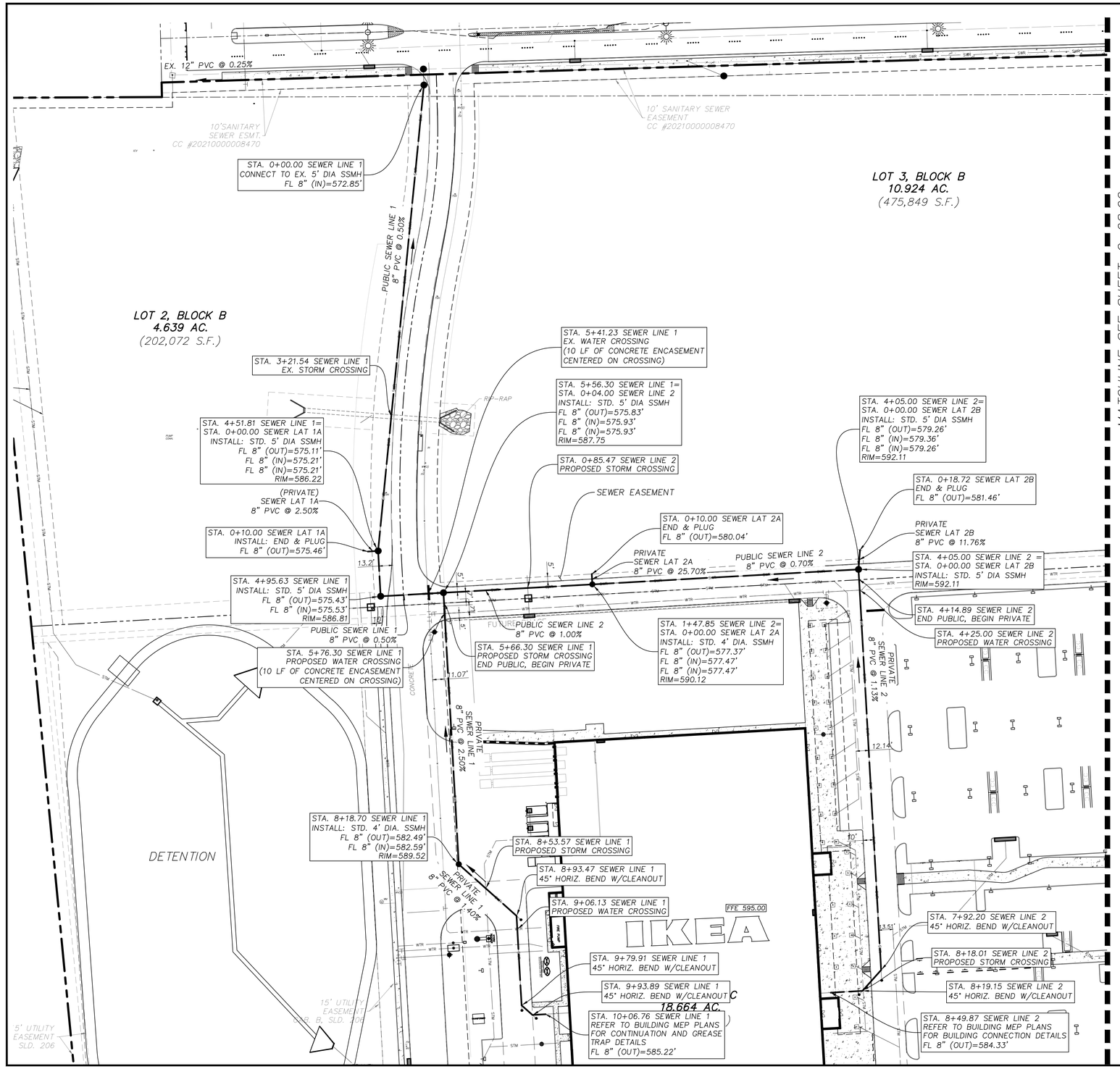

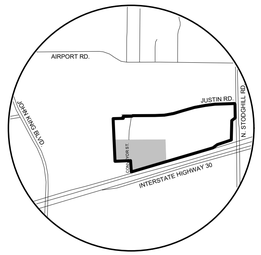

VICINITY MAP
NOT TO SCALE

N
W E
S
0 50 100
Scale: 1" = 50'

BEFORE YOU DIG TEXAS 811

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.

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. REFER TO CITY GENERAL CONSTRUCTION NOTES ON SHEET C-01.00 FOR WASTEWATER LINE NOTES.
3. DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
4. ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
5. ALL WASTEWATER IS PUBLIC UNLESS NOTED AS PRIVATE

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

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.			

LAST SAVED BY: COLMOSA Apr 20, 2026

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4765 HALDEMAN AVENUE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineer Registration No. F-10866-00
Texas Surveyor Registration No. 100866-00
(972) 490-1999 FAX

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William R. Winkelmann
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

SEWER PLAN 1

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-08.01

6340b
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IKEA @ ROCKWALL HEIGHTS