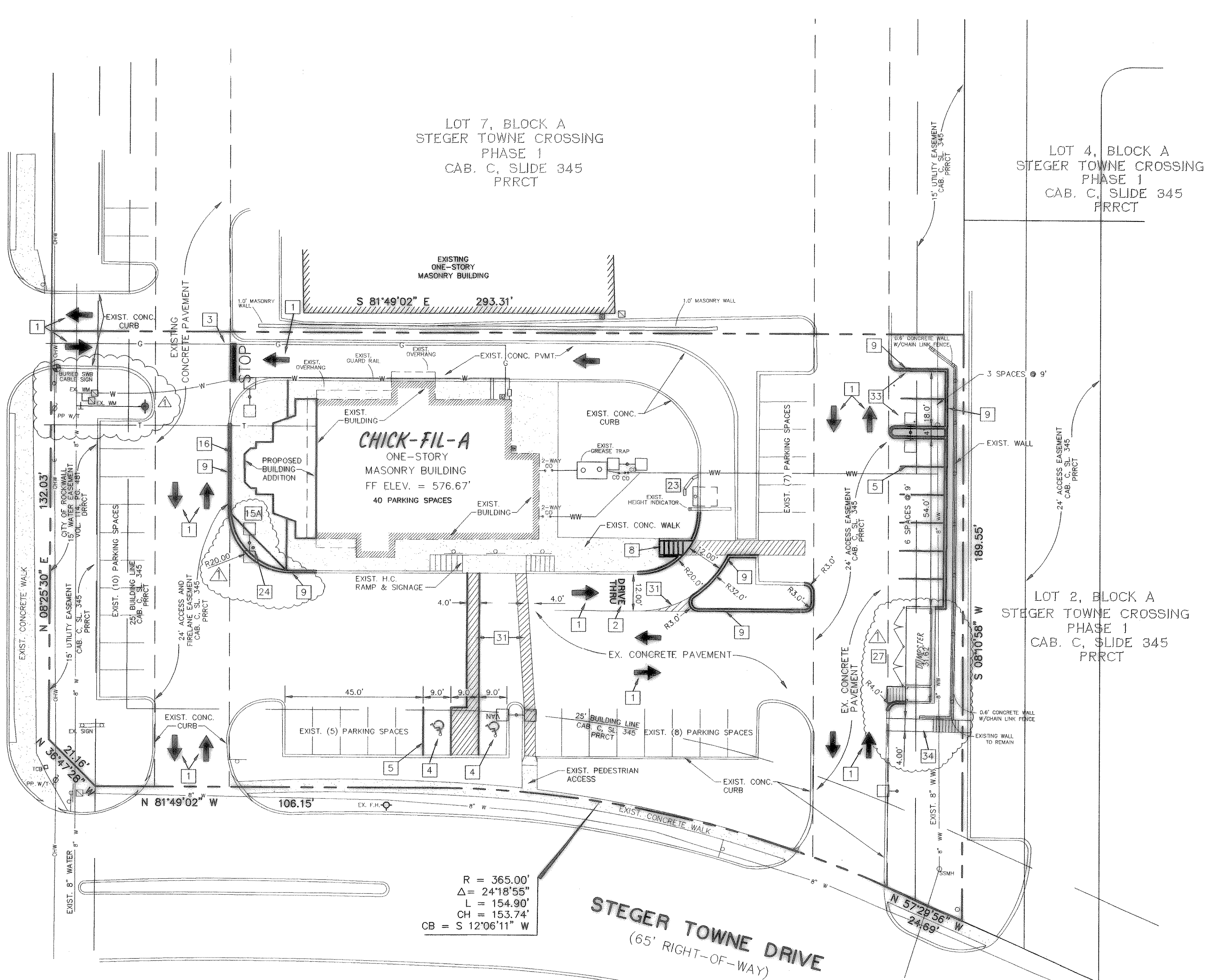


(F.M. 740) RIDGE ROAD  
(90' RIGHT-OF-WAY)



LOT 7, BLOCK A  
STEGER TOWNE CROSSING  
PHASE 1  
CAB. C, SLIDE 345  
PRRCT

LOT 4, BLOCK A  
STEGER TOWNE CROSSING  
PHASE 1  
CAB. C, SLIDE 345  
PRRCT

LOT 2, BLOCK A  
STEGER TOWNE CROSSING  
PHASE 1  
CAB. C, SLIDE 345  
PRRCT

LOT 1, BLOCK B  
STEGER TOWNE CROSSING  
PHASE 1  
CAB. C, SLIDE 345  
PRRCT

#### LANDSCAPE CALCULATIONS

TOTAL SITE AREA	45,330.2 SF
TOTAL LANDSCAPE AREA	
REQUIRED (15%)	6,799.5 SF
PROVIDED (24%)	11,219.7 SF
STREET TREES	
REQUIRED	16
PROVIDED	16
(5 NEW TREES, 11 EXISTING)	
PARKING LOT TREES	
REQUIRED	3
PROVIDED	3
(REPLACE 3 DEAD TREES)	

#### PROJECT INFORMATION

SITE AREA:	1.044 AC. (45,476 S.F.)
BUILDING AREA:	2,958 S.F.
TOTAL SEATING:	66 SEATS
PARKING REQUIRED:	30 SPACES (2 HC.)
PARKING PROVIDED:	41 SPACES (2 HC.)
ZONING:	C - COMMERCIAL
BUILDING HEIGHT:	18' 6-1/2" (EX. 1 STORY)
PROPOSED USE:	DRIVE THRU RESTAURANT

APPLICANT: CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GEORGIA 30349  
PHONE: (404) 765-8000  
FAX: (404) 765-8941

OWNER: CHARLES GEORGE  
COMPANY: CPL AMERICAN PROPERTIES FUND  
4550 S. ORANGE AVE.  
ORLANDO, FL. 32801  
Phone - (407) 540-2217  
Fax - (407) 649-4130

#### LAYOUT NOTES

- 1 PAINTED TRAFFIC ARROW
- 2 DRIVE THRU STRIPING
- 3 STOP BAR
- 4 PAINTED HANDICAP PARKING SYMBOL
- 5 PARKING STALLS / 4" PAINTED STRIPE
- 6 DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS)
- 7 CHICK-FIL-A MAIN ENTRY HANDICAP RAMP (NOT USED)
- 8 CURBED RAMP DETAIL
- 9 INTEGRAL CONCRETE CURB
- 10 CONCRETE WHEEL STOP (NOT USED)
- 11 TYPICAL POLE BASE DETAIL (SEE SHEET ESI)
- 12 BOLLARD AT DRIVE-THRU (NOT USED)
- 13 STEEL PIPE BOLLARD (NOT USED)
- 14 CURB DETAIL AT DRIVE-THRU WINDOW (NOT USED)
- 15 TYPICAL SIDEWALK DETAIL "A" - PICTURE FRAME PATTERN  
"B" - BROOM FINISH (NOT USED)
- 16 SIDEWALK ADJACENT TO CURB
- 17 6"/2"x1" ASPHALT PAVEMENT SECTION (NOT USED)
- 18 6" CONCRETE PAVEMENT SECTION AT DRIVE-THRU (NOT USED)
- 19 SECTION THRU CONCRETE PAVEMENT AT DUMPSTER (NOT USED)
- 20 CONTRACTION JOINT (SEE SHEET C4)
- 21 CONSTRUCTION JOINT (SEE SHEET C4)
- 22 SEWER CLEANOUT (SEE SHEET PSI) (NOT USED)
- 23 MENUBOARD AND CANOPY ORDERING STATION
- 24 FLAGPOLE - ECK SERIES 50' POLE PGC BY APPROVED  
VENDORS-THE FLAG CO. OR ATLAS FLAG
- 25 GREASE TRAP (NOT USED)
- 26 TRANSFORMER (NOT USED)
- 27 DUMPSTER/STORAGE AREA
- 28 CHICK-FIL-A PRIME SIGN
- 29 CHICK-FIL-A ENTER SIGN
- 30 CHICK-FIL-A EXIT SIGN
- 31 STRIPING
- 32 RECESSED FLARED HANDICAP RAMP (NOT USED)
- 33 CONCRETE PAVEMENT
- 34 CONCRETE WALK W/STEPS

#### NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICH EVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
6. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
7. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
8. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET TO A TOLERANCE OF 0.010 FT.
9. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
10. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.

Series 97-100

5200 Buffington Road  
Atlanta, Georgia 30349-2998  
Telephone 404-765-8000

LOT 8, BLOCK A  
STEGER TOWNE CROSSING, PHASE 1  
ROCKWALL, TEXAS

Project Date: Sept. 20, 2000

#	Date	Revision
1	11/01/00	CHICK-FIL-A & CITY COMMENTS

Sheet Title SITE PLAN

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