

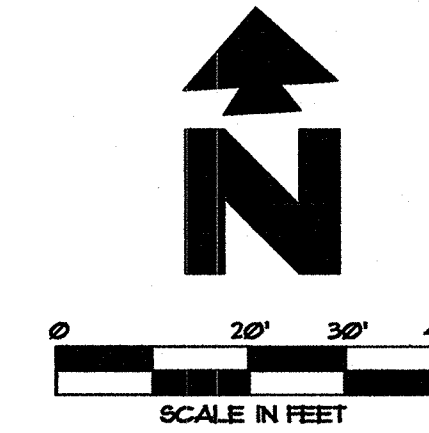
VICINITY MAP
Not to Scale

TO THE BEST OF OUR KNOWLEDGE AND ENGINEERING, WE HEREBY STATE THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS.

NOTE: ON-SITE AREA PROPOSED APPROXIMATELY 0.91 ACRES (39,691 SF.)

STANDARD PARKING		ACCESSIBLE PARKING	
CUSTOMER	16	CUSTOMER	1
EMPLOYEE/PATIO	11	EMPLOYEE/PATIO	1
TOTAL	27	TOTAL	2
TOTAL ON-SITE PARKING		29	



GENERAL NOTES:

- ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 4" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.

SITE PLAN KEYNOTES

ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: SD423
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
3	CURB RAMP (TYPICAL), REF: SD405
4	8' TALL TRASH ENCLOSURE, REF: SD301
5	RAILING, REF: SD224
6	BOLLARD, REF: SD220
7	GREASE TRAP, REF: F202
8	6" SANITARY SEWER LINE (PRIVATE)
9	2" UNDERGROUND GAS LINE
10	UNDERGROUND WATER LINE W/1" METER
11	UNDERGROUND ELECTRIC LINE
12	2" UNDERGROUND TELEPHONE LINE
13	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
14	MENU / CANOPY POST (TYPICAL), REF: CA123
15	CONCRETE DRIVE, BUILD IN ACCORDANCE WITH CITY AND OR STATE SPECIFICATIONS
16	6" THICK CONCRETE PAVING (3600 psi)
17	8" THICK CONCRETE PAVING IN THIS AREA (4000 psi)
18	- NOT USED -
19	- NOT USED -
20	CONC. CURB & GUTTER, REF: DETAILS ON CIVIL SHEETS
21	CONC. WALKS AND PATIO, REF: CIVIL DRAWINGS & SD5.
22	LOOSE TABLES & CHAIRS, REF: SD5 FOR SPECS.
23	1" YARD HYDRANT OFF IRRIGATION LINE, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR
24	FLOWER POTS PROVIDED BY SONIC
25	- NOT USED -
26	TRASH CANS WITH 2'X2' PADS

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE PAVING PLAN (SHEET C-3).
- BUILDING CONTROL POINT
- LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)
- SITE PLAN NOTE
- CUSTOMER PARKING STALL
- EMPLOYEE / PATIO PARKING STALL
- SIGN (SEE SCHEDULE)
- BUILDING CONTROL POINT
- CURB INLET

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AND CONCRETE ISLANDS SHALL RECEIVE TYPE 1B CURB AND GUTTER PER NCTCG 3rd EDITION AND CITY OF ROCKWALL STD., UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 - ALL CURBS ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER NCTCG 3rd EDITION AND CITY OF ROCKWALL STD.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PER NCTCG 3rd EDITION AND CITY OF ROCKWALL STD.
 - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER ADA STANDARDS.
 - ALL BUILDING DIMENSION TO FACE OF FRAMING

PER CITY REQUEST, ALL POLE MOUNTED FLOOD LIGHTS & FIXTURES SHALL BE SHOWN ON BUILDING PLAN ONLY.

SITE DETAILS

- 3D CONCRETE SIDEWALK
- 10C FIRE LANE MARKING PER CITY STANDARDS

SITE NOTES

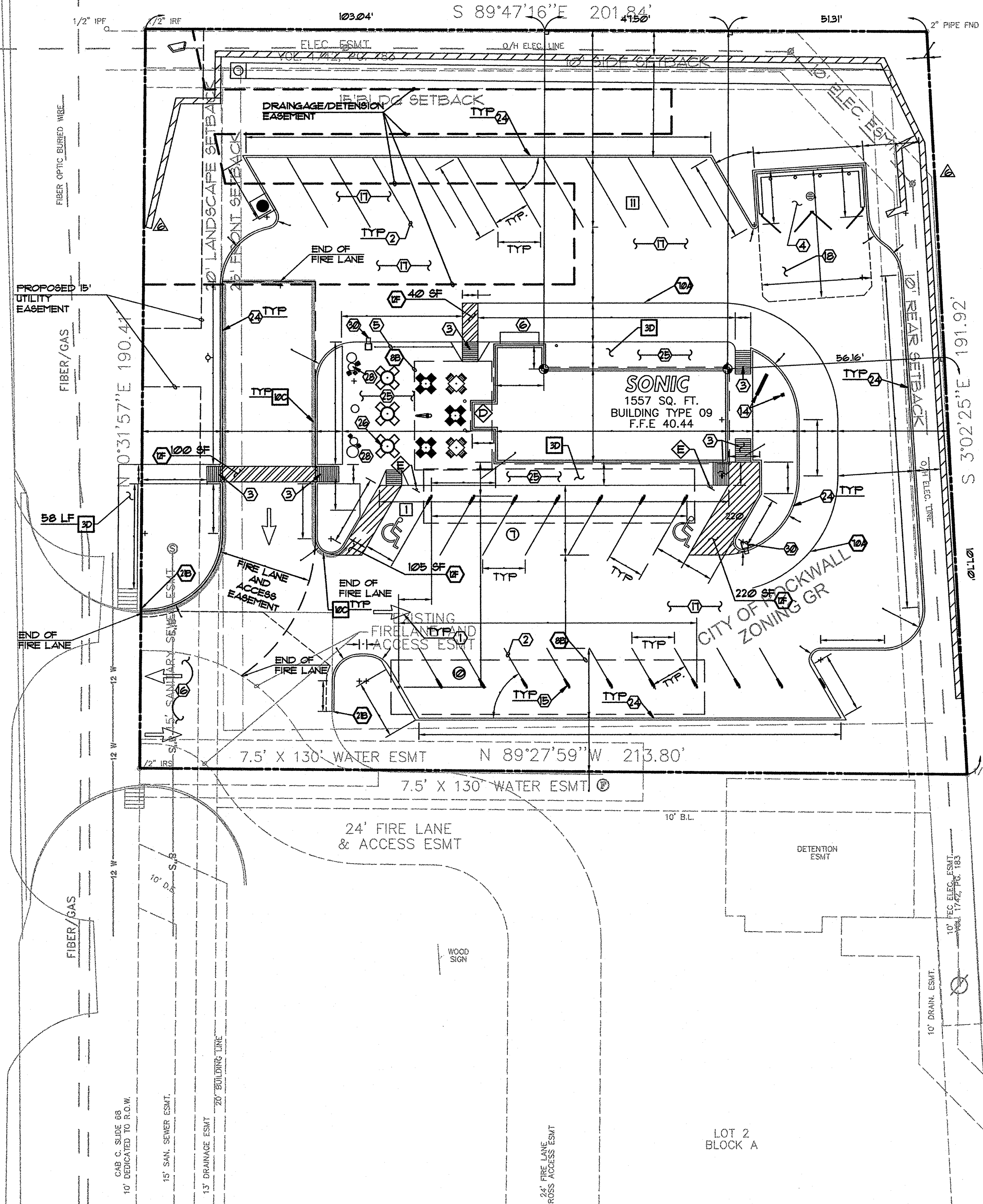
- 2B OVERHEAD CANOPY - (TYP. PER ARCH. PLANS)
- 12F PEDESTRIAN CROSSING - 4" WIDE PAINTED YELLOW STRIPES 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 21B TAPER CURB FROM 6" TO 0" OVER 2'
- 10A BUTTONS PER CITY STANDARD, 5" CENTER TO CENTER

GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
 - TOPOGRAPHY: ROCKWALL SURVEY COMPANY, INC.
 - AND BOUNDARY: 912-TI2-5434
 - DATE: 02/23/2009
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINUING BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (282) 396-4421. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

CONTRACTOR SHALL CONSTRUCT WALL DESIGN THAT NO PART OF THE WALL (FOOTINGS, TIE-BACKS, ETC.) TO BE OFF-SITE OR IN RIGHT OF WAYS.

ALL PROPOSED AND EXISTING UTILITIES ARE SHOWN ON UTILITY PLAN (SHEET C-4).



N. COLIAD STREET
STATE HIGHWAY 205
110' R.O.W.

HWY 205

SIGN SCHEDULE

ITEM	QTY.	REFERENCE	SIGN TYPE
2	2	SD219	HANDICAPPED PARKING SIGN

IDENTIFICATION SIGNS BY SEPARATE DOCUMENT

LEGEND

EXISTING	TV	GAS	TEL	FH	FP
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE	
ELEC METER	TU ELEC BOX	UM WATER METER	12" IRF IRON ROD FOUND (CORNER)		
FENCE	SUBSURFACE JUNCTION BOX	A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK	
					PROPERTY LINES

LEGAL DESCRIPTION

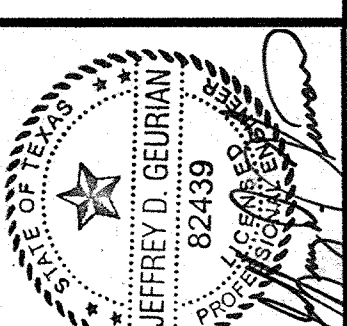
BEING LOT 3, BLOCK A, OF REPLAT HILLCREST CENTER, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 181-188, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

BENCHMARK

BENCHMARK: RAILROAD SPIKE IN POWER POLE AT NE CORNER OF SH 205 & RT 382. BENCHMARK IS APPROXIMATELY 225 FEET SOUTH OF SOUTHWEST CORNER OF PROPERTY. ELEVATION=543.15.

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.480541 0205 C DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE "X". THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.



ENGINEERING ASSOCIATES, INC.
337 SW 11th Street
Bartonsville, AR 72712
DING NAME: 24989PROJ
JOB NO.: 02-27-09
DATE: 02-27-09

SONIC CORPORATION
3020 JOHNNY BENCH DRIVE
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000

SONIC DRIVE-IN
SONIC TYPE: 09
HWY 205 & HWY 552
ROCKWALL, TEXAS

SHEET
C-1
DWG: 24989PROJ
DATE: 03/10/09