

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.

TOP OF PIPE COORDINATES:
 N = 704276.939
 E = 252691.84
 A = 521.69

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 0.31 ACRES (39,651 SF.)

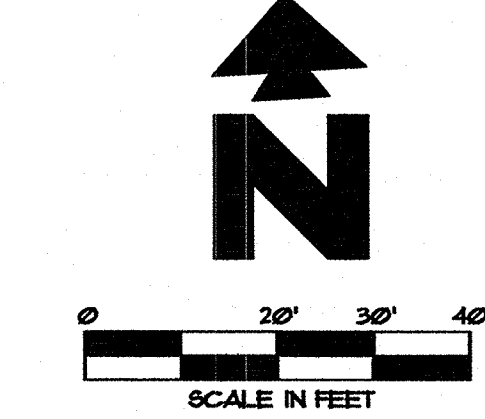
NOTE: EX. FERVIOUS - 32,522.50 SF
 EX. INTERVIOUS - 2,242.89 SF
 PROP. FERVIOUS - 1,024.16 SF
 PROP. INTERVIOUS - 2,532.63 SF

NOTE: ALL FILL TO BE COMPACTED USING A SHEEP'S FOOT ROLLER TO MIN. 95%.

NOTE: PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480541 0205 C DATED SEPTEMBER 2005, THIS DOES NOT ENCRACH IN THE 100 YEAR FLOOD PLAIN.

NOTED FIELD ADJUSTMENTS: FIELD ADJUSTMENTS WERE MADE TO THE BOTTOM OF RETAINING WALL DUE TO DISCREPANCIES IN THE SURVEY PROVIDED FOR THIS PROJECT. CONTRACTOR NOTIFIED CEI OF THE DISCREPANCIES AND THE FOLLOWING ELEVATION CHANGES HAVE BEEN MADE IN ORDER FOR THE WALL TO BE REEVALUATED BY THE STRUCTURAL ENGINEER WHO DESIGNED THE WALL.

NOTE: PRIOR TO ACCEPTANCE THE DESIGN ENGINEER FOR THE WALL WILL NEED TO PROVIDE A SIGNED AND SEALED LETTER THAT THE WALL WAS INSPECTED DURING CONSTRUCTION AND THE WALL IS BUILT PER APPROVED PLANS.



CALCULATED LOCAL 100 YEAR STORM CHANNEL ELEVATION BASED ON CITY OF ROCKWALL TOPO PROVIDED BY CITY ENGINEERING DEPARTMENT. TOTAL OVERALL AREA ACCOUNTED FOR IS 16.16 ACRES (2203 ACRES OF SINGLE FAMILY ZONING AND 16.01 ACRES OF COMMERCIAL ZONING).
 SINGLE FAMILY ZONING COEFFICIENT = 0.5
 COMMERCIAL ZONING COEFFICIENT = 0.3

LOCAL 100-YEAR STORM CHANNEL SECTION ELEVATIONS:
 SECTION 'A' ELEVATION=532.00'
 SECTION 'B' ELEVATION=528.50'
 SECTION 'C' ELEVATION=521.00'

- PROPOSED**
- BOUNDARY LINE
 - GRADE BREAK
 - CONTOUR ELEVATIONS
 - XXXX SPOT ELEVATIONS:
 TC = TOP OF CURB
 G = GUTTER
 SW = SIDEWALK
 CS = CONCRETE SWALE
 TOU = TOP OF WALL
 BOU = BOTTOM OF WALL

- GENERAL GRADING NOTES**
- A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, & CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
 - B. ALL SLOPES & AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH & FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SOUPED, FERTILIZED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SOD TYPE AND PROPER APPLICATION. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HERON OR WITHIN THE SPECIFICATIONS.
- ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL NCTOG 3RD EDITION AND CITY OF ROCKWALL STD.
- ALL STORM DRAIN PIPES ARE MEASURED FROM THE CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.

- GRADING DETAILS**
- 14A CONCRETE SWALE
 - 17H MORTARED RIP-RAP PAD (SEE SIZE THIS SHEET)
 - 19B SLOPED CONCRETE END WALL
 - 22A AREA INLET (SEE SHEET C-7)
 - 84A TEMPORARY SILT FENCE
 - 85A TEMPORARY STONE CONSTRUCTION ENTRANCE

- GRADING NOTES**
- 19D MATCH EXISTING PAVEMENT ELEVATIONS
 - 13A UNDERGROUND DETENTION AREA DESIGNED BY CONTECH STORM WATER SOLUTIONS. (SEE SHEET C-8 FOR DETAILS)
 - 13B 8" CONCRETE CURB INLET PER NCTOG 3RD EDITION AND CITY OF ROCKWALL STANDARDS TO CONNECT TO UNDERGROUND DETENTION.

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

PER CITY REQUEST, ALL REFERENCES TO SIGNAGE HAVE BEEN REMOVED FROM SITE PLAN KEYNOTES. PER PHONE CONVERSATION WITH CITY, CANOPY POST CAN REMAIN AND 3/4" YARD HYDRANT HAS BEEN CHANGED TO 1" YARD HYDRANT.

NOTE: THE RETAINING WALL SHOWN ON THE CIVIL PLANS BY CEI ENGINEERING, ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL CONSTRUCT WALL FROM PLANS SUPPLIED BY PHIL ROBINS CEI ENGINEERING SHALL BE HELD HARMLESS FOR BOTH THE DESIGN AND CONSTRUCTION ISSUES FOR THE RETAINING WALLS.

SONIC DRIVE-IN, CITY OF ROCKWALL, TEXAS RECORD DRAWINGS ARE PROVIDED PER REQUEST OF THE CITY OF ROCKWALL, TX. ANY AND ALL DISCREPANCIES OR DIFFERENCES TO GRADES, TOPOGRAPHY, PAVEMENT, RETAINING WALLS, STRUCTURES, ETC NOT SHOWN ON THESE PLANS WERE BUILT BY THE CONTRACTOR WITHOUT CEI ENGINEERING'S PRIOR KNOWLEDGE.

GENERAL NOTES:

1. ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
3. 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.
4. 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

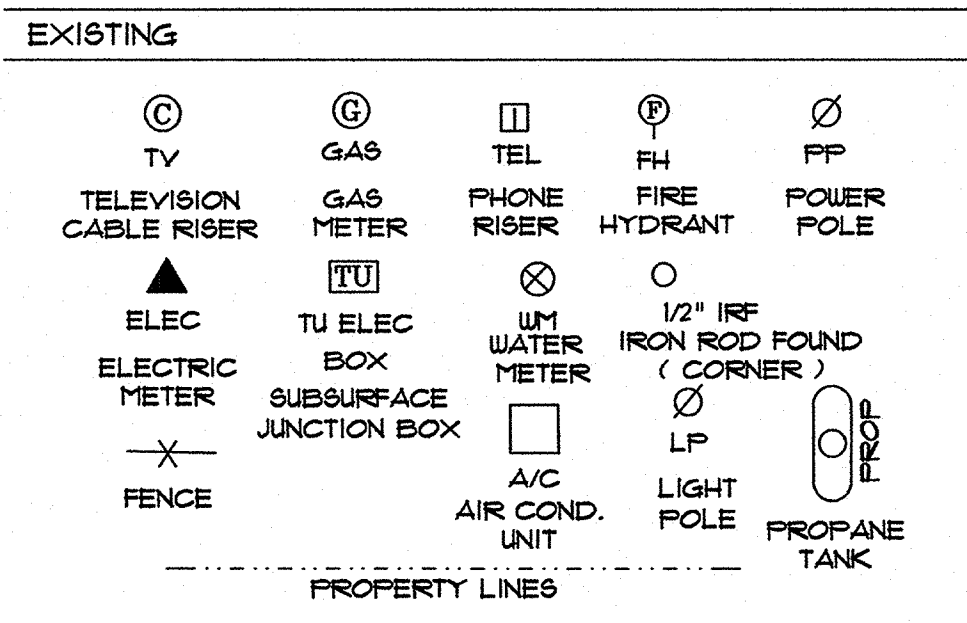
ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: SD423
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
3	CURB RAMP (TYPICAL), REF: SD4205
4	8" TALL TRASH ENCLOSURE, REF: SD3201
5	RAILING, REF: SD224
6	BOLLARD, REF: SD220
7	GREASE TRAP, REF: F202
8	6" SANITARY SEWER LINE (PRIVATE)
9	2" UNDERGROUND GAS LINE
10	UNDERGROUND WATER LINE 1/2" 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

SIGN SCHEDULE

ITEM	QTY.	REFERENCE	SIGN TYPE
27	2	SD219	HANDICAPPED PARKING SIGN

IDENTIFICATION SIGNS BY SEPARATE DOCUMENT

LEGEND



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 187-188, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

BENCHMARK

BENCHMARK: RAILROAD SPIKE IN POWER POLE AT NEC OF SH 205 & FM 552. 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.



REVISIONS

NO.	DATE	REVISION
1	07/01/09	REVISED PER CITY COMMENTS
2	08/18/09	REVISED PER CITY COMMENTS
3	08/23/09	REVISED PER CITY COMMENTS
4	09/16/09	FINAL PLANS
5	09/16/09	REVISED PER FIELD ADJUSTMENTS
6	01/28/09	RECORD DRAWINGS FOR CITY

ENGINEERING ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS
 337 SW 11th Street
 Bentonville, AR 72712
 (479) 273-9472
 FAX (479) 273-0844
 JOB NO.: 24989PRO
 DATE: 02-27-09
 DIV. NAME: 24989PRO
 REV-5

SONIC CORPORATION
 300 JOHNNY BENCH DRIVE
 OKLAHOMA CITY, OK 73104
 OFFICES: 405-225-5000
 SONIC DRIVE-IN
 THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE CONSTRUCTION OF THE DRIVE-IN AT THE SPECIFIED LOCATION.

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

GRADING PLAN
 SHEET
C-2
 DWG: 24989PRO
 DATE: 03/10/09