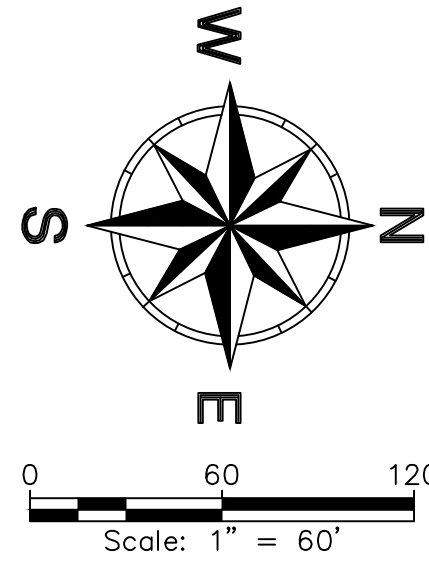


VICINITY MAP
NOT TO SCALE



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	XOF "X" Cut in Concrete Found
FH Fire Hydrant	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	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.

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.

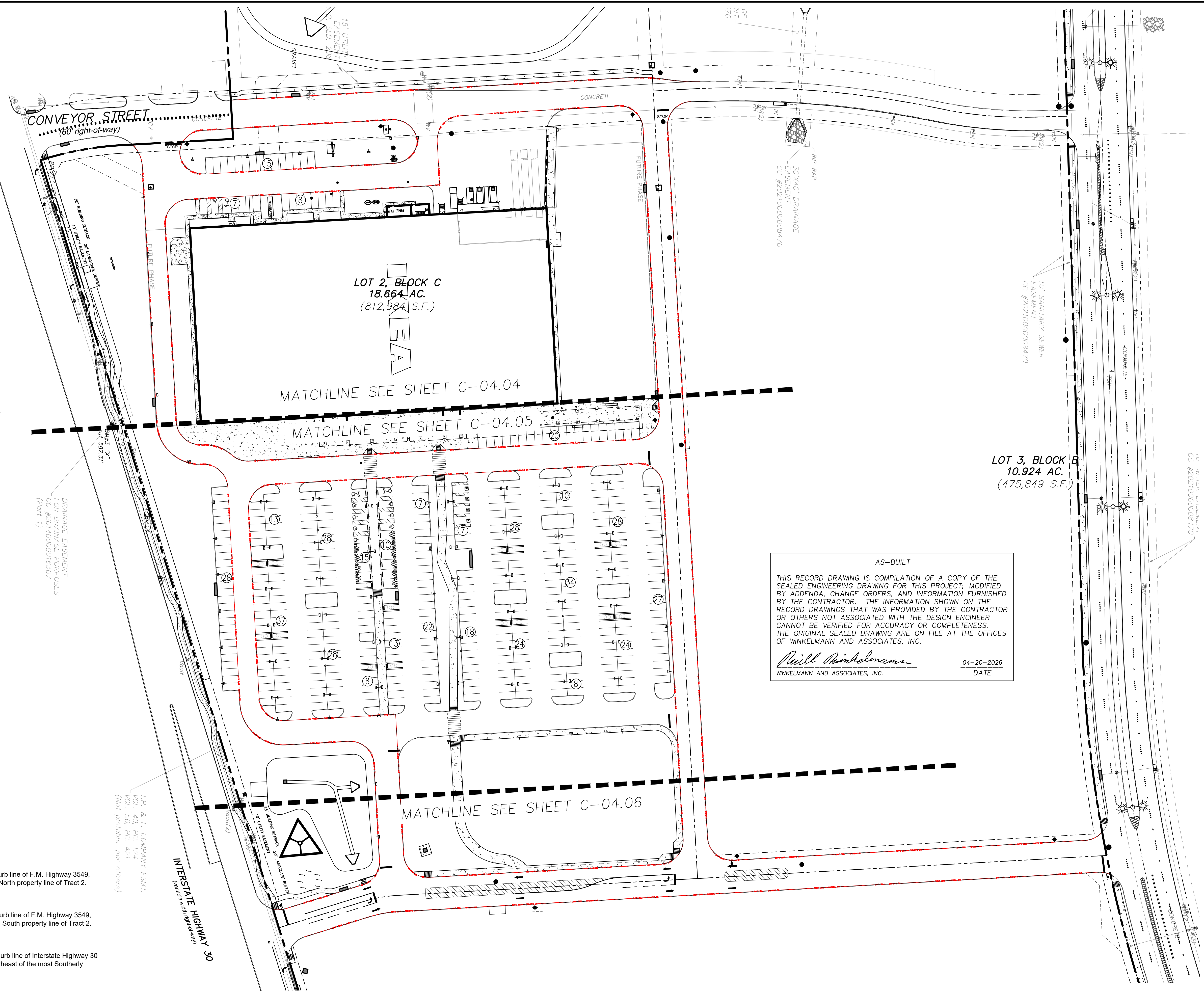
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

NOTES:

- 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.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW PAVEMENT IS CONCRETE.
- 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 SPACES: 11'x20' & 5' AISLE
 - ADA STANDARD SPACE: 9'x20' & 5' AISLE
 - EV PARKING SPACE: 9'x20' & 3' AISLE
- FRONT LANDSCAPE BUFFER: 20'
- FRONT BUILDING SETBACK: 25'
- 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

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

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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1000 W. CAMPBELL ROAD, SUITE 100 (972) 492-7099
Texas Engineers Registration No. 89 (972) 492-7099 FAX
Texas Surveyors Registration No. 107866-00
Contractor License, Measurement & Inspection, Inc.

Professional Seal for William R. Winkelmann, State of Texas, License No. 120378, dated 02-25-2025.

**STRIPING & SIGNAGE PLAN
KEYMAP**

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.03