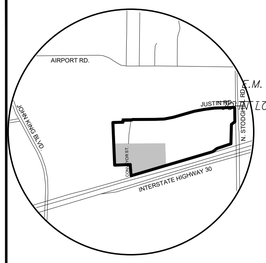

VICINITY MAP
NOT TO SCALE

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

20' SANITARY SEWER EASEMENT CC #20210000008470

N=7024482.1861
E=2604430.5900

APPROXIMATE LOCATION OF ABSTRACT LINE

10' SANITARY SEWER ESMT. CC #20210000008470

SIDEWALK

POND

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

N=7024167.8245
E=2604496.6117

RIP-RAP

30'X40' DRAINAGE EASEMENT CC #20210000008470

PUMP & CONN.

SIDEWALK

100'X100' DRAINAGE EASEMENT CC #20210000008470

10' WATER EASEMENT CC #20210000008470

N=7024037.0701
E=2604669.2214

EX. SIGN TO BE RELOCATED

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

N=7023978.2599
E=2604432.7195

N=7023971.4459
E=2604311.7113

EX. CONCRETE PAVEMENT TO REMAIN

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

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

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

EX. FH TO BE REMOVED AND RETURNED TO CITY

SIDEWALK

REMOVE & DISPOSE OF EX. METAL POSTS

EX. 12" WATER LINE TO REMAIN

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

TITLE TRACT 1
(SURVEY TRACT 1)

LOT 1R, BLOCK C ROCKWALL COMMERCIAL CC #20210000008470

8.110 ACRES (353,290 SQ. FT.)

EX. 12" WATER LINE & FH TO REMAIN

REMOVE & DISPOSE OF EX. SIDEWALK

REMOVE & DISPOSE OF EX. LIGHT POLES

CONCRETE WALL

15' UTILITY EASEMENT CAB. B, SLD. 206

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

GRAVEL Gate

ONE STORY SHED (99 sq. ft.)

CONCRETE WALL

GRAVEL

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

BUILDING 1

ASPHALT

15' UTILITY EASEMENT CAB. B, SLD. 206

REMOVE & DISPOSE OF EX. GATE

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

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

CONCRETE

CONVEY TO STREET (by Quit-Claim Deed)

REMOVE & DISPOSE OF EX. LIGHT POLES

REMOVE & DISPOSE OF EX. SIGN

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

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

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

BM#3- "X" cut 587.31

EX. DRAINAGE STRUCTURE TO REMAIN

WORK IN R.O.W. BY TXDOT PERMIT

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...

TITLE TRACT 2 & TRA...
(SURVEY TRACT 2...
LOT 1, BLOCK B ROCKWALL COMMERC...
CC #2021000000084...
8.110 ACRES (353,290 SQ. FT.)

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.
1.			
2.			
3.			
4.			
5.			

LAST SAVED BY: CDAVOSA Apr 20, 2026

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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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