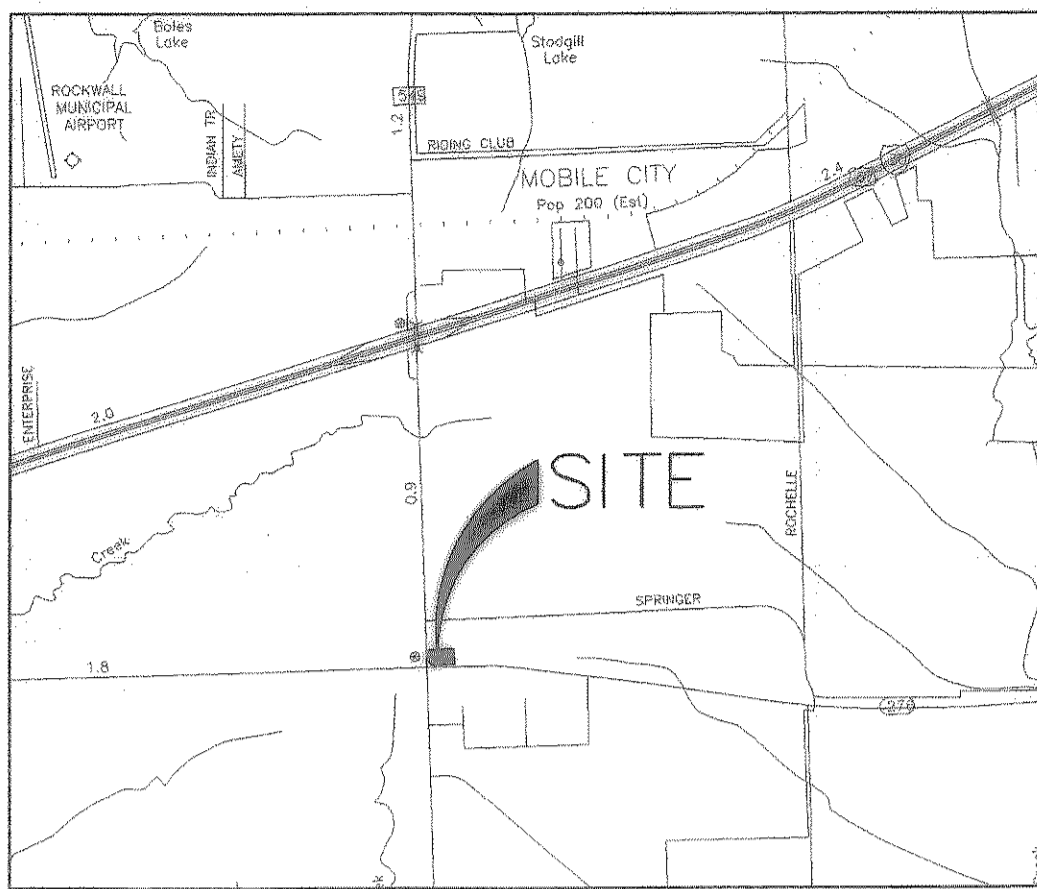
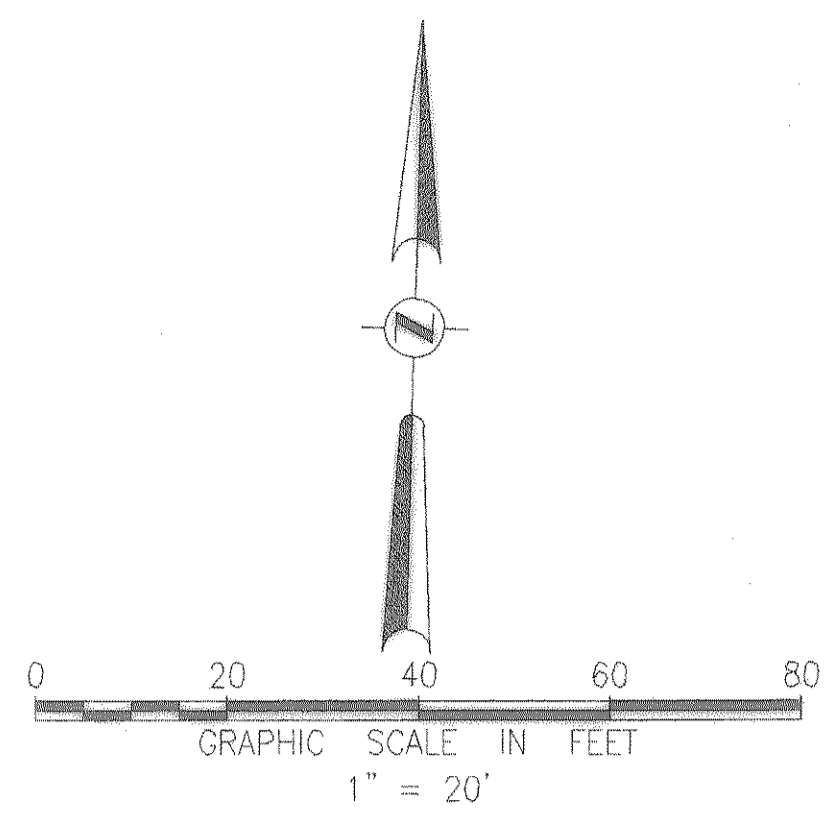
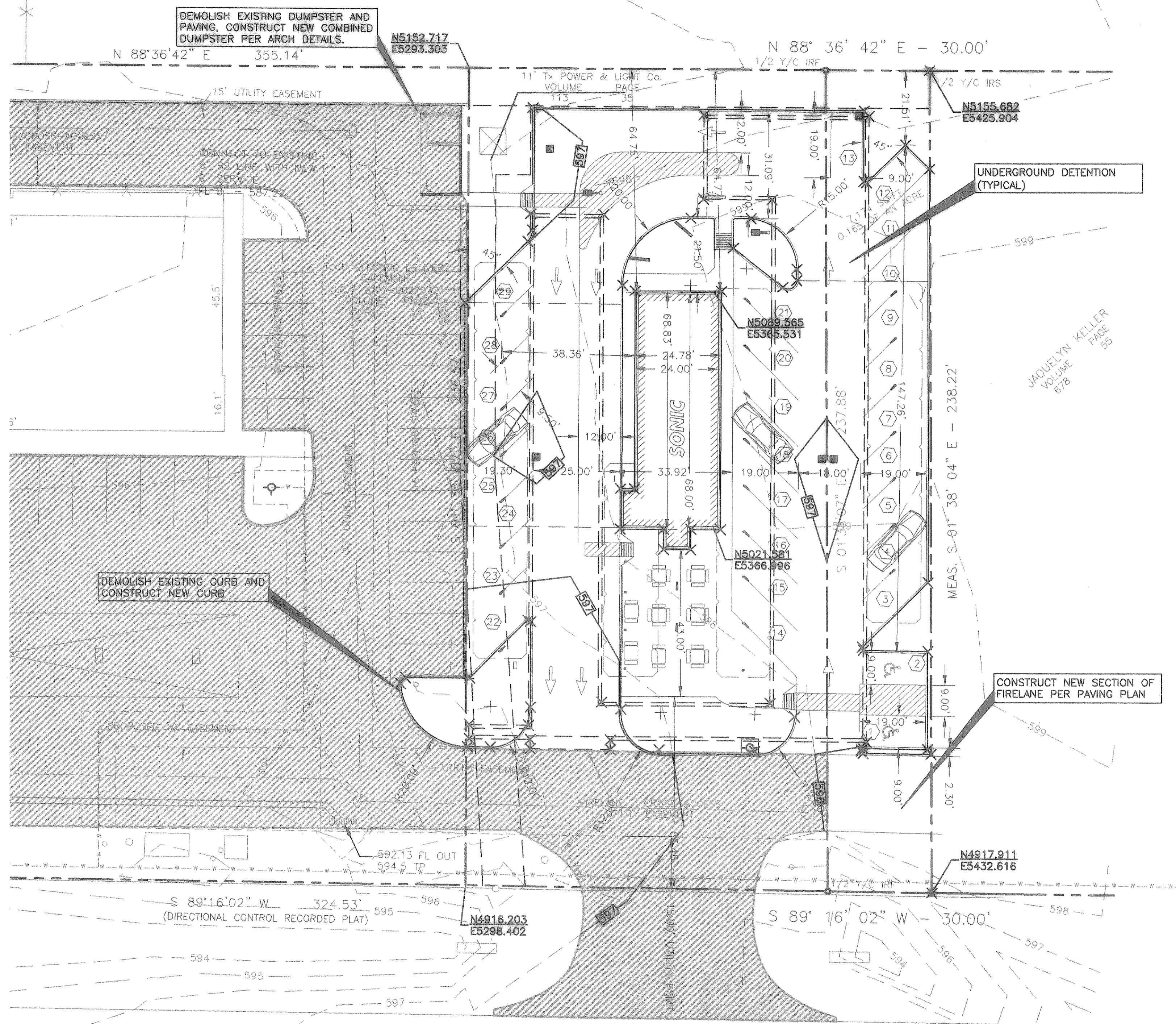


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LEGEND

- PROPERTY LINE
- ADJOINED PROPERTY
- EXISTING WATER LINE
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC YELLOW)
- PAINTED WALKWAY (TRAFFIC YELLOW)
- EXISTING PAVING
- PARKING STALL COUNT
- SITE LIGHTING

RECORD DRAWINGS

THE DRAWINGS CONTAINED IN THIS SET ARE "RECORD DRAWINGS". THE INFORMATION SHOWN ON THESE SHEETS, WHERE IT DIFFERS FROM THE PERMITTED SET, IS TAKEN FROM FIELD OBSERVATIONS AND NOTES PROVIDED BY THE GENERAL CONTRACTOR, NOT FROM SURVEYED DATA OR FROM FIELD OBSERVATIONS BY MA ENGINEERING & CONSTRUCTION EMPLOYEES.

**SITE PLAN
SONIC**

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSAY SURVEY ABSTRACT NO. 186, ROCKWALL COUNTY, TEXAS AND BEING THAT TRACT OF LAND CONVEYED BY ROLAND E. COBB, JR. AND MARTHA COBB TO STEVE WAGNER BY DEED AS RECORDED IN VOLUME 3103, PAGE 92, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

OWNER
NAIM TATARI
9700 FM 1641
TERRELL, TEXAS 75160

ENGINEER
MA ENGINEERING & CONSTRUCTION
5850 W. I-20, SUITE 250
ARLINGTON, TX 76017
(817)563-6900 OFFICE
(817)796-1042 FAX

LAND USE CHART

NAME PROPOSED	SONIC
EXISTING ZONING	COMMERCIAL
PROPOSED USE	COMMERCIAL
SITE AREA	0.727 ACRES (31,650 S.F.)
BUILDING AREA	0.04 ACRES (1,718 S.F.)
BUILDING HEIGHT	20' SINGLE STORY
FLOOR AREA RATIO	5.43% OF TOTAL LOT AREA
IMPERVIOUS SURFACE AREA	0.59 ACRES (25,880 S.F.)
PARKING REQUIRED	18 SPACES REQUIRED (1 PER 100 S.F.)
EMPLOYEE PARKING PROVIDED	4 SPACES PROVIDED
PARKING PROVIDED	29 SPACES PROVIDED (INCLUDING H.C. AND EMPLOYEE)
HANDICAP PARKING REQUIRED	2 HANDICAP SPACES
HANDICAP PARKING PROVIDED	2 HANDICAP SPACES

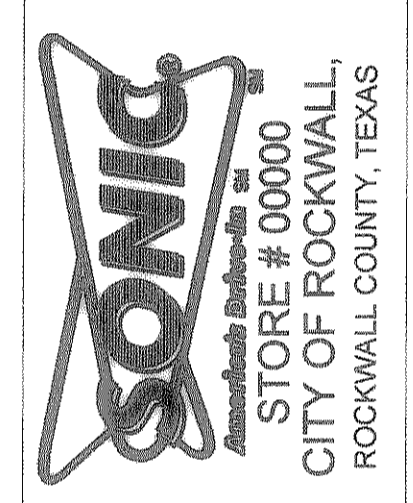
GENERAL NOTES

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING.
- ALL CURVE RADII SHALL BE NO LESS THAN 3' UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR SIGHTING LIGHTING DESIGN AND DETAILS.
- ALL ANGLED PARKING SHALL BE 45° WITH MINIMUM DIMENSIONS PER CITY OF ROCKWALL STANDARDS.
- ALL STRAIGHT PARKING SHALL BE 9 FEET WIDE BY 19 FEET LONG.
- MARK FIRE LANE TO CITY SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND. FIRE LANE MUST BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ROCKWALL ENGINEERING STANDARDS.

CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	DESCRIPTION	BY	DATE	SCALE
1	ISSUED TO THE CITY OF REVIEW	MA	3-11-08	1" = 20'
2	ISSUED TO THE CITY OF REVIEW	MA	6-15-08	1" = 1/4"
3	ISSUED TO THE CITY OF REVIEW	MA	6-19-08	
4	ISSUED TO THE CITY OF REVIEW	MA	6-28-08	
5	ISSUED FOR CONSTRUCTION	MA	7-9-08	
	RECORD SET	MA	11-21-08	



**SITE PLAN /
DIMENSIONAL
CONTROL**

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PHONE (817) 563-6900
FAX (817) 796-1042

SHEET
C-3.0