

HORIZON ROAD (100' R.O.W.)

N 43°51'4" W 125.0'

N 46D8'56" E 173.46'

30' ACCESS DRIVE

PROP. 8" WATER

PROP. 4" SEWER SERVICE LINE

SONIC
1538 SQ. FT.
BUILDING TYPE 05DL

S 46°8'56" W 251.56'

FLEMING INVESTMENTS INC.,
VOLUME 2977, PAGE 277
D.R.R.C.T.

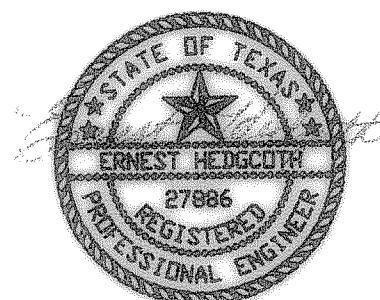
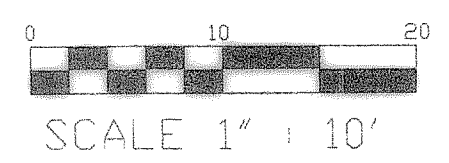
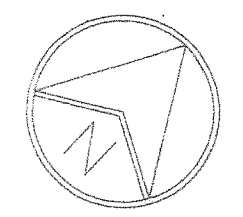
RIP-RAP

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER (FRONTAGE)	10 FEET	12 FEET
LANDSCAPE AREA	15% OR 4195.62 S.F.	4562.03 S.F. 16.30%
TREES (ONE PER EVERY 30' NORTH SIDE BUFFER)	143/30 = 5	5
TREES (ONE PER EVERY 50' SOUTH SIDE BUFFER)	125/50 = 3	3
TOTAL LIVE OAK TREES	8	8
SHRUBS		12

PLANT MATERIAL	TYPE	SIZE
TREE	SOUTHERN LIVE OAK	3" CALIPER
GRASS	BERMUDA GRASS	-
SHRUB	YAUPON HOLLY	-

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING GROUND GRADES PRIOR TO COMMENCING CONSTRUCTION AND THE DEPTH AND LOCATIONS OF AND PROTECTING ALL EXISTING SERVICE LINES, OR OTHER PROPERTY CROSSED OR EXPOSED BY HIS CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DAMAGED UTILITY OR SERVICE LINE. HE SHALL COOPERATE WITH THE OWNERS OF ALL UTILITIES TO LOCATE EXISTING UNDERGROUND FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.



The seal appearing in this document was authorized by ERNEST HEDGCOTH, P.E. #27886
DATE 12/15/03

SONIC RESTAURANT
LOT 1, BLOCK 1,
HORIZON VILLAGE ADDITION
CITY OF ROCKWALL

OWNER/DEVELOPER
FLEMING INVESTMENTS INC
1500 McDONALD ROAD, ROCKWALL, TEXAS 75032
TEL: 214 236 4546 CONTACT: DALE FLEMING

LANDSCAPE PLAN

ERNEST HEDGCOTH
CONSULTING ENGINEERS, INC.
5701-C MIDWAY ROAD, FORT WORTH, TX 76117
TEL: 817 831 7711, FAX 817 831 8388

Job No 2003-057 Design: VKM
Date: 12/15/03 Draft: VKM
Scale: 1" : 10' Review: EH

SHEET L-1 OF