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

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.

W S N E

0 30 60

Scale: 1" = 30'

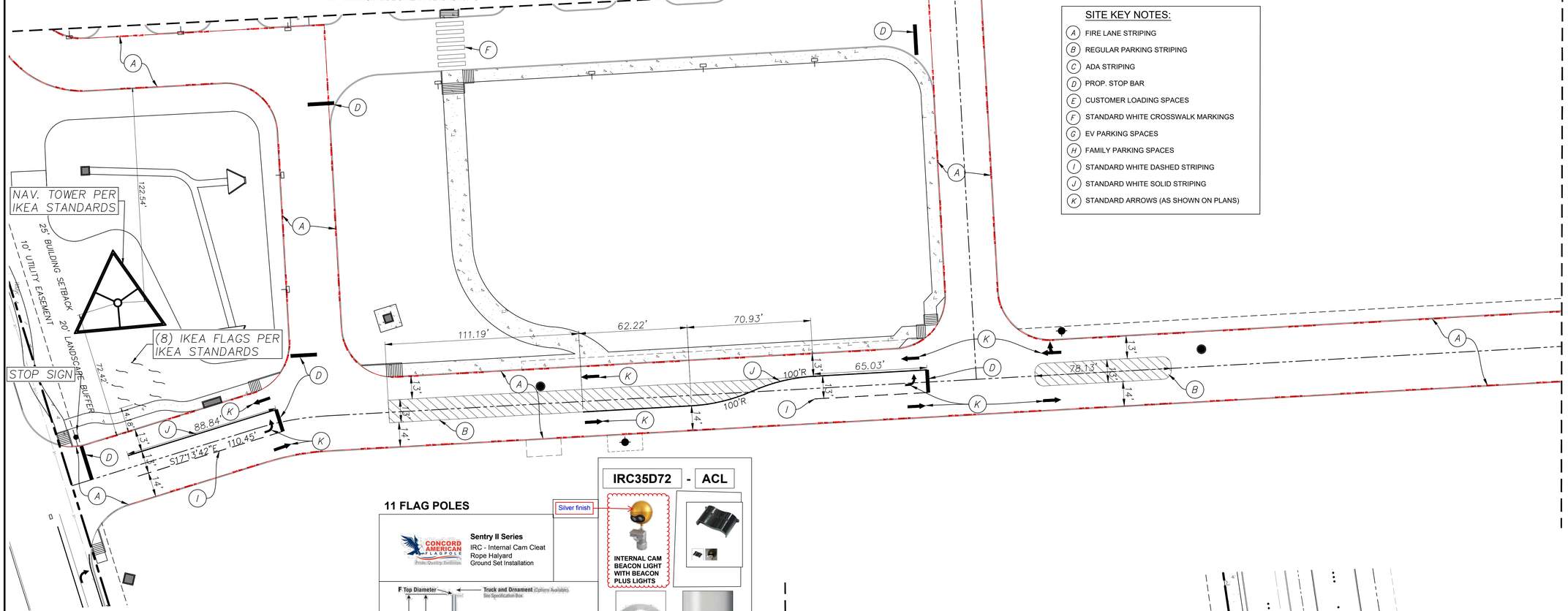
AS-BUILT

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

BEFORE YOU DIG TEXAS 811

MATCHLINE SEE SHEET C-04.05



MATCHLINE SEE BELOW

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
- (I) STANDARD WHITE DASHED STRIPING
- (J) STANDARD WHITE SOLID STRIPING
- (K) STANDARD ARROWS (AS SHOWN ON PLANS)

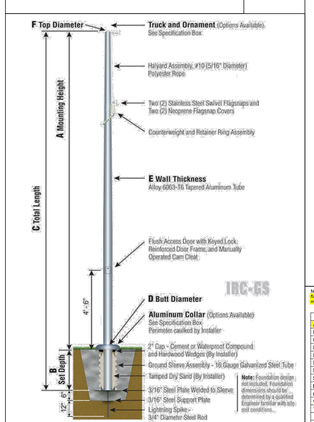
FLAG POLE NOTES:

1. POLES WILL MATCH LIVE OAK LENGTH (35' TALL)
2. EACH FLAG POLE WILL HAVE DARK SKY COMPLIANT POWERED LIGHTS
3. IKEA FLAGS ARRANGED EQUALLY SPACED IN AN 8m DIAMETER
4. EACH FLAG POLE LIGHTS SPEC:
   -HEAVY DUTY EXTERNAL HALYARD BEACON FLAGPOLE LIGHT-277V
   -SILVER BALL
   -COLOR 3000K(WARM)/500 LUMENS
   -INCLUDE BEACON PLUS (ADDS TWO VERTICAL MR8 FLAGPOLE LIGHTS (+400 LUMENS)

11 FLAG POLES — Silver finish

CONCORD AMERICAN FLAGPOLE — Pride. Quality. Tradition.

Sentry II Series
IRC - Internal Cam Cleat
Rope Halyard
Ground Set Installation

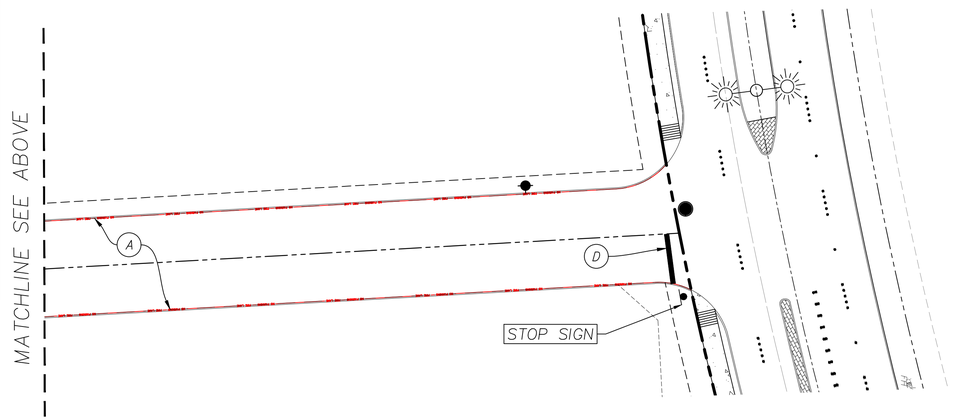


IRC35D72 - ACL

NOTE: Flagpole Components on Anodized and Powder Coat flagpoles (excluding specified Ornaments and Ball Trucks) will match flagpole color specified.

Specifications
A. Mounting Height: 35'
B. Set Depth: 5'-6"
C. Total Length: 38'-6"
D. Butt Diameter: 7"
E. Wall Thickness: .188"
F. Top Diameter: 3.5"
Flagpole Sections: 2
Shaft Weight: 214 lbs.
Hardware Weight: 18 lbs.
Ground Sleeve Weight: 39 lbs.
* Rated Flag Size: 16.00' x 6.56'
* Rated Wind Speed w/Nylon Flag: 112 mph
* Wind Speed Specifications from ANSI/NAAMM FP 1001-07

MATCHLINE SEE ABOVE



LOT 1, BLOCK A
ROCKWALL
COMMERCIAL
CC #20210000008470

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

LAST SAVED BY: COLVOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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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

STRIPING & SIGNAGE PLAN 3

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-04.06

6340s

IKEA @ ROCKWALL HEIGHTS

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