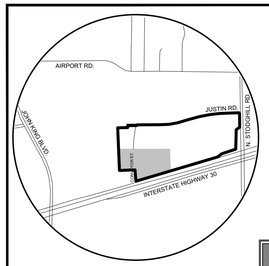
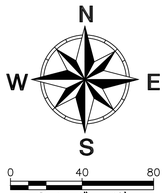


VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG Texas 811

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'

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.

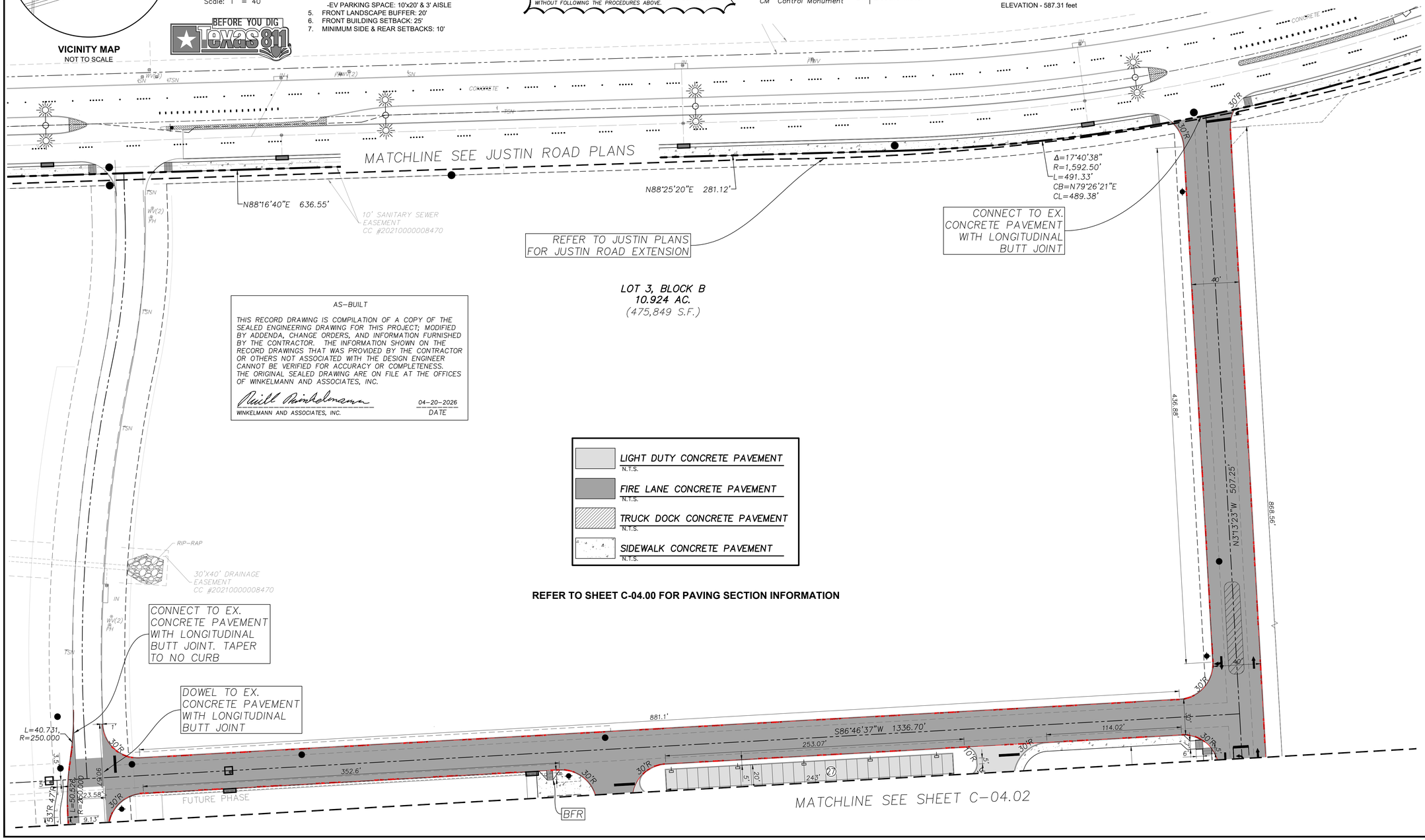
ELEVATION - 605.81 feet

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



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

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4750 HOLBERT PARKWAY, SUITE 215
DALLAS, TEXAS 75230
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

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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