

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, ±51.2 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

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 UNLESS 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'

SITE KEY NOTES:

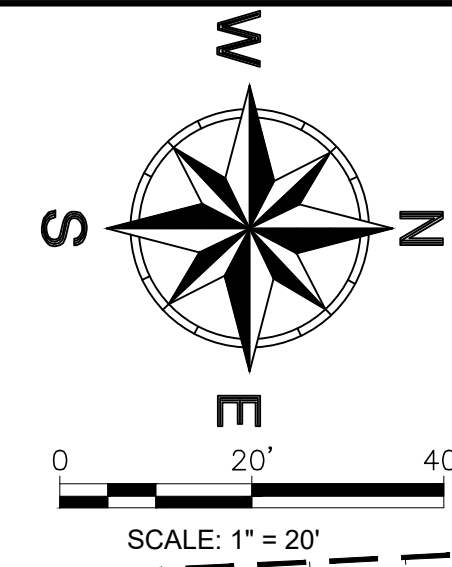
- (A) FIRE LANE STRIPING
- (B) REGULAR PARKING STRIPING
- (C) ADA STRIPING
- (D) PROP. STOP BAR
- (E) CUSTOMER LOADING SPACES
- (F) STANDARD WHITE CROSSWALK MARKINGS
- (G) EV PARKING SPACES
- (H) FAMILY PARKING SPACES

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.

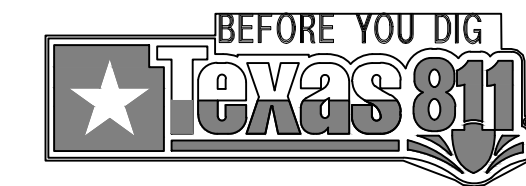
William R. Winkelmann
WINKELMANN AND ASSOCIATES, INC.

04-20-2026
DATE

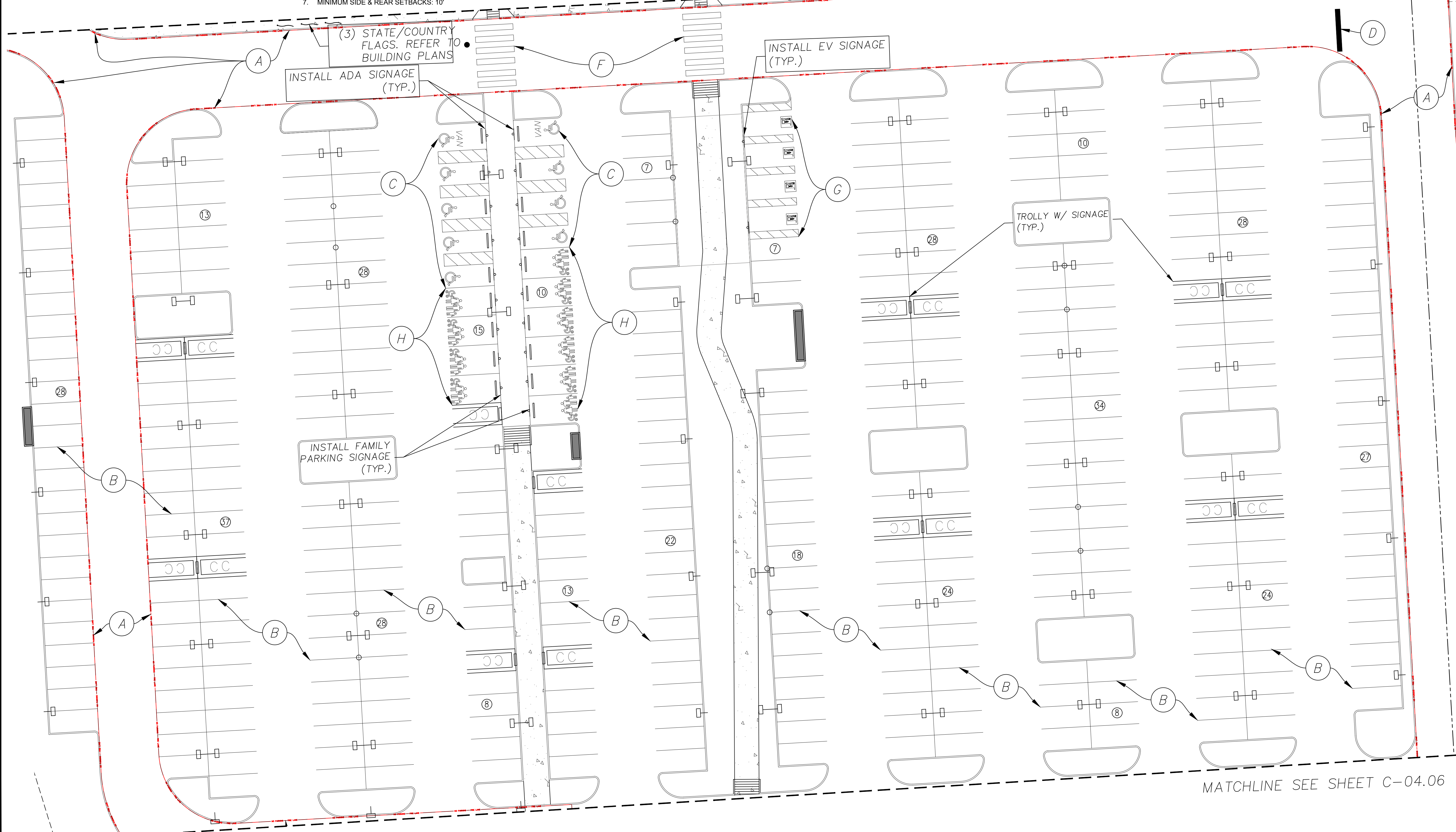


FLAG POLE NOTES:

1. POLES WILL MATCH LIVE OAK LENGTH (35' TALL)
2. EACH FLAG POLE WILL HAVE DARK SKY COMPLIANT SOLAR POWERED LIGHTS



MATCHLINE SEE SHEET C-04.04



MATCHLINE SEE SHEET C-04.06

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

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Contract # 1024, Williamson & Associates, Inc.

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

STRIPING & SIGNAGE PLAN 2
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX
IKEA @ ROCKWALL HEIGHTS

C-04.05