4	10	8.21	589.24	24,763	0.57
	5	5	6.82	588.84	21,095	0.48
	6					
	7					

DETENTION POND CALCULATIONS Table 1				Storm Event: 100 Year	Existing Flow Rate: 10 cfs		
MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
10	9.80	0.90	3.98	35.07	21041	6000	15041
15	9.00	0.90	3.98	32.21	28985	7500	21485
20	8.30	0.90	3.98	29.70	35641	9000	26641
30	6.90	0.90	3.98	24.69	44444	12000	32444
40	5.80	0.90	3.98	20.75	49811	15000	34811
50	5.00	0.90	3.98	17.89	53676	18000	35676
60	4.50	0.90	3.98	16.10	57970	21000	36970
70	4.00	0.90	3.98	14.31	60117	24000	36117
80	3.70	0.90	3.98	13.24	63552	27000	36552
90	3.50	0.90	3.98	12.52	67632	30000	37632
100	3.40	0.90	3.98	12.17	72999	33000	39999
110	3.20	0.90	3.98	11.45	75576	36000	39576
Detention Storage Required Calculated from City of Rockwall (cubic feet) =							40,937
Detention Storage Required (acre feet) =							0.94
100 Year Water Surface Elevation =							590.75
Pond Elevation Including 2 ft Freeboard =							592.75

Total Pond Area and Composite C value			
Area #	Area (ac)	C Value	C*A
E-3	0.570	0.90	0.513
E-4	0.578	0.90	0.520
E-6	1.383	0.90	1.245
E-7	1.445	0.90	1.301
			0.000
			0.000
			0.000

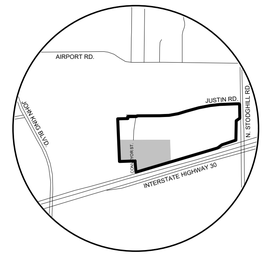

REFER TO JUSTIN ROAD PLANS FOR JUSTIN ROAD DRAINAGE AREAS
JANIS G. DORRIS & NELDA L. LACUESTA VOL. 850, PG. 85
JAMES COLLIER PROPERTIES, INC. CC #20190000002250 LOT 1, BLOCK A ROCKWALL COMMERCIAL CC #20210000008470
JUSTIN ROAD (80' right-of-way)
STATE OF TEXAS PARCEL 2 CC #20160000014800
F.M. HIGHWAY 3549 (variable width right-of-way)
OUTFALL C EX. CFS: 77.820
OUTFALL D EX CFS: 8.024
E.M. ELLIOTT SURVEY, ABSTRACT NO. 70 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
E.M. ELLIOTT SURVEY, ABSTRACT NO. 70 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
5' LOCATION 'I' LINE
MATCHLINE SEE SHEET C-06.01
MATCHLINE SEE SHEET C-06.02
LOT 2 A TRACT 3 (EY TRACT 2) 1, BLOCK B LL COMMERCIAL 2100000008470 10.740ACRES 190 SQ. FT.)
ROCKWALL 549/I-30 PARTNERS LP INST. NO. 20070038763
TITLE TRACT 1 (SURVEY TRACT 1) LOT 1R, BLOCK C ROCKWALL COMMERCIAL CC #20210000008470 8.110 ACRES (353,260 SQ. FT.)
15' UTILITY EASEMENT CAB. B, SLD. 206
10' UTILITY EASEMENT CAB. B, SLD. 206
DRIVING
REMAINDER OF LOT 1, BLOCK C ROCKWALL COMMERCIAL PARK CAB. B, SLIDE 206
CONNETOR STREET
OUTFALL E EX. CFS: 40.385
REMAINDER OF LOT 1, BLOCK C ROCKWALL COMMERCIAL PARK CAB. B, SLIDE 206
INTERSTATE HIGHWAY 30 (variable width right-of-way)
REFER TO TXDOT PLANS FOR TXDOT DRAINAGE AREAS
OUTFALL F EX. CFS: 101.606
10" WATER EASEMENT CC #20210000008470
10" WATER EASEMENT CC #20210000008470
10" WATER EASEMENT CC #20210000008470
WATER LINE EASEMENT VOL. 3865, PG. 89 VOL. 3865, PG. 100 VOL. 3865, PG. 105
CONCRETE
TERRACE
DRIVING
CONC. R.C.P.
CONC. I.E.
CONC. O.E.
CONC. I.E.
CONC. O.E.
CONC. I.E.
CONC. O.E



BEFORE YOU DIG Texas 811

N
W E
S

0 80 160
Scale: 1" = 80'



VICINITY MAP
NOT TO SCALE

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- 465 EXISTING CONTOURS

#(X)
0.151
2cfs

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
4700 HOLGATE PLACE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. F-00866-00
Texas Surveyors Registration No. 100866-00
(972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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EXISTING DRAINAGE AREA MAP 1

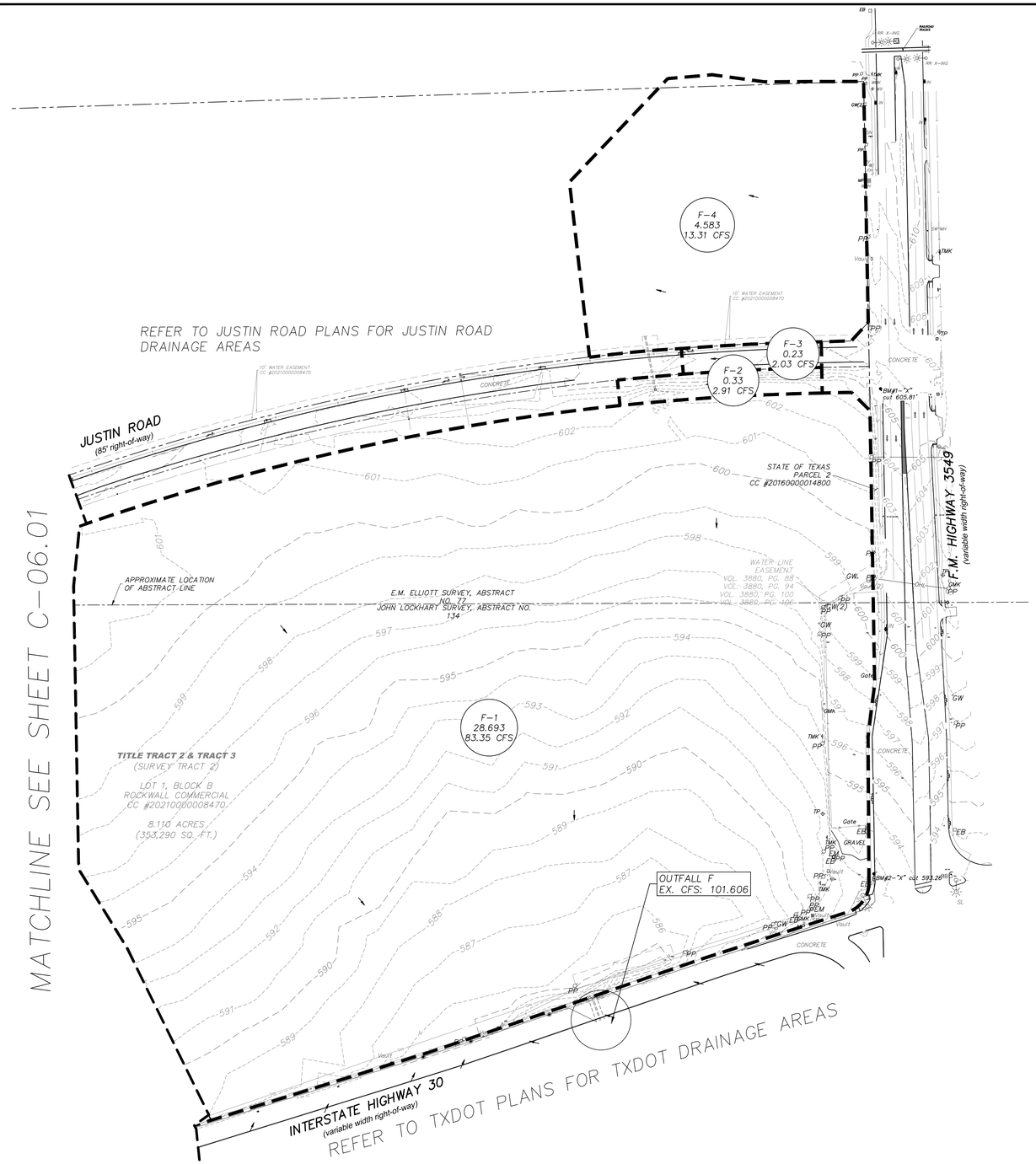
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

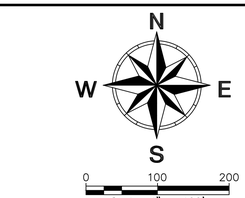
63456

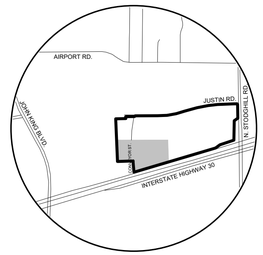
IKEA @ ROCKWALL HEIGHTS

C-06.01

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VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG TEXAS 811

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES FROM KIMLEY HORN (JANUARY 8, 2021) PLANS
- FLOW ARROW
- 465 EXISTING CONTOURS

AS-BUILT

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DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineers Registration No. F-2486 Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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EXISTING DRAINAGE AREA MAP 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.02

IKEA @ ROCKWALL HEIGHTS

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EXISTING DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	Tc (MIN)	5 -YEAR				10 -YEAR				25 -YEAR				50 -YEAR				100 -YEAR				COMMENTS
			C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	
OUTFALL C																							
C-1	4.940	20.0	0.35	1.00	4.90	8.47	0.35	1.00	5.90	10.20	0.35	1.00	6.60	11.41	0.35	1.00	7.50	12.97	0.35	1.00	8.30	14.35	EX. POND TO OUTFALL C
C-2	0.614	10.0	0.90	1.00	6.10	3.37	0.90	1.00	7.10	3.92	0.90	1.00	8.30	4.59	0.90	1.00	9.00	4.97	0.90	1.00	9.80	5.42	EX. DITCH TO OUTFALL C
C-3	0.587	10.0	0.90	1.00	6.10	3.22	0.90	1.00	7.10	3.75	0.90	1.00	8.30	4.38	0.90	1.00	9.00	4.75	0.90	1.00	9.80	5.18	EX. INLET TO OUTFALL C
C-4	6.545	20.0	0.35	1.00	4.90	11.22	0.35	1.00	5.90	13.52	0.35	1.00	6.60	15.12	0.35	1.00	7.50	17.18	0.35	1.00	8.30	19.01	EX. HEADWALL TO OUTFALL C
C-5	10.746	20.0	0.35	1.00	4.90	18.43	0.35	1.00	5.90	22.19	0.35	1.00	6.60	24.82	0.35	1.00	7.50	28.21	0.35	1.00	8.30	31.22	EX. HEADWALL TO OUTFALL C
C-6	0.200	10.0	0.90	1.00	6.10	1.10	0.90	1.00	7.10	1.28	0.90	1.00	8.30	1.49	0.90	1.00	9.00	1.62	0.90	1.00	9.80	1.76	TO OUTFALL C
C-7	0.100	10.0	0.90	1.00	6.10	0.55	0.90	1.00	7.10	0.64	0.90	1.00	8.30	0.75	0.90	1.00	9.00	0.81	0.90	1.00	9.80	0.88	TO OUTFALL C
Total	**23.732**					**46.367**	**CFS**			**55.498**	**CFS**			**62.566**	**CFS**			**70.514**	**CFS**			**77.820**	**CFS**
OUTFALL D																							
D-1	2.762	20.0	0.35	1.00	4.90	4.74	0.35	1.00	5.90	5.70	0.35	1.00	6.60	6.38	0.35	1.00	7.50	7.25	0.35	1.00	8.30	8.02	OUTFALL D
Total	**2.762**					**4.737**	**CFS**			**5.704**	**CFS**			**6.380**	**CFS**			**7.250**	**CFS**			**8.024**	**CFS**
OUTFALL F																							
F-1	28.693	20.0	0.35	1.00	4.90	49.21	0.35	1.00	5.90	59.25	0.35	1.00	6.60	66.28	0.35	1.00	7.50	75.32	0.35	1.00	8.30	83.35	EX. HEADWALL
F-2	0.330	10.0	0.90	1.00	6.10	1.81	0.90	1.00	7.10	2.11	0.90	1.00	8.30	2.47	0.90	1.00	9.00	2.67	0.90	1.00	9.80	2.91	EX. INLET
F-3	0.230	10.0	0.90	1.00	6.10	1.26	0.90	1.00	7.10	1.47	0.90	1.00	8.30	1.72	0.90	1.00	9.00	1.86	0.90	1.00	9.80	2.03	EX. INLET
F-4	4.583	20.0	0.35	1.00	4.90	7.86	0.35	1.00	5.90	9.46	0.35	1.00	6.60	10.59	0.35	1.00	7.50	12.03	0.35	1.00	8.30	13.31	EX. HEADWALL
Total	**33.836**					**60.143**	**CFS**			**72.293**	**CFS**			**81.051**	**CFS**			**91.886**	**CFS**			**101.606**	**CFS**
OUTFALL E																							
E-1	13.902	20.0	0.35	1.00	4.90	23.84	0.35	1.00	5.90	28.71	0.35	1.00	6.60	32.11	0.35	1.00	7.50	36.49	0.35	1.00	8.30	40.39	TO EX. DITCH TO OUTFALL E
Total	**13.902**					**23.842**	**CFS**			**28.708**	**CFS**			**32.114**	**CFS**			**36.493**	**CFS**			**40.385**	**CFS**

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DALLAS, TEXAS 75230
Texas Engineers Registration No. F-2486
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WILLIAM R. WINKELMANN 120378 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

02-25-2025
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EXISTING DRAINAGE FLOW CALCULATIONS

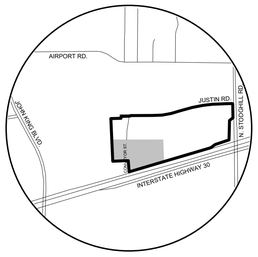
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63405

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IKEA @ ROCKWALL HEIGHTS

C-06.03



VICINITY MAP
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BEFORE YOU DIG Texas 811

EX. 12" SEWER

REFER TO JUSTIN ROAD PLANS FOR JUSTIN ROAD DRAINAGE AREAS

JUSTIN ROAD
(80' right-of-way)

JUSTIN ROAD
INST. NO. 20210000000419, D.R.R.C.T.

F.M. HIGHWAY 3549
(variable width right-of-way)

OUTFALL C:
EX. TOTAL ALLOWABLE CFS = 77.820
PROPOSED CFS: 77.820

OUTFALL D:
EX. TOTAL ALLOWABLE CFS = 8.024
PROPOSED CFS: 6.209

LOT 3, BLOCK B
10.924 AC.
(475,849 S.F.)

LOT 2, BLOCK B
4.639 AC.
(202,072 S.F.)

LOT 4, BLOCK B
33.249 AC.
(1,448,326 S.F.)

MATCHLINE SEE SHEET C-06.05

MATCHLINE SEE SHEET C-06.06

AREA E-5 REQUIRES DETENTION WHEN DEVELOPED IN THE FUTURE

AREA F-1 REQUIRES DETENTION WHEN DEVELOPED IN THE FUTURE

E-5

F-1

DETENTION

IKEA

LOT 2, BLOCK C
18.664 AC
(812,984 S.F.)

INTERSTATE HIGHWAY 30
(variable width right-of-way)

REFER TO TXDOT PLANS FOR TXDOT DRAINAGE AREAS

OUTFALL E:
EX. TOTAL ALLOWABLE CFS TO OUTFALL E INLET: 40.385
PROPOSED CFS TO OUTFALL E: 31.491

OUTFALL F:
CFS ALLOWABLE TO EX. CULVERT: 101.606
PROPOSED CFS TO EX. CULVERT BEFORE FUTURE DETENTION: 101.554

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NOTES:
DRAINAGE AREAS E-5 AND F-1 WILL NEED TO BE DETAINED WHEN DEVELOPED IN THE FUTURE.

AREAS C-2, C-3, C-4, AND C-5 HAVE INTERIM AREAS THAT DRAIN TO OUTFALL C INSTEAD OF THE DETENTION POND. IN FUTURE CONDITIONS AFTER THESE AREAS ARE DEVELOPED, THEY WILL FOLLOW THE ULTIMATE DRAINAGE CONDITIONS AND DRAIN TO DETENTION POND 1. SEE SHEET C-06.07 FOR INTERIM CALCULATIONS. FOR THE REST OF THE PLANS, THE ULTIMATE DRAINAGE CONDITIONS ARE USED FOR A MORE CONSERVATIVE APPROACH.

N W E S

0 120 240
Scale: 1" = 120'

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- PROPOSED DRAINAGE AREA DIVIDES
- FLOW ARROW
- EXISTING CONTOURS (465)
- PROP. CONTOURS (465)
- BOUNDARY LINE

NOTES:
DRAINAGE AREAS E-5 AND F-1 WILL NEED TO BE DETAINED WHEN DEVELOPED IN THE FUTURE.

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4750 HILLCREST PARKWAY, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 101206-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER
02-25-2025
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PROPOSED DRAINAGE AREA MAP KEYMAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6.3426

C-06.04

IKEA @ ROCKWALL HEIGHTS

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REFER TO JUSTIN ROAD PLANS FOR JUSTIN ROAD DRAINAGE AREAS

85' ROW

OUTFALL C:
EX. TOTAL ALLOWABLE CFS = 77.820
PROPOSED CFS: 77.820

OUTFALL D:
EX. TOTAL ALLOWABLE CFS = 8.024
PROPOSED CFS: 6.209

C-2 (INTERIM) 3.920 11.39 CFS

LOT 2, BLOCK B
4.6
LOT 1R-2
Block-B

C-2 3.920 34.57 CFS

C-4 (INTERIM) 1.632 14.39 CFS

LOT 2, BLOCK B
LOT 3, BLOCK B
10.924 AC.
(475,849 S.F.)

C-5 9.955 87.80 CFS

C-5 (INTERIM) 9.955 28.92 CFS

C-4 INLET

C-2 STUBOUT

C-5 STUBOUT

C-6 INLET

C-6 0.996 8.78 CFS

C-7 INLET

C-3 0.735 6.48 CFS

C-7 0.854 7.53 CFS

C-4 1.632 14.39 CFS

C-3 (INTERIM) 0.735 6.48 CFS

C-13 2.330 20.55 CFS

E-6 1.383 12.20 CFS

E-5 5.479 15.92 CFS

C-13 INLET

C-10 2.500 22.05 CFS

DETENTION POND 1. DETAINS DRAINAGE AREA C

DETENTION

C-1 2.890 25.49 CFS

E-6 INLET

E-4 0.578 5.10 CFS

LOT 12, BLOCK B

IKEA

D-1 0.704 6.21 CFS

C-14 0.267 2.35 CFS

LOT 2, BLOCK C
18.664 AC.
(812,984 S.F.)

E-7 INLET

E-7 1.445 12.74 CFS

E-3 0.570 5.03 CFS

E-4 INLET

E-5 INLET

C-14 INLET

C-9 INLET

C-12 INLET

C-12 0.940 8.29 CFS

C-9 0.302 2.66 CFS

C-11 INLET

C-16 0.272 2.40 CFS

C-11 0.204 1.80 CFS

BUILDING

15' UTILITY EASEMENT CAB. B, SLD. 206

15' UTILITY EASEMENT CAB. B, SLD. 206

C-8 0.180 1.59 CFS

C-15 0.584 5.15 CFS

E-3 OUTLET STRUCTURE

DETENTION POND 2. DETAINS DRAINAGE AREAS E-3,E-4,E-6,E-7

E-2 0.632 5.57 CFS

E-2 INLET

CONVEYOR STREET

C-15 INLET

C-8 INLET

INTERSTATE HIGHWAY 30

REFER TO TXDOT PLANS FOR TXDOT DRAINAGE AREAS

OUTFALL E:
EX. TOTAL ALLOWABLE CFS TO OUTFALL E INLET: 40.385
PROPOSED CFS TO OUTFALL E: 31.491

MATCHLINE SEE SHEET C-06.06

AREA E-5 REQUIRES DETENTION WHEN DEVELOPED IN THE FUTURE

NOTES:
DRAINAGE AREAS E-5 AND F-1 WILL NEED TO BE DETAINED WHEN DEVELOPED IN THE FUTURE.

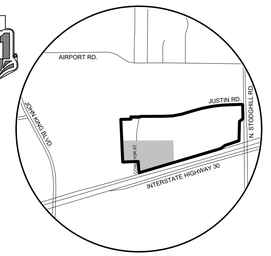
AREAS C-2, C-3, C-4, AND C-5 HAVE INTERIM AREAS THAT DRAIN TO OUTFALL C INSTEAD OF THE DETENTION POND. IN FUTURE CONDITIONS AFTER THESE AREAS ARE DEVELOPED, THEY WILL FOLLOW THE ULTIMATE DRAINAGE CONDITIONS AND DRAIN TO DETENTION POND 1. SEE SHEET C-06.07 FOR INTERIM CALCULATIONS. FOR THE REST OF THE PLANS, THE ULTIMATE DRAINAGE CONDITIONS ARE USED FOR A MORE CONSERVATIVE APPROACH.

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

BEFORE YOU DIG TEXAS 811



VICINITY MAP
NOT TO SCALE

N W E S

0 80 160
Scale: 1" = 80'

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- #(X) 0.151 2cfs — OUTFALL I.D. / ACREAGE / Q100
- PROPOSED DRAINAGE AREA DIVIDES
- FLOW ARROW
- 465 EXISTING CONTOURS
- 465 PROP. CONTOURS
- BOUNDARY LINE

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2728 HOLDREGE PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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PROPOSED DRAINAGE AREA MAP 1

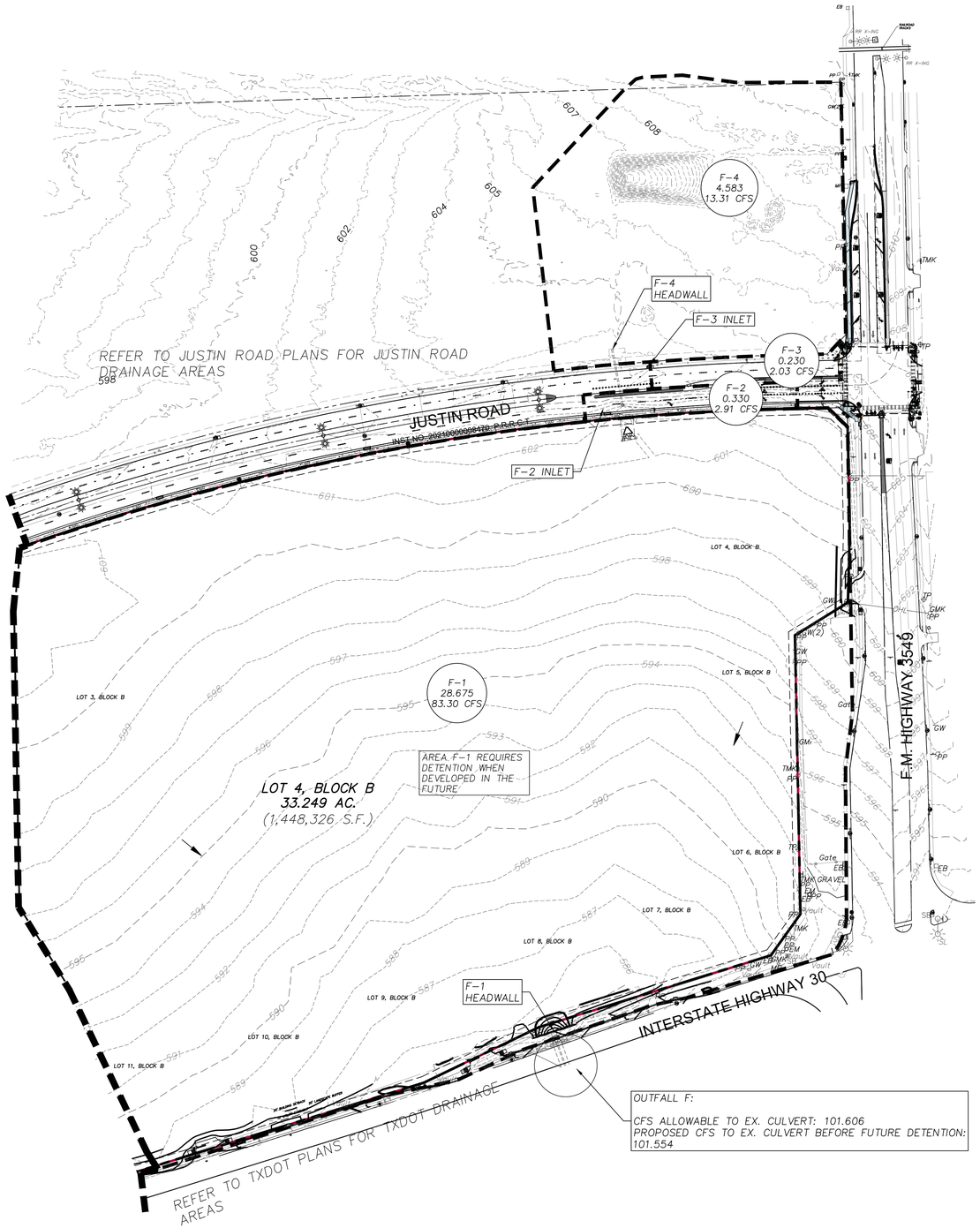
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

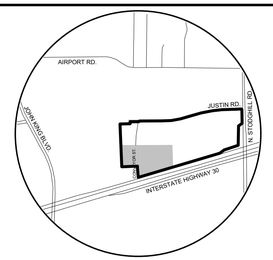
63406

IKEA @ ROCKWALL HEIGHTS

C-06.05

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VICINITY MAP
NOT TO SCALE

N
W E
S

0 100 200
Scale: 1" = 100'

BEFORE YOU DIG Texas 811

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- PROPOSED DRAINAGE AREA DIVIDES
- FLOW ARROW
- EXISTING CONTOURS
- PROP. CONTOURS
- BOUNDARY LINE

NOTES:
DRAINAGE AREAS E-5 AND F-1 WILL NEED TO BE DETAINED WHEN DEVELOPED IN THE FUTURE.

AREAS C-2, C-3, C-4, AND C-5 HAVE INTERIM AREAS THAT DRAIN TO OUTFALL C INSTEAD OF THE DETENTION POND. IN FUTURE CONDITIONS AFTER THESE AREAS ARE DEVELOPED, THEY WILL FOLLOW THE ULTIMATE DRAINAGE CONDITIONS AND DRAIN TO DETENTION POND 1. SEE SHEET C-06.07 FOR INTERIM CALCULATIONS. FOR THE REST OF THE PLANS, THE ULTIMATE DRAINAGE CONDITIONS ARE USED FOR A MORE CONSERVATIVE APPROACH.

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4725 HILLCREST PARKWAY, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-03866-00
Texas Surveyors Registration No. 101066-00

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WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

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PROPOSED DRAINAGE AREA MAP 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

83406

C-06.06

IKEA @ ROCKWALL HEIGHTS

C:\83406\06\ENGINEERING\Construction Plans\83406-DRM.dwg

INTERIM DRAINAGE FLOW CALCULATIONS

NOTES:

AREAS C–2, C–3, C–4, AND C–5 HAVE INTERIM AREAS THAT DRAIN TO OUTFALL C INSTEAD OF THE DETENTION POND. IN FUTURE CONDITIONS AFTER THESE AREAS ARE DEVELOPED, THEY WILL FOLLOW THE ULTIMATE DRAINAGE CONDITIONS AND DRAIN TO DETENTION POND 1. SEE SHEET C–06.07 FOR INTERIM CALCULATIONS.

FOR THE REST OF THE PLANS, THE ROCKWALL CALCULATIONS ARE NOT USED. THE ULTIMATE DRAINAGE CALCULATIONS ARE USED. THIS IS TO SHOW THAT THE POND STORAGE IS LOWER USING THE ROCKWALL VALUES SO IT IS A MORE CONSERVATIVE APPROACH TO USE THE CALCULATIONS FOUND ON C–05.04

INTERIM DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	Tc (MIN)	5 -YEAR				10 -YEAR				25 -YEAR				50 -YEAR				100 -YEAR				COMMENTS
			C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	
OUTFALL C: DETAINED																							
C-1	2.890	10.0	0.90	1.00	6.10	15.87	0.90	1.00	7.10	18.47	0.90	1.00	8.30	21.59	0.90	1.00	9.00	23.41	0.90	1.00	9.80	25.49	DETENTION POND 1
C-6	0.996	10.0	0.90	1.00	6.10	5.47	0.90	1.00	7.10	6.36	0.90	1.00	8.30	7.44	0.90	1.00	9.00	8.07	0.90	1.00	9.80	8.78	C-6 INLET TO DETENTION POND 1
C-7	0.854	10.0	0.90	1.00	6.10	4.69	0.90	1.00	7.10	5.46	0.90	1.00	8.30	6.38	0.90	1.00	9.00	6.92	0.90	1.00	9.80	7.53	C-7 INLET TO DETENTION POND 1
C-8	0.180	10.0	0.90	1.00	6.10	0.99	0.90	1.00	7.10	1.15	0.90	1.00	8.30	1.34	0.90	1.00	9.00	1.46	0.90	1.00	9.80	1.59	C-8 INLET TO DETENTION POND 1
C-9	0.302	10.0	0.90	1.00	6.10	1.66	0.90	1.00	7.10	1.93	0.90	1.00	8.30	2.26	0.90	1.00	9.00	2.45	0.90	1.00	9.80	2.66	C-9 INLET TO DETENTION POND 1
C-10	2.500	10.0	0.90	1.00	6.10	13.73	0.90	1.00	7.10	15.98	0.90	1.00	8.30	18.68	0.90	1.00	9.00	20.25	0.90	1.00	9.80	22.05	ROOF DRAINS TO DETENTION POND 1
C-11	0.204	10.0	0.90	1.00	6.10	1.12	0.90	1.00	7.10	1.30	0.90	1.00	8.30	1.52	0.90	1.00	9.00	1.65	0.90	1.00	9.80	1.80	C-11 INLET TO DETENTION POND 1
C-12	0.940	10.0	0.90	1.00	6.10	5.16	0.90	1.00	7.10	6.01	0.90	1.00	8.30	7.02	0.90	1.00	9.00	7.61	0.90	1.00	9.80	8.29	C-12 INLET TO DETENTION POND 1
C-13	2.330	10.0	0.90	1.00	6.10	12.79	0.90	1.00	7.10	14.89	0.90	1.00	8.30	17.41	0.90	1.00	9.00	18.87	0.90	1.00	9.80	20.55	C-13 INLET TO DETENTION POND 1
C-14	0.267	10.0	0.90	1.00	6.10	1.47	0.90	1.00	7.10	1.71	0.90	1.00	8.30	1.99	0.90	1.00	9.00	2.16	0.90	1.00	9.80	2.35	C-14 INLET TO DETENTION POND 1.
C-15	0.584	10.0	0.90	1.00	6.10	3.21	0.90	1.00	7.10	3.73	0.90	1.00	8.30	4.36	0.90	1.00	9.00	4.73	0.90	1.00	9.80	5.15	C-15 INLET TO DETENTION POND 1
C-16	0.272	10.0	0.90	1.00	6.10	1.49	0.90	1.00	7.10	1.74	0.90	1.00	8.30	2.03	0.90	1.00	9.00	2.20	0.90	1.00	9.80	2.40	TO DETENTION POND 1
Total	**12.319**					**67.631**	**CFS**			**78.718**	**CFS**			**92.023**	**CFS**			**99.784**	**CFS**			**108.654**	**CFS**
OUTFALL C: UNDETAINED																							
C-2	3.920	20.0	0.35	1.00	4.90	6.72	0.35	1.00	5.90	8.09	0.35	1.00	6.60	9.06	0.35	1.00	7.50	10.29	0.35	1.00	8.30	11.39	SHEET FLOW TO OUTFALL C
C-3	0.735	10.0	0.90	1.00	6.10	4.04	0.90	1.00	7.10	4.70	0.90	1.00	8.30	5.49	0.90	1.00	9.00	5.95	0.90	1.00	9.80	6.48	SHEET FLOW TO OUTFALL C
C-4	1.632	10.0	0.90	1.00	6.10	8.96	0.90	1.00	7.10	10.43	0.90	1.00	8.30	12.19	0.90	1.00	9.00	13.22	0.90	1.00	9.80	14.39	X. C-4 INLET TO EX. CULVERT, SHEET FLOW TO OUTFALL C
C-5	9.955	20.0	0.35	1.00	4.90	17.07	0.35	1.00	5.90	20.56	0.35	1.00	6.60	23.00	0.35	1.00	7.50	26.13	0.35	1.00	8.30	28.92	EX. HEADWALL, SHEET FLOW TO OUTFALL C
Total	**16.242**					**36.790**	**CFS**			**43.777**	**CFS**			**49.733**	**CFS**			**55.595**	**CFS**			**61.184**	**CFS**

Present Conditions	
Q=CIA	
A =	23.73
C =	0.35
Tc =	20
I_{100} =	8.30
Q_{100} =	**68.94**

Future Conditions (Developed)		Offsite Conditions		Bypass	
A =	12.32	A =	16.24	A=	0.00
Aadj=	12.32				
C =	0.90	C =	0.35	C=	0.90
Tc =	10	Tc =	20	Tc=	10
I_{100} =	9.8	I_{100} =	8.3	I_{100} =	9.8
Q_{100} =	**108.65**	Q_{100} =	**47.18**	Q_{100} =	**0.00**

Flow for Storm Durations (Developed)			
Time	I	C	Q
10 min	9.8	0.9	108.65
15 min	9	0.9	99.78
20 min	8.3	0.9	92.02
30 min	6.9	0.9	76.50
40 min	5.8	0.9	64.31
50 min	5	0.9	55.44
60 min	4.5	0.9	49.89
70 min	4	0.9	44.35
80 min	3.7	0.9	41.02
90 min	3.5	0.9	38.80
100 min	3.4	0.9	37.70
110 min	3.2	0.9	35.48

Flow for Storm Durations (Offsite)			
Time	I	C	Q
10 min	9.8	0.35	55.71006
15 min	9	0.35	51.1623
20 min	8.3	0.35	47.18301
30 min	6.9	0.35	39.22443
40 min	5.8	0.35	32.97126
50 min	5	0.35	28.4235
60 min	4.5	0.35	25.58115
70 min	4	0.35	22.7388
80 min	3.7	0.35	21.03339
90 min	3.5	0.35	19.89645
100 min	3.4	0.35	19.32798
110 min	3.2	0.35	18.19104

Storage Calculations

10 min			
Inflow	98618.18	Storage	48,836.36
Outflow	49781.82		
15 min			
Inflow	135851.6	Storage	73,624.30
Outflow	62227.28		
20 min			
Inflow	167047.1	Storage	92,374.39
Outflow	74672.73		
30 min			
Inflow	208305.8	Storage	108,742.11
Outflow	99563.65		
40 min			
Inflow	233463.5	Storage	109,008.90
Outflow	124454.6		
50 min			
Inflow	251577	Storage	102,231.53
Outflow	149345.5		
60 min			
Inflow	271703.2	Storage	97,466.78
Outflow	174236.4		
70 min			
Inflow	281766.2	Storage	82,638.95
Outflow	199127.3		
80 min			
Inflow	297867.2	Storage	73,848.96
Outflow	224018.2		
90 min			
Inflow	316987	Storage	68,077.91
Outflow	248909.1		
100 min			
Inflow	342144.7	Storage	68,344.69
Outflow	273800		
110 min			
Inflow	354220.4	Storage	55,529.48
Outflow	298690.9		

INTERIM DETENTION POND 1 CALCULATIONS

Select County:	**ROCKWALL**
Enter C Value:	0.90
Enter Total Area:	12.320
Starting Flow Line:	580.36
Number of Storm Events:	5

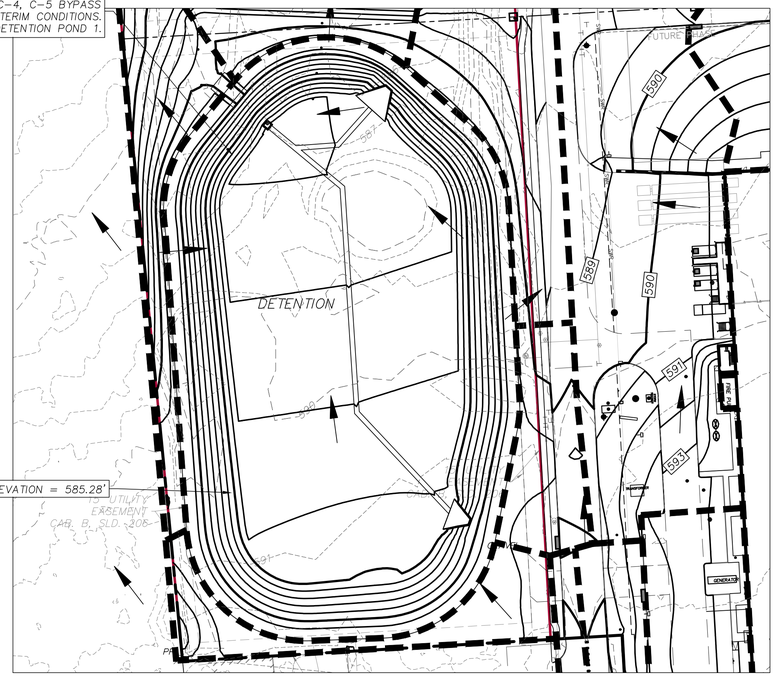
AREAS C–1, C–6, C–7, C–8, C–9, C–10, C–11, C–12, C–13, C–14, C–15, AND C–16 DRAIN TO DETENTION POND 1 AT INTERIM CONDITIONS. AREAS C–2, C–3, C–4, C–5 BYPASS DETENTION POND 1 AND DRAIN TO OUTFALL C AT INTERIM CONDITIONS. FOR FUTURE DEVELOPMENT, ALL C AREAS WILL DRAIN TO DETENTION POND 1.

Storm Event	Q_{max}	WSE	STORAGE (cu-ft)	STORAGE (ac-ft)
100	21.76	583.64	68,344	1.57

Pond Storage			
Elevation (ft)	Contour Area (sq-ft)	Storage (cu-ft)	Storage (ac-ft)
580.36	0.00	0.00	0.00
581	3,952.00	1976.00	0.05
582	25,518.00	16711.00	0.38
583	46,171.00	52555.50	1.21
584	64,915.00	108098.50	2.48
585	78,362.00	179737.00	4.13
586	83,766.00	260801.00	5.99
587	89,132.00	347250.00	7.97
588	94,700.00	439166.00	10.08
589	100,462.00	536747.00	12.32
590	106,512.00	640234.00	14.70
591	112,807.00	749893.50	17.22

Total Pond Area and Composite C value			
Area #	Area (ac)	C Value	C*A
C-1	2.890	0.90	2.601
C-6	0.996	0.90	0.896
C-7	0.854	0.90	0.769
C-8	0.180	0.90	0.162
C-9	0.302	0.90	0.272
C-10	2.500	0.90	2.250
C-11	0.204	0.90	0.184
C-12	0.940	0.90	0.846
C-13	2.330	0.90	2.097
C-14	0.267	0.90	0.240
C-15	0.585	0.90	0.527
C-16	0.272	0.90	0.245

INTERIM DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate		
				100 Year	21.76 cfs		
MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
10	9.80	0.90	12.32	108.66	65197	13056	52141
15	9.00	0.90	12.32	99.79	89813	16320	73493
20	8.30	0.90	12.32	92.03	110436	19584	90852
30	6.90	0.90	12.32	76.51	137713	26112	111601
40	5.80	0.90	12.32	64.31	154345	32640	121705
50	5.00	0.90	12.32	55.44	166320	39168	127152
60	4.50	0.90	12.32	49.90	179626	45696	133930
70	4.00	0.90	12.32	44.35	186278	52224	134054
80	3.70	0.90	12.32	41.03	196923	58752	138171
90	3.50	0.90	12.32	38.81	209563	65280	144283
100	3.40	0.90	12.32	37.70	226195	71808	154387
110	3.20	0.90	12.32	35.48	234179	78336	155843
						Detention Storage Required (cubic feet) =	**68,344**
						Detention Storage Required (acre feet) =	**1.57**
						100 Year Water Surface Elevation =	583.64
						Pond Elevation Including 2 ft Freeboard =	585.64



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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7999
Texas Engineering Registration No. F-00866–00
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INTERIM DRAINAGE FLOW CALCULATIONS

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

83406

IKEA @ ROCKWALL HEIGHTS

C-06.07

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ULTIMATE DRAINAGE FLOW CALCULATIONS

PROPOSED DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	Tc (MIN)	5 -YEAR				10 -YEAR				25 -YEAR				50 -YEAR				100 -YEAR				COMMENTS
			C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	C	Ca	I (IN/HR)	Q (CFS)	
OUTFALL C: 77.820 CFS ALLOWED																							
C-1	2.890	10.0	0.90	1.00	6.10	15.87	0.90	1.00	7.10	18.47	0.90	1.00	8.30	21.59	0.90	1.00	9.00	23.41	0.90	1.00	9.80	25.49	DETENTION POND 1
C-2	3.920	10.0	0.90	1.00	6.10	21.52	0.90	1.00	7.10	25.05	0.90	1.00	8.30	29.28	0.90	1.00	9.00	31.75	0.90	1.00	9.80	34.57	C-2 STUBOUT TO DETENTION POND 1
C-3	0.735	10.0	0.90	1.00	6.10	4.04	0.90	1.00	7.10	4.70	0.90	1.00	8.30	5.49	0.90	1.00	9.00	5.95	0.90	1.00	9.80	6.48	FUTURE INLET TO C-2 STUBOUT
C-4	1.632	10.0	0.90	1.00	6.10	8.96	0.90	1.00	7.10	10.43	0.90	1.00	8.30	12.19	0.90	1.00	9.00	13.22	0.90	1.00	9.80	14.39	C-4 INLET TO DETENTION POND 1
C-5	9.955	10.0	0.90	1.00	6.10	54.65	0.90	1.00	7.10	63.61	0.90	1.00	8.30	74.36	0.90	1.00	9.00	80.64	0.90	1.00	9.80	87.80	C-5 STUBOUT TO DETENTION POND 1
C-6	0.996	10.0	0.90	1.00	6.10	5.47	0.90	1.00	7.10	6.36	0.90	1.00	8.30	7.44	0.90	1.00	9.00	8.07	0.90	1.00	9.80	8.78	C-6 INLET TO DETENTION POND 1
C-7	0.854	10.0	0.90	1.00	6.10	4.69	0.90	1.00	7.10	5.46	0.90	1.00	8.30	6.38	0.90	1.00	9.00	6.92	0.90	1.00	9.80	7.53	C-7 INLET TO DETENTION POND 1
C-8	0.180	10.0	0.90	1.00	6.10	0.99	0.90	1.00	7.10	1.15	0.90	1.00	8.30	1.34	0.90	1.00	9.00	1.46	0.90	1.00	9.80	1.59	C-8 INLET TO DETENTION POND 1
C-9	0.302	10.0	0.90	1.00	6.10	1.66	0.90	1.00	7.10	1.93	0.90	1.00	8.30	2.26	0.90	1.00	9.00	2.45	0.90	1.00	9.80	2.66	C-9 INLET TO DETENTION POND 1
C-10	2.500	10.0	0.90	1.00	6.10	13.73	0.90	1.00	7.10	15.98	0.90	1.00	8.30	18.68	0.90	1.00	9.00	20.25	0.90	1.00	9.80	22.05	ROOF DRAINS TO DETENTION POND 1
C-11	0.204	10.0	0.90	1.00	6.10	1.12	0.90	1.00	7.10	1.30	0.90	1.00	8.30	1.52	0.90	1.00	9.00	1.65	0.90	1.00	9.80	1.80	C-11 INLET TO DETENTION POND 1
C-12	0.940	10.0	0.90	1.00	6.10	5.16	0.90	1.00	7.10	6.01	0.90	1.00	8.30	7.02	0.90	1.00	9.00	7.61	0.90	1.00	9.80	8.29	C-12 INLET TO DETENTION POND 1
C-13	2.330	10.0	0.90	1.00	6.10	12.79	0.90	1.00	7.10	14.89	0.90	1.00	8.30	17.41	0.90	1.00	9.00	18.87	0.90	1.00	9.80	20.55	C-13 INLET TO DETENTION POND 1
C-14	0.267	10.0	0.90	1.00	6.10	1.47	0.90	1.00	7.10	1.71	0.90	1.00	8.30	1.99	0.90	1.00	9.00	2.16	0.90	1.00	9.80	2.35	C-14 INLET TO DETENTION POND 1.
C-15	0.584	10.0	0.90	1.00	6.10	3.21	0.90	1.00	7.10	3.73	0.90	1.00	8.30	4.36	0.90	1.00	9.00	4.73	0.90	1.00	9.80	5.15	C-15 INLET TO DETENTION POND 1
C-16	0.272	10.0	0.90	1.00	6.10	1.49	0.90	1.00	7.10	1.74	0.90	1.00	8.30	2.03	0.90	1.00	9.00	2.20	0.90	1.00	9.80	2.40	TO DETENTION POND 1
Total	**28.561**					**156.800**	**CFS**			**182.505**	**CFS**			**213.351**	**CFS**			**231.344**	**CFS**			**251.908**	**CFS**
OUTFALL D: 8.024 CFS ALLOWED																							
D-1	0.704	10.0	0.90	1.00	6.10	3.86	0.90	1.00	7.10	4.50	0.90	1.00	8.30	5.26	0.90	1.00	9.00	5.70	0.90	1.00	9.80	6.21	OUTFALL D (WEST SHEET FLOW BYPASS)
Total	**0.704**					**3.865**	**CFS**			**4.499**	**CFS**			**5.259**	**CFS**			**5.702**	**CFS**			**6.209**	**CFS**
OUTFALL E (UNDETAINED)																							
E-2	0.632	10.0	0.90	1.00	6.10	3.47	0.90	1.00	7.10	4.04	0.90	1.00	8.30	4.72	0.90	1.00	9.00	5.12	0.90	1.00	9.80	5.57	E-2 INLET
E-5	5.479	20.0	0.35	1.00	5.50	10.55	0.35	1.00	6.50	12.46	0.35	1.00	7.50	14.38	0.35	1.00	8.10	15.53	0.35	1.00	8.30	15.92	E-5 INLET TO OUTFALL E (FUTURE DETENTION REQUIRED
Total	**6.111**					**14.017**	**CFS**			**16.503**	**CFS**			**19.103**	**CFS**			**20.652**	**CFS**			**21.491**	**CFS**
OUTFALL E (DETAINED)																							
E-3	0.570	10.0	0.90	1.00	6.10	3.13	0.90	1.00	7.10	3.64	0.90	1.00	8.30	4.26	0.90	1.00	9.00	4.62	0.90	1.00	9.80	5.03	DETENTION POND 2
E-4	0.578	10.0	0.90	1.00	6.10	3.17	0.90	1.00	7.10	3.69	0.90	1.00	8.30	4.32	0.90	1.00	9.00	4.68	0.90	1.00	9.80	5.10	E-4 INLET
E-6	1.383	10.0	0.90	1.00	6.10	7.59	0.90	1.00	7.10	8.84	0.90	1.00	8.30	10.33	0.90	1.00	9.00	11.20	0.90	1.00	9.80	12.20	E-6 INLET
E-7	1.445	10.0	0.90	1.00	6.10	7.93	0.90	1.00	7.10	9.23	0.90	1.00	8.30	10.79	0.90	1.00	9.00	11.70	0.90	1.00	9.80	12.74	E-7 INLET
Total	**3.976**					**21.828**	**CFS**			**25.407**	**CFS**			**29.701**	**CFS**			**32.206**	**CFS**			**35.068**	**CFS**
OUTFALL E TOTAL: 40.385 CFS ALLOWED																							
UNDETAINED	6.111					14.02				16.50				19.10				20.65				21.49	DIRECTLY TO OUTFALL E
DETAINED	3.976					10.00				10.00				10.00				10.00				10.00	Q RELEASED FROM DETENTION POND 2 TO OUTFALL E
Total	**10.087**					**24.017**	**CFS**			**26.503**	**CFS**			**29.103**	**CFS**			**30.652**	**CFS**			**31.491**	**CFS**
OUTFALL F: 101.606 CFS ALLOWED																							
F-1	28.675	20.0	0.35	1.00	5.50	55.20	0.35	1.00	6.50	65.24	0.35	1.00	7.50	75.27	0.35	1.00	8.10	81.29	0.35	1.00	8.30	83.30	TO F-1 HEADWALL (FUTURE DETENTION REQUIRED)
F-2	0.330	10.0	0.90	1.00	6.10	1.81	0.90	1.00	6.50	1.93	0.90	1.00	8.30	2.47	0.90	1.00	9.00	2.67	0.90	1.00	9.80	2.91	TO F-2 INLET
F-3	0.230	10.0	0.90	1.00	6.10	1.26	0.90	1.00	6.50	1.35	0.90	1.00	8.30	1.72	0.90	1.00	9.00	1.86	0.90	1.00	9.80	2.03	TO F-3 INLET
F-4	4.583	20.0	0.35	1.00	5.50	8.82	0.35	1.00	6.50	10.43	0.35	1.00	7.50	12.03	0.35	1.00	8.10	12.99	0.35	1.00	8.30	13.31	TO F-4 HEADWALL
Total	**33.818**					**67.096**	**CFS**			**78.938**	**CFS**			**91.485**	**CFS**			**98.822**	**CFS**			**101.554**	**CFS**

AS-BUILT

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4144 HALBERT PLAZA BLVD., SUITE 215
DALLAS, TEXAS 75230 (972) 490-7999
(972) 490-7999 FAX
Texas Engineers Registration No. F-002866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

ULTIMATE DRAINAGE FLOW CALCULATIONS

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

G:\63406\ENGINEERING\Construction Plans\63406-DAM.dwg

IKEA @ ROCKWALL HEIGHTS

C-06.08

INLET CALCULATIONS

COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLET IN SUMPS

iSWM Figure 3.5
n = 0.016

AREA No.	AREA (acres)	RUNOFF COEFF "c"	CONC. TIME (min)	100-YEAR INTENSITY (in/hr)	GUTTER SLOPE So FT/FT	CROWN SLOPE OF PVMT FT/FT	Incoming 100 year Carryover FLOW (CFS)"	100-YEAR GUTTER FLOW Qo C.F.S.	DEPTH OF GUTTER FLOW Yo FT.	SPREAD OF FLOW Yo FT.	DEPTH OF DEPRESSION a FT.	DEPTH OF FLOW OPENING Y FT.	CAPACITY OF INLET PER FOOT LENGTH Q/L C.F.C./FT.	LENGTH OF INLET OPENING L OR P FT.	CAPACITY OF INLET Q C.F.S *	PERCENT Q100 CAPTURED BY INLET	NOTES
1c	1d	1e	1f	1g	2	3	22	4	5		6	7	8	9	10	12	13
C-3	0.735	0.90	10	9.80	0.007	0.030	0.00	6.48	0.41	13.53	0.33	0.74	0.94	10	9.37	100%	Curb Inlet
C-4	1.632	0.90	10	9.80	0.040	0.017	0.00	14.39	0.69	39.70	0.33	1.02	1.18	10	11.80	100%	Curb Inlet
C-6	0.996	0.90	10	9.80	0.010	0.010	0.00	8.78	0.50	49.70	0.33	0.83	1.02	10	10.21	100%	Curb Inlet
C-7	0.854	0.90	10	9.80	0.010	0.010	0.00	7.53	0.45	44.86	0.33	0.78	0.98	10	9.77	100%	Curb Inlet
C-9	0.302	0.90	10	9.80	0.007	0.010	0.00	2.66	0.22	22.43	0.33	0.55	0.74	10	7.42	100%	Curb Inlet
C-11	0.204	0.90	10	9.80	0.007	0.030	0.00	1.80	0.17	5.83	0.33	0.50	0.68	10	6.76	100%	Curb Inlet
C-12	0.940	0.90	10	9.80	0.014	0.008	0.00	8.29	0.48	60.53	0.33	0.81	1.00	10	10.04	100%	Curb Inlet
C-13	2.328	0.90	10	9.80	0.010	0.019	0.00	20.53	0.57	29.24	0.33	0.90	1.08	20	21.63	100%	Curb Inlet
C-14	0.267	0.90	10	9.80	0.010	0.010	0.00	2.35	0.26	25.77	1.33	1.59	1.55	10	15.55	100%	Curb Inlet
C-15	0.584	0.90	10	9.80	0.010	0.010	0.00	5.15	0.29	28.67	2.33	2.62	2.07	10	20.68	100%	Curb Inlet
C-17	0.180	0.90	10	9.80	0.010	0.015	0.00	1.59	0.25	16.79	3.33	3.58	2.45	10	24.54	100%	Curb Inlet

50% CLOGGING FACTOR ACCOUNTED FOR

DESIGN POINT H
COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLET IN SUMPS

iSWM Figure 3.5
n = 0.016

AREA No.	AREA (acres)	RUNOFF COEFF "c"	CONC. TIME (min)	100-YEAR INTENSITY (in/hr)	GUTTER SLOPE So FT/FT	CROWN SLOPE OF PVMT FT/FT	100-YEAR GUTTER FLOW Qo C.F.S.	DEPTH OF GUTTER FLOW Yo FT.	SPREAD OF FLOW Yo FT.	DEPTH OF DEPRESSION a FT.	DEPTH OF FLOW OPENING Y FT.	CAPACITY OF INLET PER FOOT LENGTH Q/L C.F.C./FT.	LENGTH OF INLET OPENING L OR P FT.	CAPACITY OF INLET Q C.F.S *	PERCENT Q100 CAPTURED BY INLET	NOTES
1c	1d	1e	1f	1g	2	3	4	5		6	7	8	9	10	12	13
H-1	0.215	0.90	10	9.80	0.005	0.021	1.90	0.15	7.01	0.33	0.48	0.64	14	8.93	100%	Curb Inlet
H-2	1.283	0.90	10	9.80	0.005	0.020	11.32	0.48	23.77	0.33	0.81	1.00	14	14.05	100%	Curb Inlet
H-3	0.293	0.90	10	9.80	0.004	0.020	2.58	0.23	11.34	0.33	0.56	0.74	9.5	7.07	100%	Curb Inlet
H-4	0.390	0.90	10	9.80	0.004	0.020	3.44	0.27	13.72	0.33	0.60	0.80	9.5	7.60	100%	Curb Inlet

50 % CLOGGING FACTOR ACCOUNTED FOR

DESIGN POINT G
COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLET IN SUMPS

iSWM Figure 3.5
n = 0.016

AREA No.	AREA (acres)	RUNOFF COEFF "c"	CONC. TIME (min)	100-YEAR INTENSITY (in/hr)	GUTTER SLOPE So FT/FT	CROWN SLOPE OF PVMT FT/FT	100-YEAR GUTTER FLOW Qo C.F.S.	DEPTH OF GUTTER FLOW Yo FT.	SPREAD OF FLOW Yo FT.	DEPTH OF DEPRESSION a FT.	DEPTH OF FLOW OPENING Y FT.	CAPACITY OF INLET PER FOOT LENGTH Q/L C.F.C./FT.	LENGTH OF INLET OPENING L OR P FT.	CAPACITY OF INLET Q C.F.S *	PERCENT Q100 CAPTURED BY INLET	NOTES
1c	1d	1e	1f	1g	2	3	4	5		6	7	8	9	10	12	13
G-1	0.618	0.90	10	9.80	0.030	0.020	5.45	0.37	18.94	0.33	0.70	0.90	9.5	8.60	100%	Curb Inlet
G-2	0.169	0.90	10	9.80	0.006	0.019	1.49	0.16	8.10	0.33	0.49	0.65	9.5	6.22	100%	Curb Inlet
G-3	0.168	0.90	10	9.80	0.003	0.020	1.48	0.12	6.07	0.33	0.45	0.61	14	8.48	100%	Curb Inlet
G-4	0.394	0.90	10	9.80	0.008	0.024	3.48	0.22	8.99	0.33	0.55	0.73	14	10.26	100%	Curb Inlet
G-5	0.259	0.90	10	9.80	0.003	0.020	2.28	0.21	10.45	0.33	0.54	0.72	9.5	6.86	100%	Curb Inlet

iSWM Figure 3.7

DESIGN POINT G
COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLET IN SUMPS

Drainage Area				Slope "S"	of Road "Sx"	of Gutter "'S'x"	Flow "Yo"*	Flow "T" **	Cross Slope "Se"	Street	Manning's coefficient	5-year	5-year	5-year Carryover	5-year Total	100-year	100-year	100-year Carryover	100-year Total	Right-of-Way	Design	Length Required	Actual Provided		Efficiency	Inlet Capacity	5-year Carryover	100-year Carryover	
Area No.	Area (acres)	Runoff Coeff. "c"	Conc. Time (min)	"S" (ft/ft)	"Sx" (ft/ft)	"'S'x" (ft/ft)	"Yo"* (ft)	"T" ** (ft)	"Se" (ft/ft)	Section (type)	pavement "n"	Intensity (in/hr)	Runoff (cfs)	Flow (cfs)	Gutter Q (cfs)	Intensity (in/hr)	Runoff (cfs)	Flow (cfs)	Gutter Q (cfs)	Capacity (cfs)	Storm ***	"L_T" (ft)	Length "L" (ft)	L/L_T	"E"	"Qi" (cfs)	Flow "q" (cfs)	Flow "q" (cfs)	COMMENTS
4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
G-3	0.188	0.90	10	0.030	0.020	0.05	0.14	6.92	0.022	Crown	0.016	5.85	0.99	0.00	0.99	9.22	1.56	0.00	1.56	-	100-year	7.51	14	1.87	1.00	6.88	0.00	0.00	Curb Inlet
G-4	0.416	0.90	10	0.030	0.020	0.05	0.19	9.32	0.021	Crown	0.016	5.85	2.19	0.00	2.19	9.22	3.45	0.00	3.45	-	100-year	10.82	9.5	0.88	0.98	2.54	0.00	0.92	Curb Inlet
G-5	0.320	0.90	10	0.030	0.020	0.05	0.17	8.44	0.021	Crown	0.016	5.85	1.69	0.00	1.69	9.22	2.66	0.00	2.66	-	100-year	9.61	9.5	0.99	1.00	2.58	0.00	0.07	Curb Inlet
G-6	0.402	0.90	10	0.030	0.020	0.05	0.18	9.20	0.021	Crown	0.016	5.85	2.12	0.00	2.12	9.22	3.34	0.00	3.34	-	100-year	10.65	9.5	0.89	0.98	2.54	0.00	0.80	Curb Inlet

iSWM Figure 3.7

DESIGN POINT H
COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLET IN SUMPS

Drainage Area				Slope "S"	of Road "Sx"	of Gutter "'S'x"	Flow "Yo"*	Flow "T" **	Cross Slope "Se"	Street	Manning's coefficient	5-year	5-year	5-year Carryover	5-year Total	100-year	100-year	100-year Carryover	100-year Total	Right-of-Way	Design	Length Required	Actual Provided		Efficiency	Inlet Capacity	5-year Carryover	100-year Carryover	
Area No.	Area (acres)	Runoff Coeff. "c"	Conc. Time (min)	"S" (ft/ft)	"Sx" (ft/ft)	"'S'x" (ft/ft)	"Yo"* (ft)	"T" ** (ft)	"Se" (ft/ft)	Section (type)	pavement "n"	Intensity (in/hr)	Runoff (cfs)	Flow (cfs)	Gutter Q (cfs)	Intensity (in/hr)	Runoff (cfs)	Flow (cfs)	Gutter Q (cfs)	Capacity (cfs)	Storm ***	"L_T" (ft)	Length "L" (ft)	L/L_T	"E"	"Qi" (cfs)	Flow "q" (cfs)	Flow "q" (cfs)	COMMENTS
4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
H-1	0.326	0.90	10	0.030	0.020	0.05	0.17	8.50	0.021	Crown	0.016	5.85	1.72	0.00	1.72	9.22	2.71	0.00	2.71	-	100-year	9.70	9.5	0.98	1.00	2.58	0.00	0.13	CURB INLET
H-2	0.149	0.90	10	0.030	0.020	0.05	0.13	6.34	0.023	Crown	0.016	5.85	0.79	0.00	0.79	9.22	1.24	0.00	1.24	-	100-year	6.70	9.5	1.42	1.00	2.84	0.00	0.00	CURB INLET
H-3	0.152	0.90	10	0.030	0.020	0.05	0.13	6.39	0.022	Crown	0.016	5.85	0.80	0.00	0.80	9.22	1.26	0.00	1.26	-	100-year	6.77	14	2.07	1.00	7.12	0.00	0.00	CURB INLET
H-4	0.386	0.90	10	0.030	0.020	0.05	0.18	9.06	0.021	Crown	0.016	5.85	2.03	0.00	2.03	9.22	3.20	0.00	3.20	-	100-year	10.46	14	1.34	1.00	6.41	0.00	0.00	CURB INLET
H-5	0.237	0.90	10	0.030	0.020	0.05	0.15	7.54	0.021	Crown	0.016	5.85	1.25	0.00	1.25	9.22	1.97	0.00	1.97	-	100-year	8.37	9.5	1.13	1.00	2.66	0.00	0.00	CURB INLET
H-6	0.400	0.90	10	0.030	0.020	0.05	0.18	9.18	0.021	Crown	0.016	5.85	2.11	0.00	2.11	9.22	3.32	0.00	3.32	-	100-year	10.63	10	0.94	0.99	2.87	0.00	0.45	CURB INLET
H-7	0.512	0.90	10	0.030	0.020	0.05	0.20	10.07	0.021	Crown	0.016	5.85	2.70	0.00	2.70	9.22	4.25	0.00	4.25	-	100-year	11.86	9.5	0.80	0.95	2.51	0.19	1.74	CURB INLET
H-8	0.653	0.90	10	0.030	0.020	0.05	0.22	11.03	0.020	Crown	0.016	5.85	3.44	0.00	3.44	9.22	5.42	0.00	5.42	-	100-year	13.19	14	1.06	1.00	6.25	0.00	0.00	CURB INLET

AS–BUILT

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4760 HILLSDALE PARKWAY, Suite 215
DALLAS, TEXAS 75230 (972) 490-7099
Texas Engineers Registration No. F-00866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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INLET CALCULATIONS

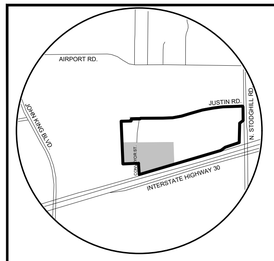
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ROCKWALL, TX

8340S

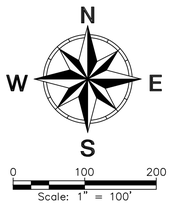
IKEA @ ROCKWALL HEIGHTS

C-06.09

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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG Texas 811

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

NOTICES TO CONTRACTOR

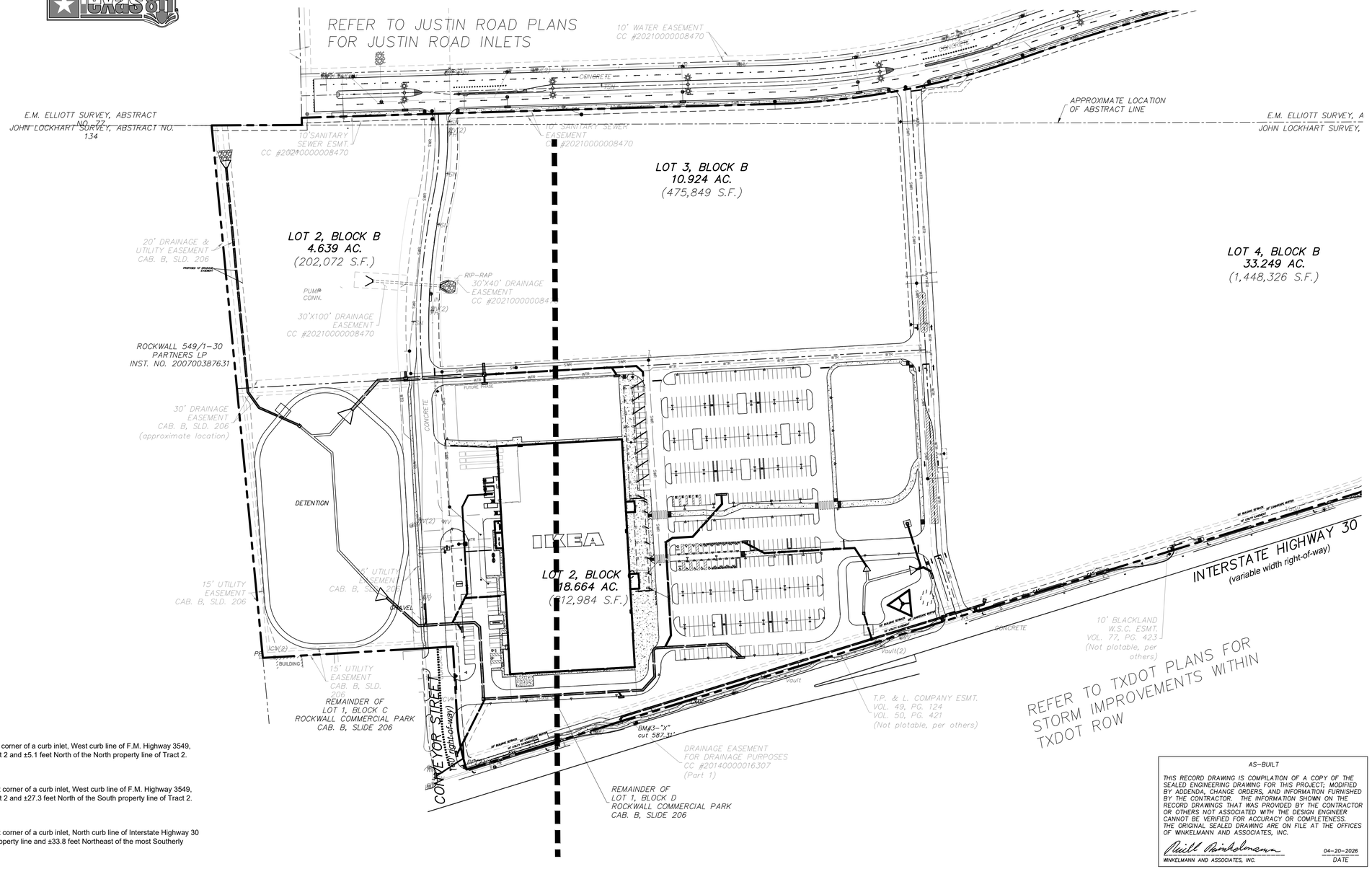
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NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC



BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

AS-BUILT

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100788-00
(972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
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02-25-2025
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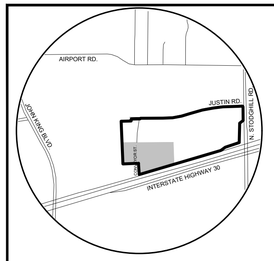
STORM PLAN KEYMAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX
63456

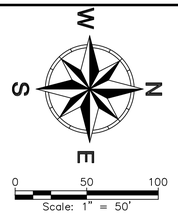
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IKEA @ ROCKWALL HEIGHTS

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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG TEXAS 811

AS–BUILT

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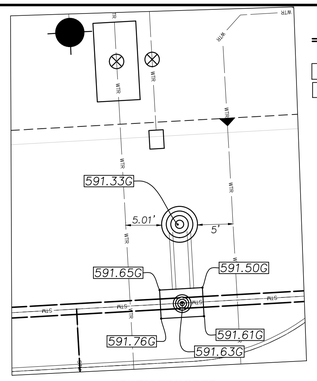
ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet



STORM TROOPER
1" = 10'

GRADING LEGEND

629.00G	PROP. FINISHED GRADE
629.00TP	PROP. TOP OF PAVEMENT

NOTICES TO CONTRACTOR

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REFER TO JUSTIN ROAD PLANS FOR JUSTIN ROAD INLETS

REFER TO TXDOT PLANS FOR STORM IMPROVEMENTS WITHIN TXDOT ROW

ROCKWALL 549/I-30 PARTNERS, LP
NST. NO. 20070038781

REMAINDER OF LOT 1, BLOCK C ROCKWALL COMMERCIAL PARK CAB. B, SLIDE 206

30' DRAINAGE EASEMENT (approximate location) CAB. B, SLD. 206

15' UTILITY EASEMENT CAB. B, SLD. 206

PROPOSED 10' DRAINAGE EASEMENT

20' DRAINAGE & UTILITY EASEMENT CAB. B, SLD. 206

DRAINAGE EASEMENT

ROADWAY

CONVEYOR STREET (60' right-of-way)

20' DRAINAGE EASEMENT

25' DRAINAGE EASEMENT

25' BUILDING SETBACK 20' LANDSCAPE BUFFER 10' UTILITY EASEMENT

LOT 2, BLOCK B
4.639 AC.
(202,072 S.F.)

LOT 2, BLOCK C
18.664 AC.
(812,984 S.F.)

FFE 595.00

WSE = 586.44'

100YR WSE=586.44'

PUBLIC STORM LINE 3
36" RCP @ 0.27%

STA. 0+81.68 STORM LINE 2
45° HORIZ. BEND

STA. 0+93.54 STORM LINE 2 =
STA. 0+00.00 STORM LAT 2A
60° WYE CONN.

STA. 0+00.00 STORM LINE 2
HEADWALL PER TXDOT DETAIL
SEE DETAIL SHEET C–12.03

STA. 5+58.09 STORM LINE 3
OUTLET STRUCTURE
SEE DETAIL SHEET C–05.05

580.36FL

581.66FL

STA. 4+36.86 STORM LINE 3
30" HORIZ. BEND

STA. 4+74.15 STORM LINE 3
30" HORIZ. BEND

PUBLIC STORM LINE 3
36" RCP @ 0.26%

STA. 0+00.00 STORM LINE 3
HEADWALL PER TXDOT DETAIL
500 SF OF GROUTED ROCK PER
DETAIL

STA. 0+00.00 STORM LINE 1
HEADWALL PER TXDOT DETAIL
SEE DETAIL SHEET C–12.03

PUBLIC STORM LINE 1
60" RCP @ 0.25%

STA. 0+76.31 STORM LINE 1
45° HORIZ. BEND

PUBLIC STORM LINE 1
60" RCP @ 0.25%

STA. 1+30.23 STORM LINE 1 =
STA. 0+00.00 STORM LAT 1B
7'x7' JUNCTION BOX
SEE DETAIL SHEET C–11.04
RIM=587.50

STA. 1+46.81 STORM LAT 2B
18"x4" 90° WYE CONN.
W/ 52 LF OF 4" PVC
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

STA. 1+58.54 STORM LAT 2B
BEGIN STORM TROOPER
DETAIL ON SHEET C–12.02
FL 18"=586.78

STA. 1+64.54 STORM LAT 2B
END STORM TROOPER
FL 18"=586.81

PUBLIC STORM LINE 2
48" RCP @ 0.25%

STA. 1+69.31 STORM LAT 2B
PROPOSED WATER CROSSING

STA. 2+10.18 STORM LAT 2B
PROPOSED SEWER CROSSING

STA. 2+33.76 STORM LAT 2B
30° HORIZ. BEND

STA. 2+58.73 STORM LAT 2B
60° HORIZ. BEND

STA. 2+90.90 STORM LINE 1
PROPOSED SEWER CROSSING

STA. 0+10.00 STORM LAT 1C
PROPOSED WATER CROSSING

STA. 0+15.00 STORM LAT 1C
10' CURB INLET

PRIVATE STORM LAT 2B
18" RCP @ 0.50%

PRIVATE STORM LAT 1C
24" RCP @ 4.00%

4" PVC W/ 18" DIA
GRATE INLETS

STA. 2+92.65 STORM LAT 2B
18" GRATE INLET

STA. 3+04.80 STORM LAT 2B
INSTALL:
SIPHONIC MANHOLE PER
DETAIL ON SHEET C–12.02.
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS
RIM=591.02

590.77RIM
590.76RIM
590.74RIM
10.22'
16.96'
589.50TC
589.00TP

STA. 0+90.94 STORM LAT 2B
24"x18" PIPE SIZE CHANGE

PRIVATE STORM LAT 2B
24" RCP @ 0.50%

STA. 0+65.69 STORM LAT 2B
30° HORIZ. BEND

PRIVATE STORM LAT 2B–1
24" RCP @ 1.00%

STA. 2+03.89 STORM LINE 2
45° HORIZ. BEND

STA. 1+90.75 STORM LINE 2
45° HORIZ. BEND

STA. 0+55.82 STORM LAT 2B =
STA. 0+00.00 STORM LAT 2B–1
60° WYE CONN.

STA. 0+50.34 STORM LAT 2B–1
INSTALL:
SIPHONIC MANHOLE PER DETAIL
594.01RIM

STA. 0+68.80 STORM LAT 2B–1
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

PRIVATE STORM LINE 2
42" RCP @ 0.25%

STA. 1+46.91 STORM LINE 2 =
STA. 0+00.00 STORM LAT 2B
60° WYE CONN.

STA. 0+31.70 STORM LAT 2A
10' CURB INLET

PRIVATE STORM LAT 2A
18" RCP @ 1.00%

STA. 0+07.73 STORM LAT 2A
30° HORIZ. BEND

STA. 1+57.03 STORM LINE 2 =
STA. 0+00.00 STORM LAT 2C
60° WYE CONN.

PRIVATE STORM LAT 2C
21" RCP @ 1.00%

STA. 0+14.20 STORM LAT 2C
10' CURB INLET

592.63TC
592.13TP

PUBLIC STORM LAT 2D
21" RCP @ 0.25%

STA. 0+00.00 STORM LAT 2D
5'x5' JUNCTION BOX
SEE DETAIL SHEET C–11.04
END PUBLIC, BEGIN PRIVATE
RIM=592.00

STA. 1+18.38 STORM LAT 2D
10' CURB INLET

588.23TC
587.73TP

STA. 0+92.48 STORM LAT 2D–1
10' CURB INLET

588.38TC
587.88TP

PUBLIC STORM LAT 2D–1
12" RCP @ 0.25%

STA. 0+29.87 STORM LAT 2D–1
60° HORIZ. BEND

STA. 0+00.00 STORM LAT 2D–1 =
STA. 0+94.29 STORM LAT 2D
60° WYE CONN.

590.19TC
589.69TP

STA. 0+14.30 STORM LAT 1B
END & PLUG
INSTALL: 36" PLUG

PRIVATE STORM LAT 1B
36" RCP @ 1.00%

STA. 1+85.83 STORM LINE 1
EX. WATER CROSSING

EX. 4'x3' RCB

EX. 21" RCP

EX. CURB INLET

PUBLIC STORM LINE 1
6'x3' RCB @ 0.25%

PRIVATE STORM LAT 1D
48" RCP @ 0.25%

STA. 0+22.07 STORM LAT 1D
END & PLUG
INSTALL: 48" PLUG

STA. 0+10.00 STORM LAT 1D
PROPOSED SEWER CROSSING

STA. 2+82.37 STORM LINE 1 =
STA. 0+00.00 STORM LAT 1C =
STA. 0+00.00 STORM LAT 1D
6'x6' JUNCTION BOX
END PUBLIC, BEGIN PRIVATE
SEE DETAIL SHEET C–11.04
RIM=589.30

PRIVATE STORM LINE 1
24" RCP @ 1.00%

30'X40' EASEMENT CC #20070000006470

10' SANITARY SEWER EASEMENT CC #20070000006470

10' SANITARY SEWER EASEMENT CC #20210000006470

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HILLSIDE PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-00866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

STORM PLAN 1
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX
63406

IKEA @ ROCKWALL HEIGHTS

C-07.01

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PRIVATE STORM LAT 2E
21" RCP @ 1.00%

STA. 0+10.63 STORM LAT 2E
10' CURB INLET

585.02G

593.40TC
592.90TP

STA. 6+05.12 STORM LINE 2 =
STA. 0+00.00 STORM LAT 2E
60° WYE CONN.

STA. 6+52.68 STORM LINE 2
45° HORIZ. BEND

STA. 6+87.59 STORM LINE 2
45° HORIZ. BEND

STA. 0+98.64 STORM LAT 2G
60° WYE CONN.
BEGIN 10" STORM LINE AT 1% SLOPE
FL 27" (OUT)=587.15'
FL 10" (IN)=587.86'
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

STA. 0+40.53 STORM LAT 1F
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS
FL 10" (OUT)=588.37'

STA. 0+33.55 STORM LAT 1F
INSTALL:
SIPHONIC MANHOLE PER DETAIL
ON SHEET C-12.02
RIM=594.83

STORM LAT 1F
10" PVC @ 1.00%

STA. 0+09.88 STORM LAT 1F
45° HORIZ. BEND

3" STM CANOPY DOWNSPOUTS
(TYP.)

REFER TO MEP PLANS
FOR CONNECTION DETAILS
FL 10" (OUT)=589.96'

PRIVATE STORM LAT 1E
24" RCP @ 1.00%

STA. 0+11.55 STORM LAT 1E
PROPOSED WATER CROSSING

STA. 0+17.32 STORM LAT 1E
10' CURB INLET

591.50TC
591.00TP

STA. 5+29.85 STORM LINE 1 =
STA. 0+00.00 STORM LAT 1E
60° WYE CONN.

PUBLIC STORM LINE 1
24" RCP @ 1.00%

STA. 5+77.66 STORM LINE 1
45° HORIZ. BEND

STA. 5+91.80 STORM LINE 1
PROPOSED WATER CROSSING

STA. 5+94.77 STORM LINE 1
45° HORIZ. BEND

STA. 6+02.62 STORM LINE 1
24"x10" PIPE SIZE CHANGE
BEGIN 10" STORM LINE
FL 24" (OUT)=585.57'
FL 10" (IN)=586.74'
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

STORM LINE 1
10" PVC @ 1.00%

STA. 7+22.78 STORM LINE 1 =
STA. 0+00.00 STORM LAT 1F
60° WYE CONN.

3" STM CANOPY DOWNSPOUTS
(TYP.)

REFER TO MEP PLANS FOR
CONNECTION DETAILS
FL 10" (OUT)=588.65'

STA. 7+38.64 STORM LINE 2
45° HORIZ. BEND

STA. 7+44.45 STORM LINE 2
45° HORIZ. BEND

PRIVATE STORM LAT 2G
27" RCP @ 0.25%

STA. 2+07.01 STORM LAT 2G
60° HORIZ. BEND

STA. 0+26.42 STORM LAT 2G
30° HORIZ. BEND

STA. 2+22.56 STORM LAT 2G
30° HORIZ. BEND

STA. 2+61.92 STORM LAT 2G
45° HORIZ. BEND

PRIVATE STORM LINE 2
42" RCP @ 0.25%

33" STORM LINE 5
RCP @ 0.25%

PRIVATE STORM LAT 2G
27" RCP @ 0.25%

591.76TC
591.26TP

STA. 7+63.05 STORM LINE 2 =
STA. 0+00.00 STORM LAT 2G
60° WYE CONN.

STA. 8+82.96 STORM LINE 2
45° HORIZ. BEND

STA. 3+47.11 STORM LAT 2G
45° HORIZ. BEND

STA. 3+67.33 STORM LAT 2G
20' CURB INLET

STA. 0+00.00 STORM LINE 5
EX. 5'x5' DROP INLET

STA. 0+09.98 STORM LINE 5
45° HORIZ. BEND

592.40TC
591.90TP

592.73TC
591.98TP

STA. 9+19.43 STORM LINE 2
10' CURB INLET

STA. 2+60.18 STORM LINE 6
10' CURB INLET

STA. 2+17.56 STORM LINE 6
30° HORIZ. BEND

PRIVATE STORM LINE 6
24" RCP @ 0.50%

STA. 0+52.19 STORM LAT 5A
OUTLET STRUCTURE
SEE DETAIL SHEET C-05.06

100YR WSE=590.75'

584.43FL

586.11FL

STA. 0+42.38 STORM LINE 6
60° HORIZ. BEND

PRIVATE STORM LAT 5A
21" RCP @ 1.90%

STA. 0+00.00 STORM LINE 6
HEADWALL PER TXDOT DETAIL

STA. 0+00.00 STORM LINE 4
HEADWALL PER TXDOT DETAIL
SEE DETAIL SHEET C-12.03

PRIVATE STORM LINE 4
30" RCP @ 1.33%

591.68RIM

586.03FL

STA. 0+91.55 STORM LAT 4A
4'x4' DROP INLET

PRIVATE STORM LAT 4A
24" RCP @ 0.30%

PRIVATE STORM LINE 4
30" RCP @ 1.00%

STA. 0+06.06 STORM LAT 4A
45° HORIZ. BEND

STA. 5+16.64 STORM LINE 5 =
STA. 0+00.00 STORM LAT 5A
4'x4' JUNCTION BOX
SEE DETAIL SHEET C-11.04
RIM=590.18

591.16TC
590.66TP

STA. 0+06.06 STORM LINE 4 =
STA. 0+00.00 STORM LAT 4A
45° WYE CONN.

STA. 0+14.71 STORM LINE 4
45° HORIZ. BEND

STA. 6+96.94 STORM LINE 5
PROPOSED WATER CROSSING

STA. 0+31.16 STORM LINE 4
45° HORIZ. BEND

STA. 7+51.62 STORM LINE 5
5'x5' DROP INLET

STA. 7+43.85 STORM LINE 5
60° HORIZ. BEND

588.82RIM

STA. 0+34.94 STORM LINE 4
10' CURB INLET

DRAINAGE EASEMENT
FOR DRAINAGE PURPOSES
CC #20140000016307
(Part 1)

T.R. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)

25' BUILDING SETBACK
10' UTILITY EASEMENT
20' LANDSCAPE BUFFER

BM#3="X"
cut 587.31'

REFER TO TXDOT PLANS
FOR STORM
IMPROVEMENTS WITHIN
TXDOT ROW

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

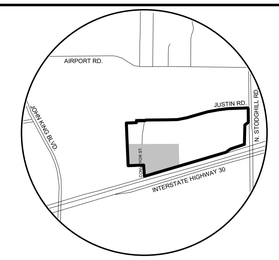
ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet



VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG
TEXAS 811

0 40 80
Scale: 1" = 40'

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

NOTES:

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2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HILLSIDE PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00
(972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PLAN 2

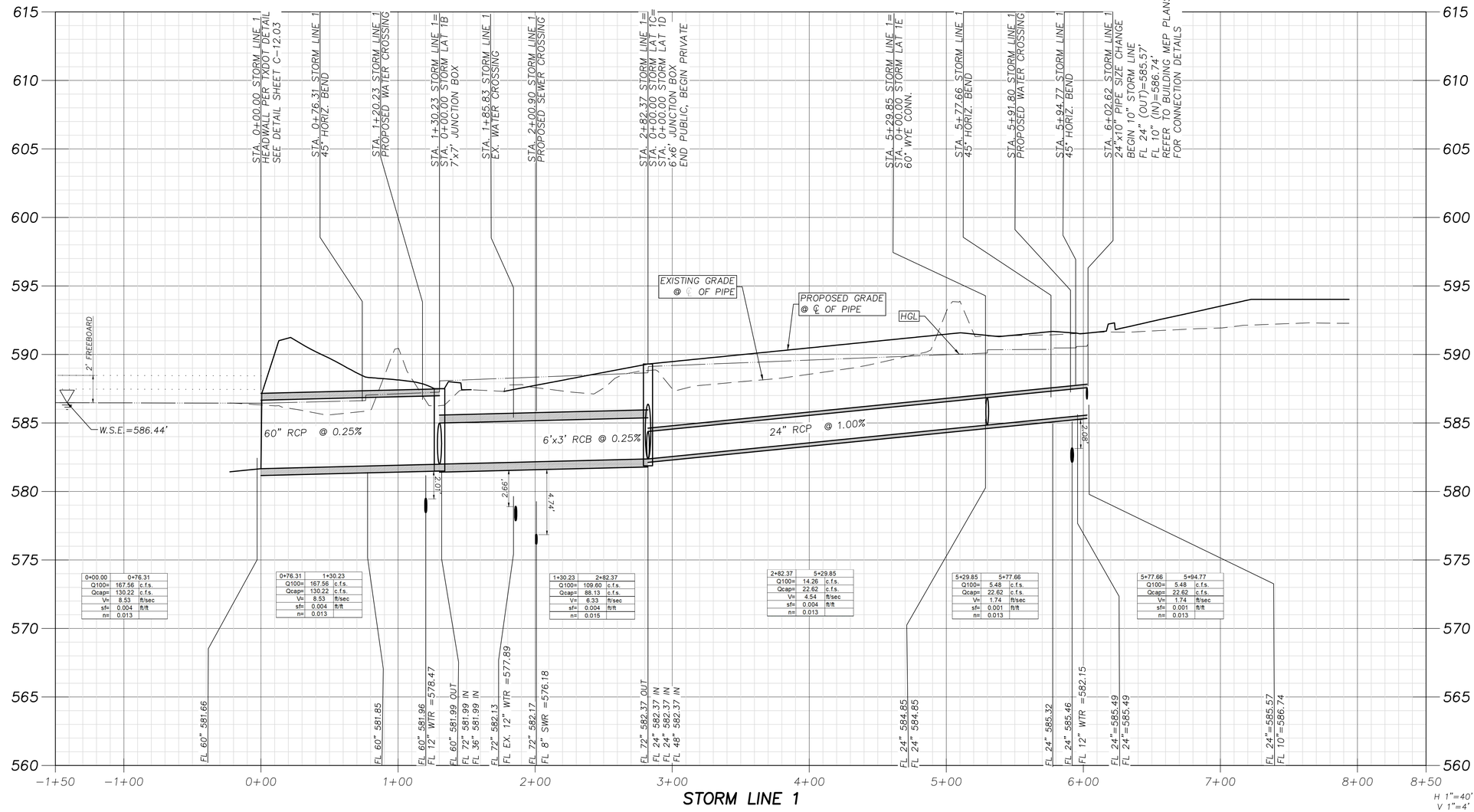
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

83406

C-07.02

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

AS-BUILT

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2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC

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Texas Surveyor Registration No. 100866-00

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WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 1

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

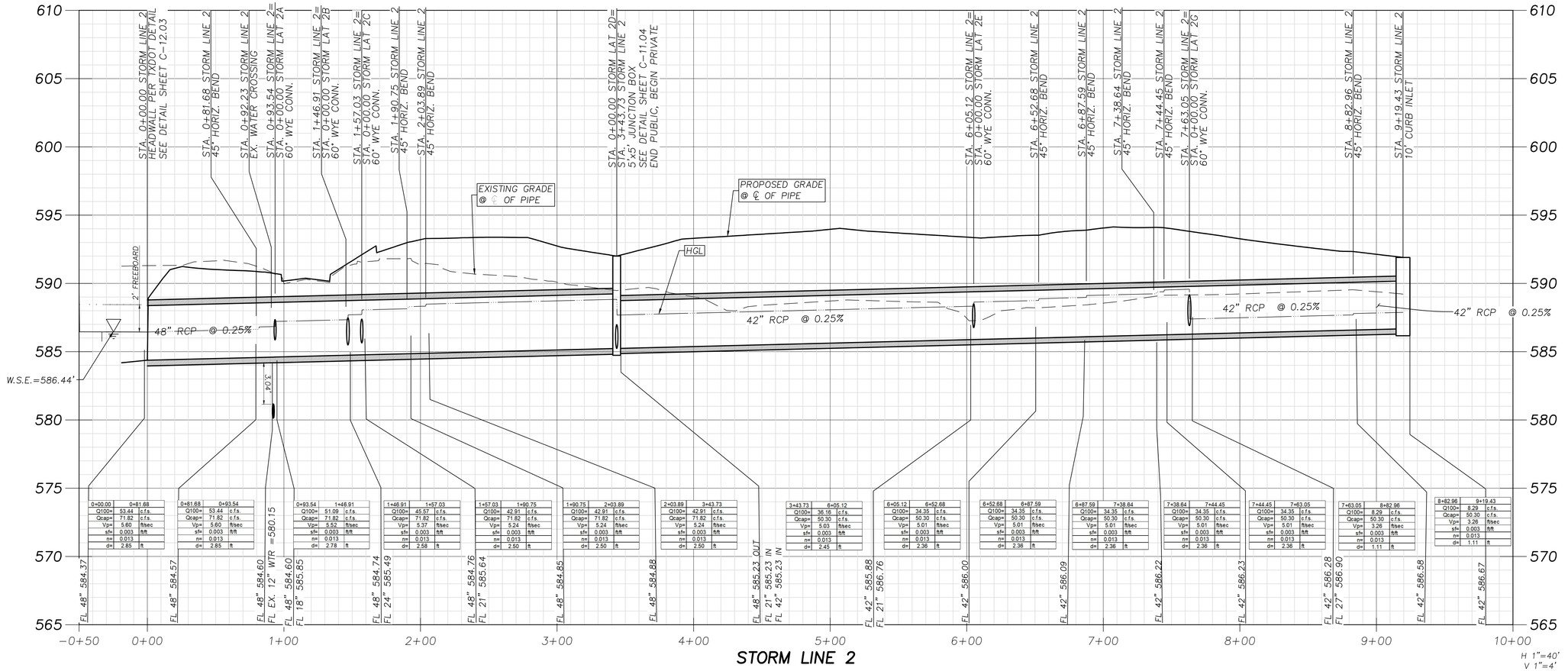
IKEA @ ROCKWALL HEIGHTS

C-07.03

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NOTES:

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STORM LINE 2

H 1"=40'
V 1"=4'

BENCH MARKS:

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ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4350 HALDIMAN PARK DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-00866-00
Texas Surveyors Registration No. 100866-00

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WILLIAM R. WINKELMANN 120378 LICENSED PROFESSIONAL ENGINEER

02-25-2025
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LAST SAVED BY: CGUADSA April 21, 2026

STORM PROFILE 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

8340S

IKEA @ ROCKWALL HEIGHTS

C-07.04

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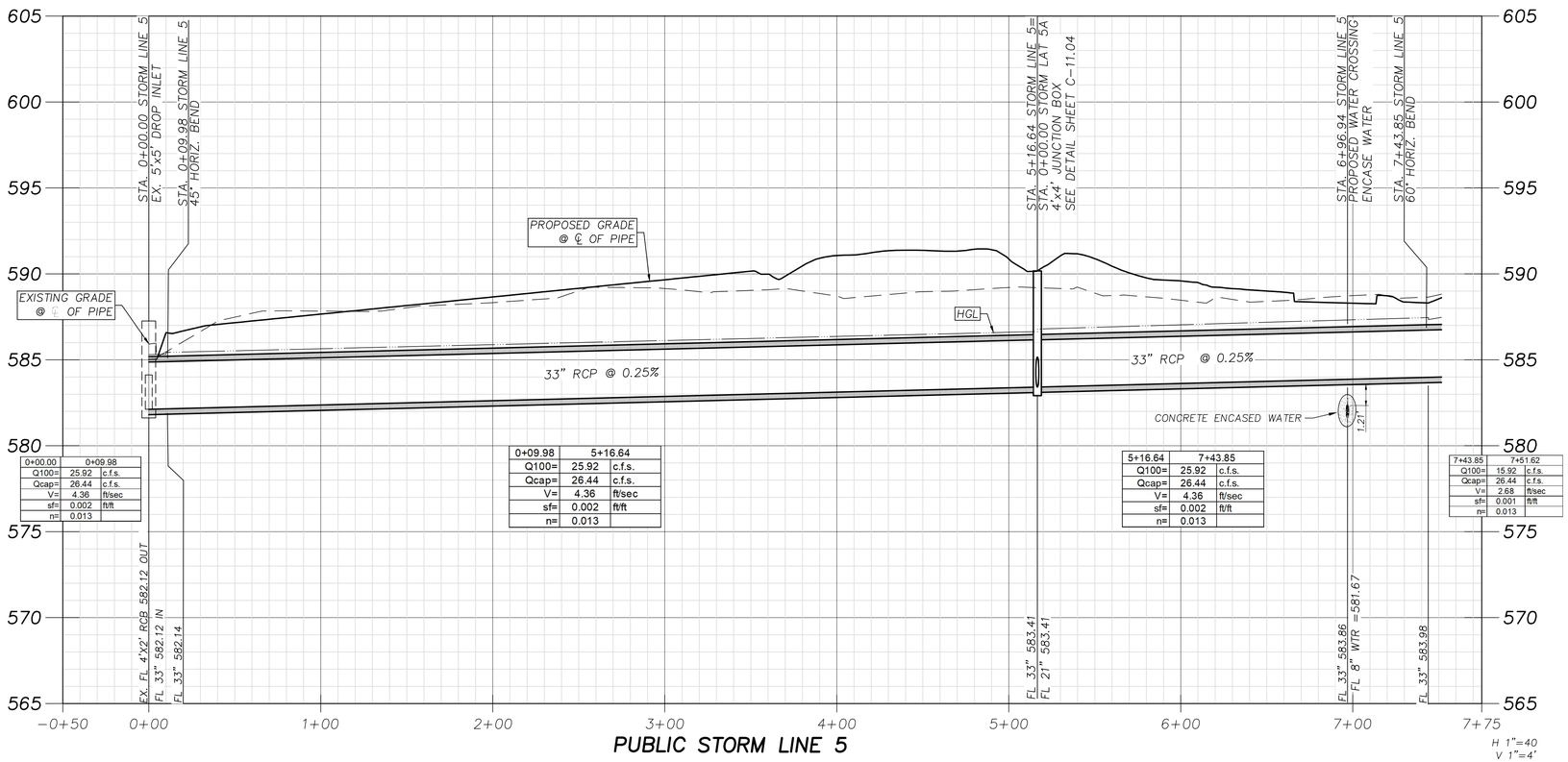
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0+00.00	0+09.98	
Q100=	25.92	c.f.s.
Qcap=	26.44	c.f.s.
V=	4.36	ft/sec
sf=	0.002	ft/ft
n=	0.013	

0+09.98	5+16.64	
Q100=	25.92	c.f.s.
Qcap=	26.44	c.f.s.
V=	4.36	ft/sec
sf=	0.002	ft/ft
n=	0.013	

5+16.64	7+43.85	
Q100=	25.92	c.f.s.
Qcap=	26.44	c.f.s.
V=	4.36	ft/sec
sf=	0.002	ft/ft
n=	0.013	

7+43.85	7+51.62	
Q100=	15.92	c.f.s.
Qcap=	26.44	c.f.s.
V=	2.68	ft/sec
sf=	0.001	ft/ft
n=	0.013	

PUBLIC STORM LINE 5

H 1"=40
V 1"=4'

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 MILLDALE ROAD, SUITE 215
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Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100708-00

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WILLIAM R. WINKELMANN 120378 LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 4

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

C-07.06

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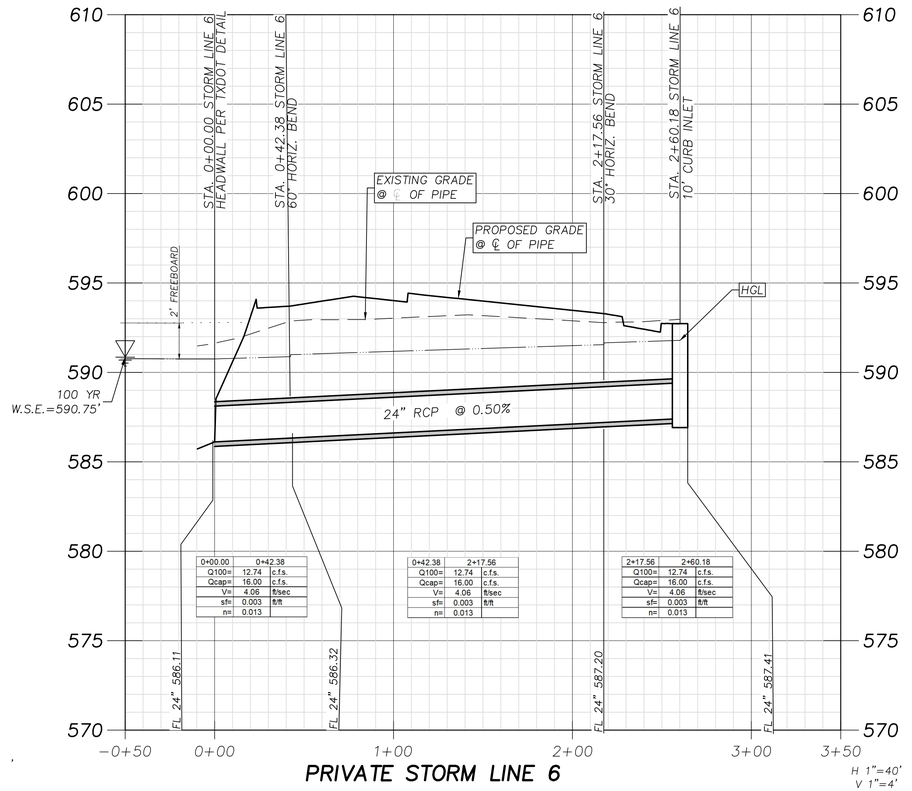
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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

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PRIVATE STORM LINE 6

H 1"=40'
V 1"=4'

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALDEMAN AVENUE, SUITE 215 (972) 490-1999
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
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WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 5

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-07.07

IKEA @ ROCKWALL HEIGHTS

6340s

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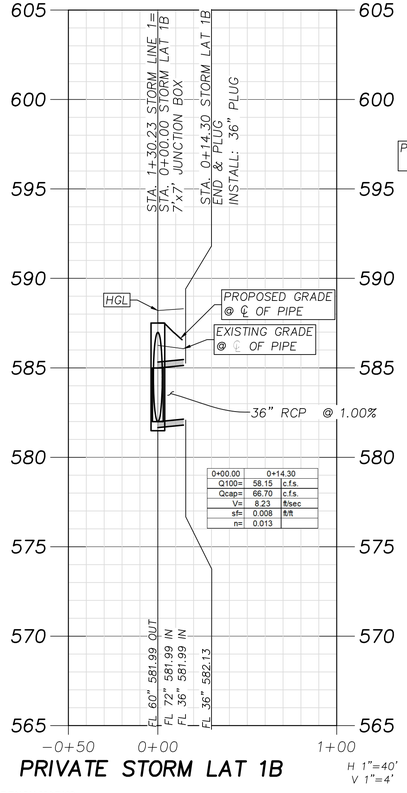
AS–BUILT

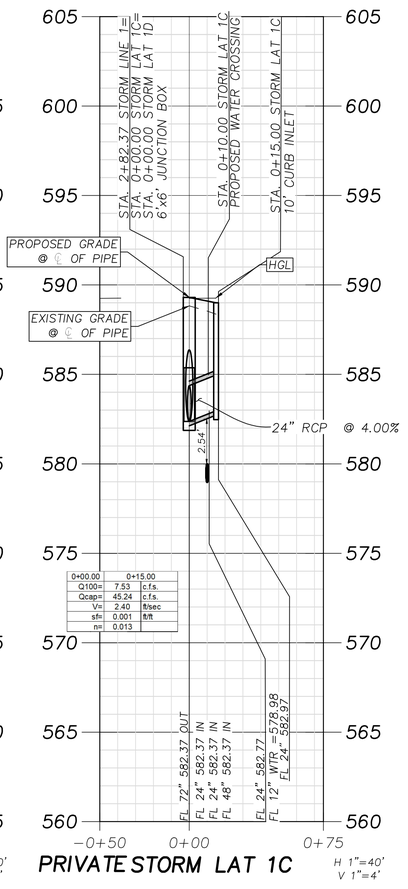
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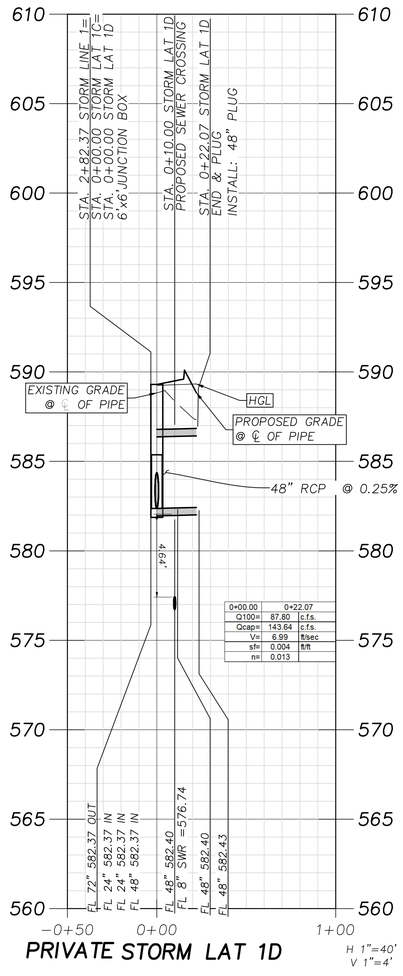
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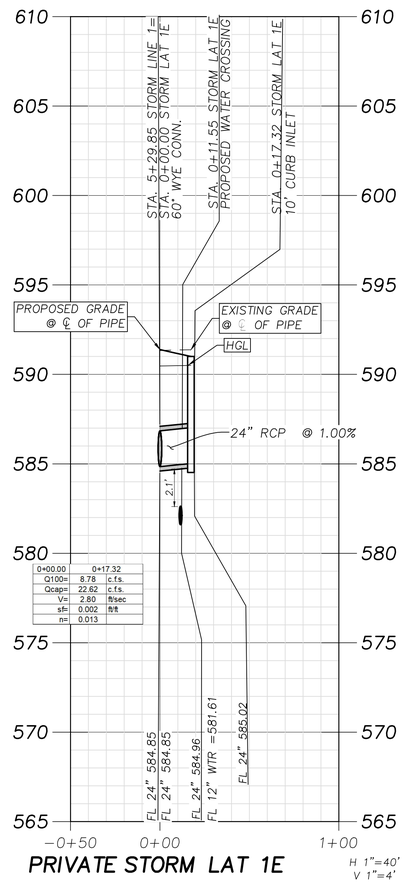
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ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet

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4144 INDUSTRIAL AVENUE, SUITE 215 (972) 960-7777
DALLAS, TEXAS 75230 (972) 490-1099 FAX
Texas Engineers Registration No. F-10866-00
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120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 6

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

C-07.08

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IKEA @ ROCKWALL HEIGHTS

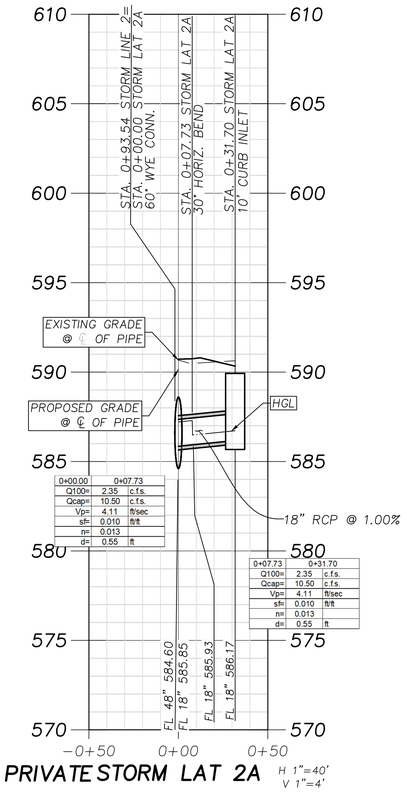
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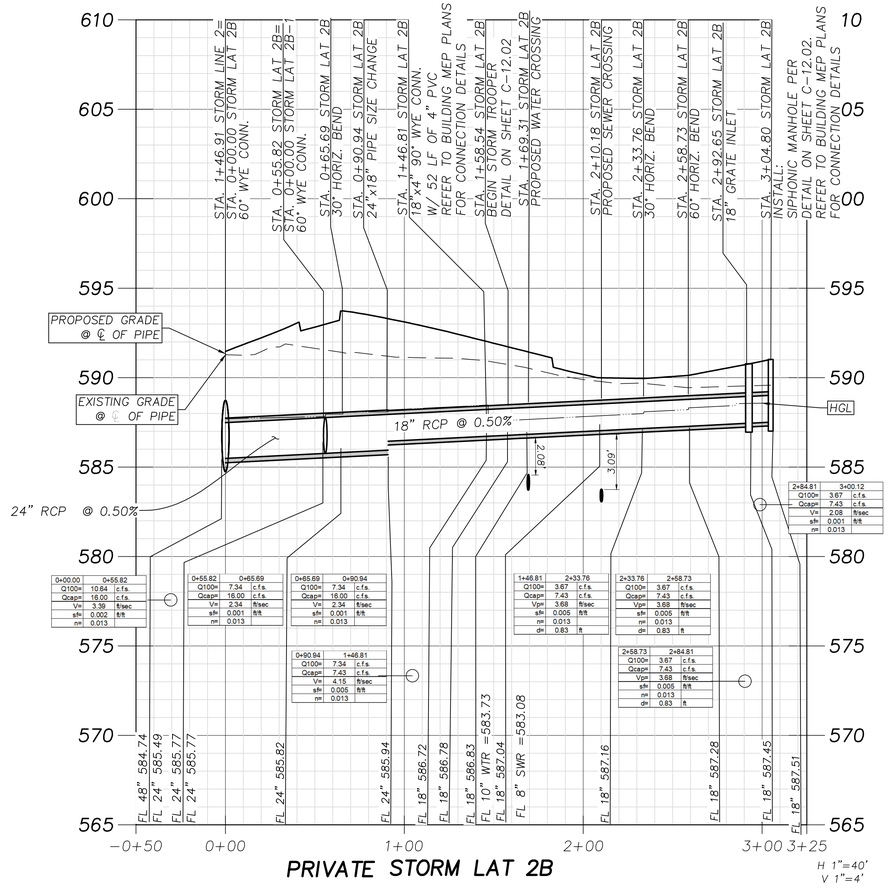
WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

NOTES:

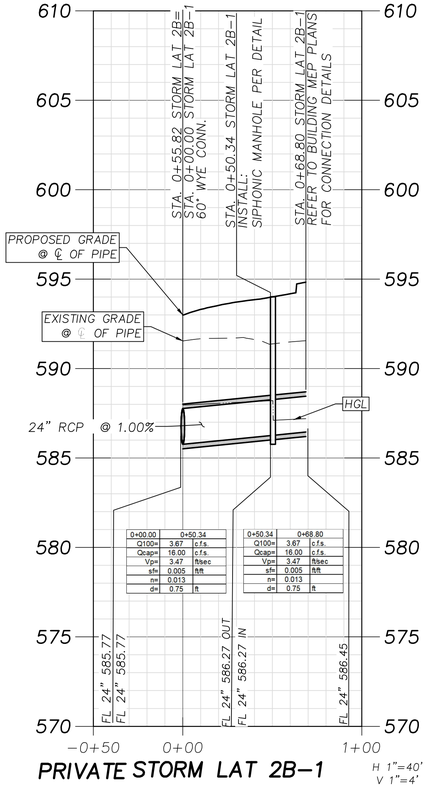
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PRIVATE STORM LAT 2A H 1"=40' V 1"=4'



PRIVATE STORM LAT 2B H 1"=40' V 1"=4'



PRIVATE STORM LAT 2B–1 H 1"=40' V 1"=4'

BENCH MARKS:

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BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4925 HILLSDALE PARKWAY, Suite 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. F-00866–00
Texas Surveyors Registration No. 100866–00
(972) 490–1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 7

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6340s

C-07.09

IKEA @ ROCKWALL HEIGHTS

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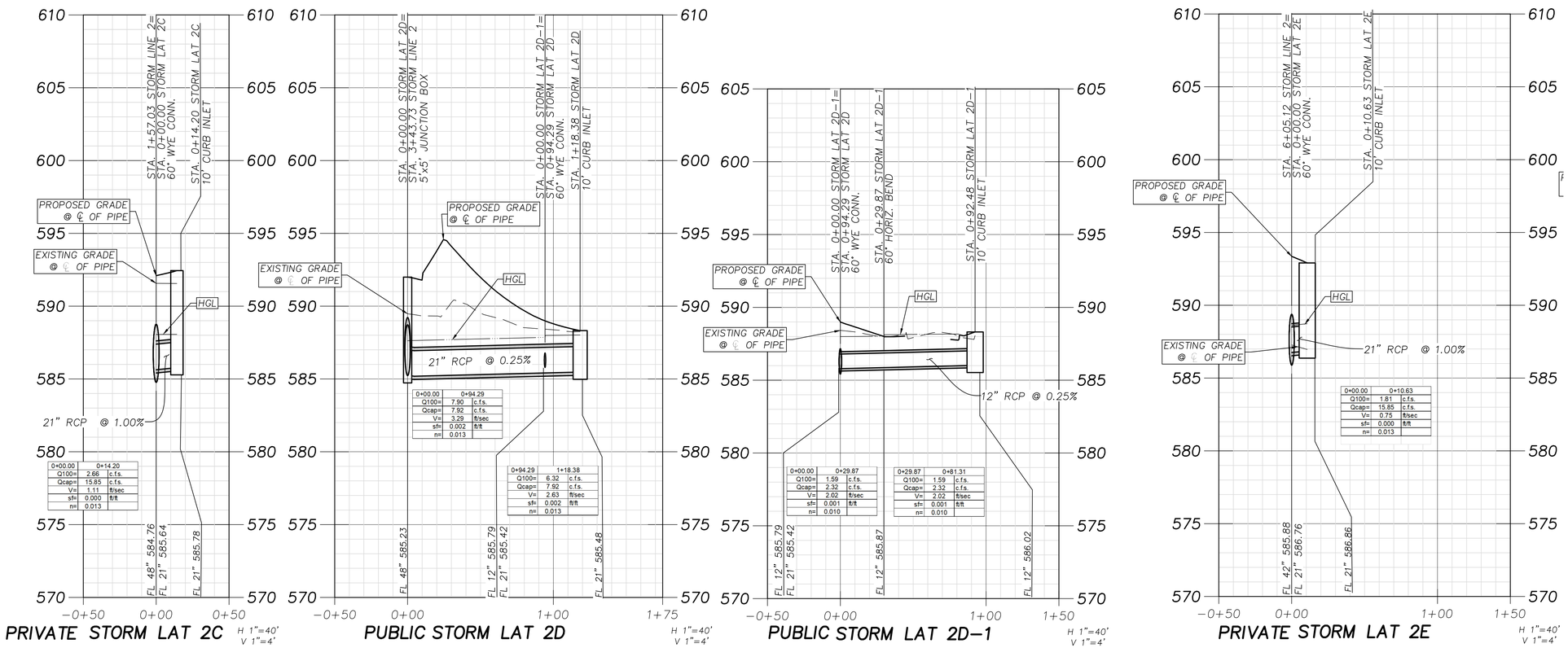
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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC



BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100566-00

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WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 8

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6.34.26

IKEA @ ROCKWALL HEIGHTS

C-07.10

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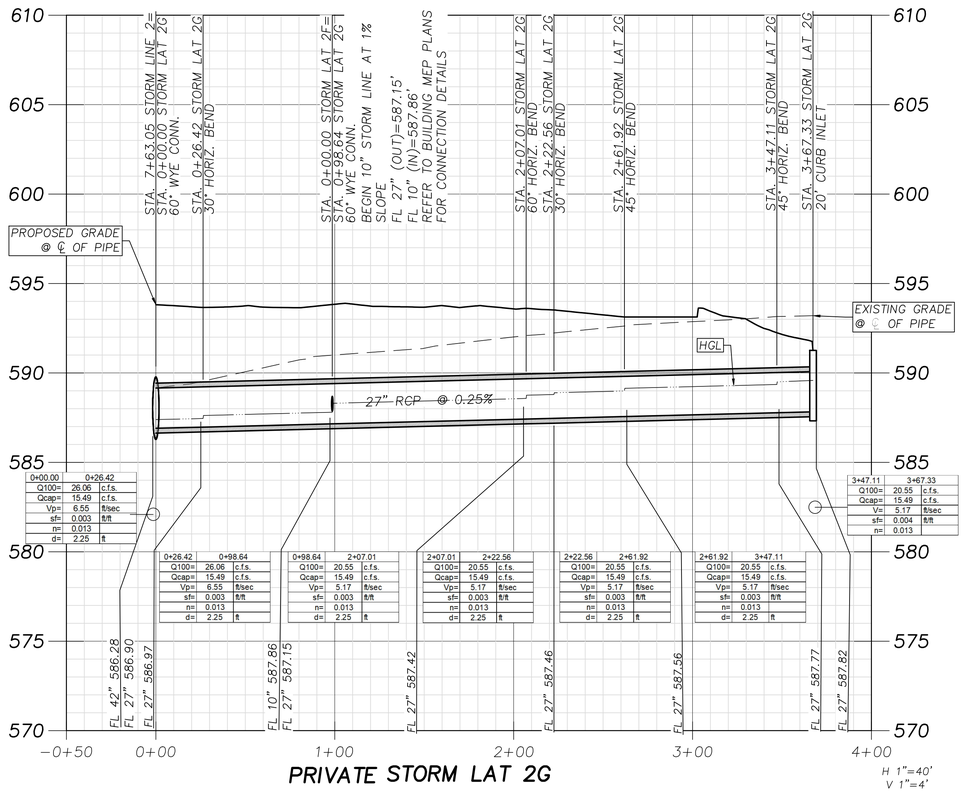
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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE



0+00.00	0+26.42	
Q100=	26.06	c.f.s.
Qcap=	15.49	c.f.s.
Vp=	6.55	ft/sec
sf=	0.003	ft/ft
n=	0.013	
d=	2.25	ft

0+26.42	0+98.64	
Q100=	26.06	c.f.s.
Qcap=	15.49	c.f.s.
Vp=	6.55	ft/sec
sf=	0.003	ft/ft
n=	0.013	
d=	2.25	ft

0+98.64	2+07.01	
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Qcap=	15.49	c.f.s.
Vp=	5.17	ft/sec
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n=	0.013	
d=	2.25	ft

2+07.01	2+22.56	
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Qcap=	15.49	c.f.s.
Vp=	5.17	ft/sec
sf=	0.003	ft/ft
n=	0.013	
d=	2.25	ft

2+22.56	2+61.92	
Q100=	20.55	c.f.s.
Qcap=	15.49	c.f.s.
Vp=	5.17	ft/sec
sf=	0.003	ft/ft
n=	0.013	
d=	2.25	ft

2+61.92	3+47.11	
Q100=	20.55	c.f.s.
Qcap=	15.49	c.f.s.
Vp=	5.17	ft/sec
sf=	0.003	ft/ft
n=	0.013	
d=	2.25	ft

3+47.11	3+67.33	
Q100=	20.55	c.f.s.
Qcap=	15.49	c.f.s.
V=	5.17	ft/sec
sf=	0.004	ft/ft
n=	0.013	

PRIVATE STORM LAT 2G

H 1"=40'
V 1"=4'

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4704 HALLDALE PARKWAY, Suite 215 (972) 490-7999
DALLAS, TEXAS 75230 (972) 490-7999 FAX
Texas Engineers Registration No. F-2486
Texas Surveyors Registration No. 100866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 9

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

C-07.11

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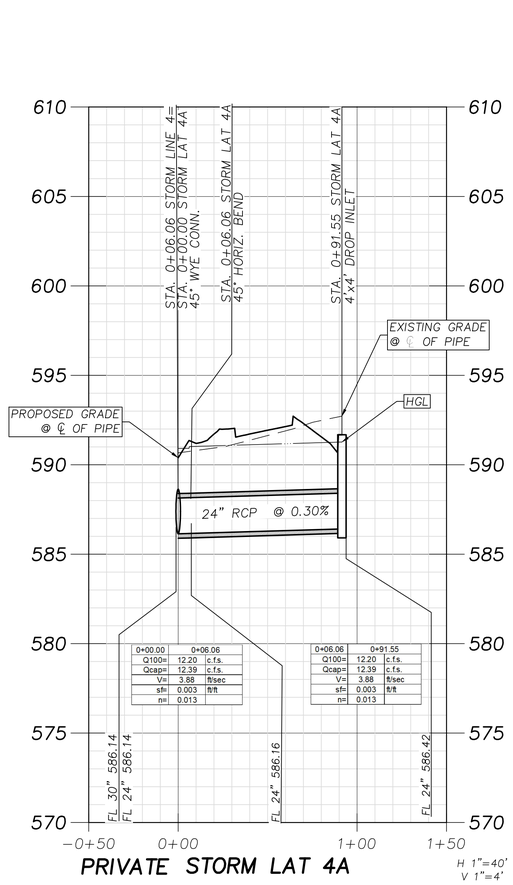
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WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

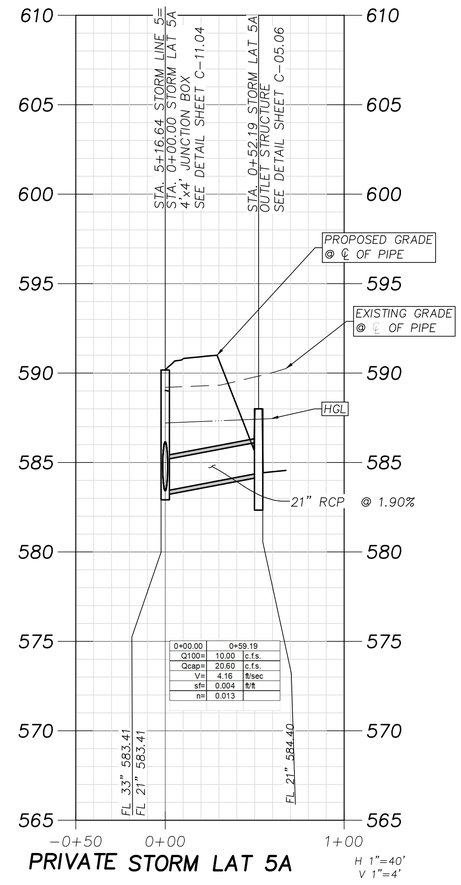
NOTES:

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2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC



PRIVATE STORM LAT 4A

H 1"=40'
V 1"=4'



PRIVATE STORM LAT 5A

H 1"=40'
V 1"=4'

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
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3.			
4.			
5.			

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4784 HOLIDAY PARKWAY, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-3866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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STORM PROFILE 10

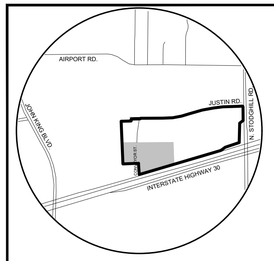
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63456

IKEA @ ROCKWALL HEIGHTS

C-07.12

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VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG Texas 811

AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — *04–20–2026 DATE*

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

NOTES:

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2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC

COMPUTATION SHEET
HYDRAULIC COMPUTATIONS FOR STORM DRAINS

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	PIPE	DRAINAGE AREA			RUNOFF	INCRE-	TOTAL	TIME OF CONCENTRATION			10-YEAR	25-YEAR	50-YEAR	100-YEAR	Q10	Q100	INLET	Q	PIPE				HGL		HEADLOSS CALCULATIONS							DESIGN	INVERT ELEV.		T/C	COMMENTS
			INCREMENTAL		TOTAL	COEFF.	MENTAL		INLET	TRAVEL	TOTAL	INTENSITY	INTENSITY	INTENSITY	INTENSITY	RUNOFF	RUNOFF	BYPASS	PIPE	SIZE	n	Sf	D/S	U/S	V1(IN)	V2(OUT)	V1^2/2g	V2^2/2g	Kj	KjV1^2/2G	Hk	HGL	FROM	TO	ELEV.	
START	END	feet	NO.	AREA	AREA	"C"	"CA"	"CA"	(MIN.)	(MIN.)	(MIN.)	(IN/HR)	(IN/HR)	(IN/HR)	(IN/HR)	(CFS)	(CFS)	(CFS)	(CFS)	(IN)		(FT/FT)	Elev	Elev	ft/sec	ft/sec	(FT)	(FT)		(FT)	(FT)	Elev	(FT)	(FT)	(FT)	
1	2	3	4	5	6	7	8	9	10	11	12	13	13a	13b	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
LINE 1																																				
7+66.34	7+93.84	27.50	C-10	0.069	0.069	0.90	0.062	0.062	10.00	0.00	10.00	7.10	8.30	9.00	9.80	0.44	0.61	0.00	0.61	10	0.010	0.0005	597.36	597.37	0.00	1.12	0.00	0.02	0.43	0.00	0.10	597.47	585.38	585.65	600.00	60° BEND
7+38.84	7+66.34	27.50	C-10	0.069	0.138	0.90	0.062	0.124	10.00	0.41	10.41	7.10	8.30	9.00	9.80	0.44	0.61	0.00	1.22	10	0.010	0.0018	597.21	597.26	1.12	2.23	0.02	0.08	0.75	0.01	0.10	597.36	585.10	585.38	600.00	60° WYE
7+22.78	7+38.84	16.06	C-10	0.069	0.207	0.90	0.062	0.186	10.00	0.62	10.62	7.10	8.30	9.00	9.80	0.44	0.61	0.00	1.83	10	0.010	0.0041	597.01	597.08	2.23	3.35	0.08	0.17	0.75	0.06	0.13	597.21	584.94	585.10	600.00	60° WYE
7+10.67	7+22.78	12.11	C-10	0.069	0.276	0.90	0.062	0.248	10.00	0.70	10.70	7.10	8.30	9.00	9.80	0.44	0.61	0.00	2.43	10	0.010	0.0073	596.69	596.78	3.35	4.46	0.17	0.31	0.75	0.13	0.23	597.01	584.82	584.94	600.00	60° WYE LAT 1F
6+86.34	7+10.67	24.33	C-10	0.069	0.345	0.90	0.062	0.311	10.00	0.74	10.74	7.10	8.30	9.00	9.80	0.44	0.61	0.00	3.04	10	0.010	0.0114	596.05	596.33	4.46	5.58	0.31	0.48	0.75	0.23	0.36	596.69	584.58	584.82	600.00	60° WYE
6+61.34	6+86.34	25.00	C-10	0.069	0.414	0.90	0.062	0.373	10.00	0.81	10.81	7.10	8.30	9.00	9.80	0.44	0.61	0.00	3.65	10	0.010	0.0164	595.11	595.53	5.58	6.69	0.48	0.70	0.75	0.36	0.52	596.05	584.33	584.58	600.00	60° WYE
6+36.34	6+61.34	25.00	C-10	0.069	0.483	0.90	0.062	0.435	10.00	0.88	10.88	7.10	8.30	9.00	9.80	0.44	0.61	0.00	4.26	10	0.010	0.0224	593.84	594.40	6.69	7.81	0.70	0.95	0.75	0.52	0.71	595.11	584.08	584.33	600.00	60° WYE
6+11.34	6+36.34	25.00	C-10	0.069	0.552	0.90	0.062	0.497	10.00	0.93	10.93	7.10	8.30	9.00	9.80	0.44	0.61	0.00	4.87	10	0.010	0.0292	592.19	592.92	7.81	8.93	0.95	1.24	0.75	0.71	0.93	593.84	583.83	584.08	600.00	60° WYE
6+02.62	6+11.34	8.72	C-10	0.069	0.621	0.90	0.062	0.559	10.00	0.98	10.98	7.10	8.30	9.00	9.80	0.44	0.61	0.00	5.48	10	0.010	0.0370	590.69	591.01	8.93	10.04	1.24	1.57	0.75	0.93	1.18	592.19	583.74	583.83	600.00	60° WYE
5+94.77	6+02.62	7.85			0.621	0.90		0.559	10.00	0.99	10.98	7.10	8.30	9.00	9.80	-	-	0.00	5.48	24	0.013	0.0006	590.58	590.59	10.04	1.74	1.57	0.05	0.10	0.16	0.10	590.69	585.49	585.57	600.00	PIPE SIZE CHANGE
5+77.66	5+94.77	17.11			0.621	0.90		0.559	10.00	1.07	10.98	7.10	8.30	9.00	9.80	-	-	0.00	5.48	24	0.013	0.0006	590.47	590.48	1.74	1.74	0.05	0.05	0.35	0.02	0.10	590.58	585.32	585.49	600.00	45° BEND
5+29.85	5+77.66	47.81			0.621	0.90		0.559	10.00	1.23	10.98	7.10	8.30	9.00	9.80	-	-	0.00	5.48	24	0.013	0.0006	590.34	590.37	1.74	1.74	0.05	0.05	0.35	0.02	0.10	590.47	584.84	585.32	600.00	45° BEND
2+82.37	5+29.85	247.48	C-6	0.996	1.617	0.90	0.896	1.455	10.00	1.69	11.69	7.10	8.30	9.00	9.80	6.36	8.78	0.00	14.26	24	0.013	0.0040	589.12	590.10	1.74	4.54	0.05	0.32	0.75	0.04	0.24	590.34	582.37	584.84	591.50	60° WYE LAT 1E
1+30.23	2+82.37	152.14	C-5,C-7	10.809	12.426	0.90	9.728	11.183	10.00	2.59	12.59	7.10	8.30	9.00	9.80	69.07	95.34	0.00	109.60	6x3	0.015	0.0039	588.07	588.66	4.54	6.33	0.32	0.62	0.50	0.16	0.46	589.12	581.99	582.37	589.50	JUNCTION BOX LAT 1C
0+76.31	1+30.23	53.92	C-2,C-3,C-4,C-16	6.572	18.998	0.90	5.915	17.098	10.00	3.00	13.00	7.10	8.30	9.00	9.80	42.00	57.97	0.00	167.56	60	0.013	0.0041	587.03	587.25	6.33	8.53	0.62	1.13	0.50	0.31	0.82	588.07	581.85	581.99	589.50	JUNCTION BOX LAT 1B
0+00.00	0+76.31	76.31			18.998	0.90		17.098	10.00	3.10	13.00	7.10	8.30	9.00	9.80	-	-	0.00	167.56	60	0.013	0.0025	586.44	586.63	8.53	8.53	1.13	1.13	0.35	0.40	0.40	587.03	581.66	581.85	589.50	45° BEND
LINE 2																																				
8+82.96	9+19.43	36.47	C-12	0.940	0.940	0.90	0.846	0.846	10.00	0.00	10.00	7.10	8.30	9.00	9.80	6.01	8.29	0.00	8.29	42	0.013	0.0025	587.79	587.88	0.00	3.26	0.00	0.17	1.25	0.00	0.21	588.09	586.58	586.67	592.50	CURB INLET
7+63.05	8+82.96	119.91			0.940	0.90		0.846	10.00	0.19	10.00	7.10	8.30	9.00	9.80	-	-	0.00	8.29	42	0.013	0.0025	587.39	587.69	3.26	3.26	0.17	0.17	0.35	0.06	0.10	587.79	586.28	586.58	592.50	45° BEND
7+44.45	7+63.05	18.60	C-10,C-13	2.955	3.895	0.90	2.660	3.506	10.00	0.80	10.80	7.10	8.30	9.00	9.80	18.88	26.06	0.00	34.35	42	0.013	0.0025	589.52	589.57	3.26	5.01	0.17	0.39	0.75	0.12	0.29	587.39	586.23	586.28	591.76	60° WYE LAT 2G
7+38.64	7+44.45	5.81			3.895	0.90		3.506	10.00	0.86	10.80	7.10	8.30	9.00	9.80	-	-	0.00	34.35	42	0.013	0.0025	589.37	589.39	5.01	5.01	0.39	0.39	0.35	0.14	0.14	589.52	586.22	586.23	591.76	45° BEND
6+87.59	7+38.64	51.05			3.895	0.90		3.506	10.00	0.88	10.80	7.10	8.30	9.00	9.80	-	-	0.00	34.35	42	0.013	0.0025	589.11	589.24	5.01	5.01	0.39	0.39	0.35	0.14	0.14	589.37	586.09	586.22	591.76	45° BEND
6+52.68	6+87.59	34.91			3.895	0.90		3.506	10.00	1.05	10.80	7.10	8.30	9.00	9.80	-	-	0.00	34.35	42	0.013	0.0025	588.88	588.97	5.01	5.01	0.39	0.39	0.35	0.14	0.14	589.11	586.00	586.09	591.76	45° BEND
6+05.12	6+52.68	47.56			3.895	0.90		3.506	10.00	1.17	10.80	7.10	8.30	9.00	9.80	-	-	0.00	34.35	42	0.013	0.0025	588.63	588.75	5.01	5.01	0.39	0.39	0.35	0.14	0.14	588.88	585.88	586.00	591.76	45° BEND
3+43.73	6+05.12	261.39	C-11	0.205	4.100	0.90	0.185	3.690	10.00	1.32	11.32	7.10	8.30	9.00	9.80	1.31	1.81	0.00	36.16	42	0.013	0.0025	587.68	588.33	5.01	5.03	0.39	0.39	0.75	0.29	0.29	588.63	585.23	585.88	593.40	60° WYE LAT 2E
2+03.89	3+43.73	139.84	C-15,C-8	0.765	4.865	0.90	0.689	4.379	10.00	2.19	12.19	7.10	8.30	9.00	9.80	4.89	6.75	0.00	42.91	48	0.013	0.0025	588.48	588.83	5.03	5.24	0.39	0.43	0.50	0.20	0.23	587.68	584.88	585.23	589.87	JUNCTION BOX LAT 2D
1+90.75	2+03.89	13.14			4.865	0.90		4.379	10.00	2.63	12.19	7.10	8.30	9.00	9.80	-	-	0.00	42.91	48	0.013	0.0025	588.29	588.33	5.24	5.24	0.43	0.43	0.35	0.15	0.15	588.48	584.85	584.88	589.87	45° BEND
1+57.03	1+90.75	33.72			4.865	0.90		4.379	10.00	2.68	12.19	7.10	8.30	9.00	9.80	-	-	0.00	42.91	48	0.013	0.0025	588.06	588.14	5.24	5.24	0.43	0.43	0.35	0.15	0.15	588.29	584.76	584.85	589.87	45° BEND
1+46.91	1+57.03	10.12	C-9	0.302	5.167	0.90	0.272	4.650	10.00	2.78	12.78	7.10	8.30	9.00	9.80	1.93	2.66	0.00	45.57	48	0.013	0.0025	587.70	587.72	5.24	5.37	0.43	0.45	0.75	0.32	0.34	588.06	584.74	584.76	592.63	60° WYE LAT 2C
0+93.54	1+46.91	53.37	C-10	0.625	5.792	0.90	0.563	5.213	10.00	2.82	12.82	7.10	8.30	9.00	9.80	3.99	5.51	0.00	51.09	48	0.013	0.0025	587.21	587.34	5.37	5.52	0.45	0.47	0.75	0.34	0.36	587.70	584.61	584.74	595.00	60° WYE LAT 2B
0+81.68	0+93.54	11.86	C-14	0.267	6.059	0.90	0.240	5.453	10.00	2.98	12.98	7.10	8.30	9.00	9.80	1.71	2.35	0.00	53.44	48	0.013	0.0025	586.81	586.84	5.52	5.60	0.47	0.49	0.75	0.36	0.37	587.21	584.58	584.61	591.12	60° WYE LAT 2A
0+00.00	0+81.68	81.68			6.059	0.90		5.453	10.00	3.01	12.98	7.10	8.30	9.00	9.80	-	-	0.00	53.44	48	0.013	0.0025	586.44	586.64	5.60	5.60	0.49	0.49	0.35	0.17	0.17	586.81	584.37	584.58	591.12	45° BEND
LINE 3																																				
4+74.15	5+58.09	83.94	DETENTION POND		0.000	0.90		0.000	10.00	0.00	10.00	7.10	8.30	9.00	9.80	-	77.82	0.00	77.82	36	0.013	0.0136	583.83	584.97	0.00	11.01	0.00	1.88	1.25	0.00	2.35	587.32	580.16	580.38	591.00	OUTLET STRUCTURE
4+36.86	4+74.15	37.29			0.000	0.90		0.000	10.00	0.13	10.00	7.10	8.30	9.00	9.80	-	-	0.00	77.82	36	0.013	0.0136	582.85	583.35	11.01	11.01	1.88	1.88	0.25	0.47	0.47	583.83	580.06	580.16	591.00	30° BEND
0+00.00	4+36.86	436.86			0.000	0.90		0.000	10.00	0.18	10.00	7.10	8.30	9.00	9.80	-	-	0.00	77.82	36	0.013	0.0026	581.24	582.38	11.01	11.01	1.88	1.88	0.25	0.47	0.47	582.85	578.93	580.06	591.00	30° BEND
LINE 4																																				
0+31.16	0+34.94	3.78	E-4	0.578	0.578	0.90	0.520	0.520	10.00	0.00	10.00	7.10	8.30	9.00	9.80	3.69	5.10	0.00	5.10	30	0.013	0.0002	591.11	591.11	0.00	1.04	0.00	0.02	1.25	0.00	0.10	591.21	586.39	586.43	591.22	CURB INLET
0+14.71	0+31.16	16.45			0.578	0.90		0.520	10.00	0.06	10.00	7.10	8.30	9.00	9.80	-	-	0.00	5.10	30	0.013	0.0002	591.01	591.01	1.04	1.04	0.02	0.02	0.35	0.01	0.10	591.11	586.23	586.39	591.22	45° BEND
0+06.06	0+14.71	8.65			0.578	0.90		0.520	10.00	0.32	10.00	7.10	8.30	9.00	9.80	-	-	0.00	5.10	30	0.013	0.0002	590.91	590.91	1.04	1.04	0.02	0.02	0.35	0.01	0.10	591.01	586.14	586.23	591.22	45° BEND
0+00.00	0+06.06	6.06	E-6	1.383	1.961	0.90	1.245	1.765	10.00	0.46	10.46	7.10	8.30	9.00	9.80	8.84	12.20	0.00	17.30	30	0.013	0.0018	590.75	590.76	1.04	3.52	0.02	0.19	0.75	0.01	0.14	590.91	586.08	586.14	591.22	45° WYE LAT 4A
LINE 5																																				
7+43.85	7+51.62	7.77	E-5	5.479	5.479	0.35	1.918	1.918	20.00	0.00	20.00	4.92	5.72	6.35	8.30	9.43	15.92	0.00	15.92	33	0.013	0.0009	587.46	587.47	0.00	2.68	0.00	0.11	1.25	0.00	0.14	587.61	583.98	584.00	588.82	DROP INLET
5+16.64	7+43.85	227.21	DETENTION POND		5.479	0.90		1.918	10.00	0.05	10.05	4.92	5.72	6.35	8.30	-	10.00	0.00	25.92	33	0.013	0.0024	586.79	587.34	2.68	4.36	0.11	0.30	0.43	0.05	0.13	587.46	583.41	583.98	588.82	60° BEND
0+09.98	5+16.64	506.66			5.479	0.90		1.918	10.00	0.92	10.05	4.92	5.72	6.35	8.30	-	-	0.00	25.92	33	0.013	0.0024	585.43	586.64	4.36	4.36	0.30	0.30	0.50	0.15	0.15	586.79	582.15	583.41	590.21	JUNCTION BOX LAT 5A
0+00.00	0+09.98	9.98			5.479	0.90		1.918	10.00	2.85	10.05	6.52	7.54	8.36	9.18	-	-	0.00	25.92	33	0.013	0.0024	585.30	585.32	4.36	4.36	0.30	0.30	0.35	0.10	0.10	585.43	582.12	582.15	590.21	45° BEND
LINE 6																																				
2+17.56	2+60.18	42.62	E-7	1.445	1.445	0.90	1.301	1.301	10.00	0.00	10.00	7.10	8.30	9.00	9.80	9.23	12.74	0.00	12.74	24	0.013	0.0032	591.65	591.79	0.00	4.06	0.00	0.26	1.25	0.00	0.32	592.11	587.20	587.41	592.73	CURB INLET
0+42.38	2+17.56	175.18			1.445	0.90		1.301	10.00	0.18	10.00	7.10	8.30	9.00	9.80	-	-	0.00	12.74	24	0.013	0.0032	590.99	591.55	4.06	4.06	0.26	0.26	0.25	0.06	0.10	591.65	586.32	587.20	592.73	30° BEND
0+00.00	0+42.38	42.38			1.445	0.90		1.301	10.00	0.89	10.00	7.10	8.30	9.00	9.80	-	-	0.00	12.74	24	0.013	0.0032	590.75	590.88	4.06	4.06	0.26	0.26	0.43	0.11	0.11	590.99	586.11	586.32	592.73	60° BEND

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: CDUGOSA April 21, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PARKWAY, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10966
Texas Surveyor Registration No. 100866-00
(972) 490-1999 FAX

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WILLIAM R. WINKELMANN 120378 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

HYDRAULIC CALCULATIONS 1

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

C-07.13

C:\63-41\06\ENGINEERING\Construction Plans\63406-STM.dwg

AS–BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

WINKELMANN AND ASSOCIATES, INC. — 04–20–2026 DATE

NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
2. ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC

COMPUTATION SHEET
HYDRAULIC COMPUTATIONS FOR STORM DRAINS

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	PIPE	DRAINAGE AREA			RUNOFF	INCRE-	TOTAL	TIME OF CONCENTRATION			10-YEAR	25-YEAR	50-YEAR	100-YEAR	Q10	Q100	INLET	Q	PIPE				HGL		HEADLOSS CALCULATIONS							DESIGN	INVERT ELEV.		T/C	
		LENGTH	INCREMENTAL		TOTAL	COEFF.	MENTAL		INLET	TRAVEL	TOTAL	INTENSITY	INTENSITY	INTENSITY	INTENSITY	RUNOFF	RUNOFF	BYPASS	PIPE	SIZE	n	Sf	D/S	U/S	V1(IN)	V2(OUT)	V1^2/2g	V2^2/2g	Kj	KjV1^2/2G	Hk	HGL	FROM	TO	ELEV.	
START	END	feet	NO.	AREA	AREA	"C"	"CA"	"CA"	(MIN.)	(MIN.)	(MIN.)	(IN/HR)	(IN/HR)	(IN/HR)	(IN/HR)	(CFS)	(CFS)	(CFS)	(CFS)	(IN)		(FT/FT)	Elev.	Elev.	fl/sec	fl/sec	(FT)	(FT)		(FT)	(FT)	Elev.	(FT)	(FT)	(FT)	
LAT 1B																																			
0+00.00	0+14.30	14.30	C-2,C-3,C-4	6.593	6.593	0.90	5.934	5.934	10.00	0.00	10.00	7.10	8.30	9.00	9.80	42.13	58.15	0.00	58.15	36	0.013	0.0076	588.07	588.18	0.00	8.23	0.00	1.05	0.75	0.00	0.79	588.97	581.99	582.13	589.50	CONNECT TO PIPE
LAT 1C																																			
0+00.00	0+15.00	15.00	C-7	0.854	0.854	0.90	0.769	0.769	10.00	0.00	10.00	7.10	8.30	9.00	9.80	5.46	7.53	0.00	7.53	24	0.013	0.0011	589.12	589.14	0.00	2.40	0.00	0.09	1.25	0.00	0.11	589.25	582.37	582.97	589.50	CURB INLET
LAT 1D																																			
0+00.00	0+22.07	22.07	C-5	9.955	9.955	0.90	8.960	8.960	10.00	0.00	10.00	7.10	8.30	9.00	9.80	63.61	87.80	0.00	87.80	48	0.013	0.0037	589.12	589.20	0.00	6.99	0.00	0.76	0.75	0.00	0.57	589.77	582.37	582.59	590.00	CONNECT TO PIPE
LAT 1E																																			
0+00.00	0+17.32	17.32	C-6	0.996	0.996	0.90	0.896	0.896	10.00	0.00	10.00	7.10	8.30	9.00	9.80	6.36	8.78	0.00	8.78	24	0.013	0.0015	590.34	590.37	0.00	2.80	0.00	0.12	1.25	0.00	0.15	590.52	584.85	585.02	591.50	CURB INLET
LAT 1F																																			
0+33.55	0+40.53	6.98	C-10	0.069	0.069	0.90	0.063	0.063	10.00	0.00	10.00	7.10	8.30	9.00	9.80	0.44	0.61	0.00	0.61	10	0.010	0.0005	597.22	597.23	0.00	1.12	0.00	0.02	1.25	0.00	0.10	597.33	588.30	588.37	600.00	ROOF DRAIN
0+09.88	0+33.55	23.67			0.069	0.90		0.063	10.00	0.10	10.00	7.10	8.30	9.00	9.80	-	-	0.00	0.61	10	0.010	0.0005	597.11	597.12	1.12	1.12	0.02	0.02	0.50	0.01	0.10	597.22	588.06	588.30	600.00	BEEHIVE DRAIN
0+00.00	0+09.88	9.88			0.069	0.90		0.063	10.00	0.45	10.00	7.10	8.30	9.00	9.80	-	-	0.00	0.61	10	0.010	0.0005	597.01	597.01	1.12	1.12	0.02	0.02	0.35	0.01	0.10	597.11	587.96	588.06	600.00	45° BEND
LAT 2A																																			
0+07.73	0+31.70	23.97	C-14	0.267	0.267	0.90	0.240	0.240	10.00	0.00	10.00	7.10	8.30	9.00	9.80	1.71	2.35	0.00	2.35	18	0.013	0.0100	586.48	586.72	0.00	4.11	0.00	0.26	1.25	0.00	0.33	587.05	585.93	586.17	591.12	CURB INLET
0+00.00	0+07.73	7.73			0.267	0.90		0.240	10.00	0.10	10.00	7.10	8.30	9.00	9.80	-	-	0.00	2.35	18	0.013	0.0100	587.21	587.29	4.11	4.11	0.26	0.26	0.25	0.07	0.10	586.48	585.85	585.93	591.12	30° BEND
LAT 2B																																			
2+84.81	3+00.12	15.31	C-10	0.416	0.416	0.90	0.374	0.374	10.00	0.00	10.00	7.10	8.30	9.00	9.80	2.66	3.67	0.00	3.67	18	0.013	0.0012	588.55	588.57	0.00	2.08	0.00	0.07	1.25	0.00	0.10	588.67	587.41	587.49	595.00	ROOF DRAIN
2+58.73	2+84.81	26.08			0.416	0.90		0.374	10.00	0.12	10.00	7.10	8.30	9.00	9.80	-	-	0.00	3.67	18	0.013	0.0050	588.31	588.44	2.08	3.68	0.07	0.21	0.50	0.03	0.11	588.55	587.28	587.41	595.00	BEEHIVE DRAIN
2+33.76	2+58.73	24.97			0.416	0.90		0.374	10.00	0.24	10.00	7.10	8.30	9.00	9.80	-	-	0.00	3.67	18	0.013	0.0050	588.09	588.21	3.68	3.68	0.21	0.21	0.43	0.09	0.10	588.31	587.16	587.28	595.00	60° BEND
1+46.81	2+33.76	86.95			0.416	0.90		0.374	10.00	0.35	10.00	7.10	8.30	9.00	9.80	-	-	0.00	3.67	18	0.013	0.0050	587.55	587.99	3.68	3.68	0.21	0.21	0.25	0.05	0.10	588.09	586.72	587.16	595.00	30° BEND
0+90.94	1+46.81	55.87	C-10	0.416	0.832	0.90	0.374	0.749	10.00	0.75	10.75	7.10	8.30	9.00	9.80	2.66	3.67	0.00	7.34	18	0.013	0.0049	588.19	588.47	3.68	4.15	0.21	0.27	0.75	0.16	0.20	587.55	586.44	586.72	595.00	45° WYE
0+65.69	0+90.94	25.25			0.832	0.90		0.749	10.00	0.97	10.75	7.10	8.30	9.00	8.96	-	-	0.00	7.34	24	0.013	0.0011	588.07	588.09	4.15	2.34	0.27	0.08	0.10	0.03	0.10	588.19	585.82	585.94	595.00	PIPE SIZE CHANGE
0+55.82	0+65.69	9.87			0.832	0.90		0.749	10.00	1.15	10.75	7.10	8.30	9.00	8.96	-	-	0.00	7.34	24	0.013	0.0011	587.96	587.97	2.34	2.34	0.08	0.08	0.25	0.02	0.10	588.07	585.77	585.82	595.00	30° BEND
0+00.00	0+55.82	55.82	C-10	0.416	1.248	0.90	0.374	1.123	10.00	1.22	11.22	7.10	8.30	9.00	8.82	2.66	3.30	0.00	10.64	24	0.013	0.0022	587.70	587.82	2.34	3.39	0.08	0.18	0.75	0.06	0.13	587.96	585.49	585.77	595.00	60° WYE, LAT 2B-1
LAT 2B-1																																			
0+50.34	0+68.80	18.46	C-10	0.416	0.416	0.90	0.374	0.374	10.00	0.00	10.00	7.10	8.30	9.00	9.80	2.66	3.67	0.00	3.67	24	0.013	0.0050	587.11	587.20	0.00	3.47	0.00	0.19	1.25	0.00	0.23	587.43	586.36	586.45	595.00	ROOF DRAIN
0+00.00	0+50.34	50.34			0.416	0.90		0.374	10.00	0.09	10.00	7.10	8.30	9.00	9.80	-	-	0.00	3.67	24	0.013	0.0050	587.96	588.21	3.47	3.47	0.19	0.19	0.50	0.09	0.10	587.11	585.97	586.22	595.00	BEEHIVE DRAIN
LAT 2C																																			
0+00.00	0+14.20	14.20	C-9	0.302	0.302	0.90	0.272	0.272	10.00	0.00	10.00	7.10	8.30	9.00	9.80	1.93	2.66	0.00	2.66	21	0.013	0.0003	588.06	588.06	0.00	1.11	0.00	0.02	1.25	0.00	0.10	588.16	585.64	585.78	592.63	CURB INLET
LAT 2D																																			
0+94.29	1+18.38	24.09	C-15	0.716	0.716	0.90	0.644	0.644	10.00	0.00	10.00	7.10	8.30	9.00	9.80	4.58	6.32	0.00	6.32	21	0.013	0.0016	588.04	588.08	0.00	2.63	0.00	0.11	1.25	0.00	0.13	588.21	585.42	585.48	590.05	CURB INLET
0+00.00	0+94.29	94.29	C-8	0.180	0.896	0.90	0.162	0.806	10.00	0.15	10.15	7.10	8.30	9.00	9.80	1.15	1.59	0.00	7.90	21	0.013	0.0025	587.68	587.92	2.63	3.29	0.11	0.17	0.75	0.08	0.13	588.04	585.18	585.42	590.05	60° WYE, LAT 2D-1
LAT 2E																																			
0+00.00	0+10.63	10.63	C-11	0.205	0.205	0.90	0.185	0.185	10.00	0.00	10.00	7.10	8.30	9.00	9.80	1.31	1.81	0.00	1.81	21	0.013	0.0001	588.63	588.63	0.00	0.75	0.00	0.01	1.25	0.00	0.10	588.73	586.75	586.86	593.40	CURB INLET
LAT 2F																																			
2+05.67	2+10.61	4.94	C-10	0.069	0.069	0.90	0.062	0.062	10.00	0.00	10.00	7.10	8.30	9.00	9.80	0.44	0.61	0.00	0.61	10	0.010	0.0005	593.51	593.51	0.00	1.12	0.00	0.02	0.75	0.00	0.10	593.61	589.91	589.96	595.00	60° WYE
1+85.33	2+05.67	20.34	C-10	0.069	0.138	0.90	0.062	0.124	10.00	0.07	10.07	7.10	8.30	9.00	9.80	0.44	0.61	0.00	1.22	10	0.010	0.0018	593.38	593.41	1.12	2.23	0.02	0.08	0.75	0.01	0.10	593.51	589.71	589.91	595.00	60° WYE
1+55.33	1+85.33	30.00	C-10	0.069	0.207	0.90	0.062	0.186	10.00	0.23	10.23	7.10	8.30	9.00	9.80	0.44	0.61	0.00	1.83	10	0.010	0.0041	593.12	593.24	2.23	3.35	0.08	0.17	0.75	0.06	0.13	593.38	589.41	589.71	595.00	60° WYE
1+25.33	1+55.33	30.00	C-10	0.069	0.276	0.90	0.062	0.248	10.00	0.38	10.38	7.10	8.30	9.00	9.80	0.44	0.61	0.00	2.43	10	0.010	0.0073	592.67	592.89	3.35	4.46	0.17	0.31	0.75	0.13	0.23	593.12	589.11	589.41	595.00	60° WYE
0+95.33	1+25.33	30.00	C-10	0.069	0.345	0.90	0.062	0.311	10.00	0.49	10.49	7.10	8.30	9.00	9.80	0.44	0.61	0.00	3.04	10	0.010	0.0114	591.96	592.31	4.46	5.58	0.31	0.48	0.75	0.23	0.36	592.67	588.81	589.11	595.00	60° WYE
0+65.33	0+95.33	30.00	C-10	0.069	0.414	0.90	0.062	0.373	10.00	0.58	10.58	7.10	8.30	9.00	9.80	0.44	0.61	0.00	3.65	10	0.010	0.0164	590.95	591.44	5.58	6.69	0.48	0.70	0.75	0.36	0.52	591.96	588.51	588.81	595.00	60° WYE
0+36.67	0+65.33	28.66	C-10	0.069	0.483	0.90	0.062	0.435	10.00	0.65	10.65	7.10	8.30	9.00	9.80	0.44	0.61	0.00	4.26	10	0.010	0.0224	589.60	590.24	6.69	7.81	0.70	0.95	0.75	0.52	0.71	590.95	588.22	588.51	595.00	60° WYE
0+00.00	0+36.67	36.67	C-10	0.069	0.552	0.90	0.062	0.497	10.00	0.71	10.71	7.10	8.30	9.00	9.80	0.44	0.61	0.00	4.87	10	0.010	0.0100	588.30	588.67	7.81	8.93	0.95	1.24	0.75	0.71	0.93	589.60	587.85	588.22	595.00	60° WYE
LAT 2G																																			
3+47.11	3+67.33	20.22	C-13	2.330	2.330	0.90	2.097	2.097	10.00	0.00	10.00	7.10	8.30	9.00	9.80	14.89	20.55	0.00	20.55	27	0.013	0.0044	589.50	589.58	0.00	5.17	0.00	0.42	1.25	0.00	0.52	590.10	587.77	587.82	591.76	CURB INLET
2+61.92	3+47.11	85.19			2.330	0.90		2.097	10.00	0.07	10.00	7.10	8.30	9.00	9.80	-	-	0.00	20.55	27	0.013	0.0025	589.14	589.35	5.17	5.17	0.42	0.42	0.35	0.15	0.15	589.50	587.56	587.77	591.76	45° BEND
2+22.56	2+61.92	39.36			2.330	0.90		2.097	10.00	0.34	10.00	7.10	8.30	9.00	9.80	-	-	0.00	20.55	27	0.013	0.0025	588.89	588.99	5.17	5.17	0.42	0.42	0.35	0.15	0.15	589.14	587.46	587.56	591.76	45° BEND
2+07.01	2+22.56	15.55			2.330	0.90		2.097	10.00	0.47	10.00	7.10	8.30	9.00	9.80	-	-	0.00	20.55	27	0.013	0.0025	588.75	588.79	5.17	5.17	0.42	0.42	0.25	0.10	0.10	588.89	587.42	587.46	591.76	30° BEND
0+98.64	2+07.01	108.37			2.330	0.90		2.097	10.00	0.52	10.00	7.10	8.30	9.00	9.80	-	-	0.00	20.55	27	0.013	0.0025	588.30	588.57	5.17	5.17	0.42	0.42	0.43	0.18	0.18	588.75	587.15	587.42	591.76	60° BEND
0+26.42	0+98.64	72.22	C-10	0.625	2.955	0.90	0.563	2.660	10.00	0.87	10.87	7.10	8.30	9.00	9.80	3.99	5.51	0.00	26.06	27	0.013	0.0025	587.62	587.80	5.17	6.55	0.42	0.67	0.75	0.31	0.50	588.30	586.97	587.15	595.00	60° WYE, LAT 2F
0+00.00	0+26.42	26.42			2.955	0.90		2.660	10.00	1.05	10.87	7.10	8.30	9.00	9.80	-	-	0.00	26.06	27	0.013	0.0025	587.39	587.45	6.55	6.55	0.67	0.67	0.25	0.17	0.17	587.62	586.90	586.97	595.00	30° BEND
LAT 4A																																			
0+06.06	0+91.55	85.49	E-6	1.383	1.383	0.90	1.245	1.245	10.00	0.00	10.00	7.10	8.30	9.00	9.80	8.84	12.20	0.00	12.20	24	0.013	0.0029	591.02	591.27	0.00	3.88	0.00	0.23	1.25	0.00	0.29	591.56	586.16	586.42	592.69	DROP INLET
0+00.00	0+06.06	6.06			1.383	0.90		1.245	10.00	0.37	10.00	7.10	8.30	9.00	9.80	-	-	0.00	12.20	24	0.013	0.0029	590.91	590.92	3.88	3.88	0.23	0.23	0.35	0.08	0.10	591.02	586.15	586.16	592.69	45° BEND
LAT 5A																																			
0+00.00	0+59.19	59.19	RETENTION POND 2		0.000	0.90		0.000	10.00	0.00	10.00	7.10	8.30	9.00	9.80	-	10.00	0.00	10.00	21	0.013	0.0040	586.79	587.03	0.00	4.16	0.00	0.27	1.25	0.00	0.34	587.36	583.40	584.40	591.00	OUTLET STRUCTURE
LAT 2D-1																																			
0+29.87	0+81.31	51.44	C-8	0.180	0.180	0.90	0.162	0.162	10.00	0.00	10.00	7.10	8.30	9.00	9.80	1.15	1.59	0.00	1.59	12	0.010	0.0012	588.18	588.24	0.00	2.02	0.00	0.06	1.25	0.00	0.10	588.34	585.86	585.99	588.50	CURB INLET
0+00.00	0+29.87	29.87			0.180	0.90		0.162	10.00	0.42	10.00	7.10	8.30	9.00	9.80	-	-	0.00	1.59	12	0.010	0.0012	588.04	588.08	2.02	2.02	0.06	0.06	0.43	0.03	0.10	588.18	585.79	585.86	588.50	60° BEND

No.	DATE	REVISION	APPROV.
5.			
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1.		LAST SAVED BY: CGUDOSA April 21, 2026	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALBERT PLAZA BLVD., SUITE 215
DALLAS, TEXAS 75230
(972) 490-7999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

HYDRAULIC CALCULATIONS 2

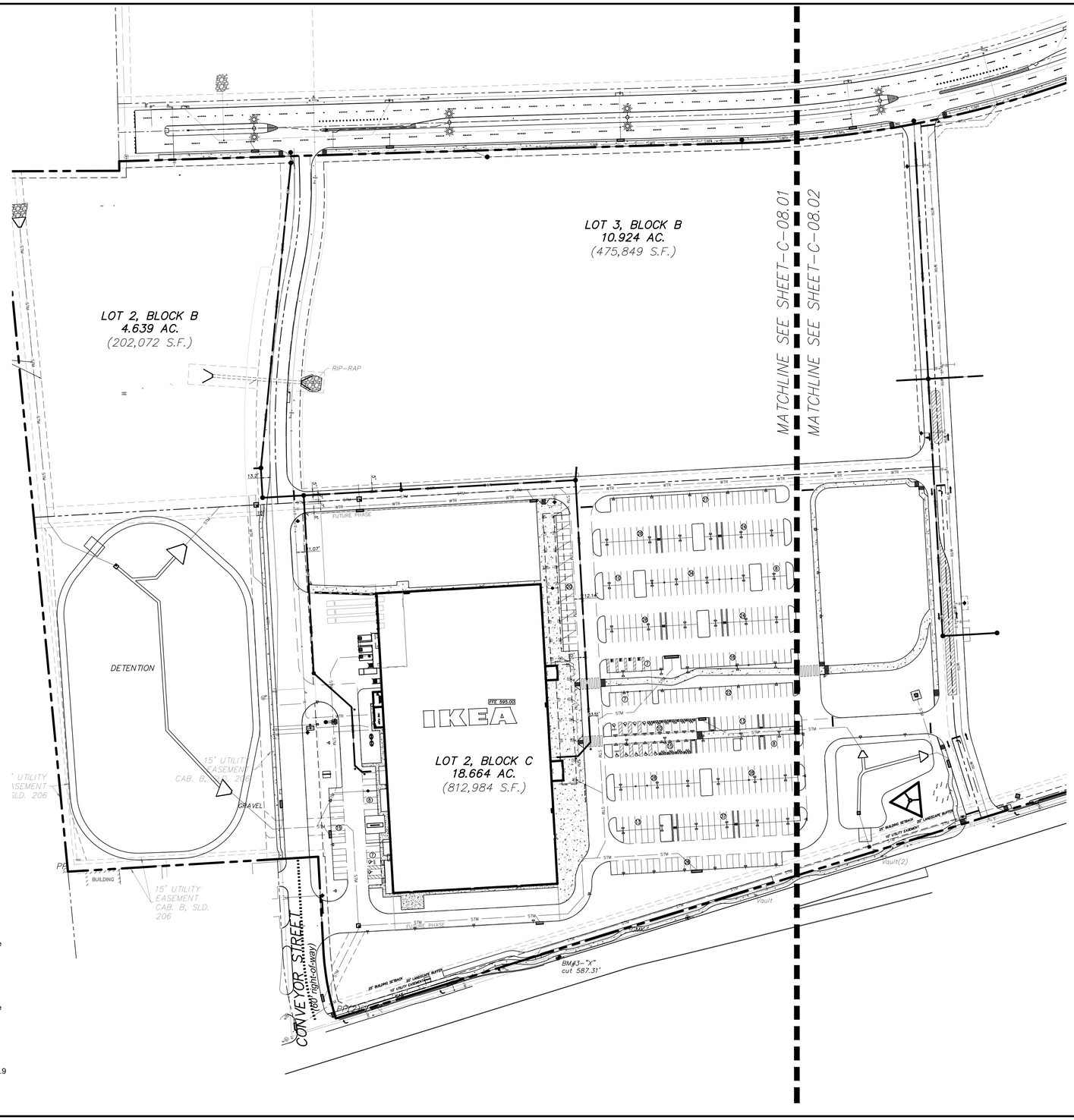
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

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IKEA @ ROCKWALL HEIGHTS

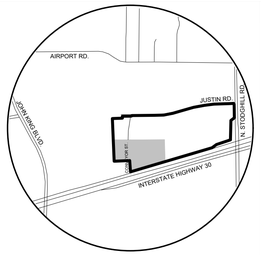
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BEFORE YOU DIG TEXAS 811



VICINITY MAP
NOT TO SCALE

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

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NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
2. REFER TO CITY GENERAL CONSTRUCTION NOTES ON SHEET C-01.00 FOR WASTEWATER LINE NOTES.
3. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
4. ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
5. ALL WASTEWATER IS PUBLIC UNLESS NOTED AS PRIVATE

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
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5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4754 HOLBERT PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100806-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

SEWER KEYMAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

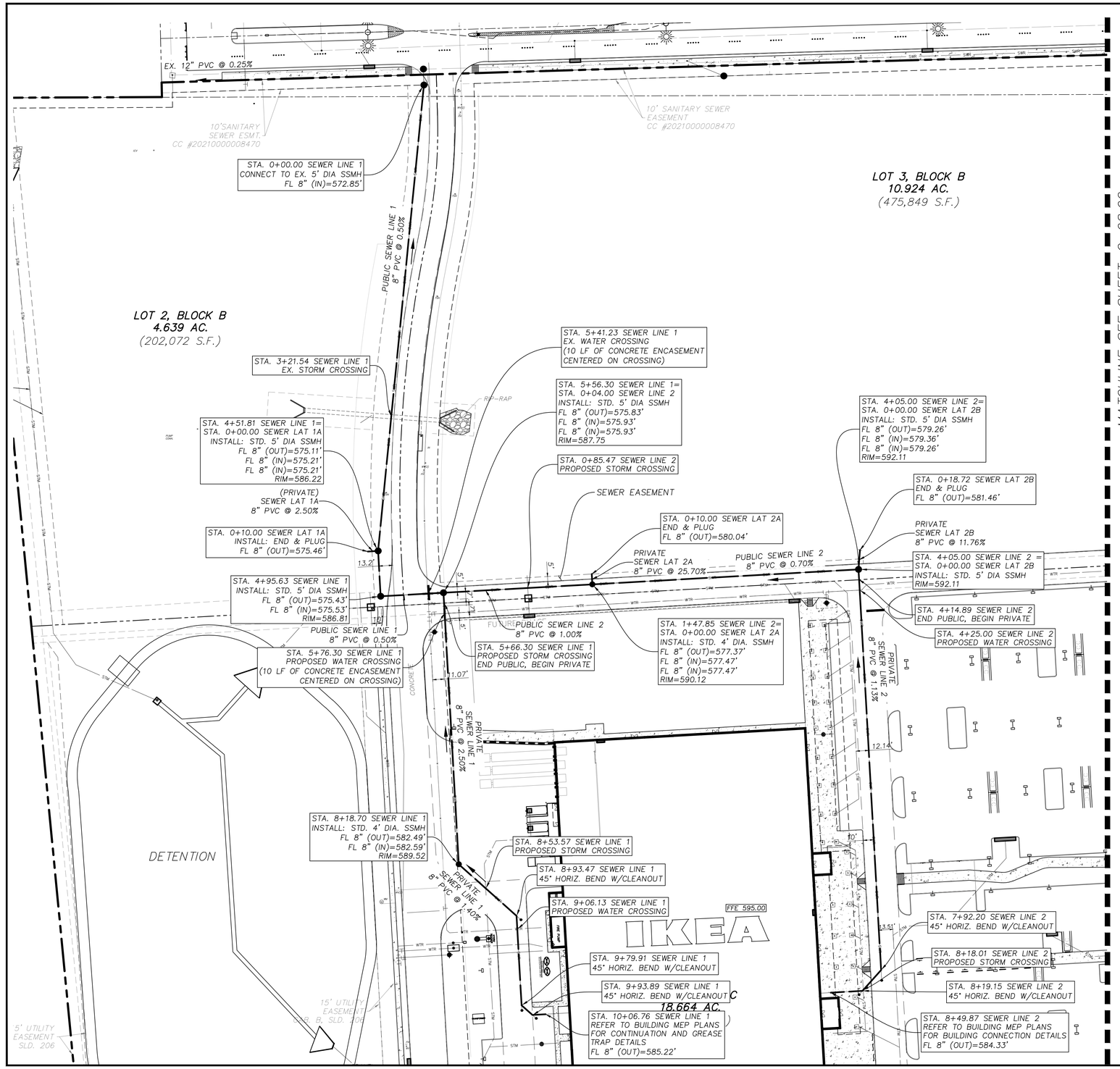
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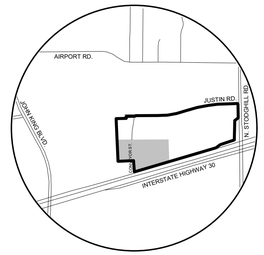
IKEA @ ROCKWALL HEIGHTS

C-08.00

LAST SAVED BY: COLAVSSA Apr 20, 2026

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VICINITY MAP
NOT TO SCALE

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0 50 100
Scale: 1" = 50'

BEFORE YOU DIG Texas 811

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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ELEVATION - 605.81 feet

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ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
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5.			

LAST SAVED BY: COLMOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HALDEMAN AVENUE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
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William R. Winkelmann
STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

SEWER PLAN 1

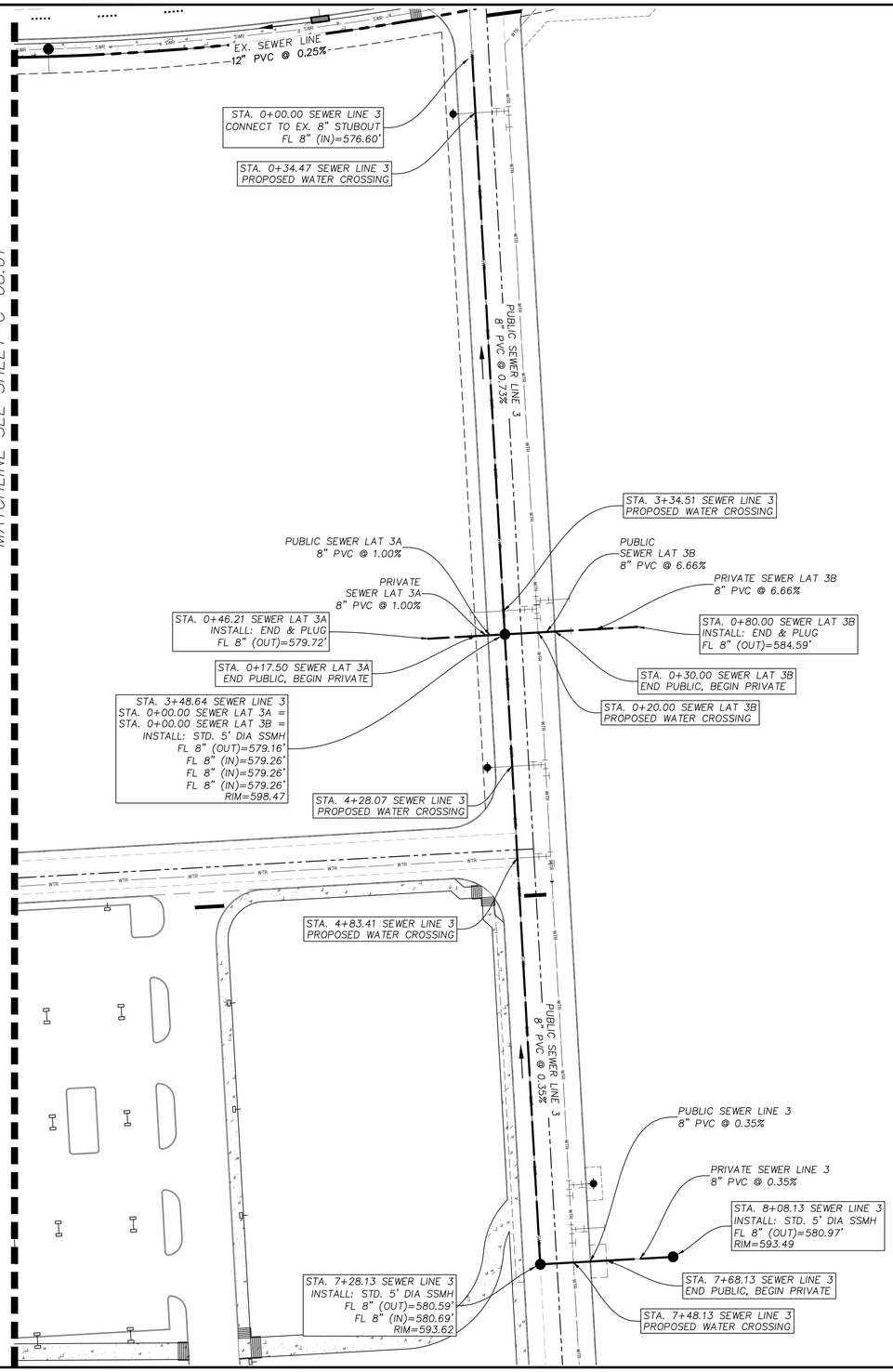
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

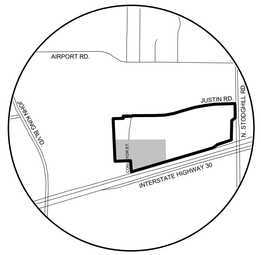
IKEA @ ROCKWALL HEIGHTS

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VICINITY MAP
NOT TO SCALE

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Scale: 1" = 50'

BEFORE YOU DIG
Texas 811

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2. REFER TO CITY GENERAL CONSTRUCTION NOTES ON SHEET C-01.00 FOR WASTEWATER LINE NOTES.
3. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
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5. ALL WASTEWATER IS PUBLIC UNLESS NOTED AS PRIVATE

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — DATE: 04-20-2026

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.	06/12/25	RFI 21	WRW.
2.			
3.			
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5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALSEY R.A.D.W.A.Y., SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

SEWER PLAN 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

C-08.02

6340s

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LAST SAVED BY: COLVOSA Apr 20, 2026

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

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ELEVATION - 587.31 feet

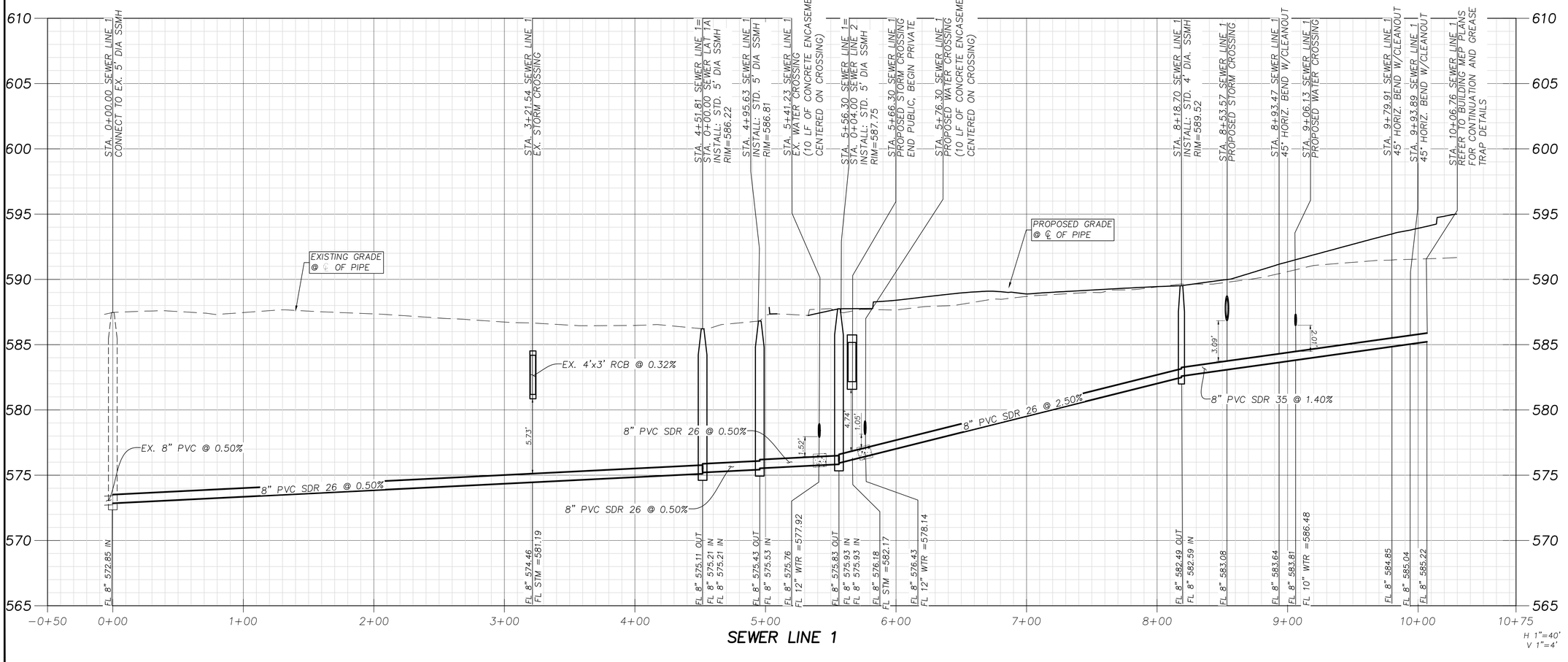
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AS–BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE



SEWER LINE 1

H 1"=40'
V 1"=4'

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HILLSIDE PARKWAY, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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SEWER PROFILE 1

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-08.03

IKEA @ ROCKWALL HEIGHTS

83406

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

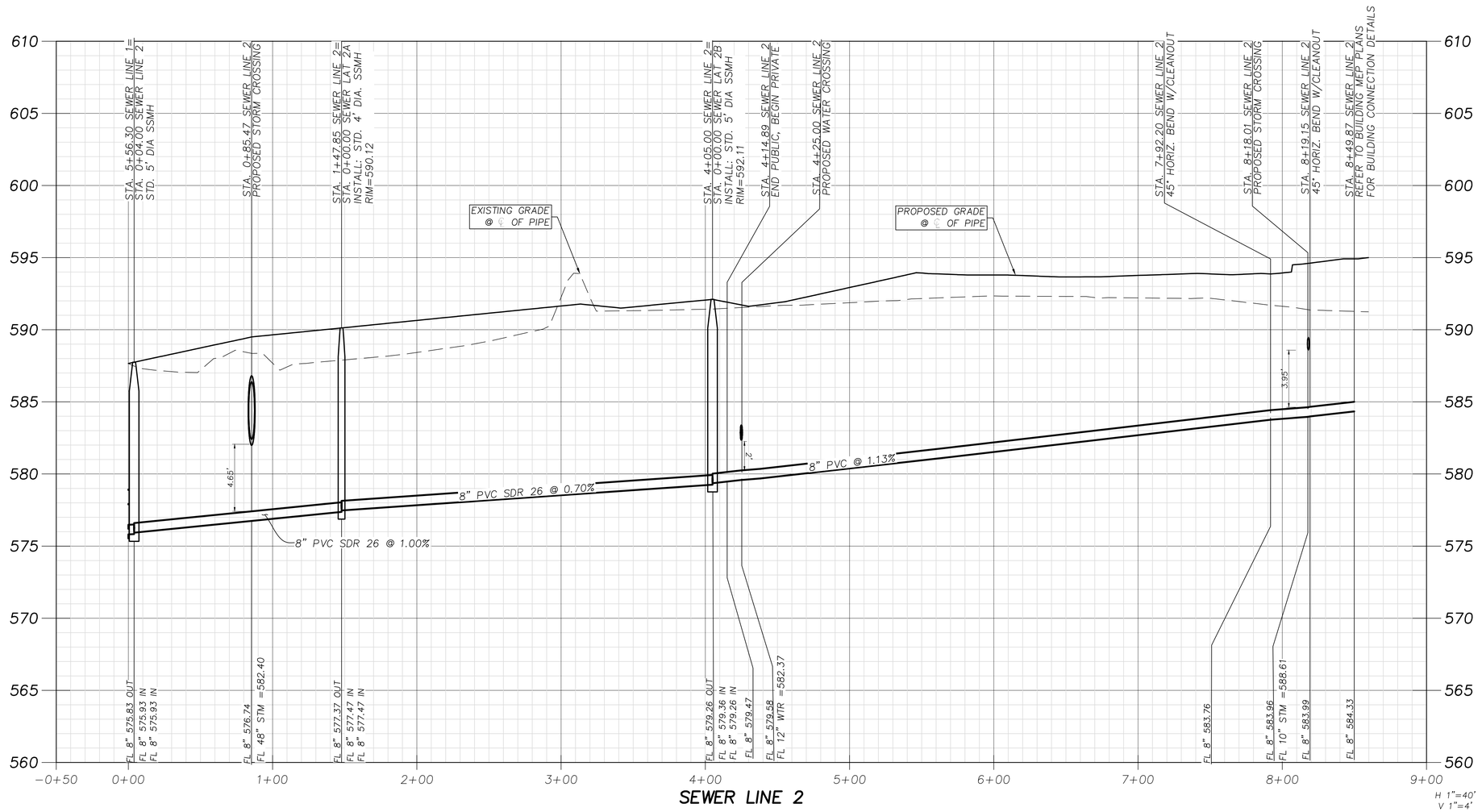
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WINKELMANN AND ASSOCIATES, INC. — *04-20-2026* DATE



SEWER LINE 2

No.	DATE	REVISION	APPROV.
1.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HILLSIDE PARKWAY, SUITE 215 (972) 490-9119
DALLAS, TEXAS 75230 (972) 490-1099 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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WILLIAM R. WINKELMANN 120378 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
02-25-2025
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SEWER PROFILE 2

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

83405

IKEA @ ROCKWALL HEIGHTS

C-08.04

LAST SAVED BY: COLAOSA Apr 20, 2026

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

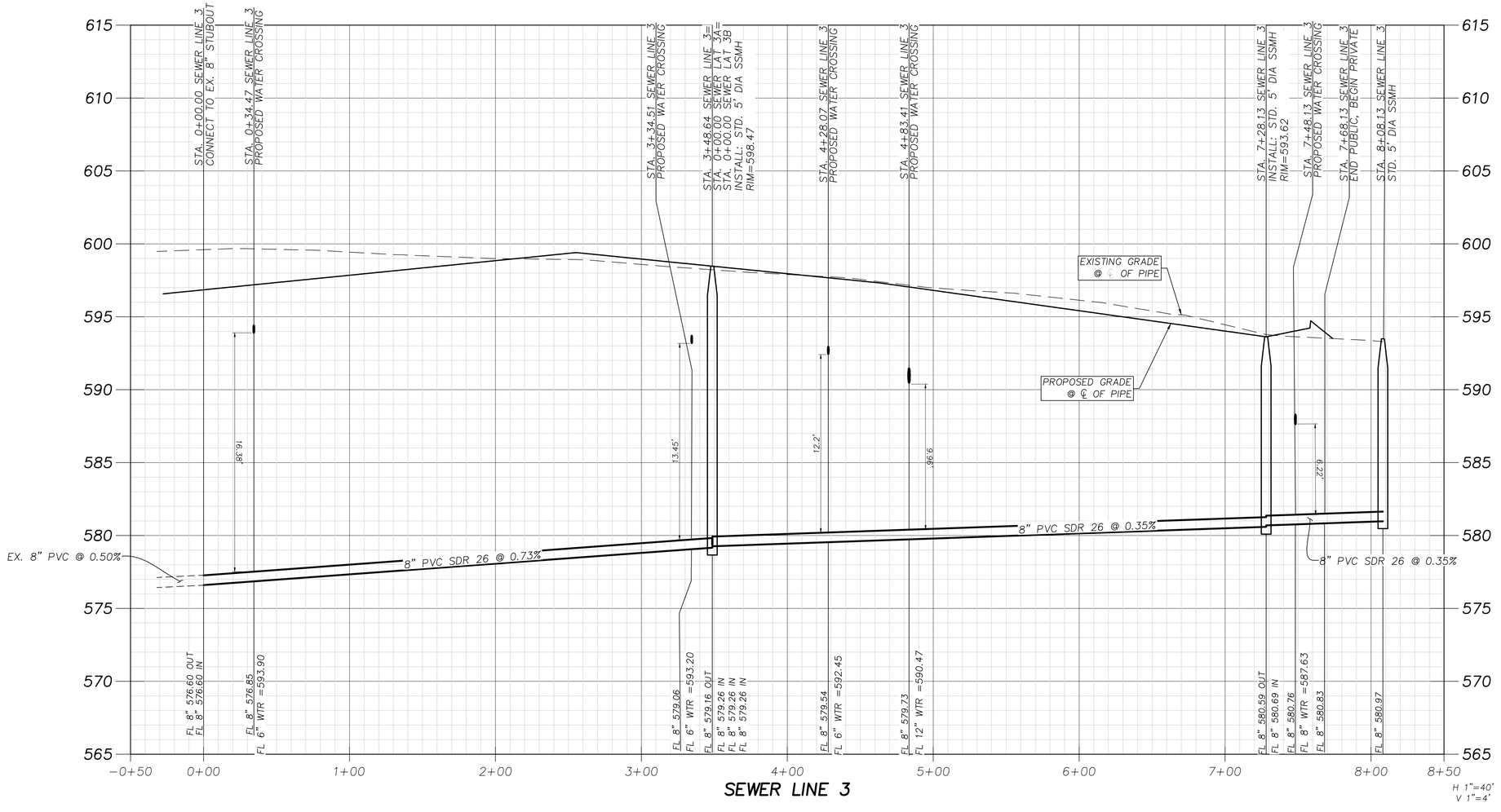
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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE



SEWER LINE 3

No.	DATE	REVISION	APPROV.
1.	06/12/25	RFI 21	WRW.
2.			
3.			
4.			
5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 MCDERMOTT FREEWAY, SUITE 215 (972) 960-7777
DALLAS, TEXAS 75330 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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SEWER PROFILE 3

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-08.05

IKEA @ ROCKWALL HEIGHTS

LAST SAVED BY: CGUNOSA Apr 20, 2026

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ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet

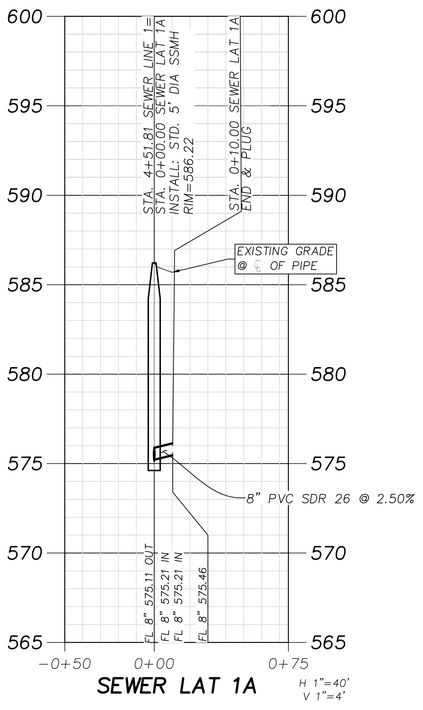
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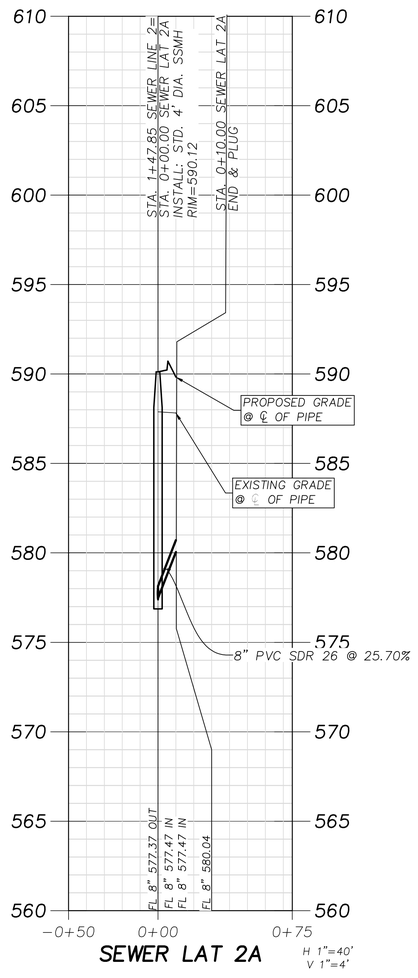
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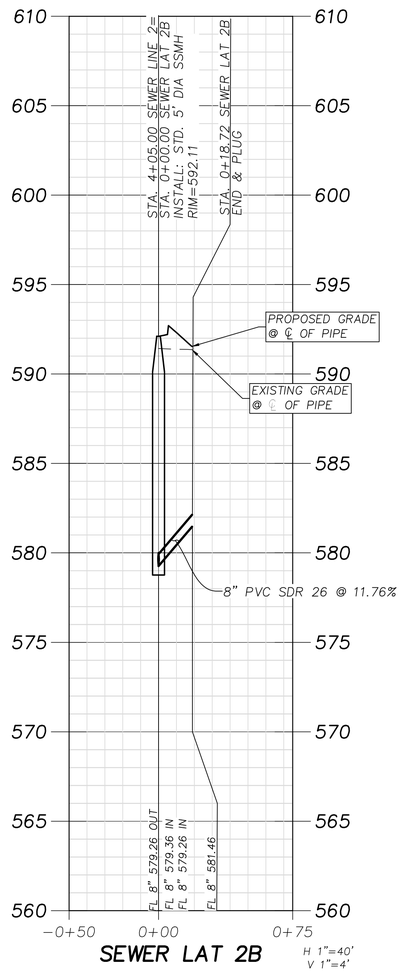
WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE



SEWER LAT 1A — H 1"=40' V 1"=4'



SEWER LAT 2A — H 1"=40' V 1"=4'



SEWER LAT 2B — H 1"=40' V 1"=4'

No.	DATE	REVISION	APPROV.
1.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALDIMAN PARK PKWY, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025

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SEWER PROFILE 4

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63456

IKEA @ ROCKWALL HEIGHTS

C-08.06

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LAST SAVED BY: CDAVOSA Apr 20, 2026

BENCH MARKS:

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ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet

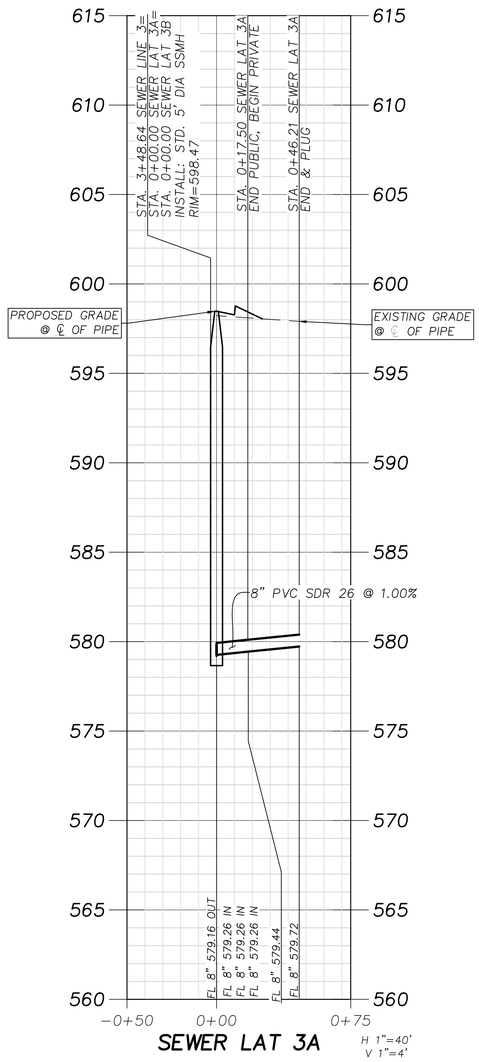
NOTES:

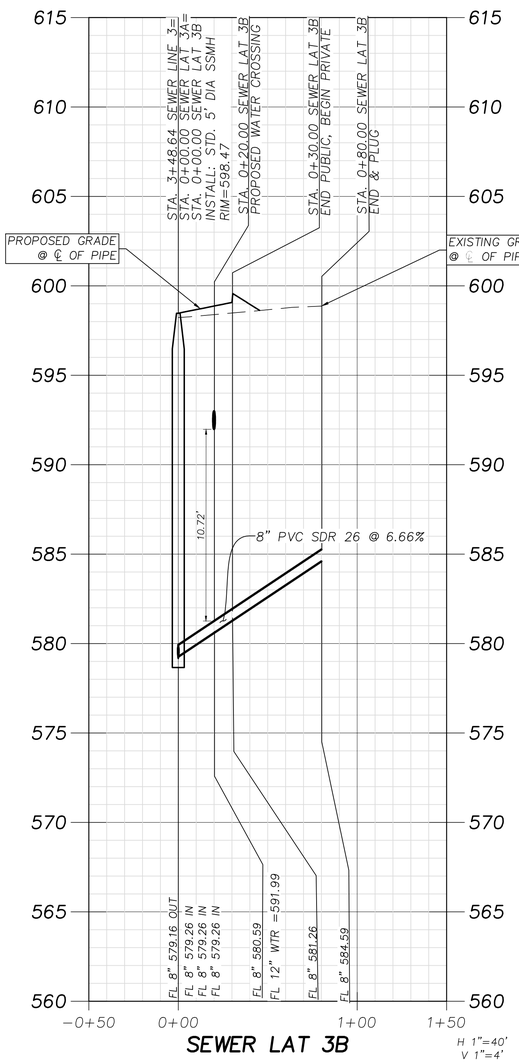
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AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — DATE 04-20-2026





No.	DATE	REVISION	APPROV.
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LAST SAVED BY: CDAVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4965 HOLBROOK PARKWAY, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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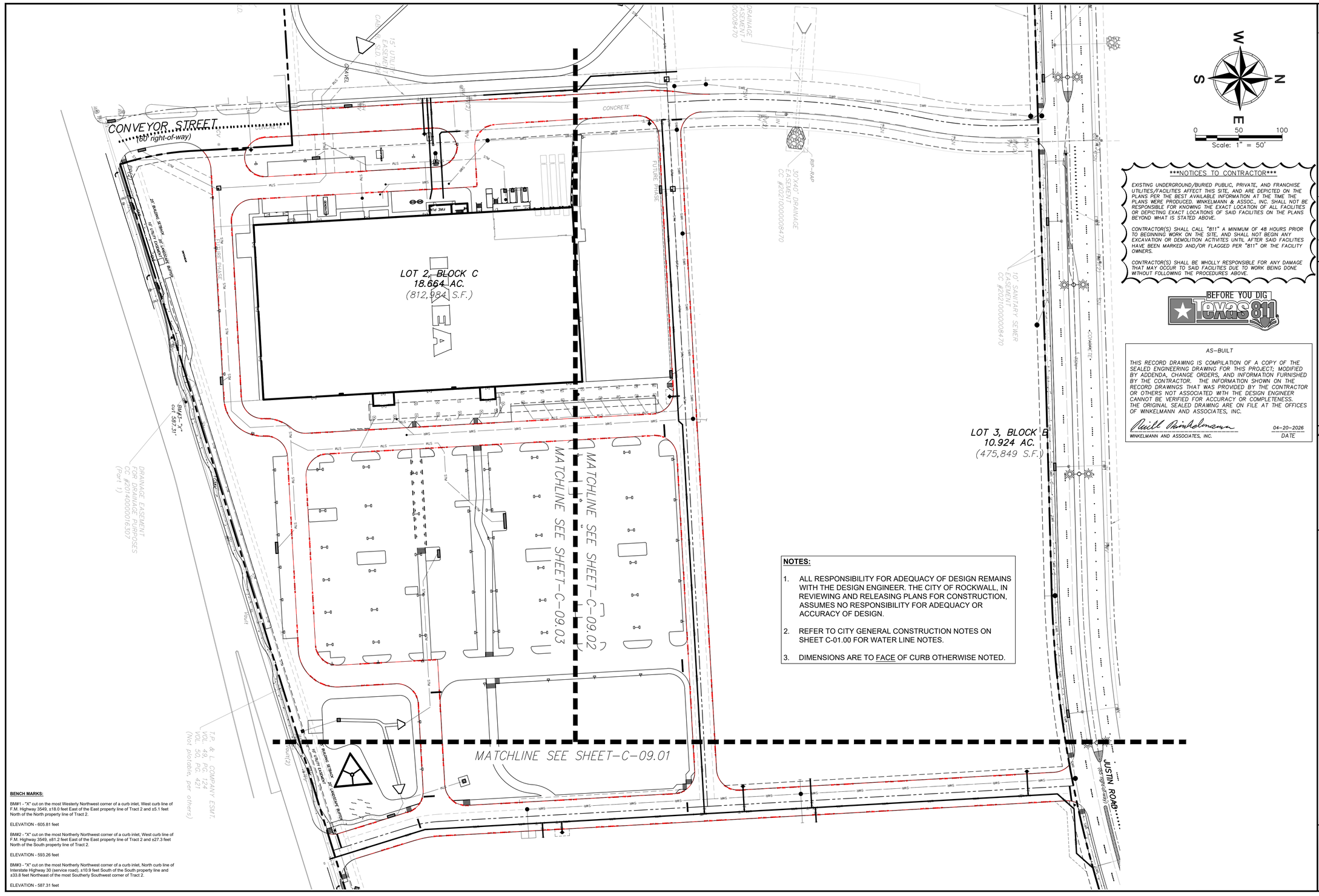
SEWER PROFILE 5

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-08.07

IKEA @ ROCKWALL HEIGHTS

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NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG TEXAS 811

AS-BUILT

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

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ELEVATION - 587.31 feet

No.	DATE	REVISION	APPROV.
1.			
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LAST SAVED BY: CGUGOSA April 21, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4704 HOLLISTER PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00
(972) 490-1999 FAX
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

WATER PLAN KEYMAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63456

IKEA @ ROCKWALL HEIGHTS

C-09.00

G:\IKEA VA\ENGINEERING\Construction Plans\VA3456-WTR.dwg

NOTES:

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2. REFER TO CITY GENERAL CONSTRUCTION NOTES ON SHEET C-01.00 FOR WATER LINE NOTES.
3. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

MATCHLINE SEE SHEET-C-09.02

W S N E

0 50 100
Scale: 1" = 50'

BEFORE YOU DIG TEXAS 811

UTILITY EASEMENT
BUILDING SETBACK
20' LANDSCAPE BUFFER

CONNECTION DONE W/ TXDOT PERMIT

EX. 16" C-905 DR-18 PVC WATERLINE

(PUBLIC) WATER LINE 1 8" PVC

(PUBLIC) WATER LINE 2 12" PVC

STA. 9+98.68 WATER LINE 1
INSTALL: 11.25° HORIZ. BEND

STA. 6+11.31 WATER LINE 1=
STA. 0+00.00 WATER LINE 2
INSTALL: 1-12"x12" TEE
2-12" GATE VALVES

STA. 0+20.00 WATER LINE 2
PROPOSED SEWER CROSSING

STA. 4+62.40 WATER LINE 1=
STA. 0+00.00 WATER LAT 1B
INSTALL: 1-12"x8" TEE
1-12" GATE VALVE
1-8" GATE VALVE
40 LF OF 8" WATER LINE
1-8" PLUG

STA. 8+09.38 WATER LINE 1
INSTALL: 1-8"x6" TEE
1-8" GATE VALVE
1-6" GATE VALVE
15 LF OF 6" WATER LINE
1-FH ASSEMBLY

STA. 8+36.03 WATER LINE 1=
STA. 0+00.00 WATER LAT 1C
INSTALL: 1-8"x8" TEE
2-8" GATE VALVES
20 LF OF 8" WATER LINE
1-8" END & PLUG

STA. 8+56.03 WATER LINE 1
PROPOSED SEWER CROSSING

STA. 5+55.96 WATER LINE 1
INSTALL: 1-12"x6" TEE
1-12" GATE VALVE
1-6" GATE VALVE
35 LF OF 6" WATER LINE
1-FH ASSEMBLY

STA. 6+11.31 WATER LINE 1=
STA. 0+00.00 WATER LINE 2
INSTALL: 1-12"x12" TEE
2-12" GATE VALVES

STA. 6+26.31 WATER LINE 1
INSTALL: 12"X8" REDUCER

STA. 4+57.40 WATER LINE 1=
STA. 0+00.00 WATER LAT 1A
INSTALL: 1-12"x8" TEE
1-12" GATE VALVE
1-8" GATE VALVE
20 LF OF 8" WATER LINE
1-8" PLUG

STA. 4+76.53 WATER LINE 1
PROPOSED SEWER CROSSING

STA. 1+62.37 WATER LINE 1
INSTALL: 1-12"x6" TEE
1-12" GATE VALVE
1-6" GATE VALVE
33.5 LF OF 6" WATER LINE
1-FH ASSEMBLY

STA. 1+21.89 WATER LINE 1
INSTALL: 45° HORIZ. BEND

STA. 0+91.02 WATER LINE 1
INSTALL: 45° HORIZ. BEND

STA. 0+29.23 WATER LINE 1
INSTALL: 45° HORIZ. BEND

STA. 0+00.00 WATER LINE 1
CONNECT TO EX. 12" PVC STUBOUT
INSTALL: 12" GATE VALVE

JUSTIN ROAD
(85' TxDOT ROW)

EX. 12" PVC WATER MAIN

EX. 12" PVC

NOTICES TO CONTRACTOR

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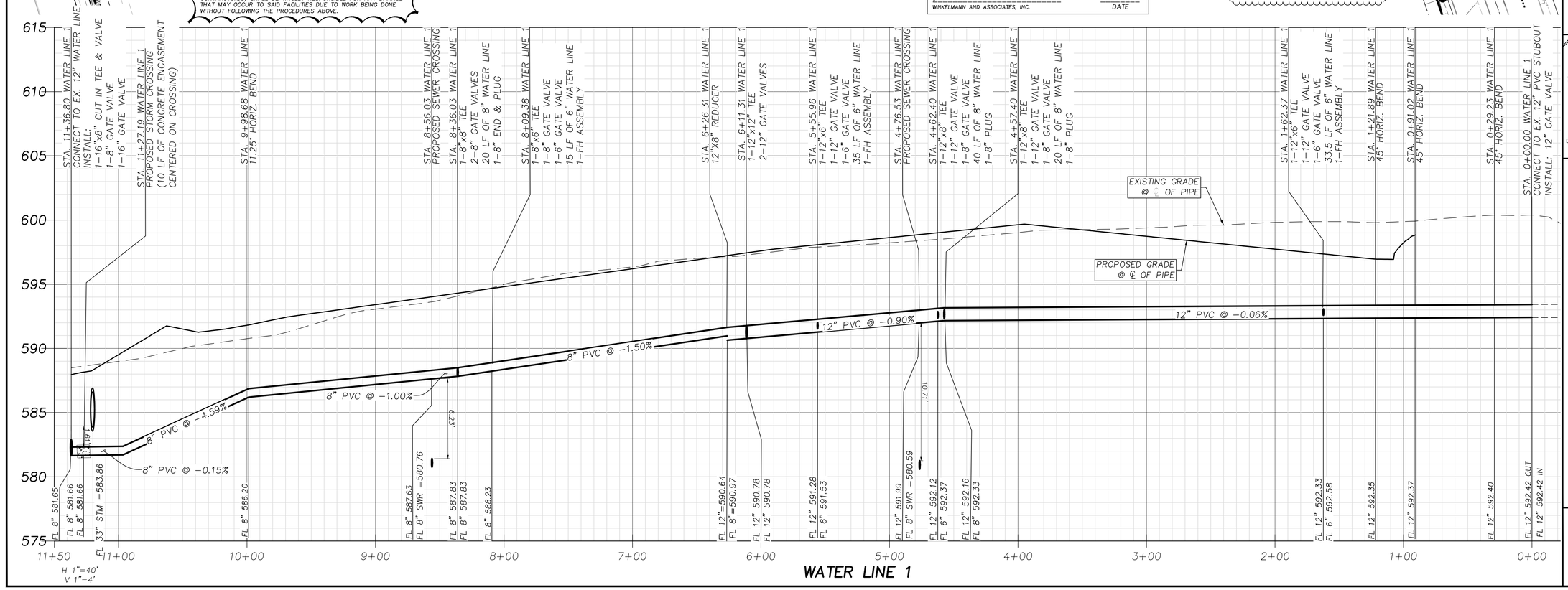
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AS-BUILT

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04-20-2026
WINKELMANN AND ASSOCIATES, INC. DATE



WATER LINE 1

No.	DATE	REVISION	APPRVD.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: CGUDOSA April 21, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 MILLER ROAD, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-00866-00
Texas Surveyor Registration No. 100866-00

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WATER LINE 1 PLAN & PROFILE

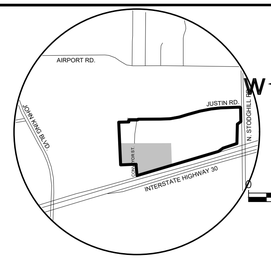
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

C-09.01

IKEA @ ROCKWALL HEIGHTS

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VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG TEXAS 811

AS-BUILT

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Winkelmann — *04-20-2026*
WINKELMANN AND ASSOCIATES, INC. — DATE

BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

NOTICES TO CONTRACTOR

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4. SEPARATE PERMIT FROM THE FIRE DEPARTMENT FOR FIRE SPRINKLER.

CC #20210000008

EX. 12" PVC

END WATERLINE LOWERING. CONNECT TO EX. 12" PVC LINE. SEE C-11.06 DETAIL FOR INSTALLATION

BEGIN WATERLINE LOWERING. SEE C-11.06 DETAIL FOR INSTALLATION

STA. 9+65.23 WATER LINE 2= STA. 8+25.83 EX. 12" PVC WATER LINE 2
INSTALL: 1-12"x12" TEE
2-12" GATE VALVES

STA. 2+75.53 WATER LINE 3
END & PLUG

STA. 2+61.26 WATER LINE 3
PROPOSED STORM CROSSING

STA. 1+56.60 WATER LINE 3
INSTALL: 45° HORIZ. BEND

STA. 9+50.16 WATER LINE 2
PROPOSED SEWER CROSSING
PIPE SLOPE CHANGE

STA. 8+68.73 WATER LINE 2
PROPOSED STORM CROSSING

CONNECT TO EX. 12" PVC WATER LINE
INSTALL: 1-12"x6" TEE & VALVE
1-12" GATE VALVE
4 LF OF 6" WATER LINE
1-FH ASSEMBLY

EX. 12" PVC WATER MAIN

FUTURE PHASE

CONCRETE

STA. 6+15.43 WATER LINE 2
PROPOSED STORM CROSSING

STA. 5+81.79 WATER LINE 2
INSTALL: 1-12"x6" TEE
1-12" GATE VALVE
1-6" GATE VALVE
13.5 LF OF 6" WATER LINE
1-FH ASSEMBLY

STA. 5+40.09 WATER LINE 2
INSTALL: 45° HORIZ. BEND

STA. 5+47.16 WATER LINE 2
INSTALL: 45° HORIZ. BEND

STA. 5+49.17 WATER LINE 2
PROPOSED SEWER CROSSING
PIPE SLOPE CHANGE

(PUBLIC) WATER LINE 2 12" PVC

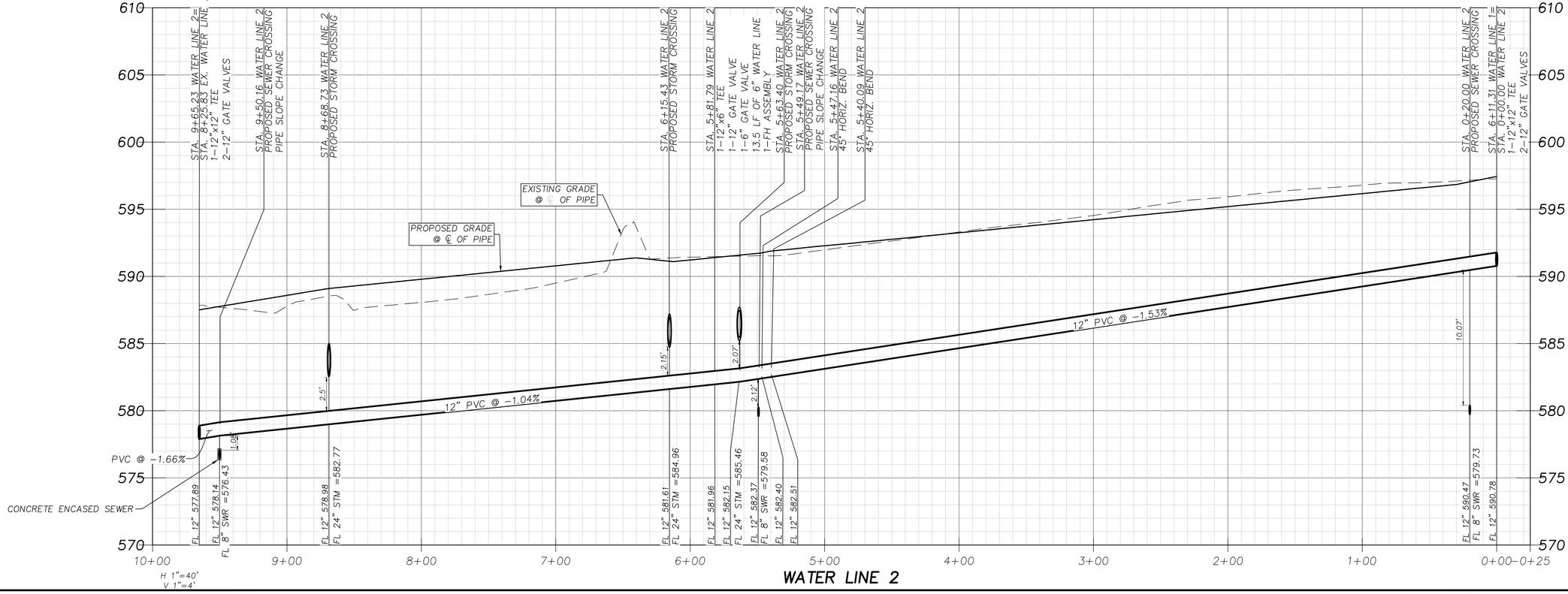
STA. 0+20.00 WATER LINE 2
PROPOSED SEWER CROSSING

(PUBLIC) WATER LINE 2 12" PVC

STA. 6+11.31 WATER LINE 1= STA. 0+00.00 WATER LINE 2
INSTALL: 1-12"x12" TEE
2-12" GATE VALVES

MATCHLINE SEE SHEET-C-09.03

MATCHLINE SEE SHEET-C-09.01



WATER LINE 2

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PLACE DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-000866-00
Texas Surveyor Registration No. 100866-00

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William R. Winkelmann — *04-20-2026*

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WATER LINE 2 PLAN & PROFILE

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

6345b

IKEA @ ROCKWALL HEIGHTS

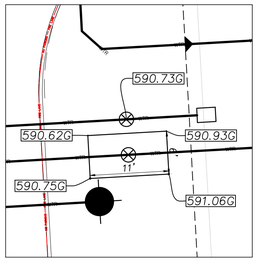
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C:\6345\06\ENGINEERING\Construction Plans\6345b-WTR.dwg

GRADING LEGEND

629.00G PROP. FINISHED GRADE



1" = 10'

MATCHLINE SEE SHEET-C-09.02

STA. 0+00.00 WATER LINE 4
CONNECT TO EX. 12" PVC WATER LINE
INSTALL: 1-12"x12" TEE
2-12" GATE VALVES

STA. 1+31.76 WATER LINE 3
INSTALL: 45° HORIZ. BEND

STA. 0+25.49 WATER LINE 4
INSTALL: 45° HORIZ. BEND

STA. 0+29.24 WATER LINE 4
INSTALL: 45° HORIZ. BEND

(PUBLIC) WATER LINE 3 12" PVC

STA. 0+00.00 WATER LINE 3
CONNECT TO EX. 12" PVC WATER LINE

STA. 0+40.88 WATER LINE 4
INSTALL: 1-12"X10" REDUCER
END PUBLIC,
BEGIN PRIVATE

EX. 12" PVC WATER MAIN

STA. 0+66.32 WATER LINE 4
PROPOSED STORM CROSSING

(PUBLIC) WATER LINE 4 12" PVC

STA. 0+94.53 WATER LINE 4
PROPOSED SEWER CROSSING

IKEA

10" PVC

3" DOM. LINE

INSTALL: 53 LF OF 2" IRR. SERVICE
& 2" IRR. METER &
10 LF OF 2" IRR. LINE
W/ TESTABLE BACKFLOW PREVENTER

STA. 1+17.85 WATER LINE 4
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

BUILDING FDC

INSTALL:
1-12"x3" TEE & VALVE
48 LF OF 3" DOM. SERVICE
1-3" METER VAULT PER CITY
DETAIL ON C-11.02

LOT 2, BLOCK C
18.664 AC.
(812,984 S.F.)

UTILITY EASEMENT CAB. B, SLD. 206

INSTALL:
80 LF OF 3" DOM. SERVICE
TO THE BUILDING
REFER TO BUILDING MEP PLANS
FOR CONNECTION DETAILS

EX. FH

INSTALL: 1-12"x6" TEE
1-12" GATE VALVE
1-6" GATE VALVE
50 LF OF 6" WATER LINE
1-FH ASSEMBLY

END WATERLINE LOWERING.
CONNECT TO EX. 12" PVC LINE.
SEE C-11.06 DETAIL FOR INSTALLATION

BEGIN WATERLINE LOWERING.
SEE C-11.06 DETAIL FOR INSTALLATION

PROPOSED FH TO BE INSTALLED
W/ CONVEYOR ST. PLANS

EX. 12" PVC

CONVEYOR STREET
(60' right-of-way)

FUTURE PHASE

EX. 16" C-905 DR-18 PVC WATERLINE

EX. FH

25' BUILDING SETBACK
20' LANDSCAPE BUFFER
10' UTILITY EASEMENT

BENCH MARKS:

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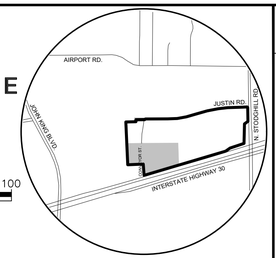
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ELEVATION - 587.31 feet

N W E S

0 50 100
Scale: 1" = 50'



VICINITY MAP
NOT TO SCALE

BEFORE YOU DIG Texas 811

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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4754 HILLCREST PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-7099 FAX
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STATE OF TEXAS

02-25-2025
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WATER LINE 3 & 4 PLAN

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

8.3456

C-09.03

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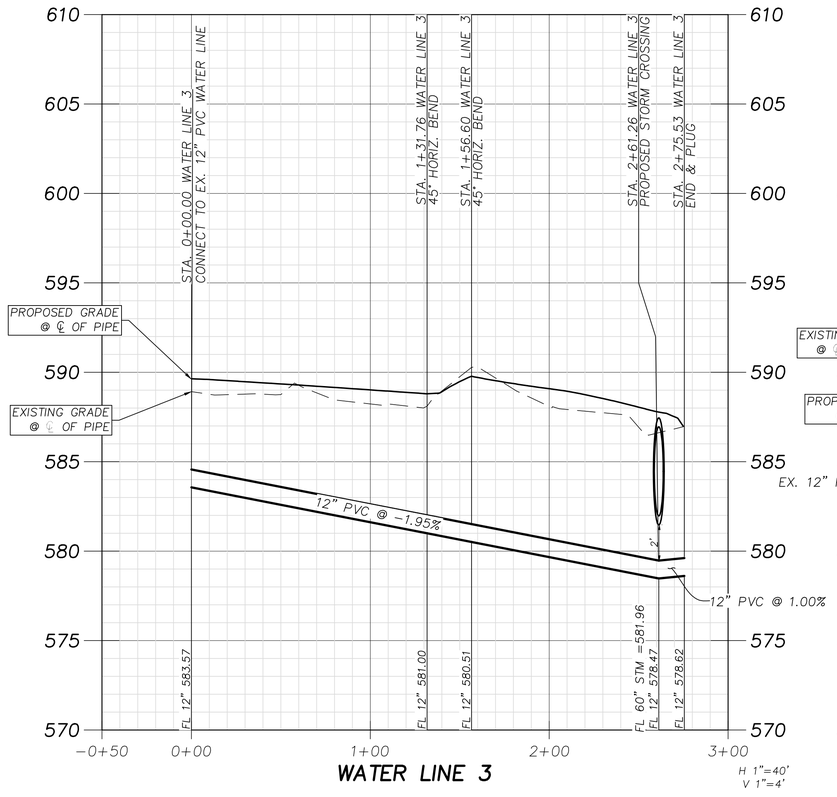
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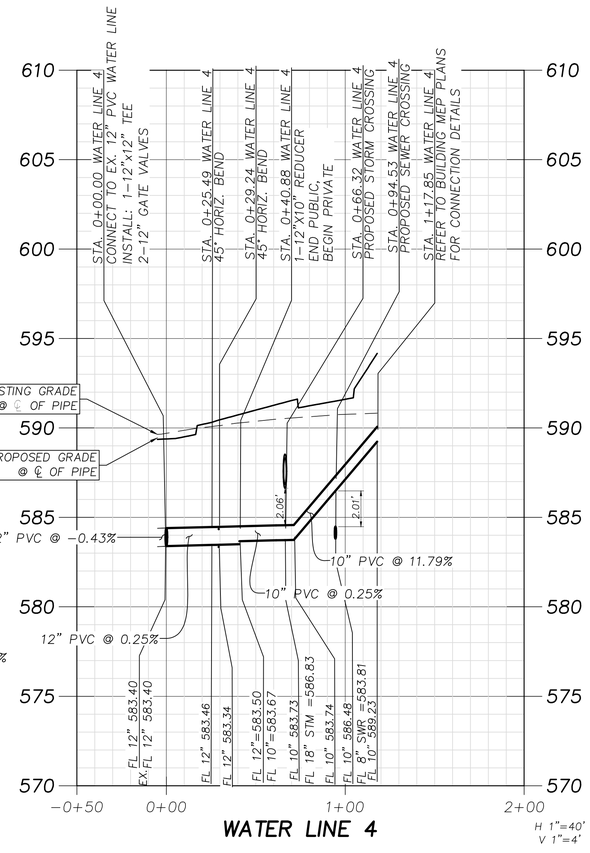
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WINKELMANN AND ASSOCIATES, INC. — 04-20-2026 DATE



WATER LINE 3



WATER LINE 4

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

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(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
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WATER LINE 3 & 4 PROFILES

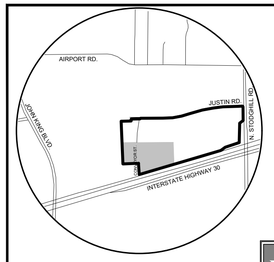
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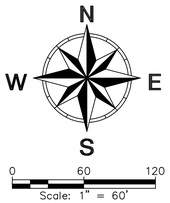
IKEA @ ROCKWALL HEIGHTS

C-09.04

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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG TEXAS 811

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

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BENCH MARKS:

BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.

ELEVATION - 605.81 feet

BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.

ELEVATION - 593.26 feet

BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.

ELEVATION - 587.31 feet

LOT 4, BLOCK B
33.249 AC.
(1,448,326 S.F.)

8" CONDUIT

54.17'

FUTURE PHASE

(2) 4" & 6" CONDUITS

PROP. TRANSFORMER LOCATION

IKEA

LOT 2, BLOCK C
18.664 AC.
(812,984 S.F.)

(2) 4" CONDUITS

TELECOMMUNICATION CONSTRUCTION NOTE:

- SWEEP 90 CORNERS

TELECOMMUNICATION BLDG. CONNECTION

FUTURE PHASE

CONVEYOR STREET
(60' right-of-way)

6" CONDUIT

(2) 4" & 6" CONDUITS

APPROX. LOCATION OF PME 11 SWITCHGER. (ONCOR TO COORDINATE)

END OVERHEAD ELECTRIC RELOCATION TO UG HERE. EX. POWER POLE WILL REMAIN OR RISER POLE WILL BE INSTALLED

TELECOMMUNICATION

BM#3-"X" cut 587.31'

DRAINAGE EASEMENT FOR DRAINAGE PURPOSES CC #20140000016307

1202.16'

146.14'

197.43'

197.66'

196.21'

25' BUILDING SETBACK
20' LANDSCAPE BUFFER
10' UTILITY EASEMENT

INTERSTATE HIGHWAY 30
(variable width right-of-way)

10' BLACKLAND W.S.C. ESMT. VOL. 77, PG. 423 (Not plotable, per others)

T.P. & L. COMPANY ESMT. VOL. 49, PG. 124 VOL. 50, PG. 421 (Not plotable, per others)

REFER TO ONCOR DESIGN FOR MORE INFORMATION

LEGEND

- UNDERGROUND ELECTRIC
- AT&T TELECOMMUNICATION
- OTHER CARRIER TELECOMMUNICATION
- CONDUITS

NOTES:

1. PRELIMINARY LAYOUT, REFER TO ONCOR PLANS FOR DESIGN INFORMATION

NOTES:

1. INSTALLING A PME 11 SWITCHGEAR WILL BE ABLE TO PROVIDE SERVICE TO THE NORTH MULTI-FAMILY IN THE FUTURE. THE SWITCHGEAR WILL REQUIRE A 20'x30' EASEMENT.

AS-BUILT

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALDIMET PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1099 FAX
Texas Engineers Registration No. F-00866-00
Texas Surveyors Registration No. 100866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

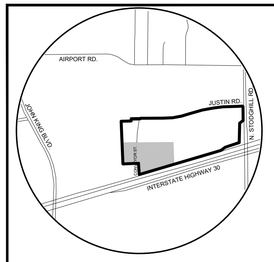
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FRANCHISE UTILITY PLAN
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX
83456

C-09.05

IKEA @ ROCKWALL HEIGHTS

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VICINITY MAP
NOT TO SCALE

N
W E
S

0 80 160
Scale: 1" = 80'

BEFORE YOU DIG Texas 811

LEGEND

- EXISTING CONTOURS (575)
- PROP. CONTOURS (575)
- STABILIZED CONSTRUCTION ENTRANCE 8" STONES
- SILT FENCE
- CONCRETE WASHOUT AREA 10 MIL. LINER WITH BERM AROUND
- INLET PROTECTION
- ROCK CHECK DAM

GENERAL CONSTRUCTION SEQUENCING & PHASING

I. INSTALL TEMPORARY STAGING AREAS, STABILIZED CONSTRUCTION ENTRANCE SILT FENCE & TEMPORARY EROSION CONTROL BASIN PRIOR TO COMMENCEMENT OF WORK.
II. DEMOLISH EXISTING STRUCTURES.
III. STRIP SITE.
IV. ROUGH GRADE SITE. INSTALL, VEGETATE, IRRIGATE DETENTION POND AND OUTFALL.
V. CONSTRUCT BUILDING PAD.
VI. INSTALL UTILITIES & INLET PROTECTION.
VII. PAVE SITE & REMOVE STABILIZED CONSTRUCTION ENTRANCE.
VIII. SOIL STABILIZATION/SEEDING THROUGHOUT THE SITE EXCEPT AREAS TO BE PAVED.
IX. RELOCATE SILT FENCING AS NECESSARY & REMOVE INLET PROTECTION.

COORDINATION BETWEEN SITE GENERAL CONTRACTOR AND BUILDING GENERAL CONTRACTOR WILL BE NECESSARY. DAMAGE TO ANY EROSION CONTROL MEASURE MUST BE REPAIRED IMMEDIATELY BY THE PARTY RESPONSIBLE FOR THE DAMAGE.

NOTICES TO CONTRACTOR

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ELEVATION - 605.81 feet

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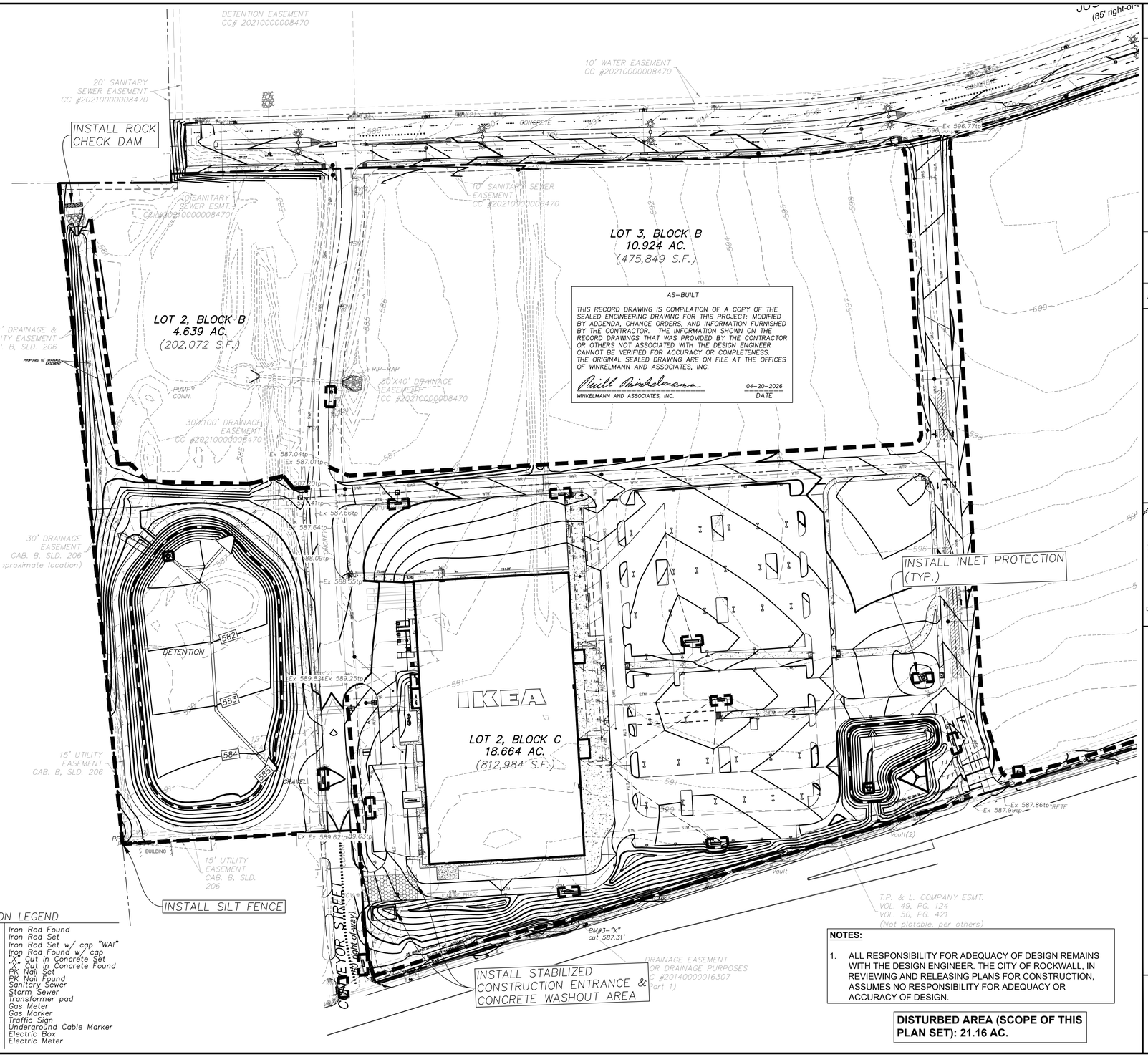
ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet

ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
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TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter



NOTES:

1. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

DISTURBED AREA (SCOPE OF THIS PLAN SET): 21.16 AC.

No.	DATE	REVISION	APPROV.
1.			
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Winkelmann & Associates, Inc.
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4750 HOLBERT PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-0999
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100566 (972) 490-1099 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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EROSION CONTROL PLAN

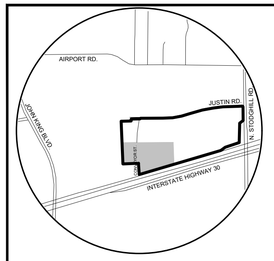
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63456

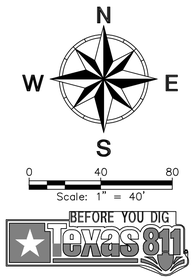
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IKEA @ ROCKWALL HEIGHTS

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VICINITY MAP
NOT TO SCALE



LEGEND

- EXISTING CONTOURS
- PROP. CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE 8" STONES
- SILT FENCE
- CONCRETE WASHOUT AREA 10 MIL. LINER WITH BERM AROUND
- INLET PROTECTION
- ROCK CHECK DAM

SEDIMENT BASIN CALCULATIONS:
TOTAL DISTURBED AREA = 22.5 ACRES
iSWM 2 YR STORM 24 HOUR INTENSITY = 0.15 in/hr

BASIN:
AREA = 22.5 ACRES
Q = (0.35)(.15)(22.5) = 1.181 cfs
Vreq = (1.181)(60)(60)(24) = 102,060 cu.ft.
or Vreq = (3600)(22.5) = 81,000 + 1000 = 82,000 cu.ft.

BASIN OUTLET:
Tc = 24 hr
I25 = 0.30 in/hr
Q25 = (0.35)(0.30)(22.5) = 2.363 cfs
Vreq = (2.363)(60)(60)(24) = 204,120 cu.ft.

SPILLWAY:
Qe = Q25–Qp = 2.363–1.181 = 1.182 cfs

NOTES:
1. *PROPOSED DETENTION POND TO BE USED AS TEMPORARY SEDIMENT BASIN. REFER TO SHEET C–05.04 FOR POND DETAILS*
2. *CALCULATIONS COMPLETED IN ACCORDANCE WITH iSWM TECHNICAL MANUAL SEC. 3.9.7*

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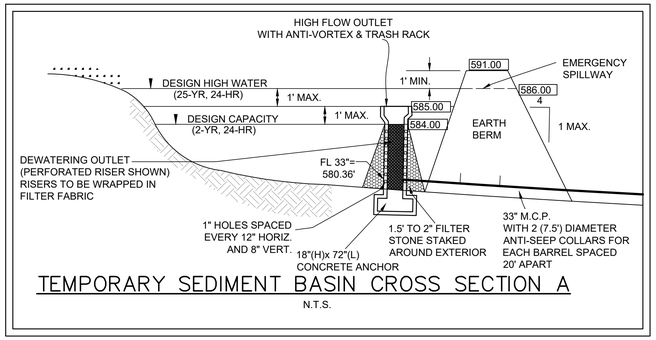
ELEVATION - 593.26 feet

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ELEVATION - 587.31 feet

ABBREVIATION LEGEND

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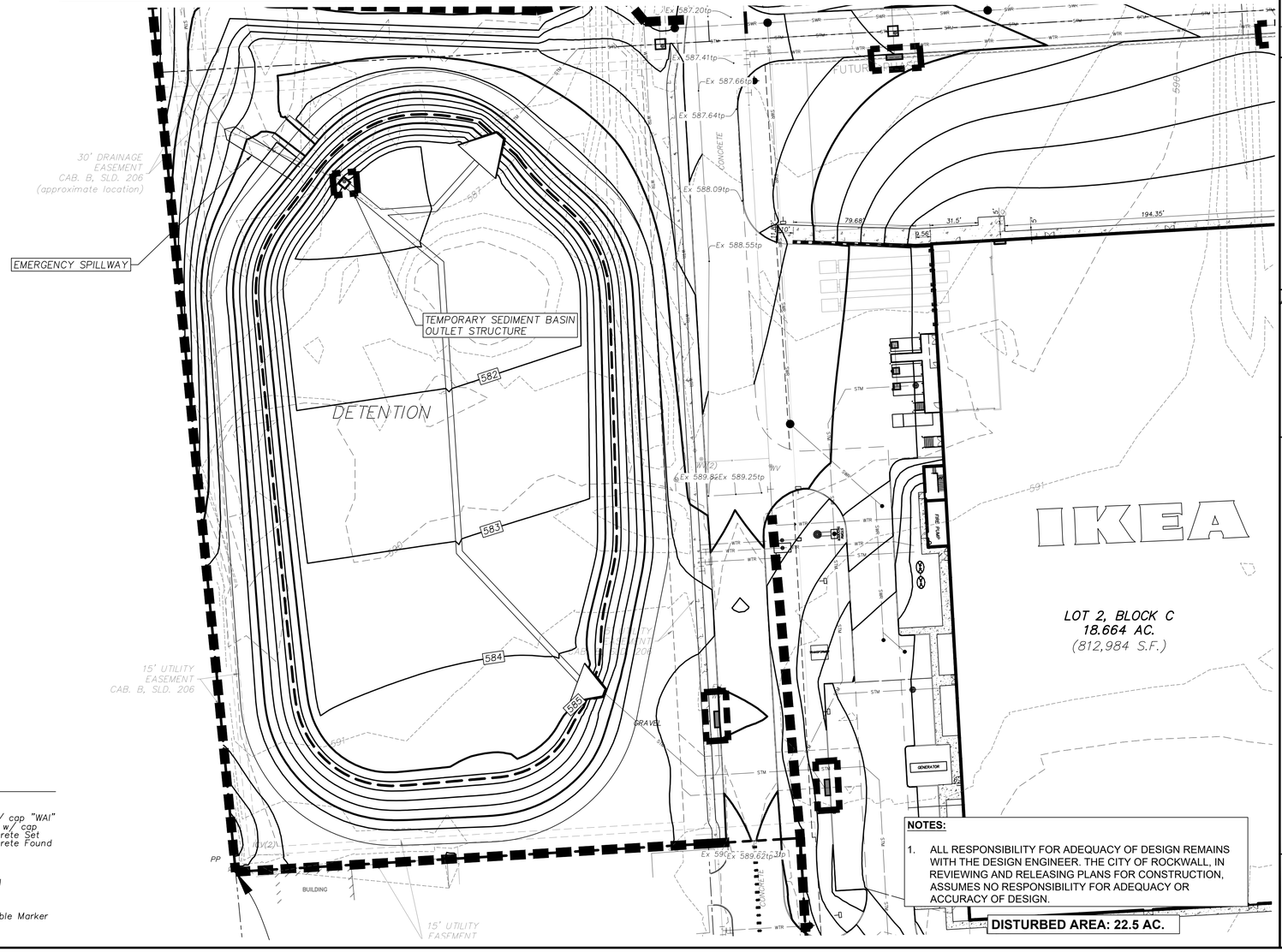


TEMPORARY SEDIMENT BASIN CROSS SECTION A
N.T.S.

AS–BUILT

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DISTURBED AREA: 22.5 AC.

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HOLLISTER PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490–1999 FAX
Texas Engineer Registration No. F-000866–00
Texas Surveyor Registration No. 100866–00

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WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER
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SENDIMENT BASIN PLAN

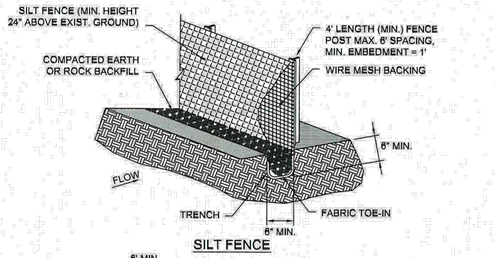
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

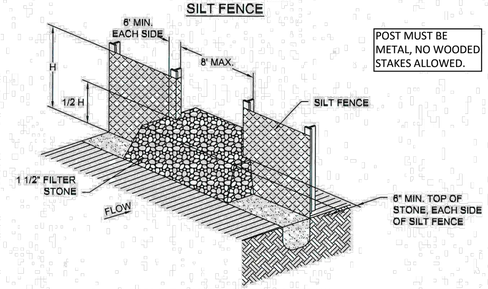
IKEA @ ROCKWALL HEIGHTS

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SILT FENCE

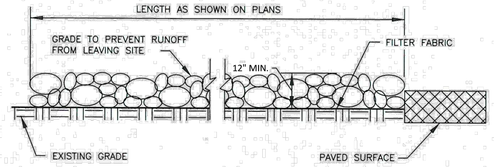


POST MUST BE METAL, NO WOODED STAKES ALLOWED.

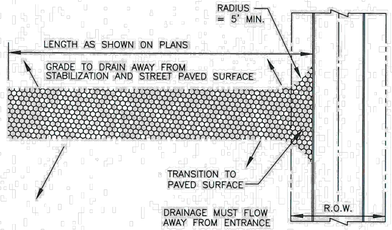
STONE OVERFLOW STRUCTURE

SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.5 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1020A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

Note: No crushed concrete or recycled concrete allowed.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.11 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

ROCK CHECK DAM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.9 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1060B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.5 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1020B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.

2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

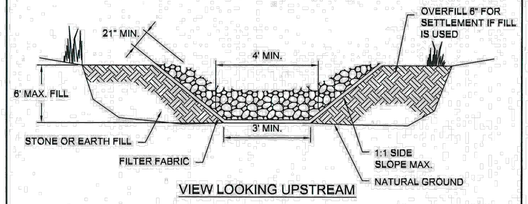
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

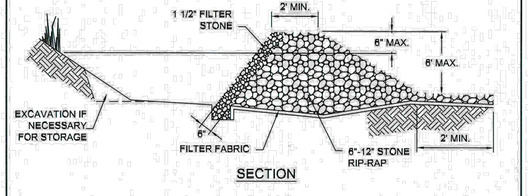
10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.11 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



VIEW LOOKING UPSTREAM



SECTION

NOTE: FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE.

STONE OUTLET SEDIMENT TRAP	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 202.12 *
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-1090

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HALSEY PARK DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

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CITY DETAILS (1)

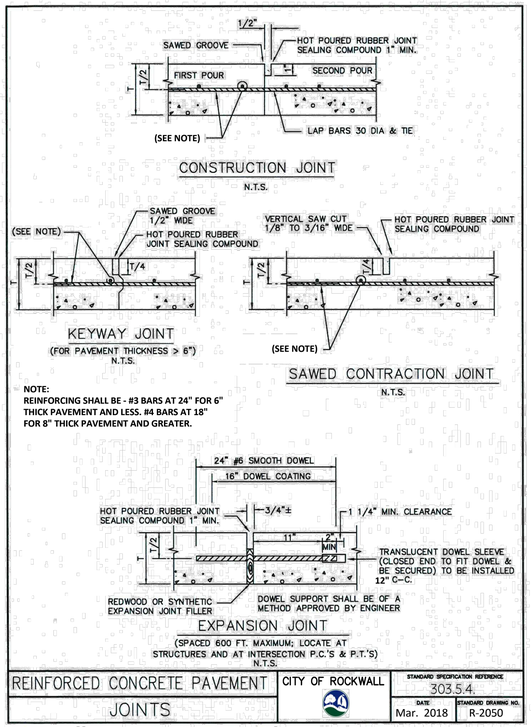
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

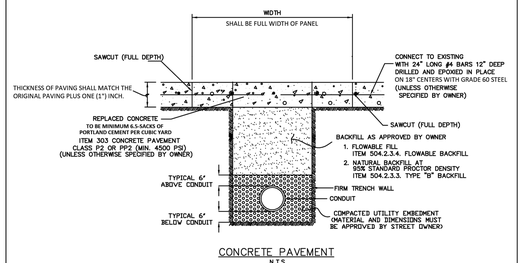
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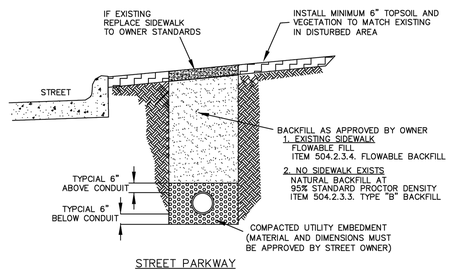


REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE Mar. 2018 / STANDARD DRAWING NO. R-2050

GENERAL NOTE: CHECK WITH STREET OWNER FOR SPECIFIC REQUIREMENTS NOT CONTAINED HEREIN

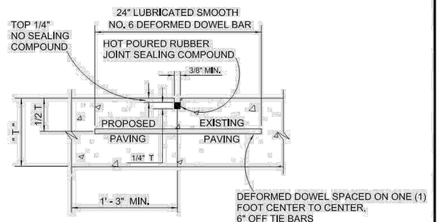


CONCRETE PAVEMENT
N.T.S.



STREET PARKWAY
N.T.S.

PAVEMENT CUT AND REPAIR	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 402
CONCRETE AND PARKWAY		DATE Mar. 2018 / STANDARD DRAWING NO. R-3070A

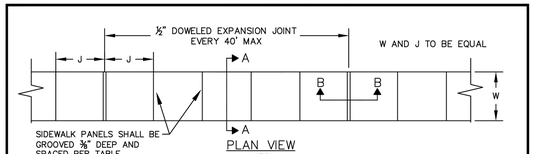


NOTES: T = PAVEMENT

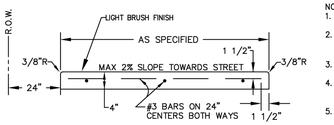
1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DEFORMED DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	
LONGITUDINAL BUTT JOINT		DATE DEC '22 / DRAWING NO. R-2051

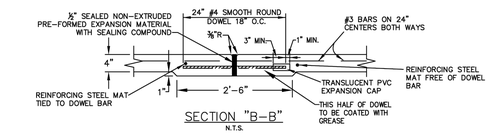


PLAN VIEW
N.T.S.

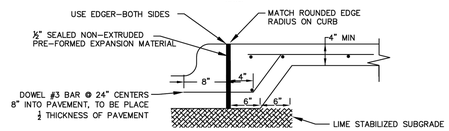


SECTION "A–A"
N.T.S.

NOTES:
1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%.
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OD CURB TO BE TROWEL–PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WIDTH OF 6' IF SIDEWALK ADJACENT TO CURB A LUGGED INTO THE CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.



SECTION "B–B"
N.T.S.



JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB
N.T.S.

REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL	
JOINTS AND SPACING		DATE AUG '19 / DRAWING NO. R–2170

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4760 HOLIDAY PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineer Registration No. F-10866-00
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

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CITY DETAILS (2)

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX
63405

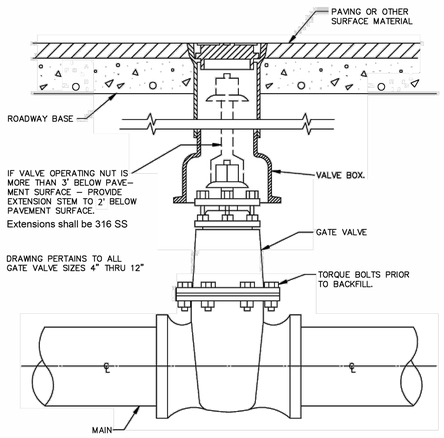
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IKEA @ ROCKWALL HEIGHTS

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NOTE:

IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.

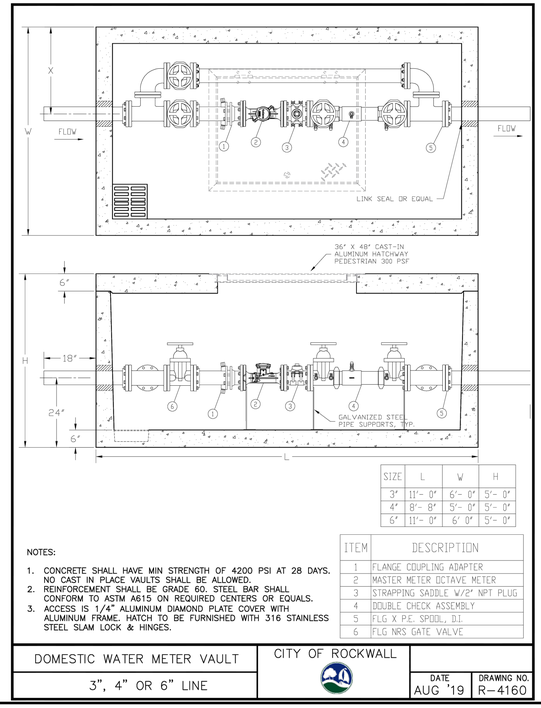


GATE VALVE BOX AND EXTENSION STEM

N.T.S.

GATE VALVE 4" TO 12" BOX & EXTENSION STEM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.6.6*	
		DATE AUG. '19	STANDARD DRAWING NO. R-4050

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



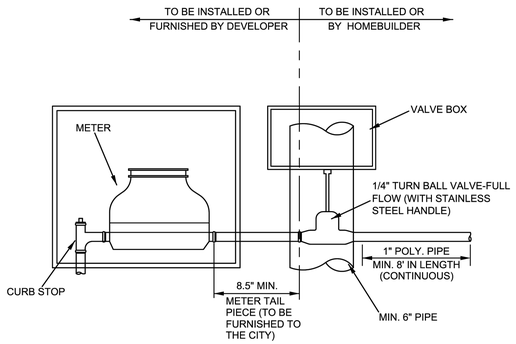
SIZE	L	W	H
3"	11'- 0"	6'- 0"	5'- 0"
4"	8'- 8"	5'- 0"	5'- 0"
6"	11'- 0"	6'- 0"	5'- 0"

NOTES:

1. CONCRETE SHALL HAVE MIN STRENGTH OF 4200 PSI AT 28 DAYS. NO CAST IN PLACE VAULTS SHALL BE ALLOWED.
2. REINFORCEMENT SHALL BE GRADE 60. STEEL BAR SHALL CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUALS.
3. ACCESS IS 1/4" ALUMINUM DIAMOND PLATE COVER WITH ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SLAM LOCK & HINGES.

ITEM	DESCRIPTION
1	FLANGE COUPLING ADAPTER
2	MASTER METER OCTAVE METER
3	STRAPPING SADDLE W/2" NPT PLUG
4	DOUBLE CHECK ASSEMBLY
5	FLG X P.E. SPOOL, D.I.
6	FLG NRS GATE VALVE

DOMESTIC WATER METER VAULT 3", 4" OR 6" LINE	CITY OF ROCKWALL	DATE AUG '19	DRAWING NO. R-4160



NOTE:

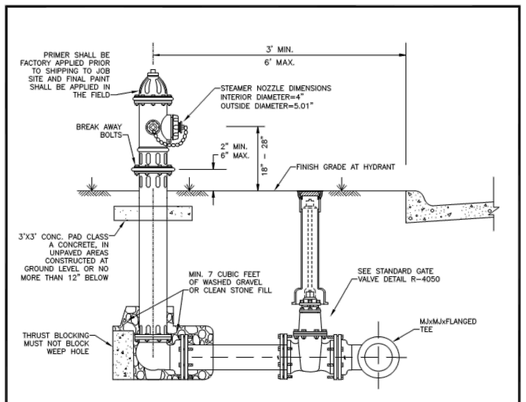
VALVE BOX TO BE TRAFFIC RATED IF UNDER PAVING.

SINGLE SERVICE METER TAIL CONNECTION

NOT TO SCALE

WATER METER DETAIL SINGLE SERVICE	CITY OF ROCKWALL	DATE AUG. '15	DRAWING NO. R-4145

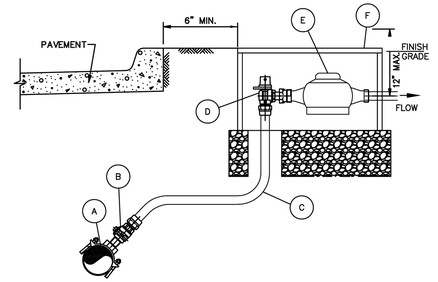
STANDARDS OF DESIGN AND CONSTRUCTION



NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C–502. FIRE HYDRANTS SHALL HAVE A 5¼" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH BREAK AWAY FLANGE.
2. ALL JOINTS TO BE RESTRAINED JOINTS. MEGA–LUGS OR APPROVED EQUAL.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. NO FIRE HYDRANT CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4 FEET.
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.

FIRE HYDRANT INSTALLATION	CITY OF ROCKWALL	DATE MAY '22	DRAWING NO. R–4120



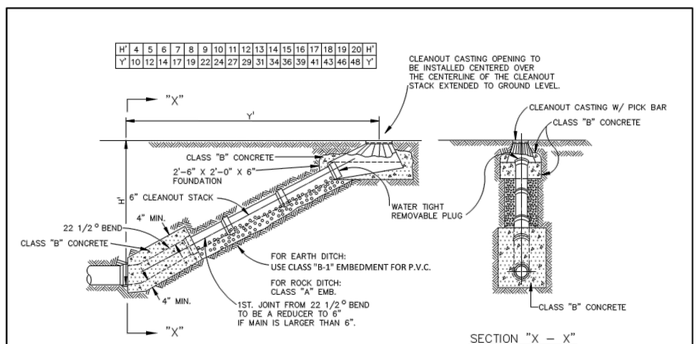
NOTES:

1. SERVICE PIPE SHALL BE 1" OR 2" SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR 9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
2. TOP OF METER BOXES SHALL BE 1" ABOVE FINISHED GRADE.
3. METER BOX SHALL HAVE A MINIMUM OF 6" OF GRAVEL BENEATH METER BOX AS ILLUSTRATED.
4. LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6" CLEARANCE FROM CURB.

MATERIAL LIST:

A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/CC TAPPING OUTLET (TAPERED THREADS) REQUIREMENTS. ALL SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.
B. 1" OR 2" CORPORATION STOP PER APPROVED WATER MATERIALS LIST.
C. 1" OR 2" SERVICE PIPE SHALL BE SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
D. 1" OR 2" LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.
E. WATER METERS CENTERED IN BOX AS ILLUSTRATED.
F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST.

WATER SERVICE INSTALLATION 1" OR 2" LINE	CITY OF ROCKWALL	DATE AUG '19	DRAWING NO. R–4130



NOTES:

1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.

PROFILE VIEW

N.T.S.

SECTION "X – X"

N.T.S.

STANDARD DRAWING NO. R-5110

WASTEWATER MAIN CLEANOUT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.2	
		DATE Mar. 2018	STANDARD DRAWING NO. R-5110

STANDARDS OF DESIGN AND CONSTRUCTION

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4754 HOLLISTER PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineer Registration No. F-10866-00
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120378
LICENSED PROFESSIONAL ENGINEER

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CITY DETAILS (3)

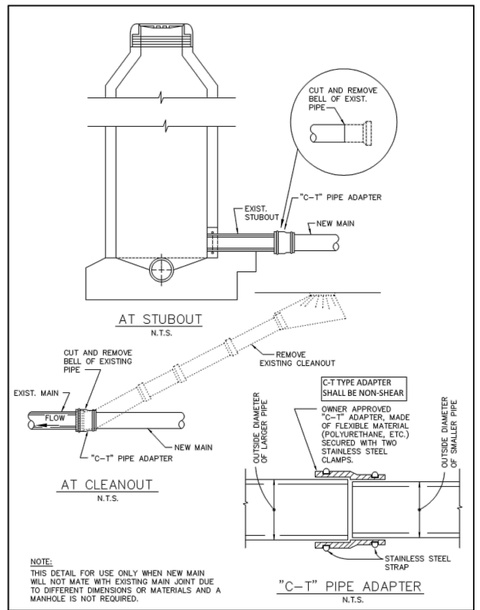
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ROCKWALL, TX

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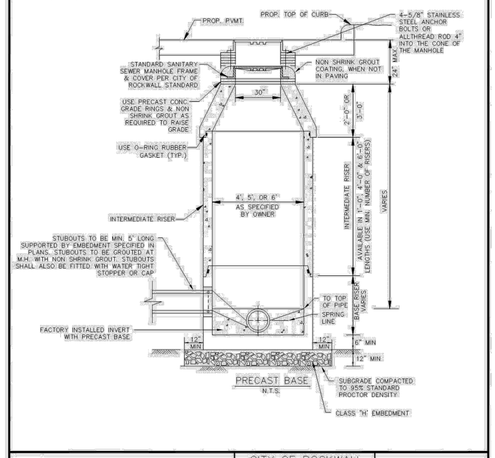
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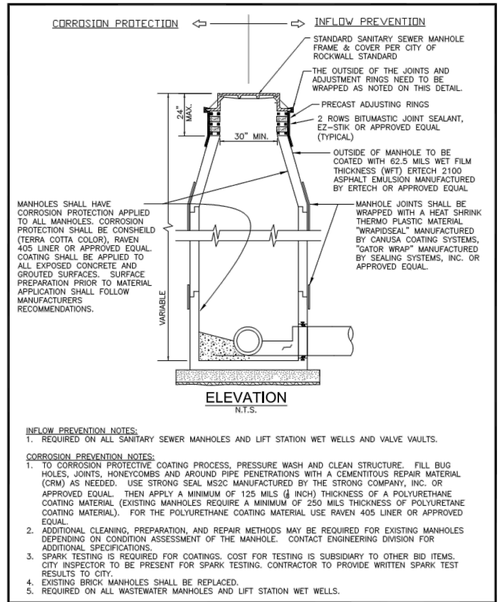
NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10	
AT CLEANOUT OR M.H. STUBOUT		DATE Mar. 2018	STANDARD DRAWING NO. R-5010

NOTES:
1. FIRST MAIN LINE JOINT TO BE A MIN. OF 5' LONG.
2. IF FALSE MH'S ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. 5100.
3. M.H.'S LOCATED OUTSIDE OF PAVING SHALL BE CONSTRUCTED WITH A CONCRETE MOW STRIP PER STD. DWG. NO. R-7005.
4. REFER TO STD. DWG. NO. R-5031 FOR INFLOW PROTECTION AT MANHOLE GRADE RINGS, MANHOLE JOINTS AND ON OUTSIDE OF STRUCTURE.
5. REFER TO STD. DWG. NO. R-5032 FOR CORROSION PROTECTION.
6. CONCRETE SHALL BE 4,200 PSI (7.0 SACK/CY) 28 DAY STRENGTH.
7. REINFORCING SHALL MEET OR EXCEED ASTM C478 REQUIREMENTS.
8. USE ALL GREEN ENT. DOR. AT ALL MANHOLES.
9. LIFT TO BE PRECAST.
10. INSTALL A MINIMUM OF FOUR (4) 5/8 STAINLESS STEEL ANCHOR BOLTS OR ALLTHREAD ROD 4-INCHES INTO THE CONE OF THE MANHOLE TO HOLD THE RING AND COVER. ALLTHREAD MUST BE EPOXIED IN PLACE.



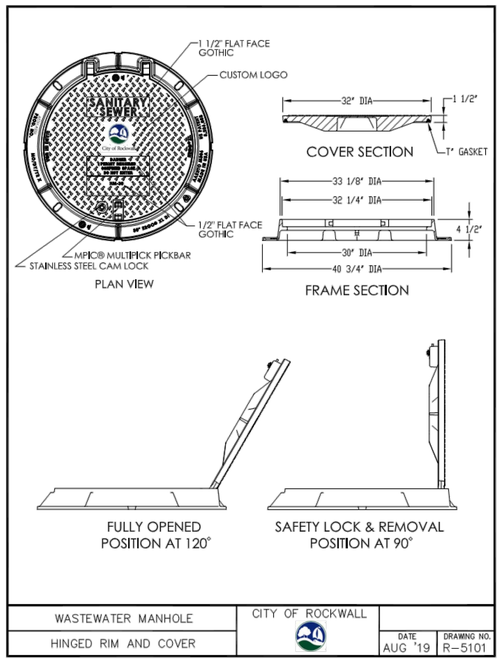
WASTEWATER MANHOLE	CITY OF ROCKWALL		
PRECAST		DATE DEC '22	DRAWING NO. R-5020



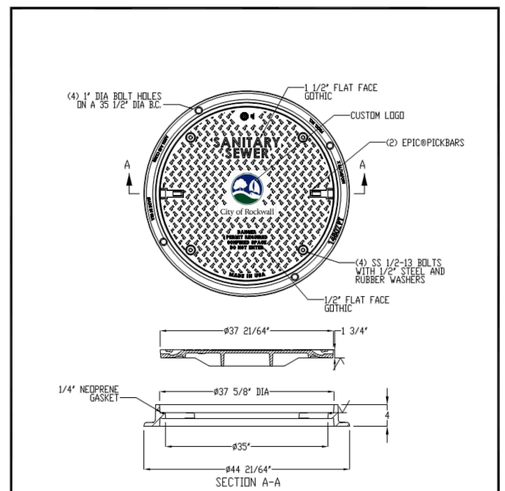
INFLOW PREVENTION NOTES:
1. REQUIRED ON ALL SANITARY SEWER MANHOLES AND LIFT STATION WET WELLS AND VALVE VAULTS.

CORROSION PREVENTION NOTES:
1. TO CORROSION PROTECTIVE COATING PROCESS, PRESSURE WASH AND CLEAN STRUCTURE. FILL BUG HOLES, JOINTS, HONEYCOMBS AND AROUND PIPE PENETRATIONS WITH A CEMENTITOUS REPAIR MATERIAL (CRM) AS NEEDED. USE STRONG SEAL MS2C MANUFACTURED BY THE STRONG COMPANY, INC. OR APPROVED EQUAL. THEN APPLY A MINIMUM OF 125 MILS (⅛ INCH) THICKNESS OF A POLYURETHANE COATING MATERIAL (EXISTING MANHOLES REQUIRE A MINIMUM OF 250 MILS THICKNESS OF POLYURETANE COATING MATERIAL). FOR THE POLYURETHANE COATING MATERIAL USE RAVEN 405 LINER OR APPROVED EQUAL.
2. ADDITIONAL CLEANING, PREPARATION, AND REPAIR METHODS MAY BE REQUIRED FOR EXISTING MANHOLES DEPENDING ON CONDITION ASSESSMENT OF THE MANHOLE. CONTACT ENGINEERING DIVISION FOR ADDITIONAL SPECIFICATIONS.
3. SPARK TESTING IS REQUIRED FOR COATINGS. COST FOR TESTING IS SUBSIDIARY TO OTHER BID ITEMS. CITY INSPECTOR TO BE PRESENT FOR SPARK TESTING. CONTRACTOR TO PROVIDE WRITTEN SPARK TEST RESULTS TO CITY.
4. EXISTING BRICK MANHOLES SHALL BE REPLACED.
5. REQUIRED ON ALL WASTEWATER MANHOLES AND LIFT STATION WET WELLS.

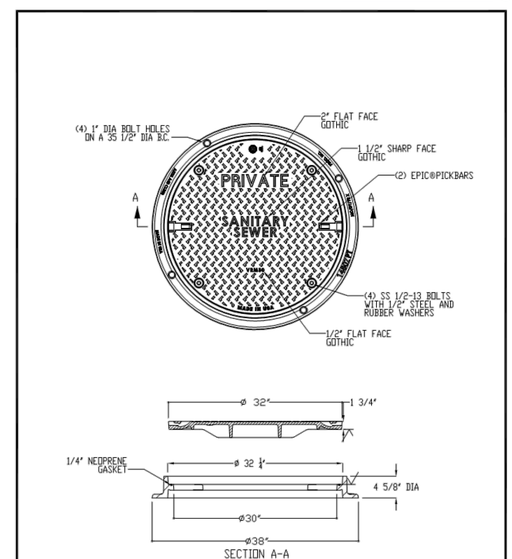
WASTEWATER MANHOLE	CITY OF ROCKWALL		
INFLOW PREVENTION & CORROSION PROTECTION		DATE AUG '19	DRAWING NO. R-5031



WASTEWATER MANHOLE	CITY OF ROCKWALL		
HINGED RIM AND COVER		DATE AUG '19	DRAWING NO. R-5101



WASTEWATER MANHOLE	CITY OF ROCKWALL		
BOLT AND GASKET RIM AND COVER		DATE AUG '19	DRAWING NO. R-5102



WASTEWATER MANHOLE	CITY OF ROCKWALL		
PRIVATE RIM AND COVER		DATE AUG '19	DRAWING NO. R-5103

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HOLLIDAY PARKWAY, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00
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WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

CITY DETAILS (4)

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

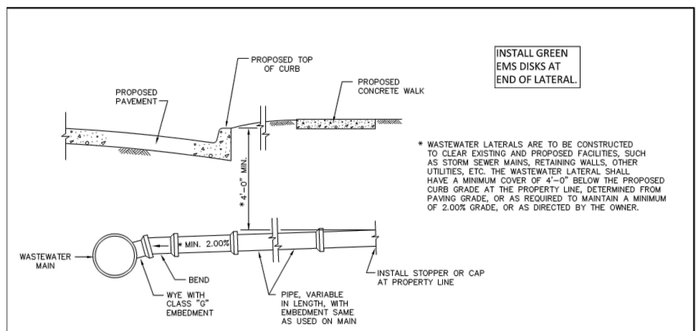
63405

IKEA @ ROCKWALL HEIGHTS

C-11.03

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CITY OF ROCKWALL



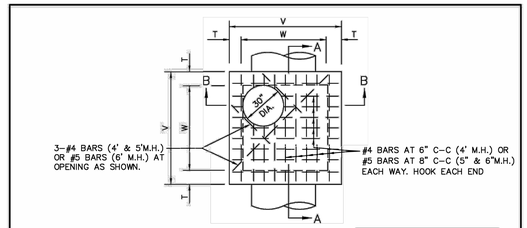
WASTEWATER LATERAL STUBOUT
(FOR FUTURE CONNECTION, 4" OR 6" AS SPECIFIED)
N.T.S.

WASTEWATER LATERAL STUBOUT IN ADVANCE OF PAVING	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10
		DATE Mar. 2018
		STANDARD DRAWING NO. R-5150

R-5150 STANDARD DRAWING NO.

STANDARDS OF DESIGN AND CONSTRUCTION

PAGE 287

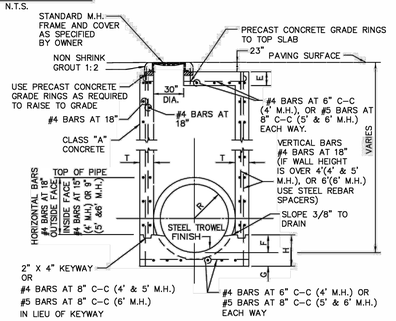


PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'–4"	8"	6"	9"	6"	1'–3"
5'	6'–4"	8"	6"	12"	8"	1'–8"
6'	7'–6"	9"	9"	16"	10"	2'–2"

TABLE OF DIMENSIONS
N.T.S.

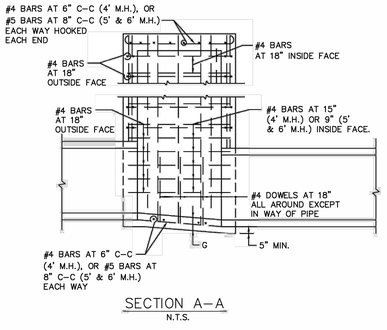
ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.



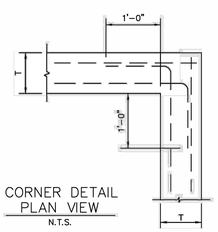
SECTION B–B
N.T.S.

STORM WATER MANHOLE 4', 5', OR 6' SQUARE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.1.4.1*
		DATE Mar. 2018
		STANDARD DRAWING NO. R-6010A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



SECTION A–A
N.T.S.

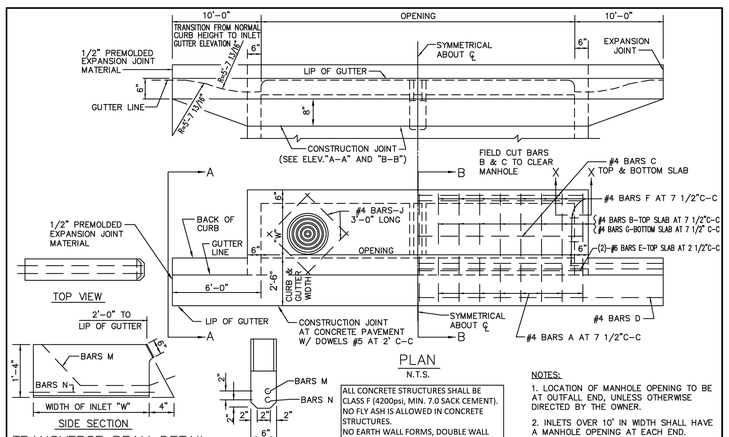


CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN–PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
4. NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

STORM WATER MANHOLE 4', 5', OR 6' SQUARE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.1.4.1*
		DATE Mar. 2018
		STANDARD DRAWING NO. R-6010B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PLAN
N.T.S.

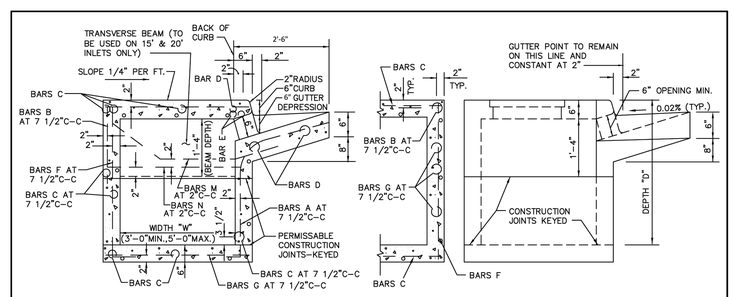
NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

CURB INLET 5', 10', 15' OR 20' OPENING	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702
		DATE AUG. 2019
		STANDARD DRAWING NO. R-6020A

R-6020A STANDARD DRAWING NO.



SECTION "B–B"
N.T.S.

SECTION "X–X"
N.T.S.

SECTION "A–A"
N.T.S.

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

CURB INLET CROSS SECTION & INLET THROAT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702
		DATE AUG. 2019
		STANDARD DRAWING NO. R-6020B

R-6020B STANDARD DRAWING NO.

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: CGUADOSA May 16, 2025

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HOLLISER PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00
FAX (972) 490-1999
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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER
02-25-2025
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CITY DETAILS (5)

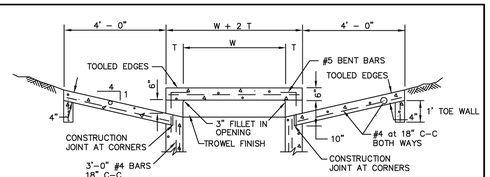
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

8340S

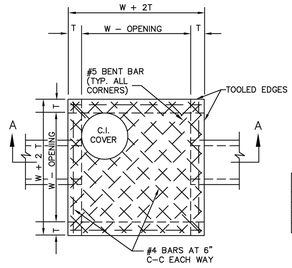
IKEA @ ROCKWALL HEIGHTS

C-11.04

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SECTION "A–A"
N.T.S.



ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.
NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

INLET SIZE	T	W
2' SQUARE	7"	2'–0"
4' SQUARE	7"	4'–0"
5' SQUARE	8"	5'–0"
6' SQUARE	9"	6'–0"

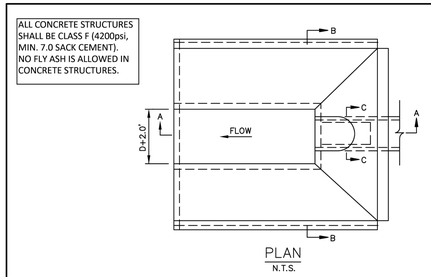
PLAN OF TOP SLAB
N.T.S.

NOTES:

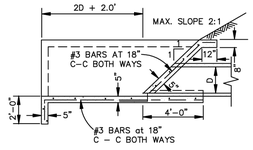
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702	
2', 4', 5' OR 6' SQUARE		DATE Mar. 2018	STANDARD DRAWING NO. R-6040

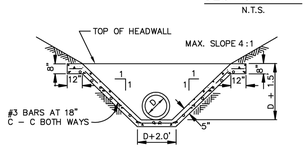
ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.



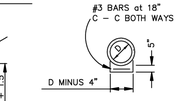
PLAN
N.T.S.



SECTION A–A
N.T.S.



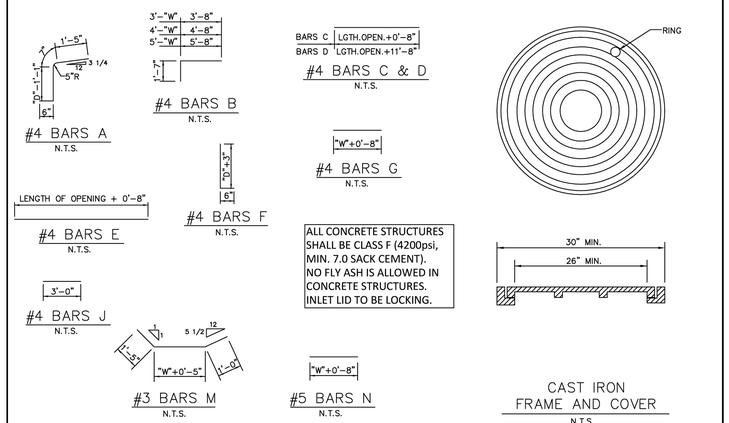
SECTION B–B
N.T.S.



SECTION C–C
N.T.S.

NOTE:
CONCRETE SHALL BE CLASS "A".

CONCRETE APRON SLOPING HEADWALL	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 803.3	
		DATE Mar. 2018	STANDARD DRAWING NO. R-6070



ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.
INLET LID TO BE LOCKING.

CURB INLET REBAR & M.H. FRAME & COVER	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702	
		DATE Mar. 2018	STANDARD DRAWING NO. R-6020C

STANDARD DRAWING NO. 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft								OPENING LENGTH "L" = 10ft								OPENING LENGTH "L" = 15 ft								OPENING LENGTH "L" = 20 ft							
		Widths "W" 3ft	4ft	5ft						Widths "W" 3ft	4ft	5ft						Widths "W" 3ft	4ft	5ft						Widths "W" 3ft	4ft	5ft			
	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS G	BARS G	BARS N	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS G	BARS G	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS G	BARS G	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS G	BARS G
	C	D	E	J	F	F	A	B	G	F	F	F	A	B	G	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'–6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'–9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	44	"	"
4'–0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'–3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'–6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
4'–9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'–0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'–3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'–6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'–9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
6'–9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
7'–0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'–9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
9'–0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'–3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'–6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
10'–0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

CURB INLET BILL OF REINFORCING STEEL	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702	
		DATE Mar. 2018	STANDARD DRAWING NO. R-6020D

STANDARD DRAWING NO. R-6020D

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: CGUADOSA May 16, 2025

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HOLBERT PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00 (972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED
PROFESSIONAL ENGINEER

02-25-2025
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CITY DETAILS (6)

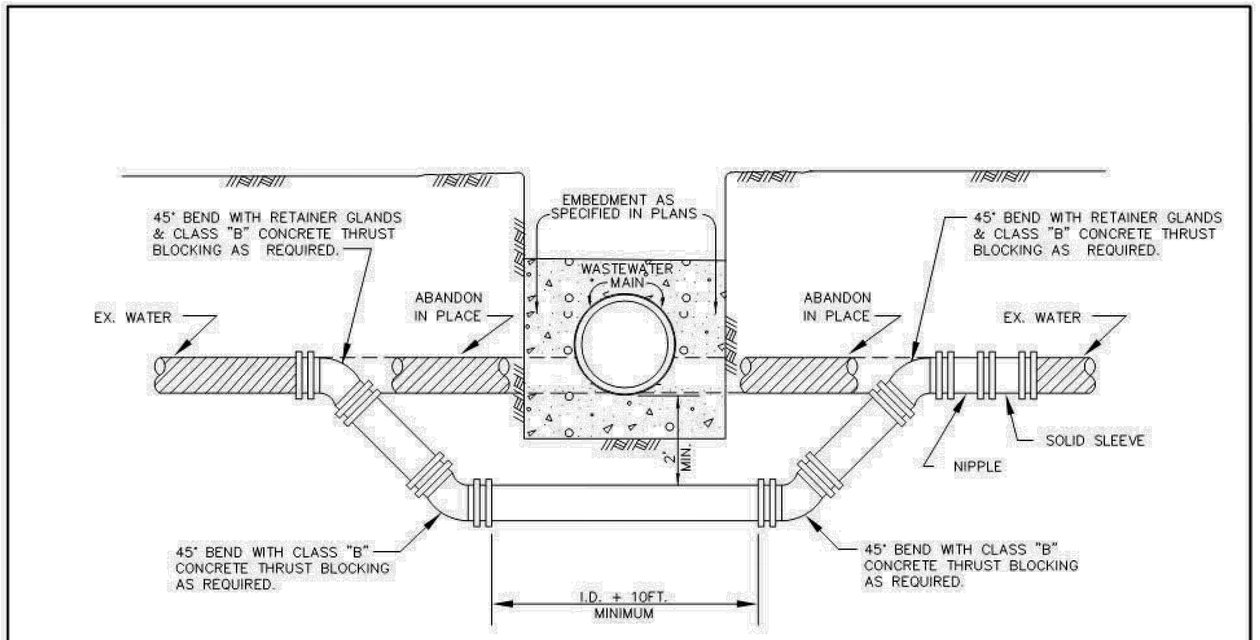
I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

IKEA @ ROCKWALL HEIGHTS

C-11.05

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CONCRETE ENCASEMENT SHALL ENCASE ENTIRE WASTEWATER MAIN. DEFLECT WATER LINE WHEN POSSIBLE.

STANDARD DRAWING NO.			
R-4200	WATER MAIN LOWERING BELOW WASTEWATER MAIN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 506.6
			DATE: Mar. 2018
			STANDARD DRAWING NO.: R-4200

No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4700 HOLGATE PLACE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
(972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
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WILLIAM R. WINKELMANN
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CITY DETAILS (7)

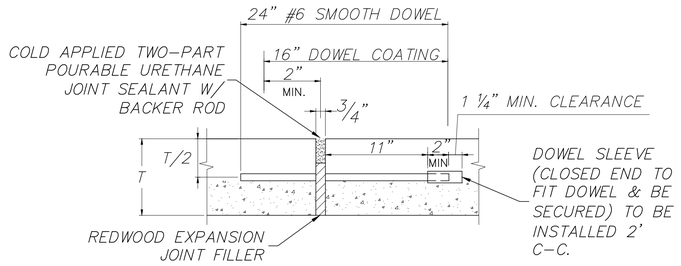
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

C-11.06

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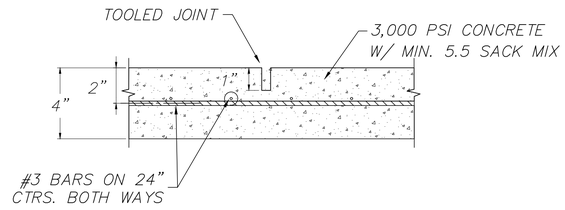
IKEA @ ROCKWALL HEIGHTS



MAX. SPACING = 90' O.C.E.W.

TYPICAL EXPANSION JOINT

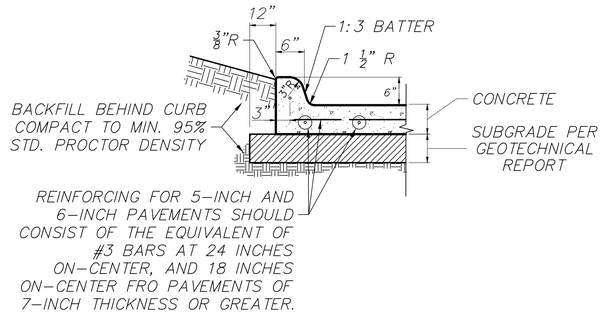
N.T.S.



MAX. SPACING = 5' O.C.E.W.

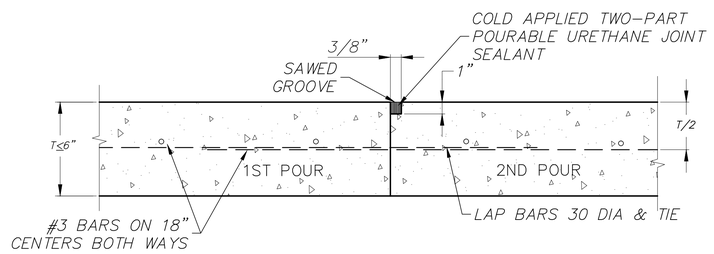
PRIVATE SIDEWALK DETAIL

N.T.S.



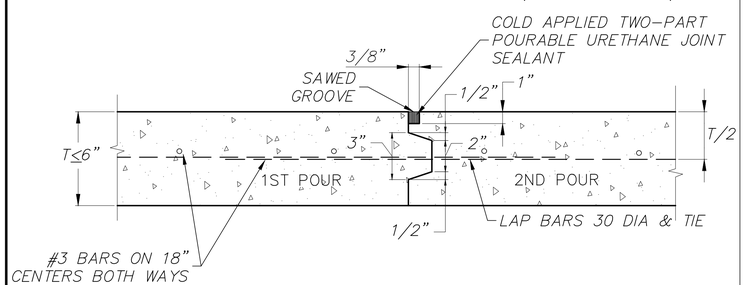
6" INTEGRAL CURB

N.T.S.



TYPE A

FOR PAVEMENT THICKNESS 6" AND SMALLER (OR AS SPECIFIED)

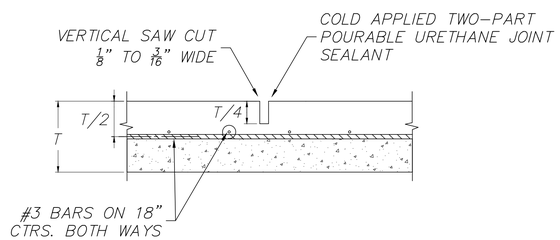


TYPE B

FOR PAVEMENT THICKNESS GREATER THAN 6" (OR AS SPECIFIED)

CONSTRUCTION JOINT

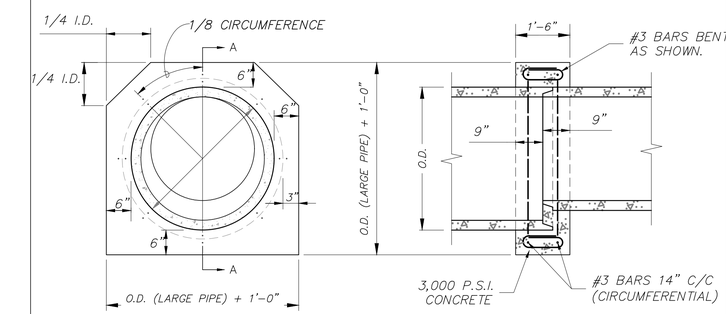
N.T.S.



MAX. SPACING = 15' O.C.E.W.

SAWED DUMMY JOINT

N.T.S.



CONCRETE COLLAR DETAIL (PIPE)

N.T.S.

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: COLACOSA June 6, 2025

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4744 HOLBERT PLACE, SUITE 215 (972) 490-1997
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

02-25-2025
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PRIVATE CIVIL DETAILS (1)

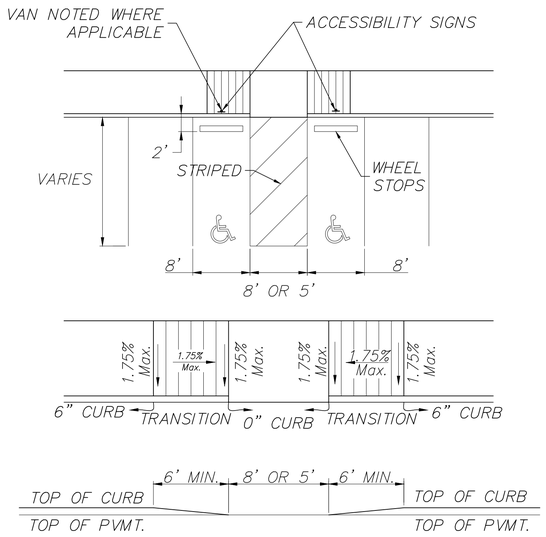
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

83456

C-12.00

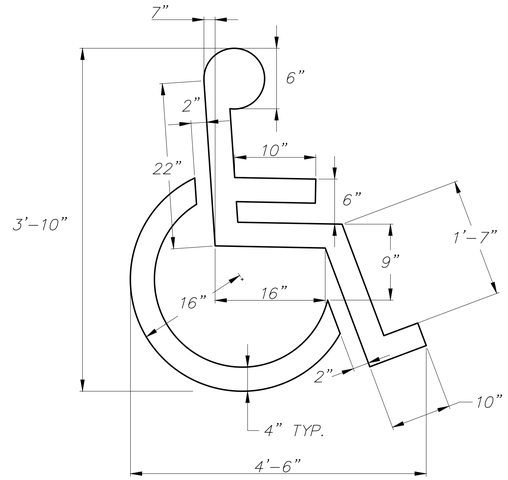
IKEA @ ROCKWALL HEIGHTS

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ACCESSIBILITY PARKING DETAIL–CURB SIDE

N.T.S.



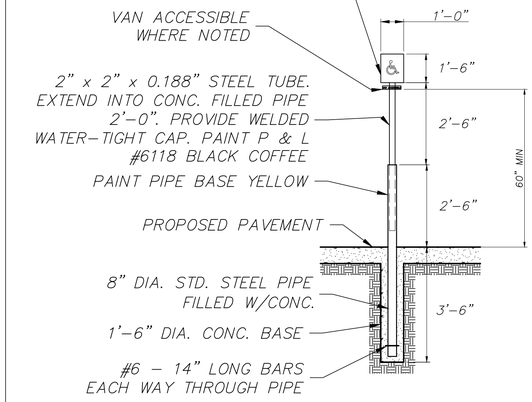
ACCESSIBILITY PARKING SPACE SYMBOL

N.T.S.

SEE SPACES DESIGNATED " ♿ " OR " H "

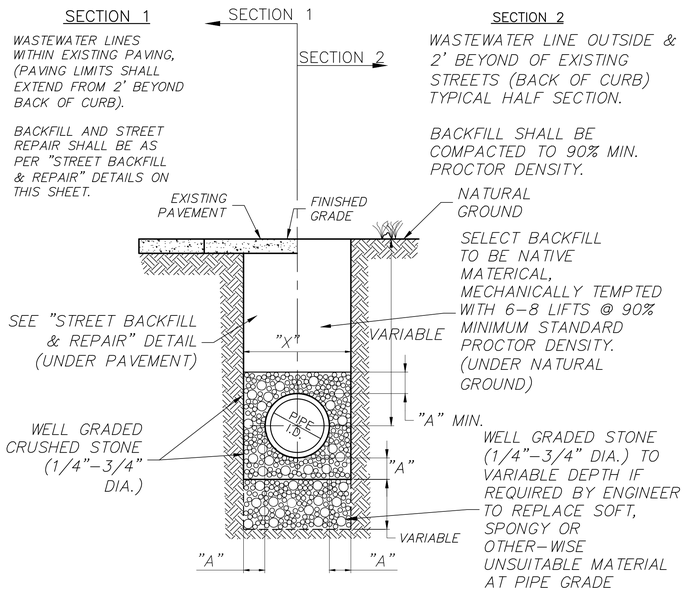
1'–0" X 1'–6" X 0.080 ALUMINUM ACCESSIBILITY PARKING SIGN. SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL. BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS, & WASHERS

NOTE: ACCESSIBILITY PARKING SIGN TO CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.



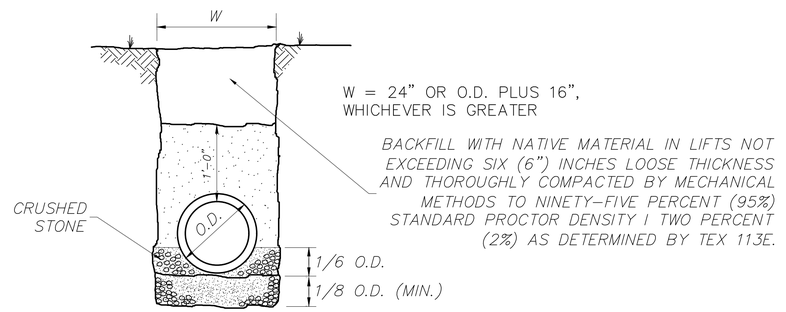
ACCESSIBILITY SIGN DETAIL

N.T.S.



PRIVATE WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR – 26 & 35

N.T.S.



PRIVATE STORM SEWER EMBEDMENT DETAIL

N.T.S.

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

Winkelmann & Associates, Inc.
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4700 HOLGATE PLACE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-03864-00
Texas Surveyor Registration No. 100866-00
(972) 490-1999 FAX

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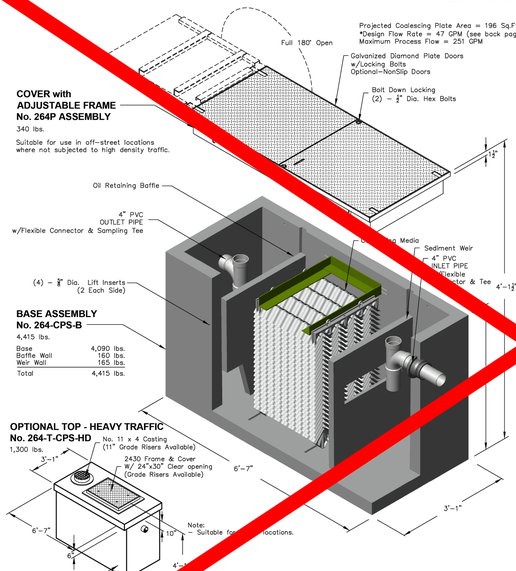
PRIVATE CIVIL DETAILS (2)

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

C-12.01

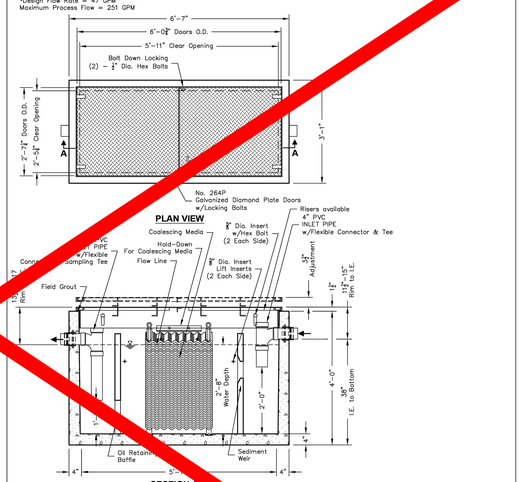
264-CPS



Oldcastle Precast®	264-CPS	264-CPS OIL / WATER SEPARATOR COALESCING - 47 GPM
PO Box 323, Wilsonville, Oregon 97070-0323	File Name: 020-264CPS	
Tel: (503) 682-2844 Fax: (503) 682-2657	Issue Date: 2018	
	oldcastleprecast.com/wilsonville	

5.0

264-CPS



SECTION A–A

Notes:
- Static Water Depth = 2'–8"
- Prior to "Startup" of system, fill with clean water to bottom of outlet pipe. For best results, fill to flow line.
- Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance).

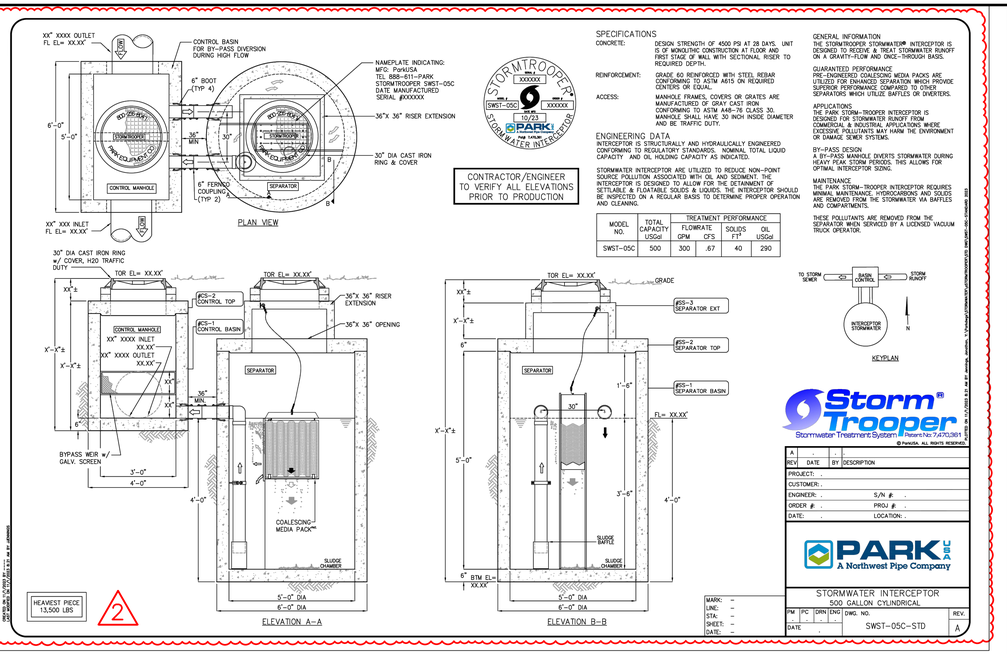
*DESIGN FLOW RATE	EFFLUENT QUALITY	100% COLLECTED SIZE
47	10 ppm	[illegible] Micron

Basic Design Information:- *
Influent Characteris
- Oil Specific Gravity = 0.88
- Operating Temperature = 50°
- Influent Oil Concentration = 100 ppm
- Mean Oil Droplet Size = 130 Microns
- .033 ft/min. Critical Oil Droplet Predicted Rise Rate

*Basic Design Information per Washington State Department of Ecology. User to Adjust Flow Rates for Variations in Real Conditions.

Oldcastle Precast®	264-CPS	264-CPS OIL / WATER SEPARATOR COALESC[illegible] 47 GPM
PO Box 323, Wilsonville, Oregon 97070-0323	File Name: 020-264CPS	
Tel: (503) 682-2844 Fax: (503) 682-2657	Issue Date: 2018	
	oldcastleprecast.com/wilsonville	

5.1



SPECIFICATIONS

CONCRETE: DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ACCESS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48–76 CLASS 30. MANHOLE SHALL HAVE 30 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO REGULATORY STANDARDS. NOMINAL TOTAL LIQUID CAPACITY AND OIL HOLDING CAPACITY AS INDICATED.

STORMWATER INTERCEPTOR ARE UTILIZED TO REDUCE NON–POINT SOURCE POLLUTION ASSOCIATED WITH OIL AND SEDIMENT. THE INTERCEPTOR IS DESIGNED TO ALLOW FOR THE DETAINMENT OF SETTLABLE & FLOATABLE SOLIDS & LIQUIDS. THE INTERCEPTOR SHOULD BE INSPECTED ON A REGULAR BASIS TO DETERMINE PROPER OPERATION AND CLEANING.

CONTRACTOR/ENGINEER TO VERIFY ALL ELEVATIONS PRIOR TO PRODUCTION

MODEL NO.	TOTAL CAPACITY USGal	TREATMENT PERFORMANCE FLOWRATE GPM	FLOWRATE CFS	SOLIDS FT³	OIL USGal
SWST–05C	500	300	.67	40	290

GENERAL INFORMATION

THE STORMTROOPER STORMWATER® INTERCEPTOR IS DESIGNED TO RECEIVE & TREAT STORMWATER RUNOFF ON A GRAVITY–FLOW AND ONCE–THROUGH BASIS.

GUARANTEED PERFORMANCE

PMC ENGINEERED COALESCING MEDIA PACKS ARE UTILIZED FOR ENHANCED SEPARATION WHICH PROVIDE SUPERIOR PERFORMANCE COMPARED TO OTHER SEPARATORS WHICH UTILIZE BAFFLES OR DIVERTERS.

APPLICATIONS

THE PARK STORM–TROOPER INTERCEPTOR IS DESIGNED FOR STORMWATER RUNOFF FROM COMMERCIAL & INDUSTRIAL APPLICATIONS WHERE EXCESSIVE POLLUTANTS MAY HARM THE ENVIRONMENT OR DAMAGE SEWER SYSTEMS.

BY–PASS DESIGN

A BY–PASS MANHOLE DIVERTS STORMWATER DURING HEAVY PEAK STORM PERIODS. THIS ALLOWS FOR OPTIMAL INTERCEPTOR SIZING.

MAINTENANCE

THE PARK STORM–TROOPER INTERCEPTOR REQUIRES MINIMAL MAINTENANCE. HYDROCARBONS AND SOLIDS ARE REMOVED FROM THE STORMWATER VIA BAFFLES AND COMPARTMENTS.

THESE POLLUTANTS ARE REMOVED FROM THE SEPARATOR WHEN SERVICED BY A LICENSED VACUUM TRUCK OPERATOR.

Storm® Trooper
Stormwater Treatment System
Patent No. 7,470,361
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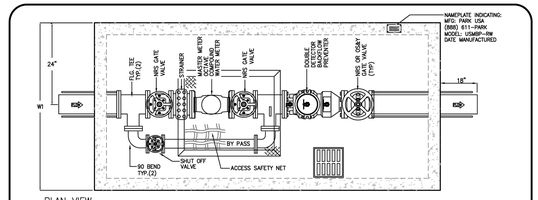
REV.	DATE	BY	DESCRIPTION
A	-	-	ORIGINAL SUBMITTAL

PROJECT: .
CUSTOMER: .
ENGINEER: .
ORDER #: . PROJ #: .
DATE: . LOCATION: .

PARK USA
A Northwest Pipe Company

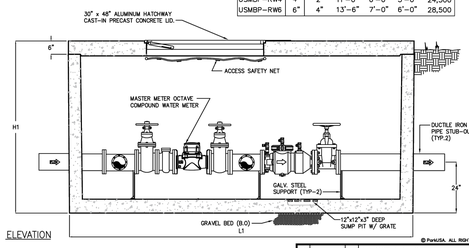
STORMWATER INTERCEPTOR
500 GALLON CYLINDRICAL

PM	PC	DRN	ENG	DWG. NO.	REV.
-	-	-	-	SWST–05C–STD	A
DATE					



PLAN VIEW

MODEL	SIZE	BY PASS	L1	W1	H1	WEIGHT LBS
USMBP–RW3	3"	2"	11'–0"	6'–0"	5'–0"	22,000
USMBP–RW4	4"	2"	11'–0"	6'–0"	5'–0"	24,500
USMBP–RW6	6"	4"	13'–6"	7'–0"	6'–0"	28,500



ELEVATION

Specifications

CONCRETE: Class I/II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Gross empty weight of approximately 15,000 pounds.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

HATCHWAY: 1/4" aluminum skid–resistant diamond plate, with 1/4" extruded aluminum frame. Hatch to be furnished with 316 SS hinges, locking arm, & hasp.

Engineering Data

The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

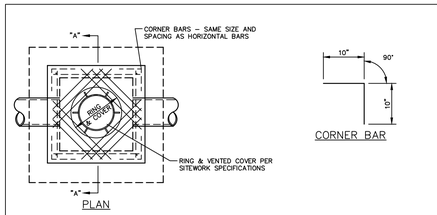
AWWA

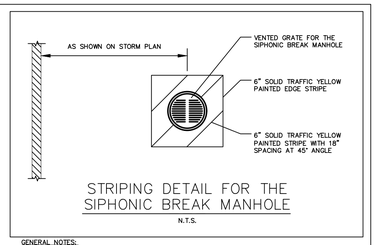
REV.	DATE	BY	DESCRIPTION
A	-	-	ORIGINAL SUBMITTAL

PROJECT: .
CUSTOMER: .
ENGINEER: .
ORDER #: . PROJ #: .
DATE: . LOCATION: ROCKWALL, TX

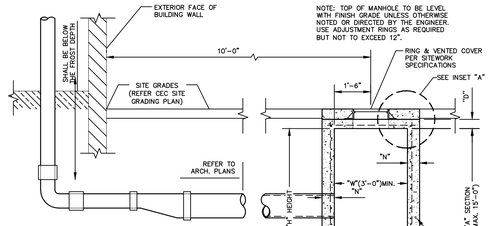
COMPOUND WATER METER AND DBL. CHECK BACKFLOW PREVENTER ASSEMBLY

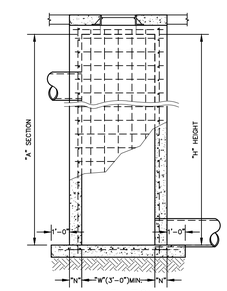
PM	PC	DRN	ENG	DWG. NO.	REV.
-	-	-	-	USMBP–RW	A
DATE 02/2023					

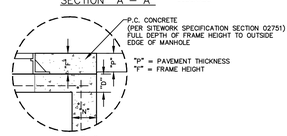




STRIPING DETAIL FOR THE SIPHONIC BREAK MANHOLE
N.T.S.







SIPHONIC BREAK CONCRETE STORM MANHOLE DETAIL
N.T.S.

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. REFER GRADING PLAN FOR PIPE SIZES, LOCATIONS, AND INVERTS.
3. A SQUARE OR RECTANGULAR MANHOLE MAY BE USED IN LIEU OF A ROUND MANHOLE. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE MANHOLE. CONNECTION SHALL NOT BE MADE AT CORNERS OF MANHOLE.
4. ALL REINFORCING BARS TO BE GRADE 60.
5. ALL REINFORCING BARS TO HAVE 2" COVER.
6. OPENINGS FOR INLET & OUTLET PIPES ARE LOCATED AS REQUIRED PER GRADING PLAN.
7. A 6'x6' PAINTED STRIPED AREA SHALL BE CENTERED ON THE SIPHONIC BREAK STORM MANHOLE TO PREVENT ANY PARKING OR COVERING OF THE VENTED GRATE WITH ANY OBJECTS. THIS STRIPED AREA SHALL BE PAINTED WITH 6" SOLID TRAFFIC YELLOW STRIPES WITH 18" SPACING AT 45° ANGLE. CEC SHALL NOT INDICATE STRIPED AREAS ON THE SITE PLAN.
8. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.

TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'–0"	4'–0"	4'–10"
30"	4'–0"	4'–7"	5'–8"
36"	4'–0"	5'–3"	6'–5"
42"	5'–3"	5'–11"	7'–3"
48"	5'–10"	6'–7"	8'–0"
60"	7'–0"	7'–10"	9'–8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'–0"	7'–10"	9'–5"
30"	8'–2"	9'–2"	11'–0"
36"	9'–4"	10'–6"	12'–6"
42"	10'–6"	11'–10"	14'–2"
48"	11'–8"	13'–2"	15'–10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	3'	#4's @ 9"	#4's @ 10"
	BETWEEN 3' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 3' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL		SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.		DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.		DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.		DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.		DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.		DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.		DIAGONAL @ COVER

DTSPHNCMH 01–15–09

No.	DATE	REVISION	APPROV.
5.			
4.			
3.			
2.	06/06/25	RFI 19	WRW.
1.	04/14/25	RFI 4	WRW.

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4725 HOLLISTER PLAZA PARKWAY, SUITE 215
DALLAS, TEXAS 75230 (972) 490–1999 FAX
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PRIVATE CIVIL DETAILS (3)

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

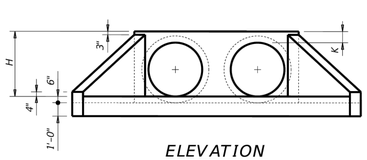
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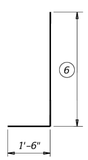
DATE:
FILE:

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

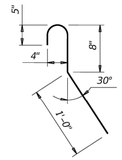
Slope	Dia of Pipe (D)	Values for One Pipe: W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added for Each Addt'l Pipe: X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4' – 7 ½"	2' – 6"	2' – 10"	3' – 3 ½"	88	0.6	1' – 9"	20	0.2
	15"	5' – 5 ¾"	2' – 9 ½"	3' – 4"	3' – 10 ⅛"	103	0.7	2' – 2"	24	0.3
	18"	6' – 4 ¼"	3' – 1"	3' – 10"	4' – 5"	124	0.9	2' – 8"	32	0.3
	21"	7' – 2 ¾"	3' – 4 ½"	4' – 4"	5' – 0"	143	1.1	3' – 1"	43	0.4
	24"	8' – 2 ½"	3' – 9 ½"	4' – 10"	5' – 7"	164	1.3	3' – 7"	50	0.5
	27"	9' – 1"	4' – 1"	5' – 4"	6' – 2"	179	1.5	3' – 11"	56	0.6
	30"	9' – 11 ½"	4' – 4 ½"	5' – 10"	6' – 8 ¾"	203	1.7	4' – 4"	65	0.8
	33"	10' – 10"	4' – 8"	6' – 4"	7' – 3 ¾"	224	2.0	4' – 8"	71	0.9
	36"	11' – 8 ¼"	4' – 11 ½"	6' – 10"	7' – 10 ¾"	249	2.2	5' – 1"	81	1.0
	42"	13' – 5 ¼"	5' – 6 ½"	7' – 10"	9' – 0 ½"	298	2.8	5' – 10"	97	1.3
	48"	15' – 9"	6' – 1 ½"	9' – 4"	10' – 9 ¼"	360	3.8	6' – 7"	117	1.7
	54"	17' – 5 ¾"	6' – 8 ½"	10' – 4"	11' – 11 ½"	427	4.5	7' – 6"	151	2.1
	60"	19' – 2 ¾"	7' – 3 ½"	11' – 4"	13' – 1"	481	5.3	8' – 3"	174	2.5
	66"	20' – 11 ½"	7' – 10 ½"	12' – 4"	14' – 3"	544	6.2	8' – 9"	194	2.9
	72"	22' – 8 ½"	8' – 5 ½"	13' – 4"	15' – 4 ¾"	601	7.1	9' – 4"	213	3.3
3:1	12"	6' – 3"	2' – 6"	4' – 3"	4' – 11"	118	0.8	1' – 9"	22	0.2
	15"	7' – 5"	2' – 9 ½"	5' – 0"	5' – 9 ¼"	137	1.1	2' – 2"	28	0.3
	18"	8' – 6 ¾"	3' – 1"	5' – 9"	6' – 7 ¾"	170	1.3	2' – 8"	37	0.5
	21"	9' – 8 ¾"	3' – 4 ½"	6' – 6"	7' – 6"	195	1.6	3' – 1"	48	0.6
	24"	11' – 0"	3' – 9 ½"	7' – 3"	8' – 4 ½"	227	2.0	3' – 7"	58	0.7
	27"	12' – 2"	4' – 1"	8' – 0"	9' – 2 ¾"	251	2.3	3' – 11"	67	0.8
	30"	13' – 4"	4' – 4 ½"	8' – 9"	10' – 1 ¼"	293	2.7	4' – 4"	77	1.0
	33"	14' – 5 ¾"	4' – 8"	9' – 6"	10' – 11 ¾"	318	3.1	4' – 8"	84	1.2
	36"	15' – 7 ¾"	4' – 11 ½"	10' – 3"	11' – 10"	351	3.5	5' – 1"	96	1.4
	42"	17' – 11 ½"	5' – 6 ½"	11' – 9"	13' – 6 ¾"	432	4.5	5' – 10"	119	1.7
	48"	21' – 1 ¾"	6' – 1 ½"	14' – 0"	16' – 2"	537	6.1	6' – 7"	146	2.3
	54"	23' – 5 ½"	6' – 8 ½"	15' – 6"	17' – 10 ¾"	630	7.3	7' – 6"	186	2.9
	60"	25' – 9 ¼"	7' – 3 ½"	17' – 0"	19' – 7 ½"	719	8.7	8' – 3"	219	3.4
	66"	28' – 1"	7' – 10 ½"	18' – 6"	21' – 4 ¼"	811	10.1	8' – 9"	242	3.9
	72"	30' – 4 ¾"	8' – 5 ½"	20' – 0"	23' – 1 ¼"	924	11.7	9' – 4"	272	4.4
4:1	12"	7' – 10 ¾"	2' – 6"	5' – 8"	6' – 6 ½"	148	1.1	1' – 9"	24	0.3
	15"	9' – 4"	2' – 9 ½"	6' – 8"	7' – 8 ½"	181	1.5	2' – 2"	32	0.4
	18"	10' – 9 ½"	3' – 1"	7' – 8"	8' – 10 ⅛"	221	1.9	2' – 8"	42	0.5
	21"	12' – 2 ¾"	3' – 4 ½"	8' – 8"	10' – 0"	260	2.3	3' – 1"	57	0.7
	24"	13' – 9 ½"	3' – 9 ½"	9' – 8"	11' – 2"	301	2.8	3' – 7"	67	0.9
	27"	15' – 3"	4' – 1"	10' – 8"	12' – 3 ¾"	334	3.3	3' – 11"	77	1.0
	30"	16' – 8 ¼"	4' – 4 ½"	11' – 8"	13' – 5 ¾"	385	3.8	4' – 4"	89	1.3
	33"	18' – 1 ¾"	4' – 8"	12' – 8"	14' – 7 ½"	425	4.5	4' – 8"	101	1.4
	36"	19' – 7"	4' – 11 ½"	13' – 8"	15' – 9 ¼"	472	5.1	5' – 1"	115	1.7
	42"	22' – 5 ¾"	5' – 6 ½"	15' – 8"	18' – 1"	583	6.5	5' – 10"	141	2.1
	48"	26' – 6 ½"	6' – 1 ½"	18' – 8"	21' – 6 ¾"	730	8.9	6' – 7"	175	2.8
	54"	29' – 5"	6' – 8 ½"	20' – 8"	23' – 10 ⅛"	875	10.7	7' – 6"	226	3.6
	60"	32' – 3 ¾"	7' – 3 ½"	22' – 8"	26' – 2"	996	12.7	8' – 3"	264	4.3
	66"	35' – 2 ½"	7' – 10 ½"	24' – 8"	28' – 5 ¾"	1,140	14.9	8' – 9"	300	4.9
	72"	38' – 1 ½"	8' – 5 ½"	26' – 8"	30' – 9 ½"	1,297	17.3	9' – 4"	334	5.6
6:1	12"	11' – 2"	2' – 6"	8' – 6"	9' – 9 ¾"	224	1.9	1' – 9"	28	0.4
	15"	13' – 2 ⅛"	2' – 9 ½"	10' – 0"	11' – 6 ½"	268	2.5	2' – 2"	37	0.5
	18"	15' – 2 ½"	3' – 1"	11' – 6"	13' – 3 ⅛"	330	3.2	2' – 8"	50	0.7
	21"	17' – 2 ¾"	3' – 4 ½"	13' – 0"	15' – 0 ¼"	387	3.9	3' – 1"	69	0.9
	24"	19' – 4 ½"	3' – 9 ½"	14' – 6"	16' – 9"	453	4.8	3' – 7"	80	1.2
	27"	21' – 4 ¾"	4' – 1"	16' – 0"	18' – 5 ¾"	512	5.7	3' – 11"	96	1.4
	30"	23' – 5 ⅛"	4' – 4 ½"	17' – 6"	20' – 2 ½"	593	6.7	4' – 4"	110	1.7
	33"	25' – 5 ½"	4' – 8"	19' – 0"	21' – 11 ¼"	675	7.8	4' – 8"	127	2.0
	36"	27' – 5 ¾"	4' – 11 ½"	20' – 6"	23' – 8"	735	9.0	5' – 1"	144	2.3
	42"	31' – 6 ¼"	5' – 6 ½"	23' – 6"	27' – 1 ½"	922	11.5	5' – 10"	179	3.0
	48"	37' – 3 ½"	6' – 1 ½"	28' – 0"	32' – 4"	1,191	15.9	6' – 7"	231	4.0
	54"	41' – 4 ¼"	6' – 8 ½"	31' – 0"	35' – 9 ½"	1,424	19.2	7' – 6"	300	5.0
	60"	45' – 4 ¾"	7' – 3 ½"	34' – 0"	39' – 3"	1,631	22.9	8' – 3"	353	6.0



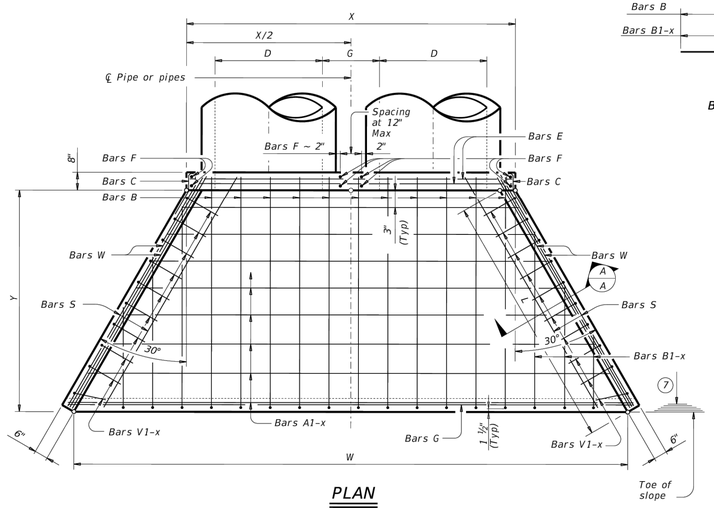
ELEVATION
(Showing dimensions.)



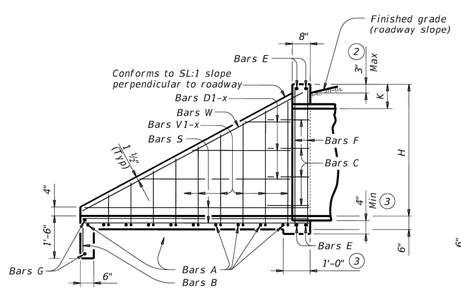
BARS V



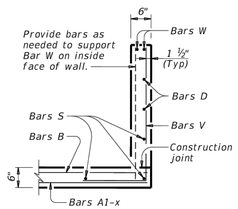
BARS CL
(Length = 2'-5")



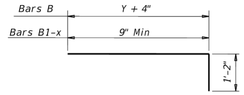
PLAN



TYPICAL WING ELEVATION



SECTION A-A



BARS B and B1-x

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1' – 0"	~
B	#3	1' – 6"	~
C	#4	1' – 0"	~
D	#3	1' – 0"	~
E	#5	~	4
F	#5	~	~
G	#3	~	2
S	#4	~	6
V	#4	1' – 0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0' – 9"	1' – 0"	2' – 0"
15"	0' – 11"	1' – 0"	2' – 3"
18"	1' – 2"	1' – 0"	2' – 6"
21"	1' – 4"	1' – 0"	2' – 9"
24"	1' – 7"	1' – 0"	3' – 0"
27"	1' – 8"	1' – 0"	3' – 3"
30"	1' – 10"	1' – 0"	3' – 6"
33"	1' – 11"	1' – 0"	3' – 9"
36"	2' – 1"	1' – 0"	4' – 0"
42"	2' – 4"	1' – 0"	4' – 6"
48"	2' – 7"	1' – 3"	5' – 3"
54"	3' – 0"	1' – 3"	5' – 9"
60"	3' – 3"	1' – 3"	6' – 3"
66"	3' – 3"	1' – 3"	6' – 9"
72"	3' – 4"	1' – 3"	7' – 3"

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure end only (one headwall).

(6) Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right)$

Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right) - 1"$

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'c$ = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation | Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4744 HOLLISTER PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00 (972) 490-1999 FAX

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STATE OF TEXAS
WILLIAM R. WINKELMANN
120378
LICENSED PROFESSIONAL ENGINEER

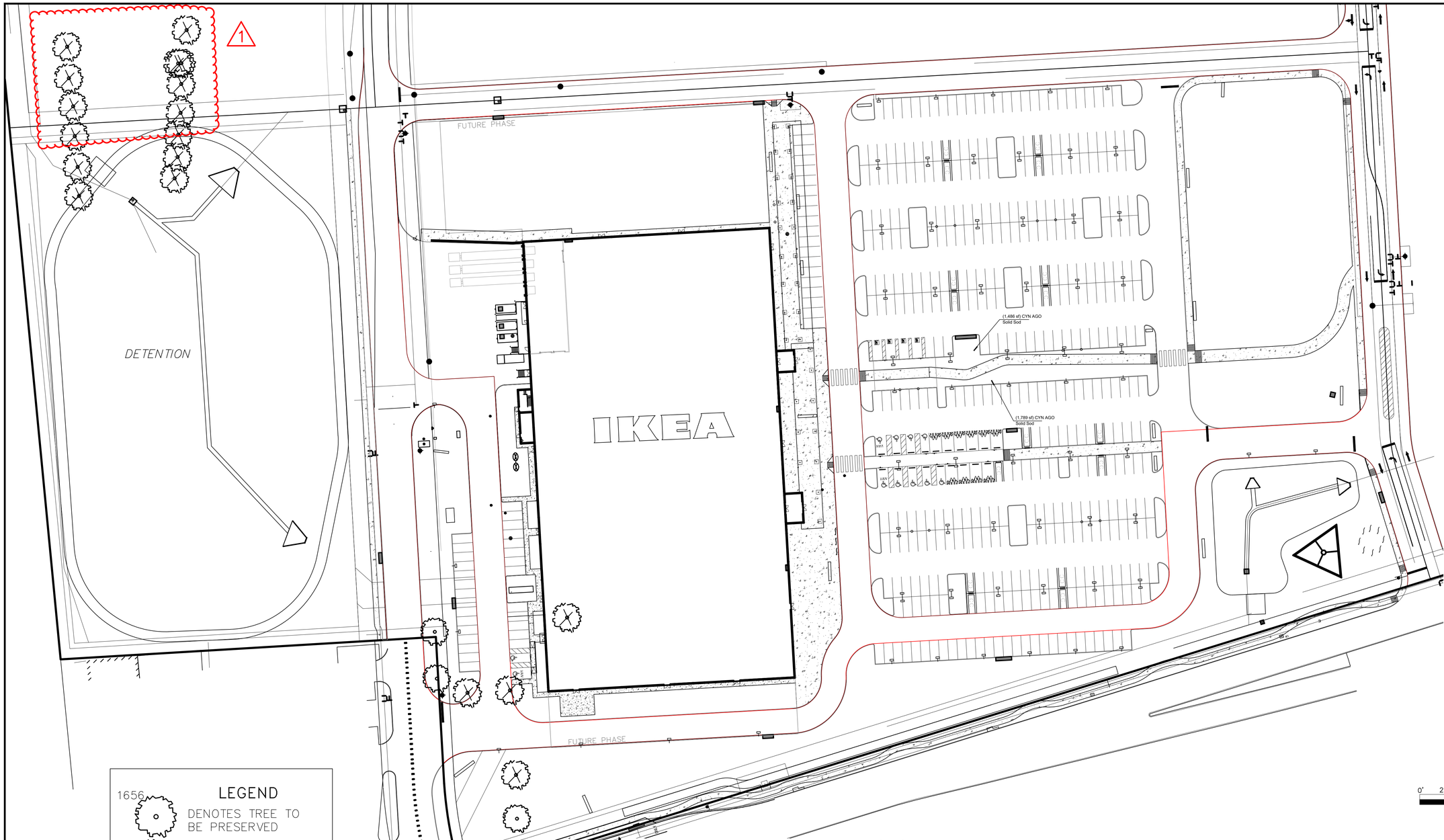
02-25-2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN, P.E. # 120378

PRIVATE CIVIL DETAILS (4)

I–30 FRONTAGE RD & FM 3549
ROCKWALL, TX

IKEA @ ROCKWALL HEIGHTS

C-12.03



LEGEND

1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	291"
TOTAL CALIPER INCHES PRESERVED	78" (23%)
TOTAL CALIPER INCHES REMOVED	225" (77%)

TOTAL TREES TO BE REMOVED: 324" CALIPER INCHES

TOTAL MITIGATION REQUIRED: 225"
137 3" = 411"
26 4"= 104"
411+104 =515" PLANTED

Tag #	Botanical/Common Name	DBH	Canopy	Condition	Status	Reason for Removal	Mitigation
1312	Oak/Quercus spp.	26	2123	Good	Preserve		
1313	Oak/Quercus spp.	23	1661	Good	Remove	Grading	23
1314	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1315	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1316	Oak/Quercus spp.	20	1256	Good	Preserve		
1317	Oak/Quercus spp.	20	1256	Good	Preserve		
1318	Oak/Quercus spp.	18	1017	Good	Remove	Building Pad	18
1602	Oak/Quercus spp.	12	452	Good	Remove	Grading	
1603	Oak/Quercus spp.	10	314	Good	Remove	Grading	
1604	Oak/Quercus spp.	11	380	Good	Remove	Grading	
1605	Ash/Fraxinus	14	615	Good	Remove	Grading	14
1607	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1608	Oak/Quercus spp.	11	380	Good	Remove	Grading	11
1609	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1610	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1611	Oak/Quercus spp.	19	1134	Good	Remove	Grading	19
1612	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1613	Elm/Ulmus spp.	13	531	Good	Remove	Grading	13
1614	Oak/Quercus spp.	15	707	Good	Remove	Grading	15
1615	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1906	Ash/Fraxinus	14	615	Good	Remove	Grading	14

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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CASE NUMBER: SP2024-041

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

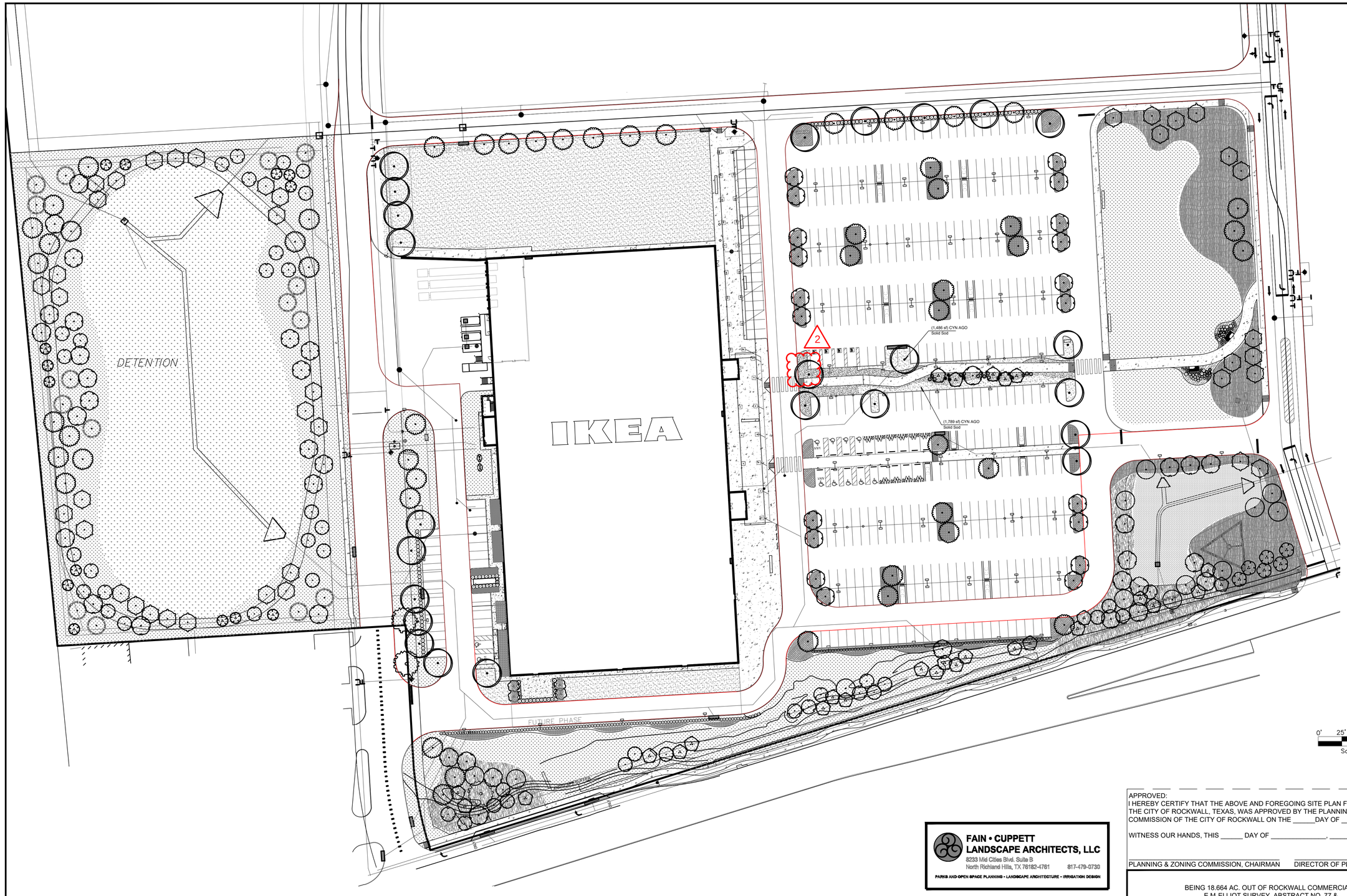
No.	DATE	REVISION	APPROV.
1.	03/6/25	RFI	
2.			
3.			
4.			
5.			
6.			

Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
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J. Cuppett
REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2672
STATE OF TEXAS
04/18/25

TREESCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

T-1



REF SHEET L-5 FOR PLANT LEGEND

No.	DATE	REVISION	APPROV.
1.	04/16/25	RFI. 5	
2.	03/04/26	TREE RELOCATION REVISION	
3.			
4.			
5.			
6.			

Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
Texas Engineers Registration No. 89
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J. Cuppett
REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2672
STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-1

APPROVED:
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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
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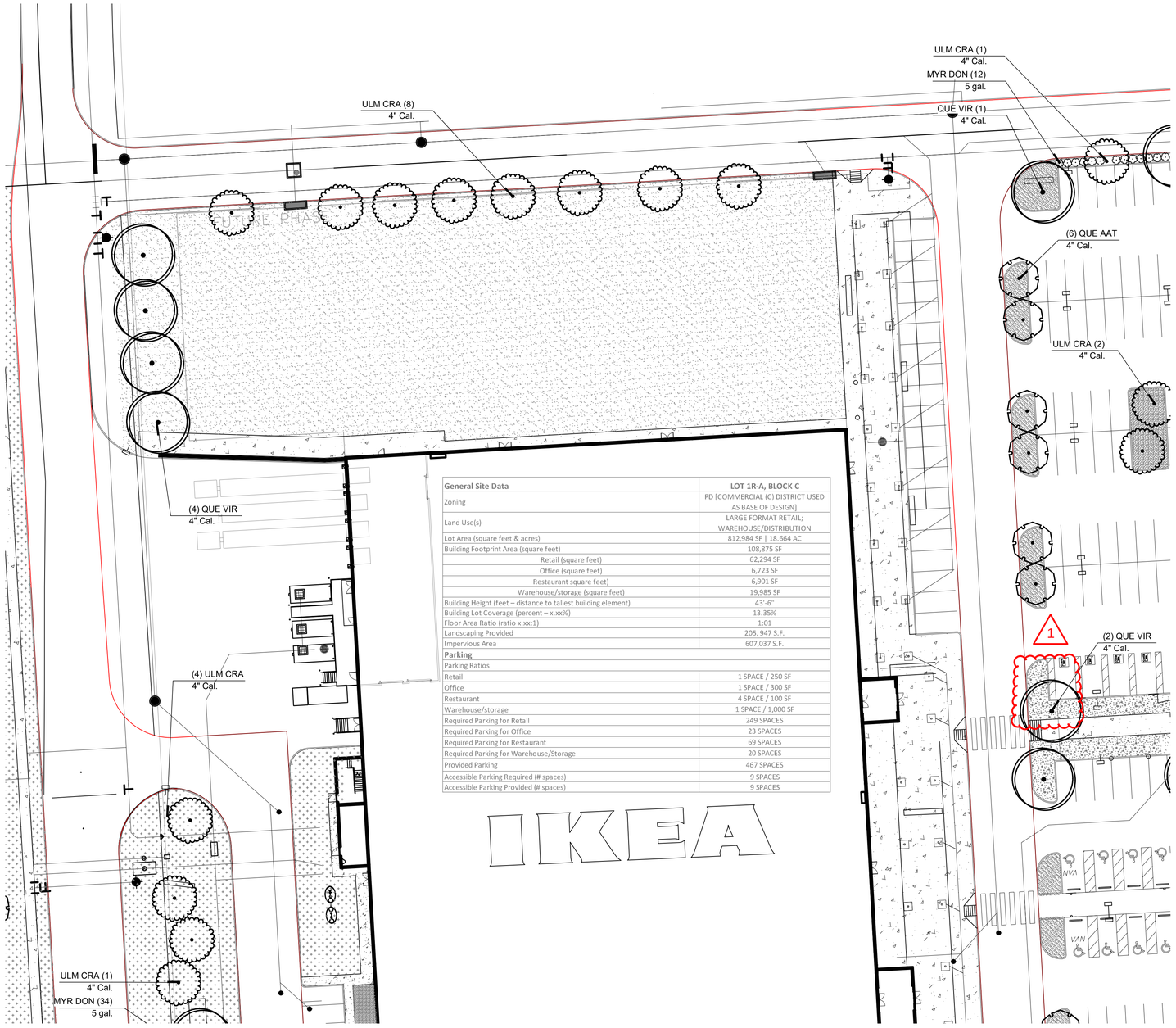
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CASE NUMBER: SP2024-041

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
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8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180



General Site Data	LOT 1R-A, BLOCK C
Zoning	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]
Land Use(s)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)	812,984 SF | 18.664 AC
Building Footprint Area (square feet)	108,875 SF
Retail (square feet)	62,294 SF
Office (square feet)	6,723 SF
Restaurant square feet)	6,901 SF
Warehouse/storage (square feet)	19,985 SF
Building Height (feet – distance to tallest building element)	43'-6"
Building Lot Coverage (percent – x.xx%)	13.35%
Floor Area Ratio (ratio x.xx:1)	1:01
Landscaping Provided	205, 947 S.F.
Impervious Area	607,037 S.F.
Parking	
Parking Ratios	
Retail	1 SPACE / 250 SF
Office	1 SPACE / 300 SF
Restaurant	4 SPACE / 100 SF
Warehouse/storage	1 SPACE / 1,000 SF
Required Parking for Retail	249 SPACES
Required Parking for Office	23 SPACES
Required Parking for Restaurant	69 SPACES
Required Parking for Warehouse/Storage	20 SPACES
Provided Parking	467 SPACES
Accessible Parking Required (# spaces)	9 SPACES
Accessible Parking Provided (# spaces)	9 SPACES

IKEA

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
	REQUIRED	PROVIDED
	10'	10'
STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED (NORTH)	PROVIDED
	1115'/50 = 22 TREES	XX TREES
	REQUIRED (SOUTH)	PROVIDED
	1156'/50 = 23 TREES	23 TREES
	REQUIRED (EAST)	PROVIDED
	522'/50 = 10 TREES	10 TREES
	REQUIRED (WEST)	PROVIDED
	762'/50 = 15 TREES	15 TREES
PARKING LOT LANDSCAPING	5% OR 200 SF (WHICHEVER IS GREATER) IN INTERIOR LANDSCAPING	
	REQUIRED	PROVIDED
	204,189 X 5% = 10,210 SF	16,529 SF
PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
	REQUIRED	PROVIDED
	448 SPACES/10 = 45 TREES	45 NEW TREES
PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
	REQUIRED	PROVIDED
	ALL SPACES WITHIN 80'	ALL SPACES WITHIN 80'
LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
	REQUIRED	PROVIDED
	812,982 X 15% =121,947 SF	205,947 SF
LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
	REQUIRED	PROVIDED
	92,163 X 50% = 465,082 SF	172,587 SF
DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA ONE (1) ACCENT TREE PER 1500 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED
	56,250 SF/ 750 =75 TREES 56,250 SF/ 1500 =38 TREES	75 TREES 38 TREES

OVERLAY DISTRICT LANDSCAPE REQUIREMENTS		
STREET LANDSCAPING	(2) 4" CANOPY TREES AND (4) ACCENT TREES FOR EACH 100' OF STREET FRONTAGE	
	REQUIRED	PROVIDED
	1156'/100 X 2= 23 TREES	23 TREES
	1156'/100 X 4 = 46 ACCENT TREES	46 TREES
	20' LANDSCAPE BUFFER	
	BUILT UP BERM AND/OR SHRUBS 30" –48" MAX.	

NOTE:
- NO TREES SHALL BE PLANTED WITHIN 5' (HORIZONTALLY) FROM ANY PUBLIC UTILITY
- FOR ALL PLANTING ALONG 18' (LENGTH PARKING SPACES: ALL PLANTS MUST BE PLANTED A MINIMUM OF 4' FROM BACK OF CURB>

PLANTING NOTES:

1. PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L–8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF–SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

N

0' 15' 30' 60'
Scale 1"=30'

REF SHEET L–5 FOR PLANT LEGEND

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1–800–344–8377
TEXAS ONE CALL SYSTEMS
1–800–245–4545
LONE STAR NOTIFICATION CENTER
1–800–669–8344 EXT. 5

BEFORE YOU DIG...

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 04/18/25 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE NUMBER: SP2024-041

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

No.	DATE	REVISION
1.	03/04/26	TREE RELOCATION REVISION
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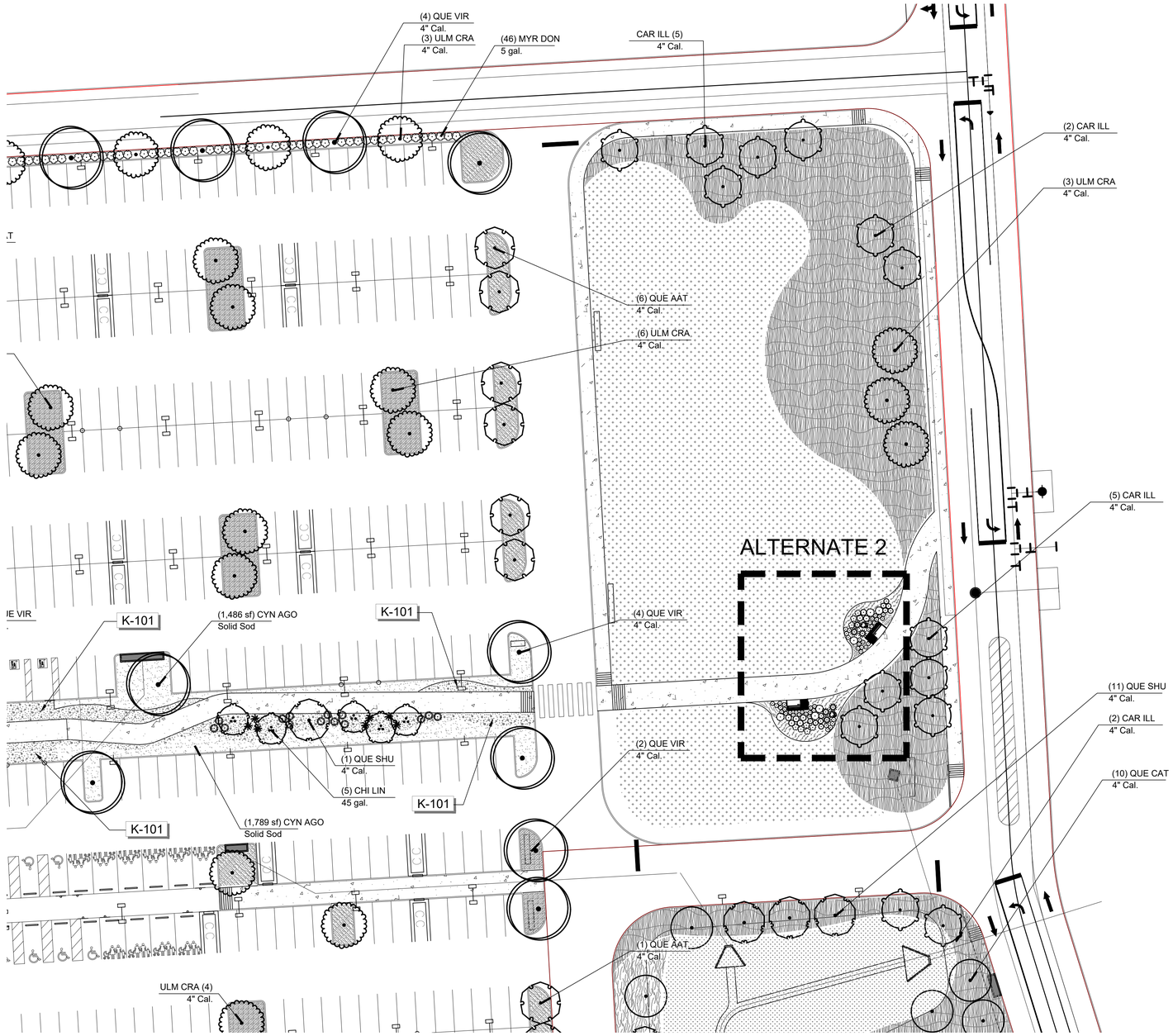
APPROV.

Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
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Gregory Cuppett
LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2672
STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L–2



PLANT SCHEDULE ALTERNATE 2

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
SHRUBS								
	ANI RSN	17	Anisacanthus quadrifidus	Desert Honeysuckle	5 gal.	12" Min.	24" O.C.	
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.	
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.	
PERENNIAL								
	ASC TEX	10	Asclepias texana	Texas Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC VRD	10	Asclepias viridis	Green Milkweed	5 gal.	18"-24"	24" O.C.	
	GAU LIN	8	Gaura lindheimeri	Gaura	5 gal.	18"-24"	36" O.C.	
	SAL GR2	10	Salvia greggii	Autumn Sage	5 gal.	18"-24"	30" O.C.	
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	5 gal.	18"-24"	36" O.C.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	AND GLO	4	Andropogon glomeratus	Bushy Bluestem	1 gal.		36"	36" o.c.	Native
	CUP HYS	64	Cuphea hyssopifolia	False Heather	4" pots		24" O.C.	24" o.c.	
	SAL AUG	9	Salvia farinacea `Augusta Duelberg`	Mealy White Sage	1 gal.		18" O.C.	18" o.c.	Native, Pollinator
	SAL HEN	6	Salvia farinacea `Henry Duelberg`	Henry Duelberg Sage	1 gal.		18" O.C.	18" o.c.	Native, Pollinator

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
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LONE STAR NOTIFICATION CENTER
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BEFORE YOU DIG...

N

0' 15' 30' 60'
Scale 1"=30'

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North Richland Hills, TX 76182-4761 817-479-0730
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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
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CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
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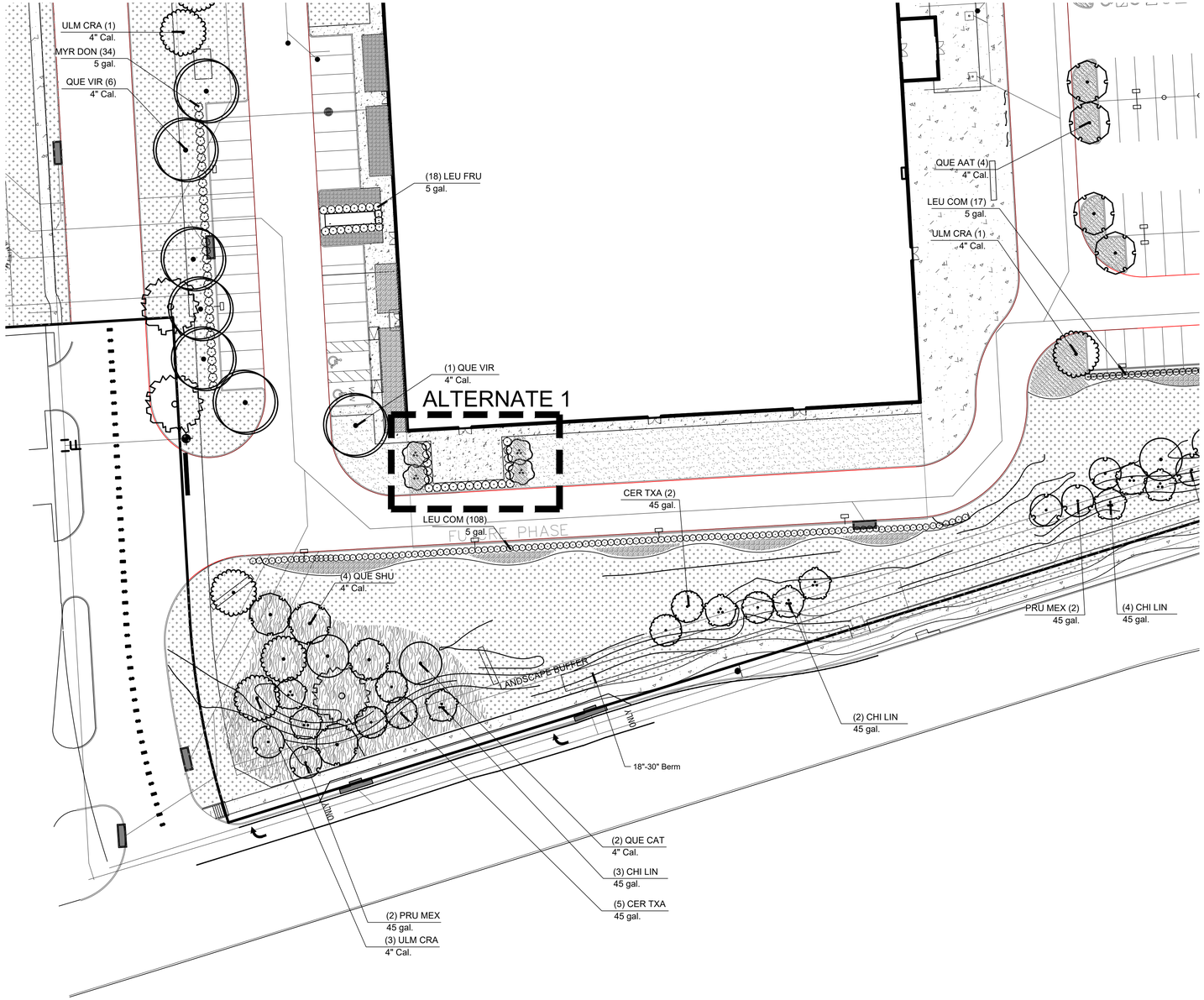
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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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Texas Surveyors Registration No. 100866-00
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GREGORY CUPPETT 2672 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-3



PLANT SCHEDULE ALTERNATE 1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
ORNAMENTAL TREES									
	LAG WHI	4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	6` Min Ht	As Shown		3 to 5 canes
SHRUBS									
	LEU FRU	21	Leucophyllum frutescens	Texas Sage	5 gal.	36" Min	48" O.C.		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c.	Native

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
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BEFORE YOU DIG...

N

0' 15' 30' 60'
Scale 1"=30'

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North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

CASE NUMBER: SP2024-041

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DIRECTOR OF PLANNING & ZONING

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OWNERS:
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DALLAS, TEXAS 75231

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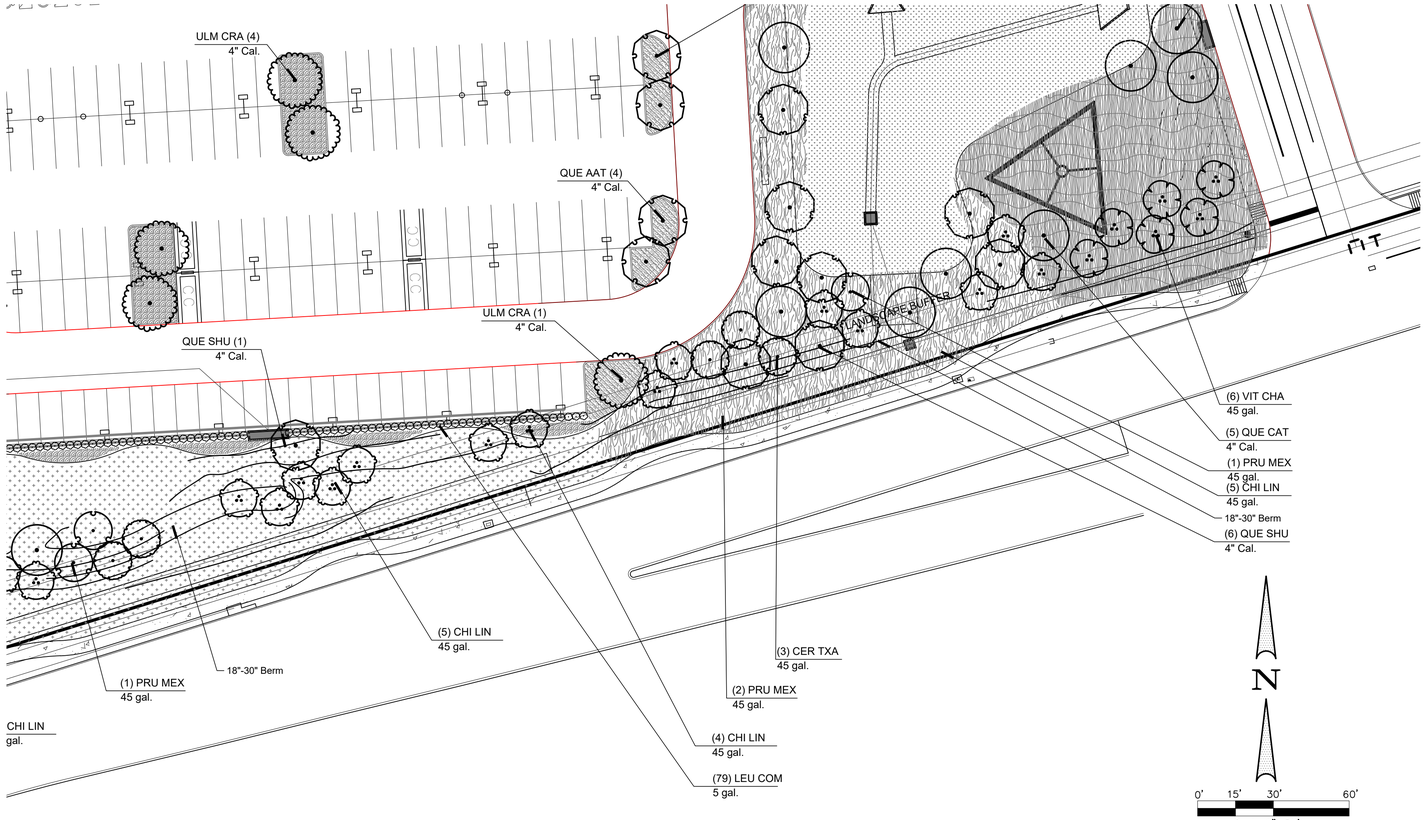
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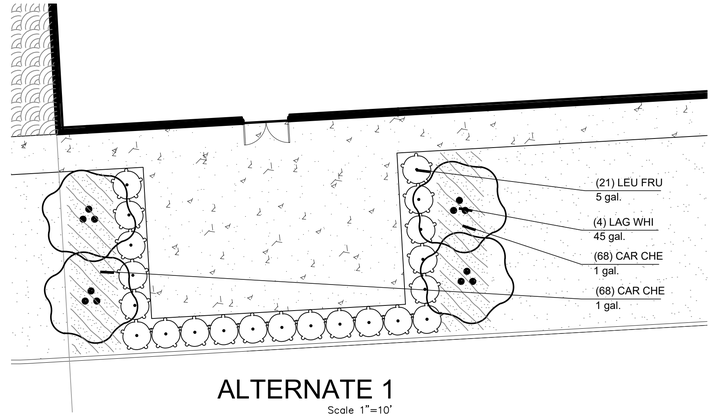
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REGISTERED LANDSCAPE ARCHITECT GREGORY A. CUPPETT 2672 STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

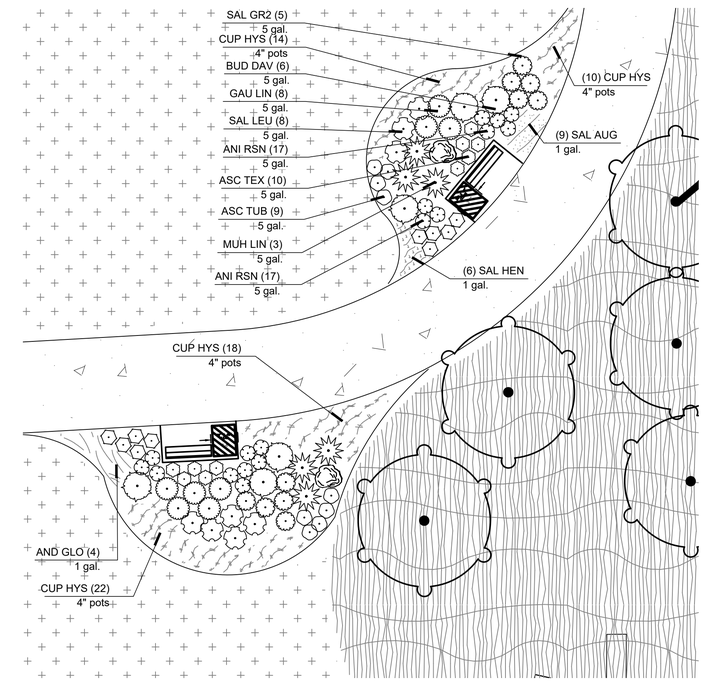
L-4





ALTERNATE 1

Scale 1"=10'



ALTERNATE 2

Scale 1"=10'

PLANT SCHEDULE ALTERNATE 1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
ORNAMENTAL TREES									
	LAG WHI	4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	6` Min Ht	As Shown		3 to 5 canes
SHRUBS									
	LEU FRU	21	Leucophyllum frutescens	Texas Sage	5 gal.	36" Min	48" O.C.		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c.	Native

PLANT SCHEDULE ALTERNATE 2

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
SHRUBS									
	ANI RSN	17	Anisacanthus quadrifidus	Desert Honeysuckle	5 gal.	12" Min.	24" O.C.		
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.		
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.		
PERENNIAL									
	ASC TEX	10	Asclepias texana	Texas Milkweed	5 gal.	18"-24"	24" O.C.		
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	5 gal.	18"-24"	24" O.C.		
	ASC VRD	10	Asclepias viridis	Green Milkweed	5 gal.	18"-24"	24" O.C.		
	GAU LIN	8	Gaura lindheimeri	Gaura	5 gal.	18"-24"	36" O.C.		
	SAL GR2	10	Salvia greggii	Autumn Sage	5 gal.	18"-24"	30" O.C.		
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	5 gal.	18"-24"	36" O.C.		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	AND GLO	4	Andropogon glomeratus	Bushy Bluestem	1 gal.		36"	36" o.c.	Native
	CUP HYS	64	Cuphea hyssopifolia	False Heather	4" pots		24" O.C.	24" o.c.	
	SAL AUG	9	Salvia farinacea `Augusta Duelberg`	Mealy White Sage	1 gal.		18" O.C.	18" o.c.	Native, Pollinator
	SAL HEN	6	Salvia farinacea `Henry Duelberg`	Henry Duelberg Sage	1 gal.		18" O.C.	18" o.c.	Native, Pollinator

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Decomposed Granite	34.39 cy	

CAUTION!!!
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IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100566-00
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GREGORY CUPPETT 2672 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-5



PLANT SCHEDULE BASE BID

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	CAR ILL	40	Carya illinoinensis	Pecan	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	JUN EAS	15	Juniperus virginiana	Eastern Redcedar	4" Cal.	10` Min.	As Shown	Single Straight Trunk
	QUE AAT	30	Quercus buckleyi	Texas Red Oak	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	QUE SHU	27	Quercus shumardii	Shumard Oak	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	QUE VIR	24	Quercus virginiana	Southern Live Oak	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	QUE CAT	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	ULM CRA	52	Ulmus crassifolia	Cedar Elm	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
ORNAMENTAL TREES								
	CER TXA	22	Cercis canadensis texensis	Texas Redbud	45 gal.	6` Min Ht	As Shown	Single Straight Trunk, 3" Cal'
	CHI LIN	28	Chilopsis linearis	Desert Willow	45 gal.	8` Min.	As Shown	Tree Form
	ILE VOM	14	Ilex vomitoria	Yaupon Holly	45 gal.	6` Min Ht	As Shown	Tree Form
	PRU MEX	21	Prunus mexicana	Mexican Plum	45 gal.	8` Min.	As Shown	Single Straight Trunk
	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	6` Min Ht	As Shown	
SHRUBS								
	HES PAR	7	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	
	LEU FRU	18	Leucophyllum frutescens	Texas Sage	10 gal.	36" Min	48" O.C.	
	LEU COM	196	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	24" min.	36" O.C.	
	MUH CAP	14	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.	
	MYR DON	89	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.	Native

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	BUC DAC	163,615 sf	Buchloe dactyloides	Buffalo Grass	seed				Spread at recommended rate
	CAR CHE	2,970	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c.	Native
	CYN AGO	49,465 sf	Cynodon dactylon 'Tuf Tiff'	Bermudagrass	Solid Sod				
	NAS TEN	1,927	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C.	24" o.c.	
	NAT LSX	97,918 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed				Apply at recomended rate
	NAT DTD	28,453 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah Mix'	seed				Spread at recommended rate
	NAT NLH	17,500 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass mi	seed				Spread at recommended rate

N

0' 15' 30' 60'

Scale 1"=30'

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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CASE NUMBER: SP2024-041

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

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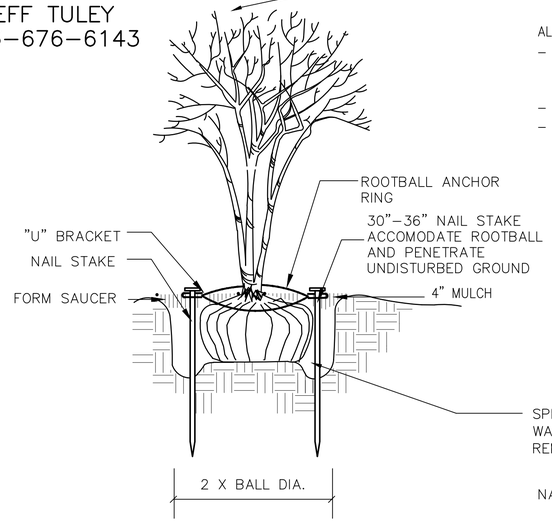
Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
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GREGORY J. CUPPETT
REGISTERED LANDSCAPE ARCHITECT
2672
STATE OF TEXAS
04/18/25

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

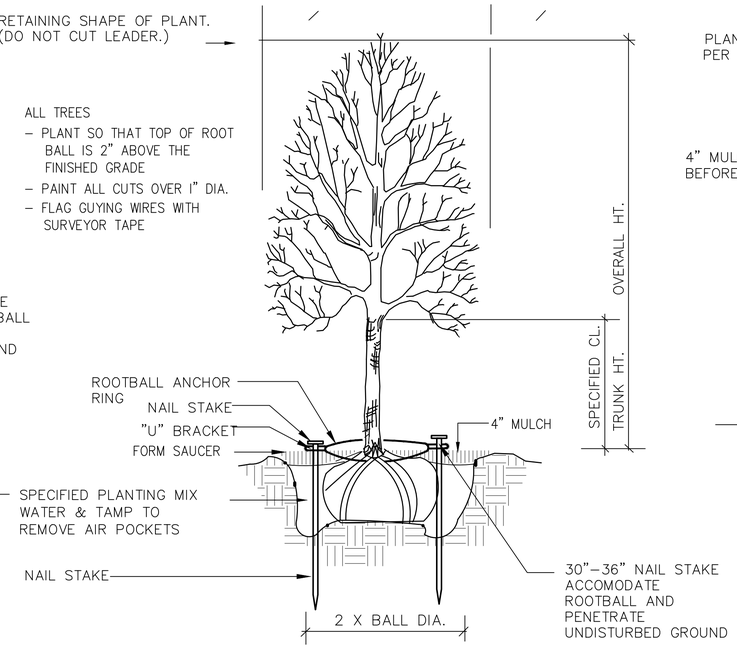
L-6

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143



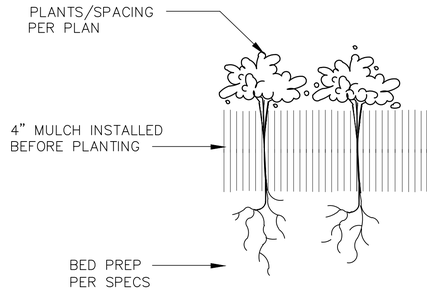
STAKING FOR MULTI–TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE



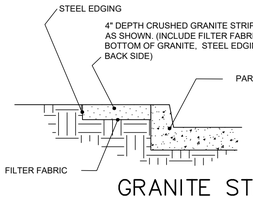
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



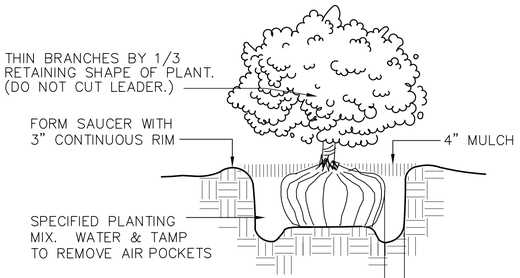
BEDDING PLANTS/ EDGING DETAIL

SCALE: NOT TO SCALE



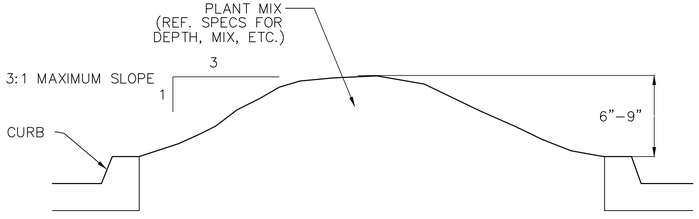
GRANITE STRIP

NTS



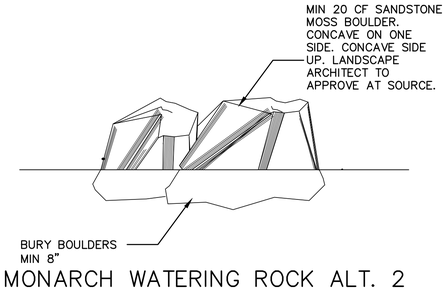
SHRUB PLANTING

SCALE: NOT TO SCALE



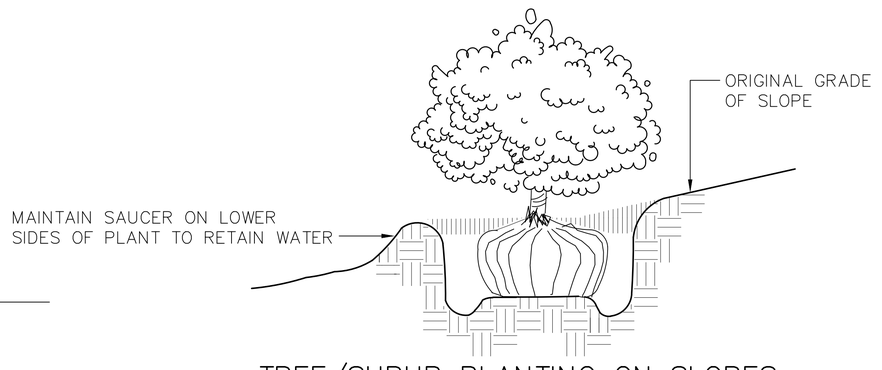
TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE



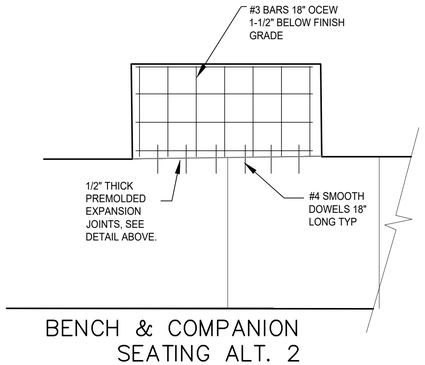
MONARCH WATERING ROCK ALT. 2

SCALE: NOT TO SCALE



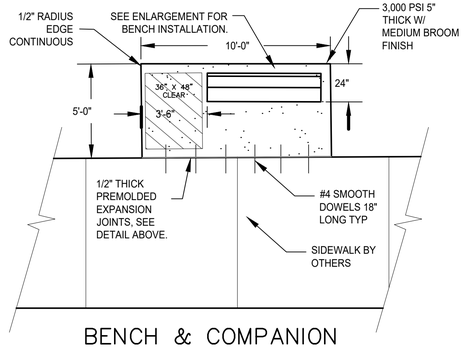
TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



BENCH & COMPANION SEATING ALT. 2

PLAN VIEW
SCALE: 1/4" = 1'–0"



BENCH & COMPANION SEATING ALT. 2

PLAN VIEW
SCALE: 1/4" = 1'–0"

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J. Cuppett
REGISTERED LANDSCAPE ARCHITECT
GREGORY A. CUPPETT
2672
STATE OF TEXAS
04/18/25

PLANTING DETAILS
NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L–7

SECTION 02830

TREES SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 – Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants

a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind–whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desication of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

E. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
F. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

A. Guarantee new plant material for one year after acceptance of final installation (ie Final Acceptance of project).
B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well–developed root system.
4. Free from disease, insects, and defects such as knots, sun–scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
a. Single, straight trunks, unless indicated otherwise
b. Trees with weak, thin trunks not capable of support will not be accepated.
c. All multi–stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color
a. Annuals in 4" pots or as specified
b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):

a. Available nitrogen
b. Available phosphorus
c. Available potash
d. Iron
e. Ph: 5.5 to 7.0
f. Decomposed organic matter: 6–10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Mulch for soil prep – Shredded pine bark
3. In pre–packaged bags only; bulk shredded material is unacceptable.

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support

a. Construction grade yellow pine, stain brown
b. Size as noted on plans

2. Wires

a. Padded with rubbed hose to protect tree
b. Galvanized
c. With galvanized turnbuckle
d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand Washed builders sand

H. Antidesicant – "Wilt–proof" or equal.

I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

A. Planting Mixture

Existing topsoil – 50%
3. Shredded pine bark – 50%
4. Fertilizer 10:20:10 at 30 lb./1000 SF

B. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III – EXECUTION

3.01 UTILITIES – verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

A. Inspect plants for injury and insect infestation; prune prior to installation.
B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape – Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto–till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti–desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can.

Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
F. Bend all corners, do not cut corners.
G. Interlock all pieces with pre–fabricated connectors.
H. Install with all stakes on inside of planting bed.
I. Remove, file off all sharp corners and burrs.

3.07 CLEAN–UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above–listed tasks and shall address all frequencies, rates, times, levels, etc.

No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490–7090
Texas Engineers Registration No. 89 (972) 490–7099 FAX
Texas Surveyors Registration No. 100866–00

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REGISTERED LANDSCAPE ARCHITECT GREGORY A. CUPPETT 2672 STATE OF TEXAS
04/18/25

PLANTING SPECIFICATIONS
NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L–08

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 04/18/25 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION

CASE NUMBER: SP2024-041

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I – GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II – PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 – 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO–MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III – EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800–3
C. ground, then roll ground with suitable roller; water thoroughly with fine
spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re–seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.

2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.

3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox–Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH
A. All areas to be seeded shall be mulched.
B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 – 2 tons per acre.

B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed.
Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash–outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6–8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without
cost to Owner.

3.08 FINAL CLEAN–UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922
SODDING

PART I – GENERAL

1.01 DESCRIPTION

A. Work Included

1. Sod bed preparation
2. Fertilizing
3. Sodding
4. Miscellaneous management practices

B. Related Work Specified Elsewhere

1. Finish Grading, Section 02800
2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department – Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

1. Include labeling requirements.
2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A Sod:

1. Previous season's crop with date of analysis on each bag.
2. Furnish and deliver each variety in separate bags or containers.
3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

1. Unopened bags labeled with the analysis.
2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

1. Only during suitable weather and soil conditions.
2. As specifically authorized by the Owner's Representative.

B. Schedule – Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

1. From traffic and all other use.
2. Until sodding is complete and accepted.

PART II – PRODUCTS

2.01 MATERIALS

A. Sod:

1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

1. Uniform in composition, free flowing.
2. Suitable for application in approved equipment.
3. Analysis of 16–20–0, 16–8–8 or as directed.

C. Water:

1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III – EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

1. Stumps, stones, and other objects larger than one inch (1").
2. Roots, brush, wire, stakes, etc.
3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

1. Remove soil clods larger than one inch (1").
2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
4. The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

1. Resod damaged or unacceptable areas.
2. Ruts, ridges, and other surface irregularities shall be corrected.

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GREGORY A. CUPPETT 2672 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT
04/18/25

TURF SPECIFICATIONS
NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

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FAIN • CUPPETT
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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
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8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

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400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

SECTION 02750 – IRRIGATION

PART I – GENERAL

1.01 DESCRIPTION

A. Work Included – The contractor shall be required to design/repair and install an automatic, underground irrigation system consistent with all local, state, and federal codes, laws and regulations.
1. System will include separate circuits for shrub/ground cover areas.
2. Heads in lawns to be 4" pop–ups; drip irrigation is to be used in beds.
3. All trees shall be watered separately, 2 pop–up bubblers per tree.
4. Submit plan to owner for review and approval prior to construction.

B. Includes:
1. Piping and fittings.
2. Connection to existing water lines.
3. Valves, bubblers, quick couplers, dripline, filters, pressure regulators, spray heads, and rotary heads.
4. All miscellaneous fittings and accessories required to complete and operate system.
5. Excavation and backfill.
6. Testing and adjusting.
7. Clean up.

1.02 QUALITY ASSURANCE

A. Codes and Standards:
1. All applicable local, state and national Plumbing Ordinances, Electrical Codes, Building Codes and Irrigation Codes Regulations or Ordinances.
2. National Plumbing Code.

B. Licenses:
1. All work shall be performed by or under the direct supervision of an irrigator or plumber licensed to install an irrigation system under the authority of the State of Texas.

C. Reference Standards:
1. ASTM D–2241–78
2. CS 256–63

1.03 SUBMITTALS

A. Maintenance Materials : At completion of the job, furnish spare parts and all special tools and equipment required to operate and maintain system.

B. Maintenance Data: Furnish two copies of parts list and repair manuals and all special tools and equipment required to operate and maintain system.

C. Manufacturer's Literature: Submit catalogue data indicating, performance, weight, size and function of each item of equipment and material. Also provide manufacturer's operating manual.

D. Project Record Documents: Record on a clean set of plans in colored pencil and also a reproducible mylar:
1. All piping and wiring, including control wires by dimensions.
2. Locate all valves by dimension from two directions.

E. Provide digital file in .dwg format.

PART II – PRODUCTS

2.01 GENERAL

A. Equipment and Material Requirements:
1. Standard product of acceptable manufacturer.
2. In–service performance records to verify published capabilities.
3. New and unused.

2.02 MATERIALS

A. PVC Pipe and Fittings:
1. Polyvinyl chloride pipe (PVC) in accordance with ASTM D–2241–78 made to SDR–PR dimensions and approved by National Sanitation Foundation.
2. All mainline and laterals 3" and larger shall be gasketed bell pipe.
3. All pipe downstream of backflow preventer to be Class 200 PVC; all swing joints and risers to be Schedule 80.

B. Joints and Fittings:
1. Nipples and risers: Schedule 80 threaded PVC pipe.
2. Fittings: Schedule 80 PVC.

C. Valves:
1. Double Check Double Gate Valve
a. Approved Product: FEBCO.
b. In plastic valve box with cover
c. Ball valve and wye strainer installed upstream of double check double gate valve.
2. Electric Control Valve/Master Valve
a. Electric control, in–line, Hunter ICV.
b. Size to match upstream pipe or as shown on drawings.
c. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

D. Sprinkler Heads
1. Match existing spray heads on swing joints
2. Match existing rotors on swing joints

E. Drip Zone Control Kit
1.Hunter PCZ–101–40
a. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

F. Drip Line Tubing
1.Hunter PLD–04–18
a. Install at grade below mulch 18" O.C.
b. Use 1 staple every 5' to hold down tubing. Do not puncture tubing.
c. Do not place dripline under paving. Use ¾" PVC
d. Install PLDBV at end of each run in box.
2.Hunter PLD–BLNK when no emission device is needed
3.Drip Zone Winter Flushing
a. Install two (2) ¾" ball valve down stream from drip zone valve in box.
b. Install first valve between Drip Zone valve and dripline
c. Tee into line down stream of first valve and install second valve upstream of Dripline tubing.
d. Leave end of second valve unattached on discharge side for future connection to air supply.

G. Controller – Confirm exist works and will meet the required # of zones.
1. Rain/freeze sensor

H. Quick Couplers – Include ¾ inch quick coupler on main line in jumbo box at 100 feet on center.

PART III – EXECUTION

3.01 GENERAL

Install all equipment and products in accordance with manufacturer's recommendations.

3.02 INSTALLATION

A. PVC Pipe and Fittings:
1. Handle and install PVC pipe, couplings, and fittings in accordance with manufacturer's recommendations and industry standards.
2. All PVC fittings shall be molded of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections.
3. Minimum 12" trench depth, laterals; 18" main

B. Leak Test:
1. When the main line or sections of the main line, e.g. loops with swing joints and valves have been installed, the system (or section) will then be pressurized to the operating pressure indicated on the drawings. The pressure will then be maintained for a 24 hour test period prior to backfilling.
2. All leaks will be repaired and retested prior to backfilling lines.

3.03 TREE PROTECTION

A. When possible run trenches along edges of paving and curbs or building walls to minimize tree root disturbance.
B. When trenching within tree drip line is absolutely necessary, trench radially into tree's root system. Do not trench across roots.
C. Supply trenching plan to owner for approval.

3.04 CLEANUP

A. Make final cleanup of all parts of work before final acceptance.
B. Remove all construction materials and equipment.
C. Prepare site in an orderly and finished appearance.
D. Remove from site any rock or extra soil that resulted from this work and restore site to its original condition.

END OF SECTION

NOTE: IN THE EVENT ANY PORTION OF THESE SPECICIFICATIONS OR DETAILS CONFLICTS WITH LOCAL OR STATE LAWS AND REGULATIONS, LOCAL/STATE STANDARDS SHALL SUPERSEDE.

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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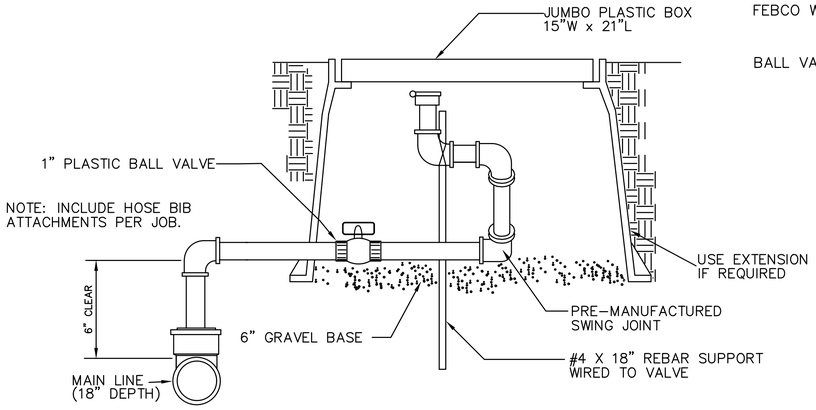
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STATE OF TEXAS
GREGORY CUPPETT
0023539
LICENSED IRRIGATOR
04/18/25

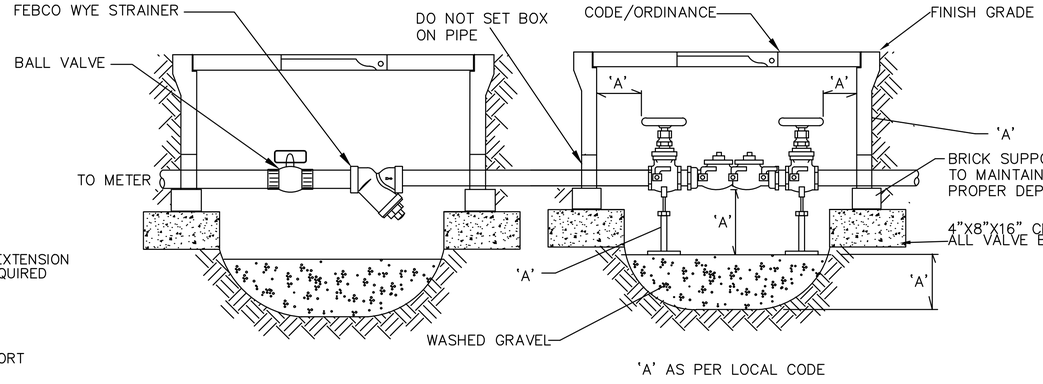
IRRIGATION PERFORMANCE SPEC
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ROCKWALL, TEXAS 75087

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QUICK COUPLER VALVE

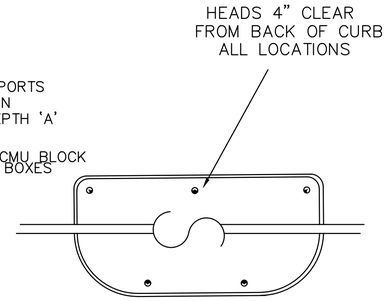
SCALE: NOT TO SCALE



'A' AS PER LOCAL CODE

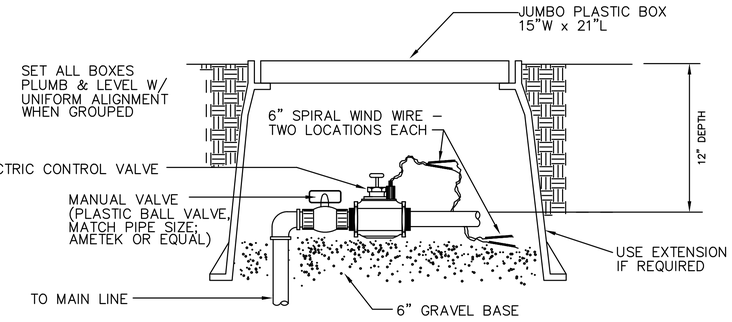
TYPICAL INSTALLATION DOUBLE CHECK VALVE/WYE STRAINER ASSEMBLY

SCALE: NOT TO SCALE



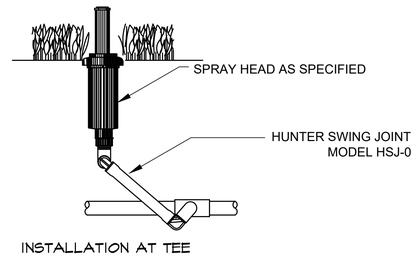
HEAD LAYOUT
Plan View

SCALE: NOT TO SCALE



ELECTRIC CONTROL VALVE

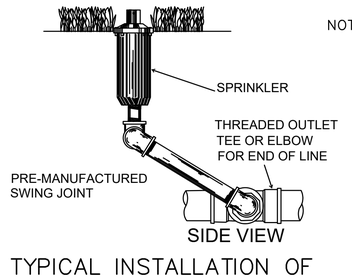
SCALE: NOT TO SCALE



INSTALLATION AT TEE

TYPICAL INSTALLATION OF SPRAY HEAD

SCALE: NOT TO SCALE

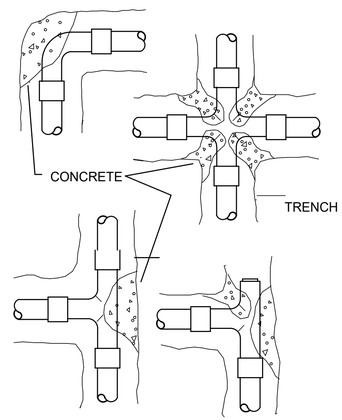


SIDE VIEW

TYPICAL INSTALLATION OF ROTARY SPRINKLER ON SWING–JOINT RISER

SCALE: NOT TO SCALE

NOTE: – THRUST BLOCKS ON MAIN LINE – ALL SIZES; AND LATERALS 2" & LARGER
– MINIMUM BLOCK SIZE 8"X8"X8"

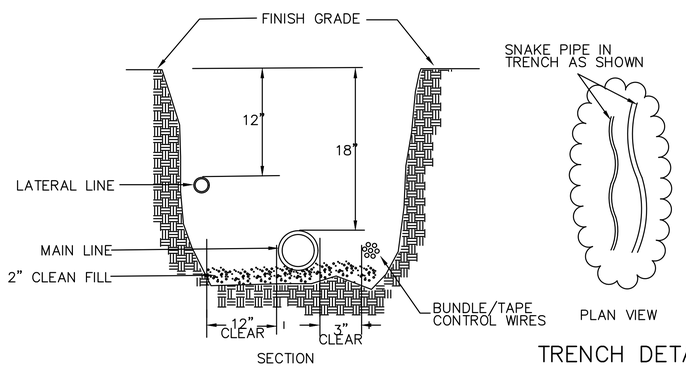


THRUST BLOCKS – PLAN VIEW

SCALE: NOT TO SCALE

IRRIGATION NOTES:

1. IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
2. AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
3. MAIN LINE VARIES. REFERENCE PLAN.
4. ALL SLEEVES UNDER PAVING TO EXTEND 12" PAST EDGE OF PAVING. COORDINATE WORK WITH GENERAL AND PAVING SUBCONTRACTOR.
5. ALL HEADS TO BE 4" POPS IN LAWNS. ALL HEADS WITH CHECK VALVES.
6. COORDINATE SLEEVE SIZE AND LOCATION FOR FREEZE SENSOR, RAIN GUAGE AND CONTROLLER WITH GENERAL CONTRACTOR. SEAL ALL BUILDING PENETRATIONS WATER TIGHT.
7. SEE DETAIL SHEET FOLLOWING FOR IRRIGATION DETAILS.
8. PRESSURE ESTIMATED AT 65 PSI; MINIMUM 50 GPM AS PROVIDED BY CITY. VERIFY ON SITE AND REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER. REFER TO SITE/UTILITY PLANS.
10. FREEZE SENSOR AND RAIN GUAGE INSTALLATION PER MANUFACTURER'S INSTRUCTIONS (MINI–CLIK F–401 & 502). LOCATION/HEIGHT TO AVOID DIRECT SPRAY OF IRRIGATION HEADS.
11. VERIFY 100% COVERAGE OF SYSTEM OVER ALL PLANTING & LAWN AREAS AS SHOWN ON DRAWINGS.
12. IF PEDESTAL MOUNTED CONTROLLER IS SPECIFIED, MOUNT ON 4"X3'X3' CONCRETE SLAB WITH (4) #4'S EACH WAY. SLEEVE THROUGH SLAB FOR CONTROLLER WIRING AS REQUIRED.
13. UNLESS NOTED OTHERWISE, THERE ARE NO EXISTING SLEEVES. IRRIGATION CONTRACTOR TO SIZE AND COORDINATE SLEEVE INSTALLATION AS NEEDED IN ALL LOCATIONS UNDER PAVEMENT.
14. QUANTITES ARE PROVIDED AS A COURTESY AND ARE NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
15. IF DOUBLE CHECK IS PROHIBITED BY LOCAL CODE/ORDINANCE, SUBSTITUTE WITH APPROVED BACKFLOW PREVENTION DEVICE.
16. ALL WORK IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES & ORDINANCES.
17. CONTRACTOR TO SIZE CONTROL SIZE WIRE AS NECESSARY. HOWEVER, MINIMUM SIZE TO BE 14 GAUGE PER NATIONAL ELECTRICAL CODE. ALL SPLICES WITH APPROVED MANUFACTURED CONNECTOR IN VALVE BOX.
18. DO NOT LOCATE VALVE BOXES IN SWALES, LOW AREAS, OR ANY OTHER LOCATIONS THAT MAY COLLECT WATER.
19. CONTROLLER TO BE WIRED ON DEDICATED 110 VOLT CIRCUIT AND GROUNDED W/"GROUNDING SPIKE" PER MANUFACTURER'S INSTRUCTIONS.
20. ADJUST HEADS TO AVOID OVERSPRAY ONTO STREETS AND ROADWAYS.
21. INCLUDE ONE SPARE WIRE FROM CONTROLLER TO EACH CONTROL VALVE. EACH WIRE TO BE VARYING COLOR.
22. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FLOW CONTROL AND/OR PRESSURE REGULATOR AT EACH CONTROL VALVE AS NECESSARY TO MAKE SYSTEM OPERATE AS INTENDED.



TRENCH DETAIL

SCALE: NOT TO SCALE

NOTE: SEPARATE TRENCH FOR MAIN LINE PREFERRED.

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 04/18/25 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE NUMBER: SP2024-041

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

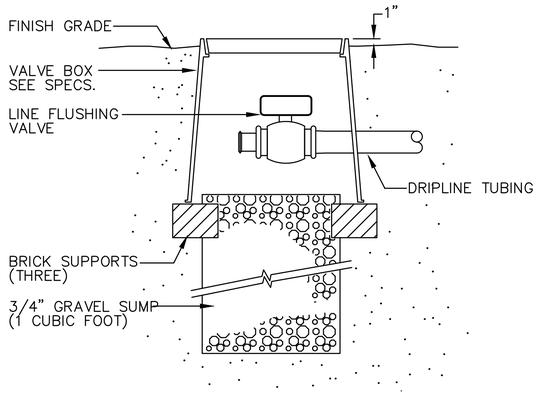
No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors Registration No. 100866-00
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STATE OF TEXAS
GREGORY CUPPETT
0023539
LICENSED IRRIGATOR
04/18/25

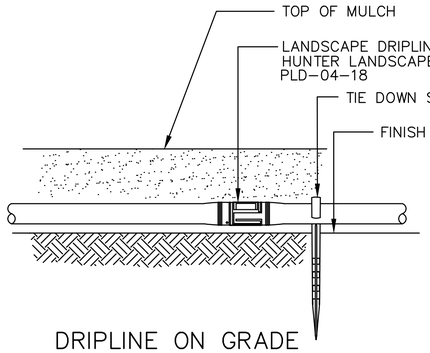
IRRIGATION DETAILS
NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

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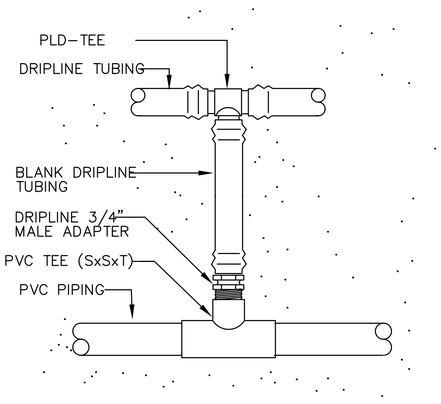
LINE FLUSHING VALVE

SECTION – NO SCALE



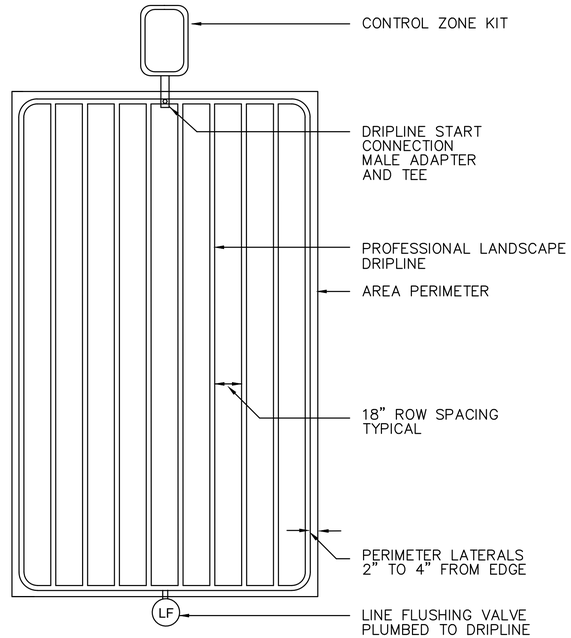
DRIPLINE ON GRADE

SCALE: NOT TO SCALE



DRIPLINE START CONNECTION

SECTION – NO SCALE



TYPICAL DRIPLINE END FEED LAYOUT

DETAIL – NO SCALE

FLOW CONTROL ZONE KIT

SCALE: NOT TO SCALE

No.	DATE	REVISION	APPROV.
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STATE OF TEXAS
GREGORY CUPPETT
0023539
LICENSED IRRIGATOR
04/18/25

DRIP DETAILS

NWC OF I–30 & STODGILL RD.
ROCKWALL, TEXAS 75087

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_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING & ZONING

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