

VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

PP Power Pole	IRF Iron Rod Found
CW 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
GM Gas Meter	GM Gas Meter
TV Cable Box	GKM Gas Marker
SB Signal Box	TSM Traffic Sign
SP Signal Pole	UGC Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	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 & ASSOCIATES, 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.

PAVING NOTES:

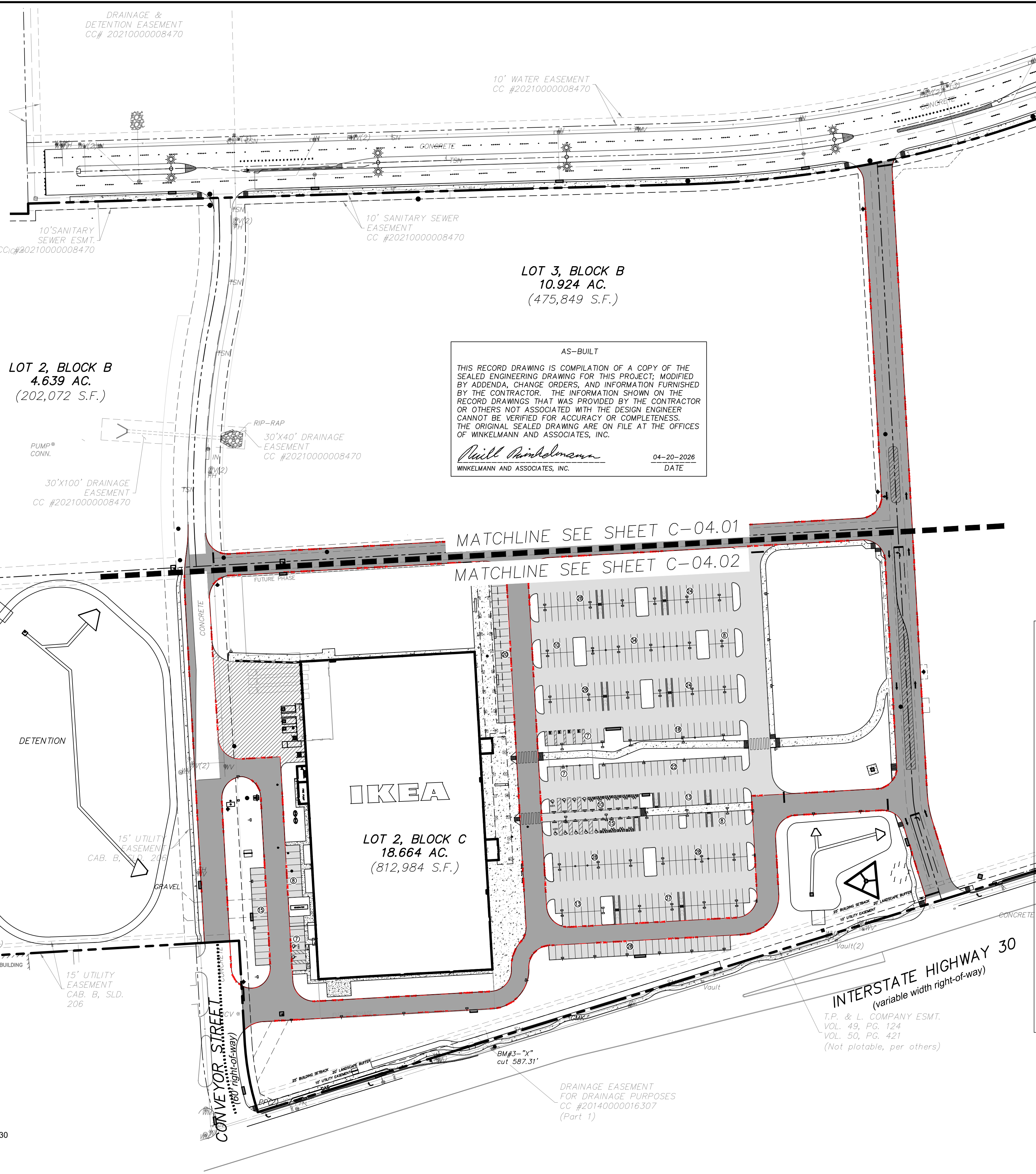
- THE SPECIFIC PAVEMENT SECTION WILL BE DEPENDENT UPON:
 1. TRAFFIC LOADS AND FREQUENCY;
 2. PAVEMENT TYPE AND STRENGTH;
 3. DESIRED PAVEMENT LIFE AND ENDING CONDITION; AND
 4. STRENGTH AND CONDITION OF THE SUBGRADE
- LIME SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH ITEM 260 OF THE CURRENT EDITION OF TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS 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:

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. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
3. ALL NEW PAVEMENT IS CONCRETE.
4. 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: 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'

BENCH MARKS:

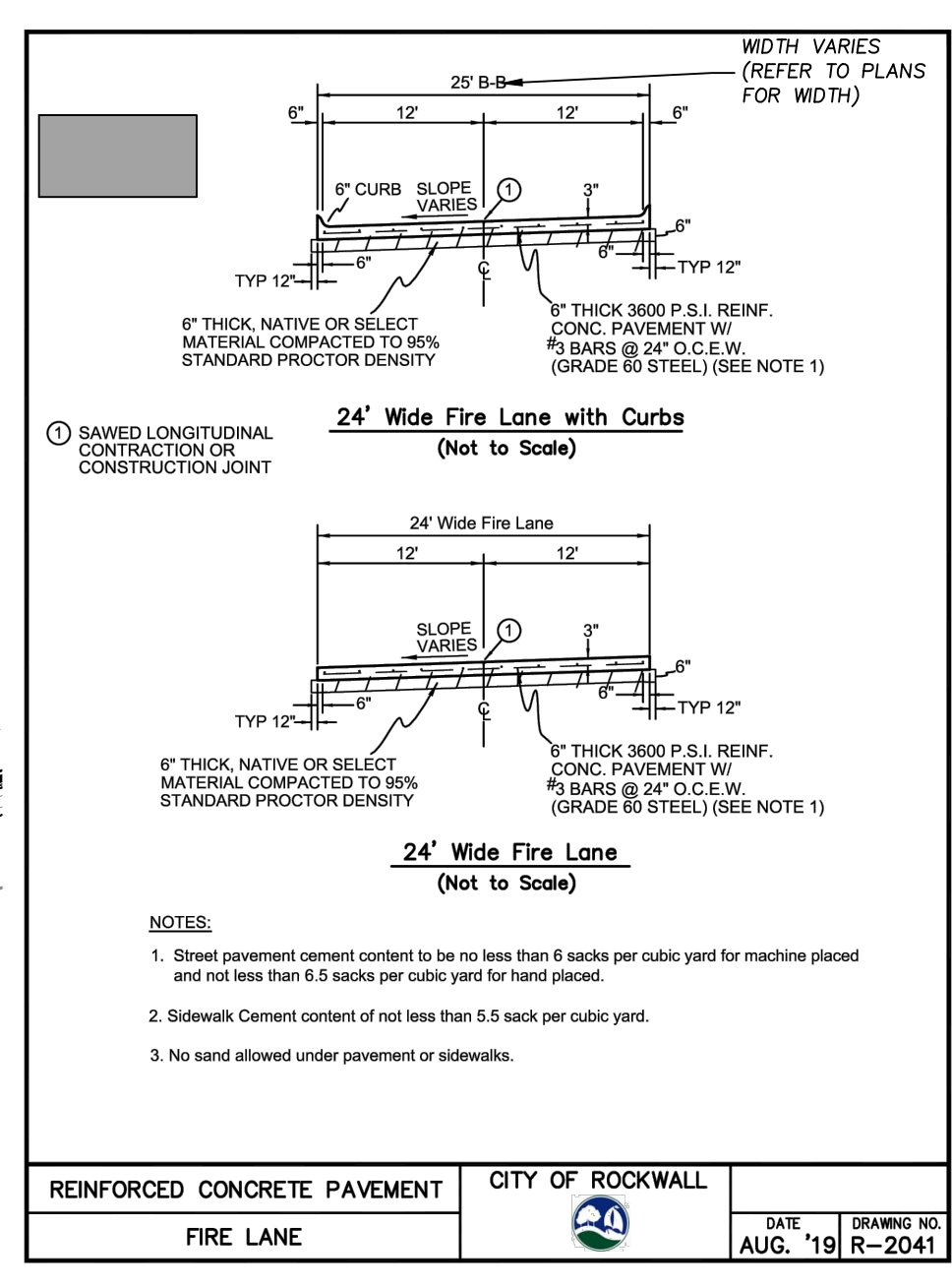
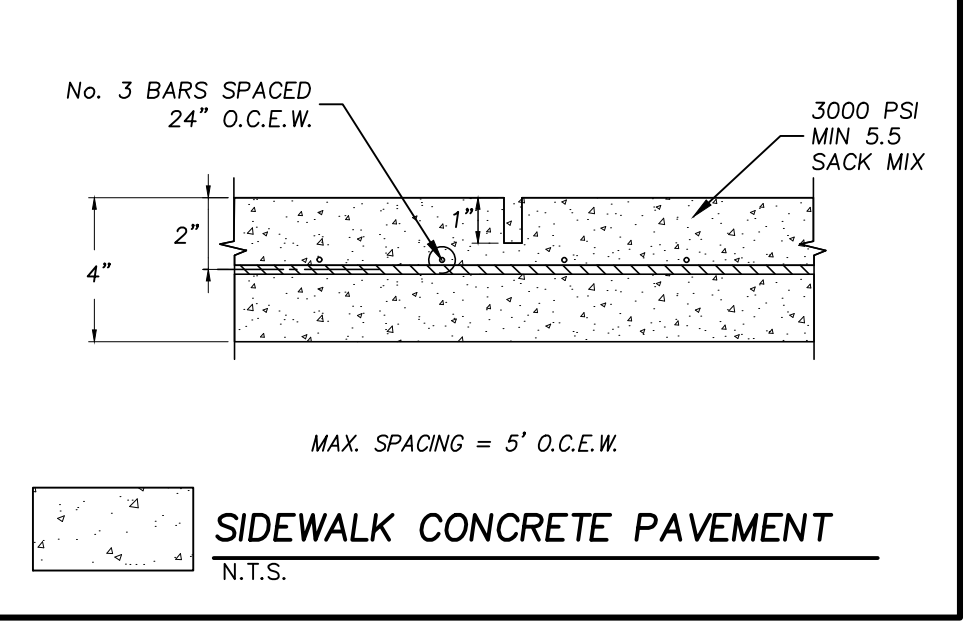
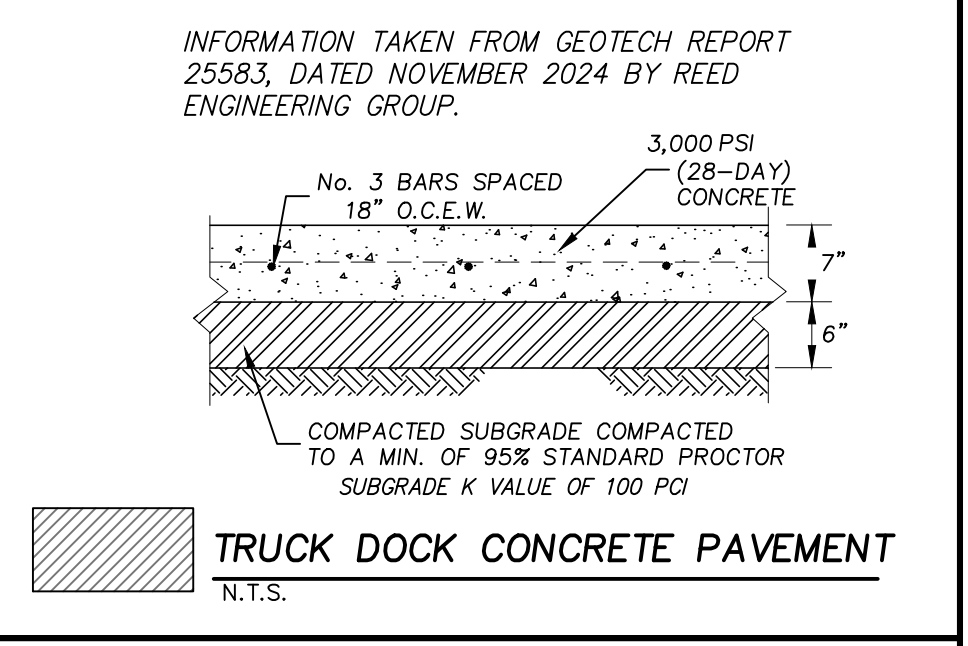
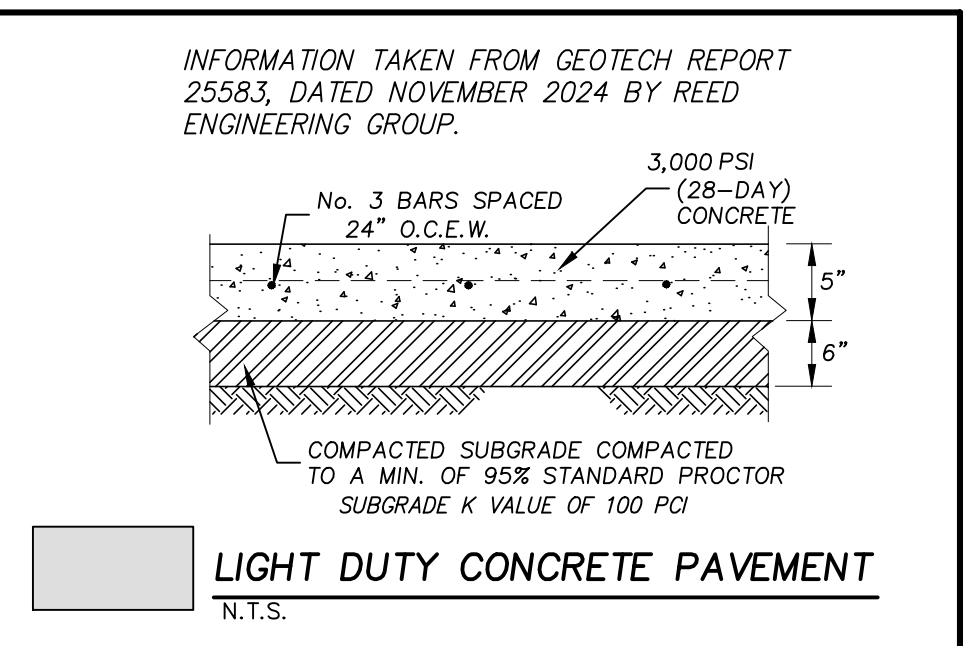
- BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.
ELEVATION - 605.81 feet
- BM#2 - "X" cut on the most Northerly Northwest corner 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

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.

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



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

Winkelmann & Associates, Inc.
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Texas Surveyors Registration No. 89 100866-00
Contractor's License, Measurement & Associates, Inc.

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

PAVING AND DIMENSION CONTROL PLAN KEYMAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.00