

VICINITY MAP
Not to Scale

TO THE BEST OF OUR KNOWLEDGE CEI ENGINEERING, HEREBY STATES 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: ONSITE AREA PROPOSED APPROXIMATELY 0.31 ACRES (33,651 SF.)

NOTE: EX. FERVIQUS - 32,522.50 SF
EX. FERVIQUS - 2,042.29 SF
PROP. FERVIQUS - 1,024.16 SF
PROP. FERVIQUS - 25,530.63 SF

HEDGE ROW ALONG THE NORTH AND EAST OF THE SITE MUST BE A MINIMUM OF 4' IN HEIGHT FROM THE FINISH GRADE OF THE ADJACENT PARKING/DRIVE AREA

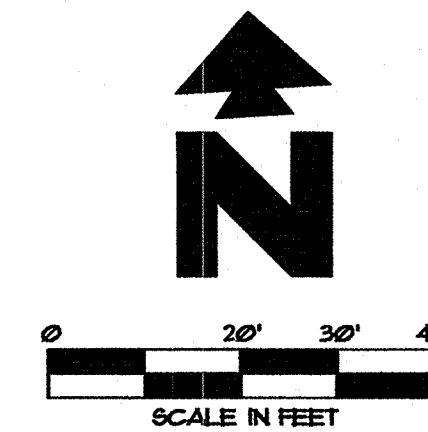
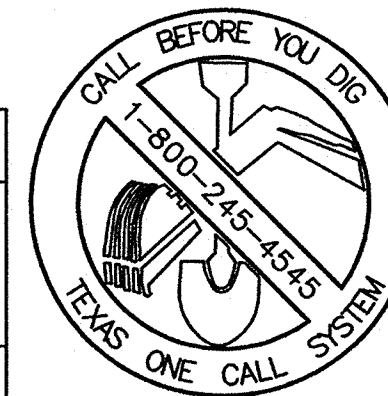
ROCKWALL, TX LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE BUFFER STRIP	A MINIMUM 20' WIDE BUFFER STRIP. CONTINUOUS HEDGE OR PER 150'-48" TALL. 3 CANOPY TREES AND 4 ACCENT TREES PER 100' LF.	20' BUFFER HEDGE 6 CANOPY TREES 4" CAL. 8 ACCENT TREES 8" TALL	20' BUFFER HEDGE 6 CANOPY TREES 4" CAL. 8 ACCENT TREES 8" TALL
STREET FRONTAGE	1 LARGE TREE FOR EACH 50' OF STREET FRONTAGE WITHIN REQUIRED BUFFER.	150 LF OF STREET FRONTAGE 3 TREES REQUIRED	3 TREES ALONG FRONTAGE 6 TREES ALONG SIDES 3 TREES ALONG REAR 12 TREES TOTAL
PARKING LOT LANDSCAPING	1 TREE FOR EVERY 200 REQUIRED PARKING SPACES.	20 PARKING SPACES = 2 TREES REQUIRED	12 TREES PROVIDED
LANDSCAPING PERCENTAGE	15% OF TOTAL SITE AREA SHALL BE GREENSPACE OR LANDSCAPE AREA.	TOTAL SITE AREA = 33,651 SF 33,651 SF x 0.15 = 5,048 SF 5,048 SF OF GREENSPACE OR LANDSCAPE AREA REQUIRED	14,878 SF (31%) GREENSPACE OR LANDSCAPE AREA PROVIDED.

NOTE: NO TREES WITHIN 5' OF ANY UTILITIES.

CONTRACTOR SHALL ENSURE ALL LANDSCAPE SHRUB VEGETATION IS A MINIMUM OF 48" ABOVE PARKING GRADE TO PROVIDE VISUAL SCREEN.

S 89°47'16"E 201.84'



PROPOSED

- BOUNDARY LINE
- ▨ FESCUE SOD - ASPA CERTIFIED GRADE (1335 S.Y.)
- ▨ ANNUAL COLOR PER OWNER'S PREFERENCE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT (CEI ENGINEERING ASSOC. INC.) OR SONIC CONSTRUCTION MANAGER OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- D. 1"-2" WASHED RIVER ROCK SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES.
- E. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE & MEETS CITY OF ROCKWALL, GA & SONIC CORPORATION REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- F. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z601-1996)
- G. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY CEI ENGINEERING ASSOC. OR CONSTRUCTION MANAGER PRIOR TO INSTALLATION. (BRADFORD PEAR, IMPERIAL PEAR, CALLERY PEAR AND ANY OTHER "Fru" GENUS OR GROUP TREES SHALL NOT BE USED UNDER ANY CIRCUMSTANCES.)
- H. CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.
- I. ALL LANDSCAPE BEDS & TREE WELLS SHALL BE INSTALLED WITH A WEED BARRIER. WEED BARRIER SHALL BE A WOVEN POLYPROPYLENE MATERIAL THAT IS 100% OPAQUE TO PREVENT PHOTOSYNTHESIS AND SEED GERMINATION. WEED BARRIER SHALL BE SECURED WITH "U" SHAPED STEEL PINS.
- J. ALL LANDSCAPE AND IRRIGATION INSTALLATION SHALL BE IN ACCORDANCE WITH SONIC LANDSCAPE AND IRRIGATION DESIGN GUIDELINES.
- K. LANDSCAPE CONTRACTOR SHALL TILL SOIL DIRECTLY AROUND NEW TREE PLANTINGS TO A DEPTH OF 12"-18", & A DISTANCE OF 3 X ROOT BALL DIAMETER FROM CENTER OF PLANTING HOLE. TILLING SHALL TAKE PLACE PRIOR TO TREE PLANTING AND SHALL NOT BE DEEPER THAN THE BOTTOM OF THE PLANTING HOLE. (SEE DETAIL TIA, SHEET C-6.)
- L. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.

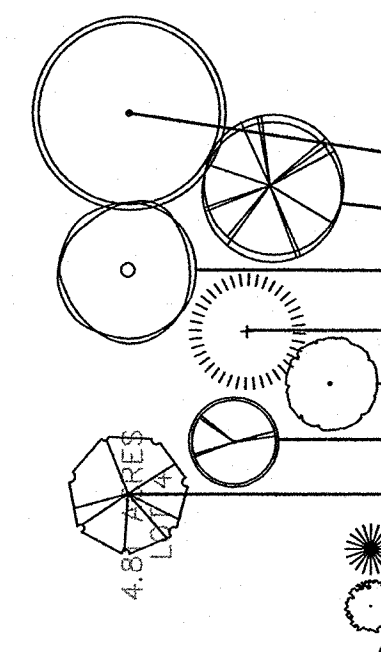
LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING
- 50D TREE PLANTING ON SLOPE
- TIA TILLING DETAIL (TYP.)

LANDSCAPE NOTES

- 50A STEEL EDGING

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
LE	5	LACEBARK ELM <i>Ulmus parvifolia</i>	B4B	4" CAL	MIN. 10'-12" TALL
PC	2	CHINESE PISTACHIO <i>Platanus chinensis</i>	B4B	3" CAL	MIN. 10'-12" TALL
QA	1	WHITE OAK <i>Quercus alba</i>	B4B	3" CAL	MIN. 10'-12" TALL
PH	5	POCASSUM <i>Illex decidua</i>	B4B	2" CAL	MIN. 8'-10" TALL
LI	3	CREPE MYRTLE <i>Lagerstroemia indica</i>	B4B	2" CAL	MIN. 6'-8" TALL
CF	2	DOGWOOD <i>Cornus Florida</i>	B4B	2" CAL	MIN. 6'-8" TALL
JV	11	EASTERN RED CEDAR <i>Juniperus virginiana</i>	B4B	2" CAL	MIN. 6'-8" TALL
IV	146	DIJARE YAUPOON HOLLY <i>Ilex verticillata</i>	CONT	5 GAL	MIN. 48" TALL
RI	11	INDIAN HAWTHORN <i>Raphiostyle indica</i>	CONT	5 GAL	MIN. 48" TALL
RN	30	SHERWOODII ABELIA <i>Abelia x grandiflora 'Sherwoodii'</i>	CONT	5 GAL	MIN. 48" TALL
AC	10	ALUGA 'CHOCOLATE CHIP' <i>Azuga x 'Chocolate Chip'</i>	CONT	FLAT	MIN. 18-24" O.C.
LM	44	Liriope Muscari	CONT	FLAT	MIN. 18-24" O.C.



CONTRACTOR SHALL ENSURE ALL LANDSCAPE SHRUB VEGETATION IS A MINIMUM OF 48" ABOVE PARKING GRADE TO PROVIDE VISUAL SCREEN.

LOT 2, BLOCK A

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

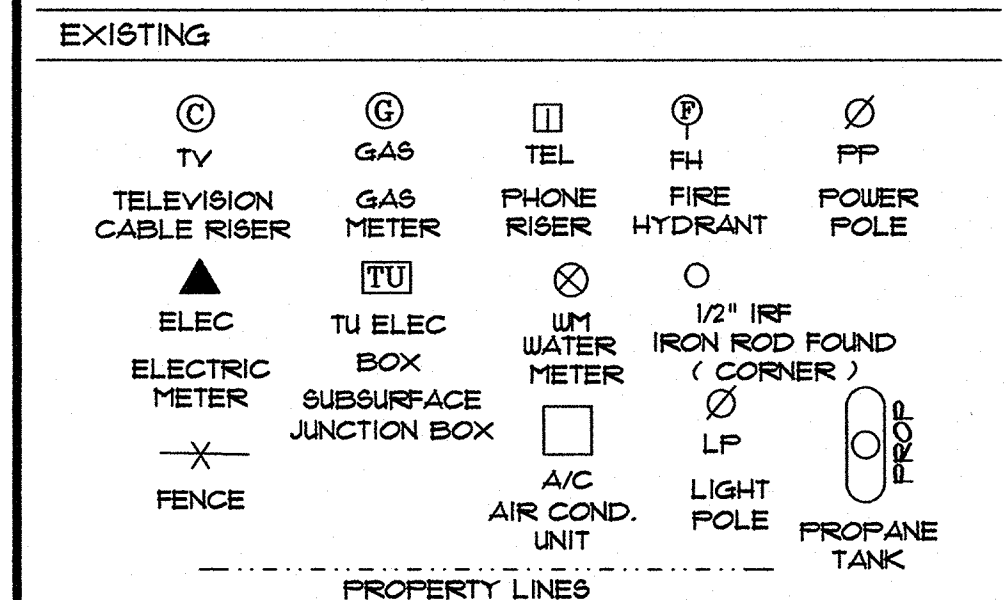
ITEM	NOTE
①	TRAFFIC FLOW ARROW (TYPICAL), REF: SD4.23
②	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 025200, SHEET SP1
③	CURB RAMP (TYPICAL), REF: SD4.05
④	8" TALL TRASH ENCLOSURE, REF: SD3.01
⑤	RAILING, REF: SD2.24
⑥	BOLLARD, REF: SD2.20
⑦	GREASE TRAP, REF: F2.02
⑧	6" SANITARY SEWER LINE (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

SIGN SCHEDULE

ITEM	QTY.	REFERENCE	SIGN TYPE
①	2	SD2.15	HANDICAPPED PARKING SIGN

IDENTIFICATION SIGNS BY SEPARATE DOCUMENT

LEGEND



LEGAL DESCRIPTION

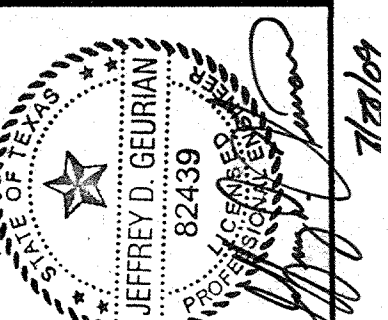
BEING LOT 3, BLOCK A, OF REPLAT HILLCREST CENTER, LOT 1, BLOCK A AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 181-188, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

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 0005 D DATED JUNE 16, 1992, THIS PROPERTY LIES IN ZONE "X". THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN.



NO	DATE	REVISIONS
1	07/07/09	REVISED PER CITY COMMENTS
2	08/19/09	REVISED PER CITY COMMENTS
3	09/23/09	REVISED PER CITY COMMENTS
4	09/16/09	FINAL PLANS
5	07/12/09	REVISED PER FIELD ADJUSTMENTS
6	07/12/09	RECORD DRAWINGS FOR CITY

ENGINEERING ASSOCIATES, INC.
PLANNERS
3177 SHAW ST. SUITE 107
BARRINGTON, AR 72712
PHONE: (479) 371-0274
FAX: (479) 271-0844
JOB NO.: 24989PROJ
DATE: 02-27-09

SONIC CORPORATION
302 JOHNS BENCH DRIVE
OKLAHOMA CITY, OK 73104
OFFICE: 405-275-5000
FAX: 405-275-5000

SONIC CORPORATION
2006 AMERICA'S DRIVE-IN CORP.
THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE SPECIFIC CONSTRUCTION OF THE DRIVE-IN AT THE SPECIFIED LOCATION.

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

SHEET
C-6
DWG: 24989PROJ
DATE: 03/10/09