

VICINITY MAP
NOT TO SCALE

LEGEND

- 575--- EXISTING CONTOURS
- 575 PROP. CONTOURS
- [Hatched Box] STABILIZED CONSTRUCTION ENTRANCE 8" STONES
- --- SILT FENCE
- [Rectangular Box] CONCRETE WASHOUT AREA 10 MIL. LINER WITH BERM AROUND
- [Square with X] INLET PROTECTION
- [Brick Pattern Box] ROCK CHECK DAM

GENERAL CONSTRUCTION SEQUENCING & PHASING

- I. INSTALL TEMPORARY STAGING AREAS, STABILIZED CONSTRUCTION ENTRANCE SILT FENCE & TEMPORARY EROSION CONTROL BASIN PRIOR TO COMMENCEMENT OF WORK.
- II. DEMOLISH EXISTING STRUCTURES.
- III. STRIP SITE.
- IV. ROUGH GRADE SITE. INSTALL, VEGETATE, IRRIGATE DETENTION POND AND OUTFALL.
- V. CONSTRUCT BUILDING PAD.
- VI. INSTALL UTILITIES & INLET PROTECTION.
- VII. PAVE SITE & REMOVE STABILIZED CONSTRUCTION ENTRANCE.
- VIII. SOIL STABILIZATION/SEEDING THROUGHOUT THE SITE EXCEPT AREAS TO BE PAVED.
- IX. RELOCATE SILT FENCING AS NECESSARY & REMOVE INLET PROTECTION.

COORDINATION BETWEEN SITE GENERAL CONTRACTOR AND BUILDING GENERAL CONTRACTOR WILL BE NECESSARY. DAMAGE TO ANY EROSION CONTROL MEASURE MUST BE REPAIRED IMMEDIATELY BY THE PARTY RESPONSIBLE FOR THE DAMAGE.

*****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.

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

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	CFR Iron Rod Found w/ cap
TP Telephone Pedestal	XCF "X" Cut in Concrete Set
WM Water Meter	PK "X" Cut in Concrete Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	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	UCC Underground Cable Marker
CM Control Monument	EB Electric Box
	EM Electric Meter



LOT 3, BLOCK B
10.924 AC.
(475,849 S.F.)

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

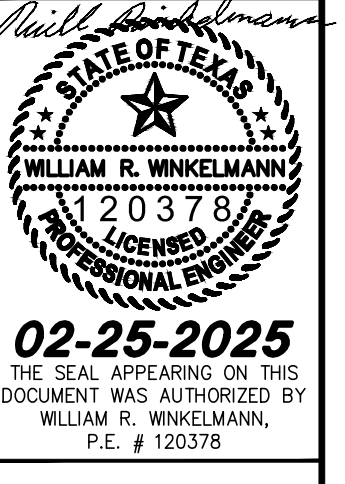
NOTES:

- 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.

DISTURBED AREA (SCOPE OF THIS PLAN SET): 21.16 AC.

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

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EROSION CONTROL PLAN
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-10.00