

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.

*William R. Winkelmann* 04-20-2026  
 WINKELMANN AND ASSOCIATES, INC. 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

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  
 882-215-9151  
 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:

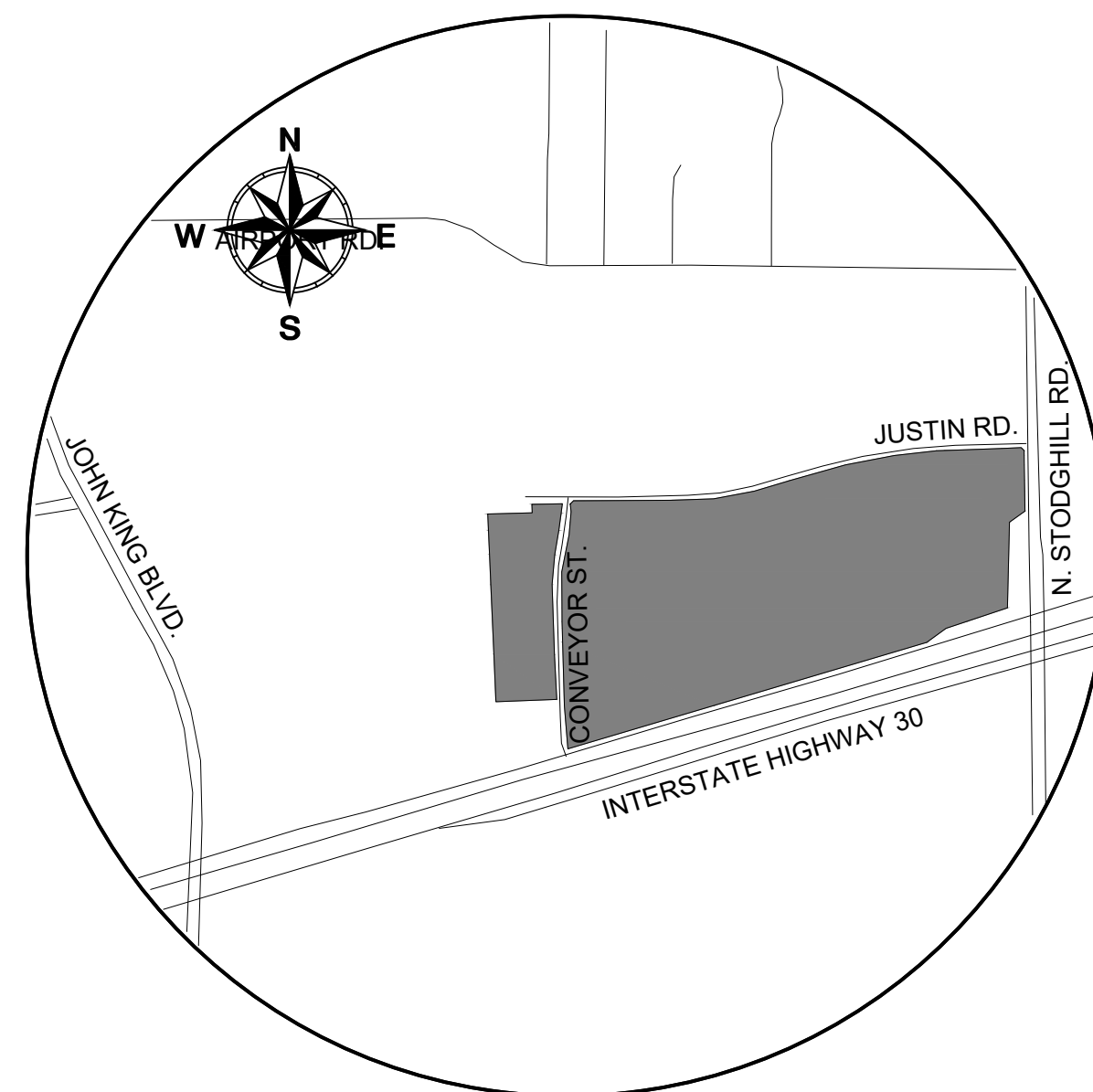
ATMOS ENERGY  
 THOMAS NEMARIAM  
 1310 STATE HWY. 66  
 GARLAND, TX 75040  
 972-485-6267  
 THOMAS.NEMARIAM@ATMOSENERGY.COM

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



VICINITY MAP  
 NOT TO SCALE

April 2026



PREPARED BY:



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  
 COPYRIGHT © 2026, Winkelmann & Associates, Inc.

Sheet List Table

Sheet Number	Sheet Title
C-00.00	COVER SHEET
C-00.01	PLAT
C-01.00	CITY GENERAL NOTES (1)
C-01.01	CITY GENERAL NOTES (2)
C-01.02	GENERAL NOTES
C-02.00	SITE PLAN
C-03.00	EXISTING CONDITIONS & DEMOLITION PLAN
C-04.00	PAVING AND DIMENSION CONTROL PLAN KEYMAP
C-04.01	PAVING AND DIMENSION CONTROL PLAN 1
C-04.02	PAVING AND DIMENSION CONTROL PLAN 2
C-04.03	STRIPING & SIGNAGE PLAN KEYMAP
C-04.04	STRIPING & SIGNAGE PLAN 1
C-04.05	STRIPING & SIGNAGE PLAN 2
C-04.06	STRIPING & SIGNAGE PLAN 3
C-04.07	PARKING STENCIL DETAIL
C-05.00	GRADING PLAN KEYMAP
C-05.01	GRADING PLAN 1
C-05.02	GRADING PLAN 2
C-05.03	GRADING PLAN 3
C-05.04	DETENTION POND 1 PLAN
C-05.06	DETENTION POND 1 EXHIBIT
C-05.07	DETENTION POND 1 OUTLET STRUCTURE
C-05.08	DETENTION POND 2 PLAN
C-06.00	EXISTING DRAINAGE AREA KEYMAP
C-06.01	EXISTING DRAINAGE AREA MAP 1
C-06.02	EXISTING DRAINAGE AREA MAP 2
C-06.03	EXISTING DRAINAGE FLOW CALCULATIONS
C-06.04	PROPOSED DRAINAGE AREA MAP KEYMAP
C-06.05	PROPOSED DRAINAGE AREA MAP 1
C-06.06	PROPOSED DRAINAGE AREA MAP 2
C-06.07	INTERIM DRAINAGE FLOW CALCULATIONS
C-06.08	ULTIMATE DRAINAGE FLOW CALCULATIONS
C-06.09	INLET CALCULATIONS
C-07.00	STORM PLAN KEYMAP
C-07.01	STORM PLAN 1
C-07.02	STORM PLAN 2
C-07.03	STORM PROFILE 1
C-07.04	STORM PROFILE 2
C-07.05	STORM PROFILE 3
C-07.06	STORM PROFILE 4
C-07.07	STORM PROFILE 5
C-07.08	STORM PROFILE 6
C-07.09	STORM PROFILE 7
C-07.10	STORM PROFILE 8
C-07.11	STORM PROFILE 9
C-07.12	STORM PROFILE 10
C-07.13	HYDRAULIC CALCULATIONS 1
C-07.14	HYDRAULIC CALCULATIONS 2
C-08.00	SEWER KEYMAP
C-08.01	SEWER PLAN 1
C-08.02	SEWER PLAN 2
C-08.03	SEWER PROFILE 1
C-08.04	SEWER PROFILE 2
C-08.05	SEWER PROFILE 3
C-08.06	SEWER PROFILE 4
C-08.07	SEWER PROFILE 5
C-09.00	WATER PLAN KEYMAP
C-09.01	WATER LINE 1 PLAN & PROFILE
C-09.02	WATER LINE 2 PLAN & PROFILE
C-09.03	WATER LINE 3 & 4 PLAN
C-09.04	WATER LINE 3 & 4 PROFILES
C-09.05	FRANCHISE UTILITY PLAN
C-10.00	EROSION CONTROL PLAN
C-10.01	SEDIMENT BASIN PLAN
C-11.00	CITY DETAILS (1)
C-11.01	CITY DETAILS (2)
C-11.02	CITY DETAILS (3)
C-11.03	CITY DETAILS (4)
C-11.04	CITY DETAILS (5)
C-11.05	CITY DETAILS (6)
C-11.06	CITY DETAILS (7)
C-12.00	PRIVATE CIVIL DETAILS (1)
C-12.01	PRIVATE CIVIL DETAILS (2)
C-12.02	PRIVATE CIVIL DETAILS (3)
C-12.03	PRIVATE CIVIL DETAILS (4)
--	LANDSCAPE PLANS