

SONIC AMERICA'S DRIVE-IN

2321 E. MARKLAND AVENUE

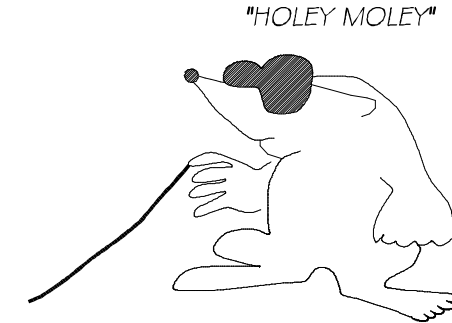
CASE NO.: 2 -A-16
PRINTED: 3/29/16

SONIC AMERICA'S DRIVE-IN
Development Plans

SONIC AMERICA'S DRIVE-IN
Development Plans

Utility Information		
Utility	Location	Contact Number
City of Kokomo Department of Engineering, Traffic, and Inspection Services	City Hall Buidng, 3rd Floor 100 South Union Street Kokomo, IN	765-456-7400
Sanitary Sewer, Chris Cooper	City of Kokomo WWTP 100 South Union St, Kokomo, IN	765-457-5509
AT&T	116 East Taylor Street Kokomo, IN	765-454-4048
NIPSCO	290 W. Nationwide Blvd Columbus, OH 43215	800-464-7726
Indiana-American Water Company	1700 East Superior Street Kokomo, IN	765-457-5563 Ext. 122
Duke Energy	1619 West Defebaugh Kokomo, IN	800-774-0246
Inight Communications	1002 E. Co. Rd. 300 South Kokomo, IN	765-453-9075

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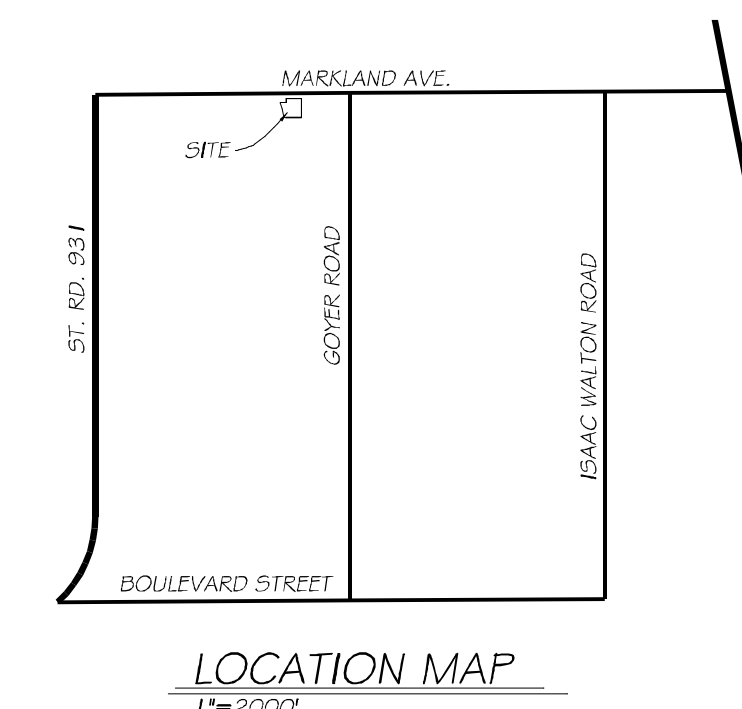


HOLEY MOLEY

1-800-382-5544 OR 811
CALL TOLL FREE

1-800-428-5290
FOR CALLS OUTSIDE OF INDIANA

Sheet Index	
Title	Sheet #
Existing Conditions	C101
Site Plan	C102
Drainage Plan	C103
Landscape Plan	C104
Details	C105
Site Lighting Illumination	E1.01
Building Elevations	A3.01
Sign Elevation	A3.02



**LEGAL DESCRIPTION:
LOT 1 SONIC MINOR SUBDIVISION**

NOTE: Contractor is responsible to notify the Howard County Stormwater District 48 hours prior to project start. A pre-construction meeting on site with the site agent is required. (Contractor should call the Stormwater District at 765-456-2217 to schedule this meeting.)

ZONING

LAND OF INTEREST IS ZONED C21
LAND TO THE NORTH IS ZONED C2
LAND TO THE SOUTH IS ZONED C2
LAND TO THE EAST IS ZONED C2
LAND TO THE WEST IS ZONED C2

LANDSCAPE

6.27 C: (YARD PLANTINGS) REQUIRES 3 TREES FOR BETWEEN 20K SQ FT AND 40K SQ FT IN LOT. = 3 TREES REQ'D, 3 TREES PROVIDED.
6.27 D: (FOUNDATION PLANTINGS) REQUIRES FOUNDATION PLANTINGS WHEN PRIMARY STRUCTURE FACES A STREET OR PARKING AREA.
6.27 E: (FOUNDATION PLANTINGS) REQUIRES 1 TREE OR LARGE SHRUB PER 50 LFT OF FOUNDATION FACING A STREET OR PARKING AREA. 231 FEET OF FOUNDATION FACE A STREET OR PARKING LOT. 5 TREES OR LARGE SHRUBS ARE REQUIRED WITHIN 30 FEET OF THE FOUNDATIONS). 5 SHRUBS PROVIDED.
6.27 F (a): (PARKING LOT PLANTINGS) REQUIRES 1 TREE OR LARGE SHRUB PER 3 LFT OF A PARKING LOT NEAR ANY ROW LINE OR PROPERTY LINE. 134 FEET OF PARKING SPACES TO NORTH ARE NEAR ROW LINE. 50 FEET OF PARKING SPACES TO THE WEST AND 111 FEET OF PARKING SPACES TO THE SOUTH ARE NEAR PROPERTY LINES. NO PARKING SPACES TO THE EAST. 45 SHRUBS REQ'D ON THE NORTH SIDE, 20 SHRUBS ON THE WEST SIDE, AND 37 SHRUBS ON THE SOUTH SIDE REQ'D. TOTAL REQ'D: 102, PROVIDED 102.
6.27 F (b): (PARKING LOT PLANTINGS) REQUIRES THAT ANY PARKING LOT OVER 20 SPACES PROVIDE 1 TREE PER 60 LFT OF CIRCUMFERENCE AROUND PARKING LOT AND 1 SHRUB FOR EVERY 30 LFT ADJOINING A PUBLIC STREET. TOTAL CIRCUMFERENCE IS 631 LFT, 110 OF WHICH FACES A PUBLIC STREET. 11 TREES REQ'D, 4 SHRUBS REQ'D. 11 TREES, 4 SHRUBS PROVIDED.

BUFFER YARD REQUIREMENTS:

AS THE SUBJECT SITE AND ALL ADJOINING SITES ARE ZONED C2, THERE ARE NO ADDITIONAL BUFFER YARD REQUIREMENTS

OWNER: Geaux Sonic, LLC
1637 Wynterbrooke Drive
Kokomo, IN 46901

ENGINEER: 40th Parallel Surveying, LLC.
555 Market Road
Tipton, IN 46072
(765)-675-6455

SITE NOTES:

THE PURPOSE OF THIS DEVELOPMENT IS FOR A DRIVE-IN TYPE RESTAURANT

SITE IS ZONED C2

	ALLOWABLE	PLANNED
FRONT YARD SETBACK	30'	75.6'
SIDE YARD SETBACK	10'	47.7' MIN'
REAR YARD SETBACK	20'	87' MIN'
LOT COVERAGE	70%	69%
PARKING:		
EMPLOYEES:		
1 PER EMPLOYEE		
8 EMPLOYEES =>	8 SPACES	8 SPACES
PARKING UP TO 1/3 OF SEATING CAPACITY		
OF 35 =>	12 SPACES	13 SPACES
TOTAL SPACES	30	31

JOB BENCHMARK: TOP OF THE EXISTING STORM SEWER MANHOLE NEAR THE NOERTHWEST CORNER OF THE SITE IN MARKLAND AVENUE CURB LINE 37' NORTH AND 9' WEST OF THE MEIJER PYLON SIGN. ELEVATION = 819.96

SONIC AMERICA'S DRIVE-IN

CASE NO.: 2 - A - 16

PARALLEL SURVEYING LLC

40th

555 MARKET ROAD
TIPTON, IN 46072

SONIC AMERICA'S DRIVE-IN
EXISTING CONDITIONS

PHONE: 765-675-6455 FAX: 765-675-7635
e-mail: wyatt215@insightbb.com

DRAWN BY: WJ

JOB NUMBER: 15-099

SCALE: 1"=20'

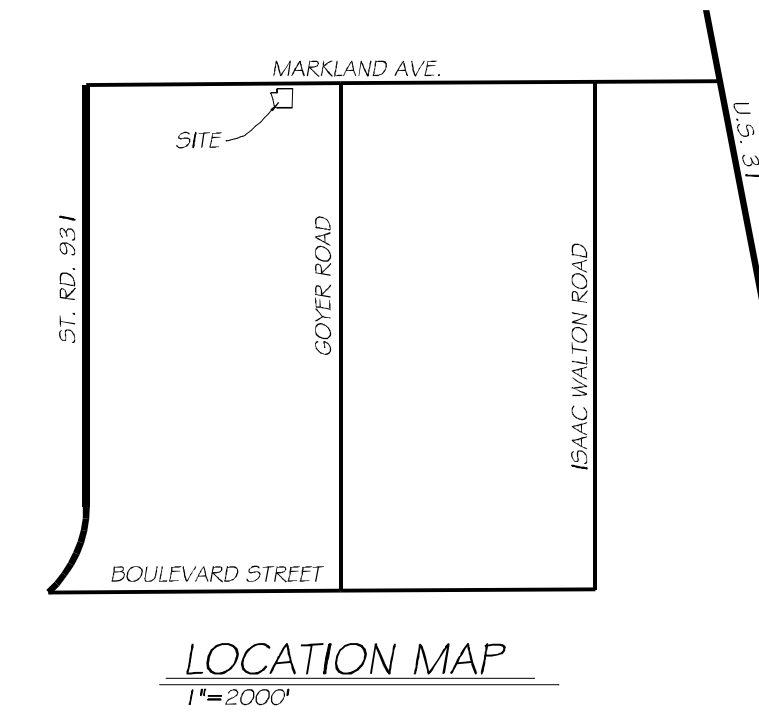
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2/4/16

3/29/16

PAGE NUMBER
C101



NE CORNER, NW QUARTER, SECTION 5, T23N, R4E, HARRISON MONUMENT

LEGEND

- CURB INLET
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- BEEHIVE INLET
- UTILITY POLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING TRAFFIC MANHOLE
- EXISTING TRAFFIC MANHOLE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
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- EXISTING WATER LINE
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- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING CONTOURS AT 1' INTERVALS
- EXISTING INDEX CONTOURS AT 5' INTERVALS
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- PROPOSED CONTOURS AT 5' INTERVALS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TELEPHONE LINE
- DEPRESSION CONTOUR

2/4/16

SURVEY LEGEND

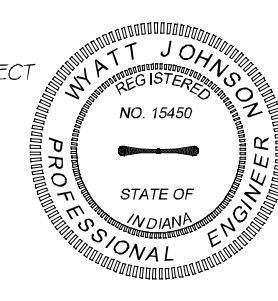
- SIR - DENOTES 5/8 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "FIRM 0047" SET.
- DENOTES EXISTING CONCRETE RW MARKER FOUND

0' 20' 40' 60' W

SCALE: 1 INCH = 20 FEET

THESE PLANS WERE PREPARED BY ME OR MY EMPLOYEES UNDER MY DIRECT SUPERVISION I AM AN INDIANA REGISTERED ENGINEER.

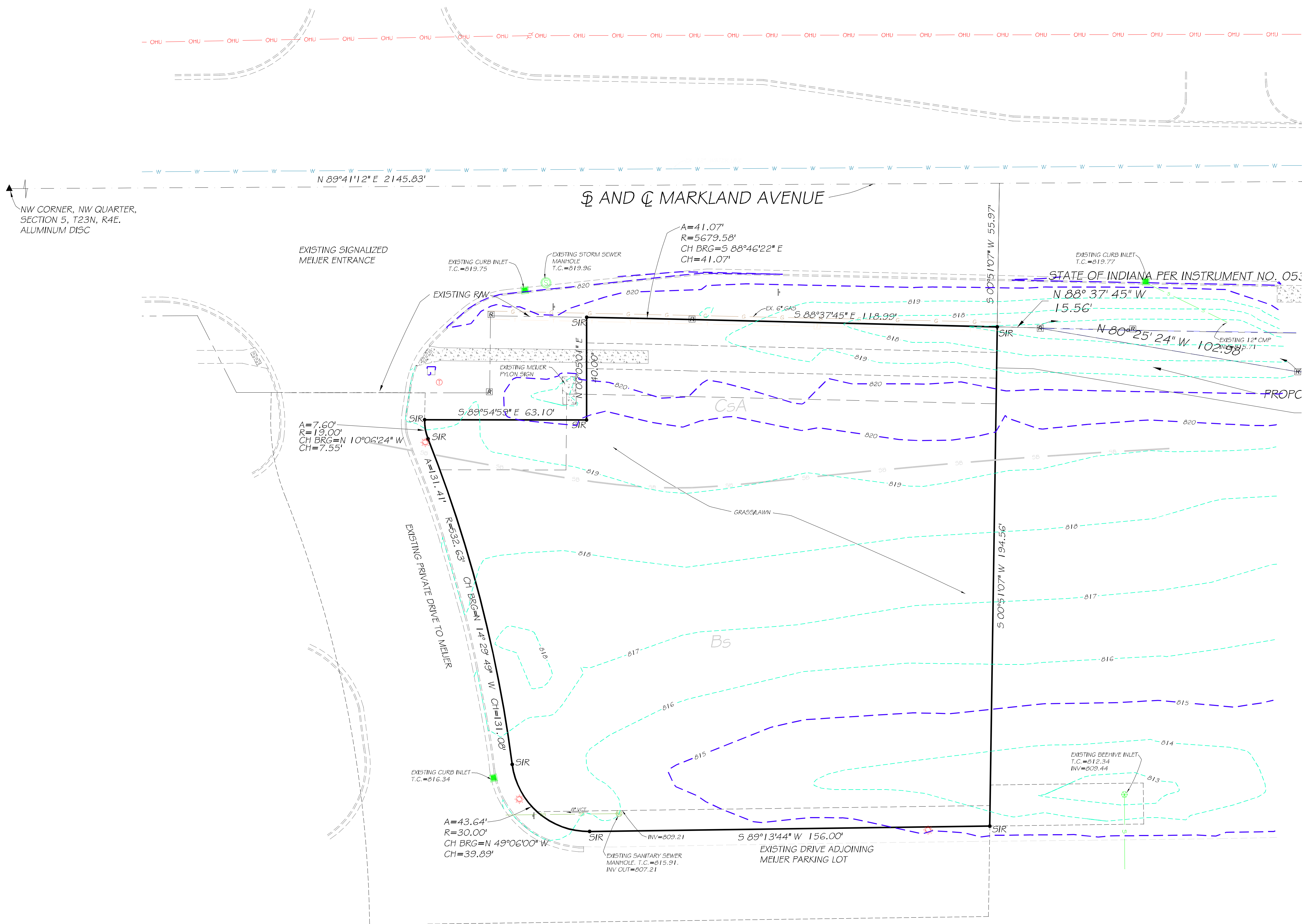
Wyatt Johnson
W. Johnson



SOILS LEGEND

SYMBOL	SERIES	DESCRIPTION
Bs	BROOKSTON SILTY CLAY LOAM, 0-2% SLOPES	SLOW TO MODERATE PERMEABILITY; SEASON HIGH WATER TABLE.
CsA	CROSBY SILT LOAM, 0-2% SLOPES	MODERATE PERMEABILITY; SEASONAL HIGH WATER TABLE

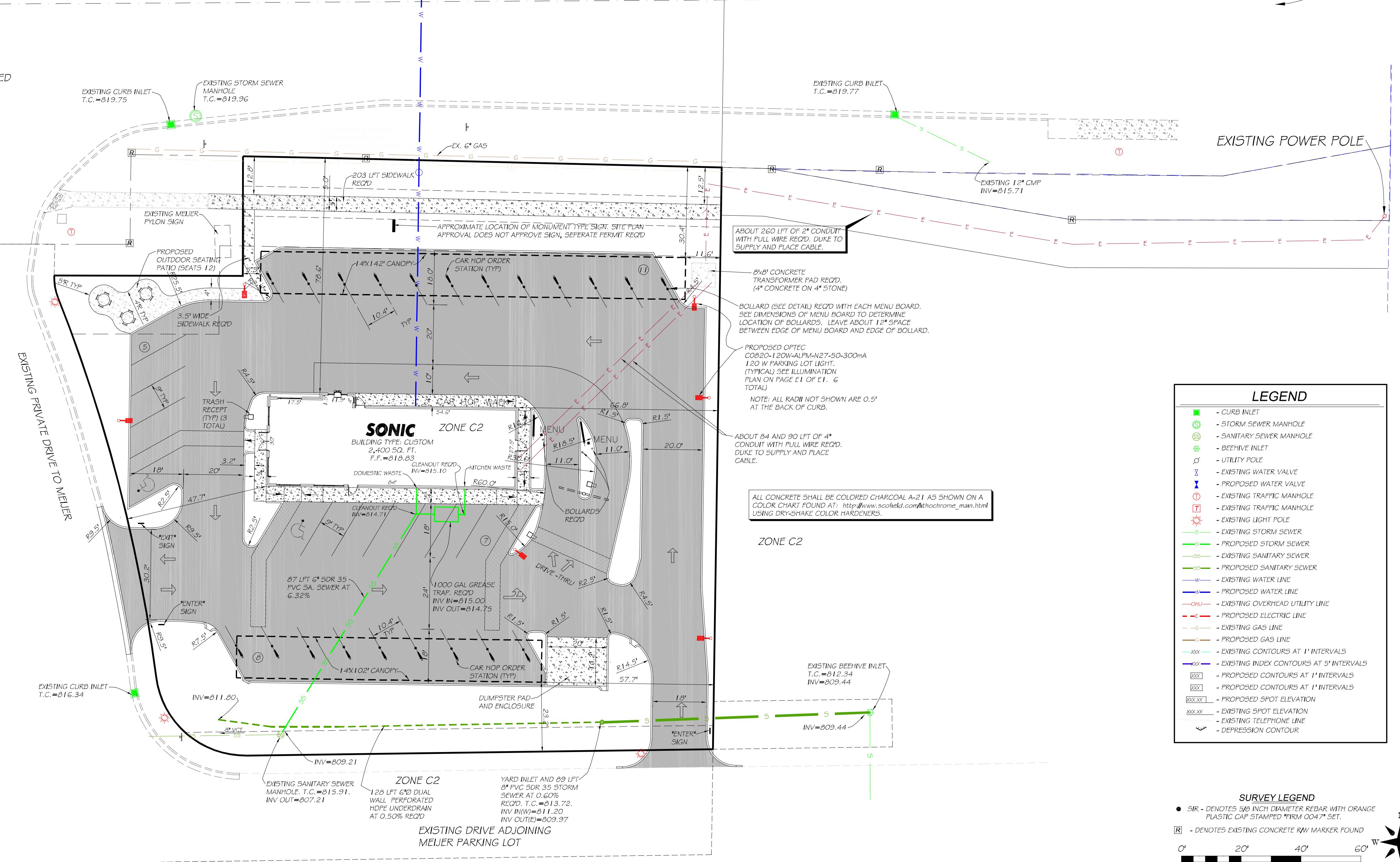
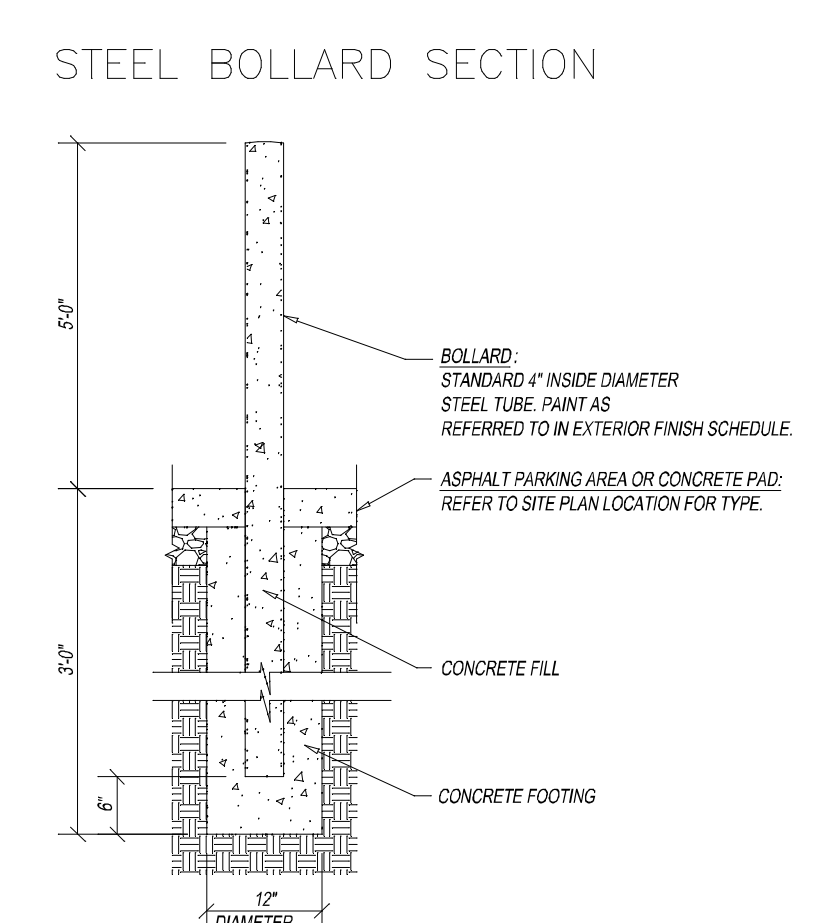
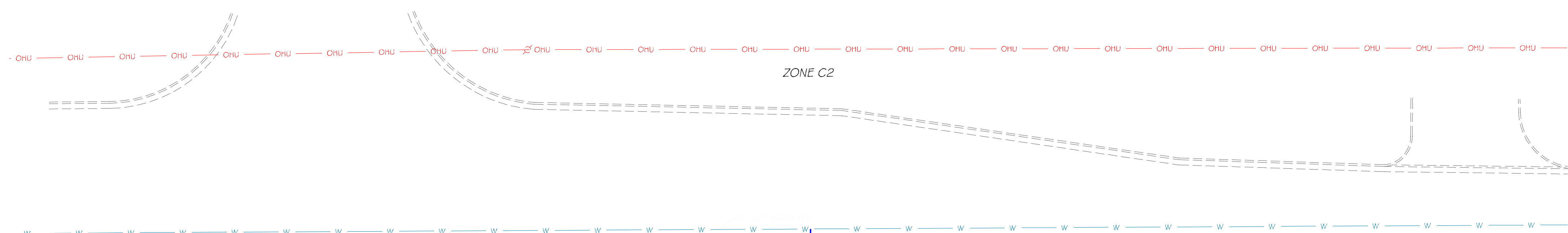
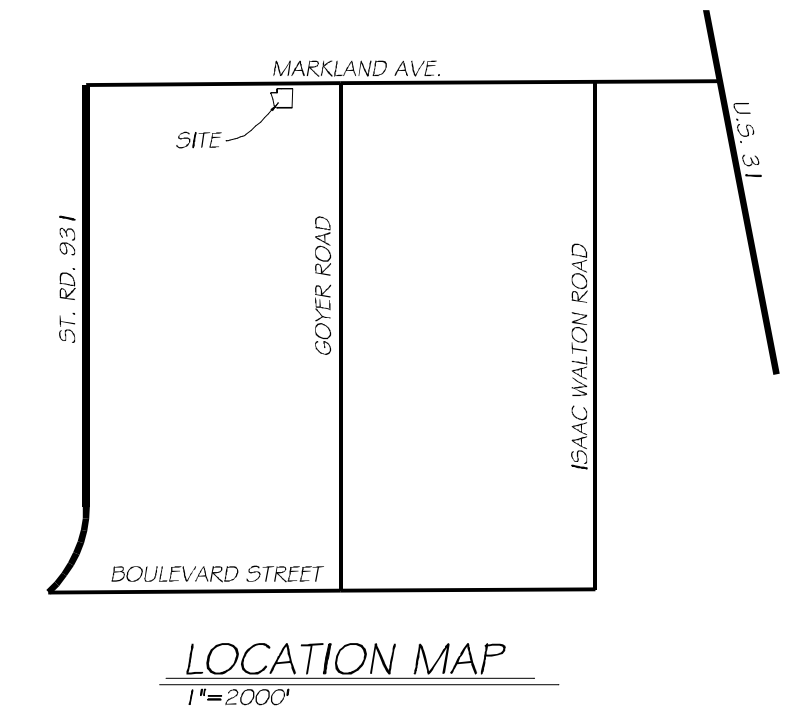
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SONIC AMERICA'S DRIVE-IN

CASE NO.: 2 - A - 16

40th PARALLEL SURVEYING LLC



555 MARKET ROAD
 TIPTON, IN 46072

SONIC AMERICA'S DRIVE-IN
 SITE PLAN

PHONE: 765-675-6455 FAX: 765-675-7635
 e-mail: wyatt215@insightbb.com

DRAWN BY: WJ

JOB NUMBER: 15-099

SCALE: 1"=20'

DATE: 12/17/15
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Watt Johnson
 Registered Professional Engineer
 No. 15490
 State of Indiana

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SONIC AMERICA'S DRIVE-IN

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PARALLEL
SURVEYING LLC

40th

555 MARKET ROAD
TIPTON, IN 46072

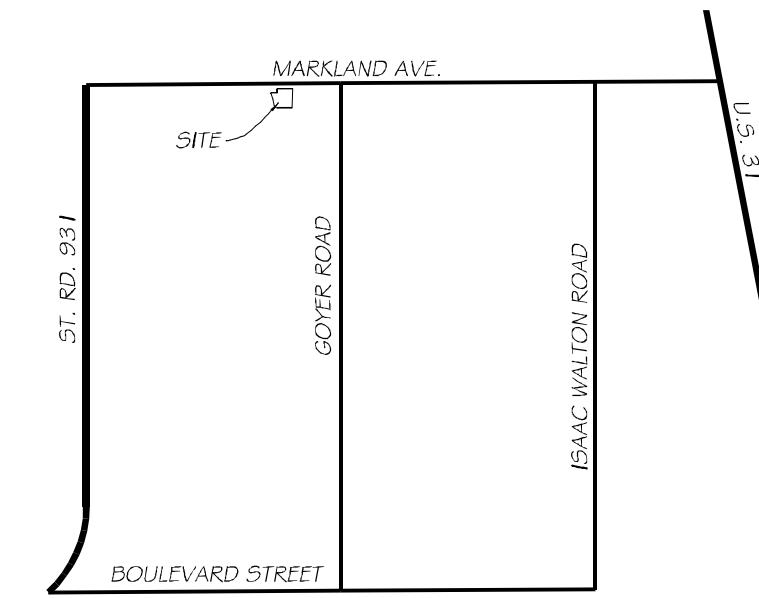
SONIC AMERICA'S DRIVE-IN
DRAINAGE PLAN

PHONE: 765-675-6455 FAX: 765-675-7635
e-mail: wyatt215@insightbb.com

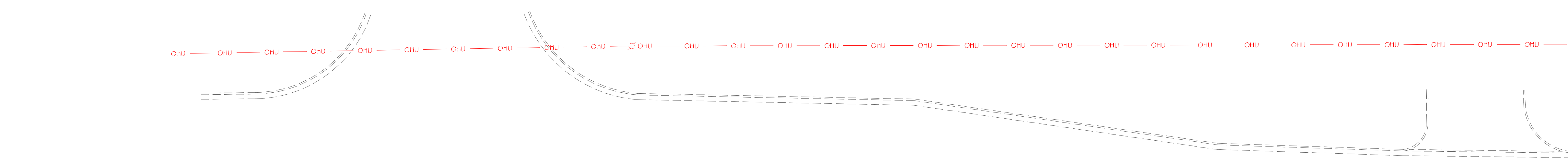
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C103

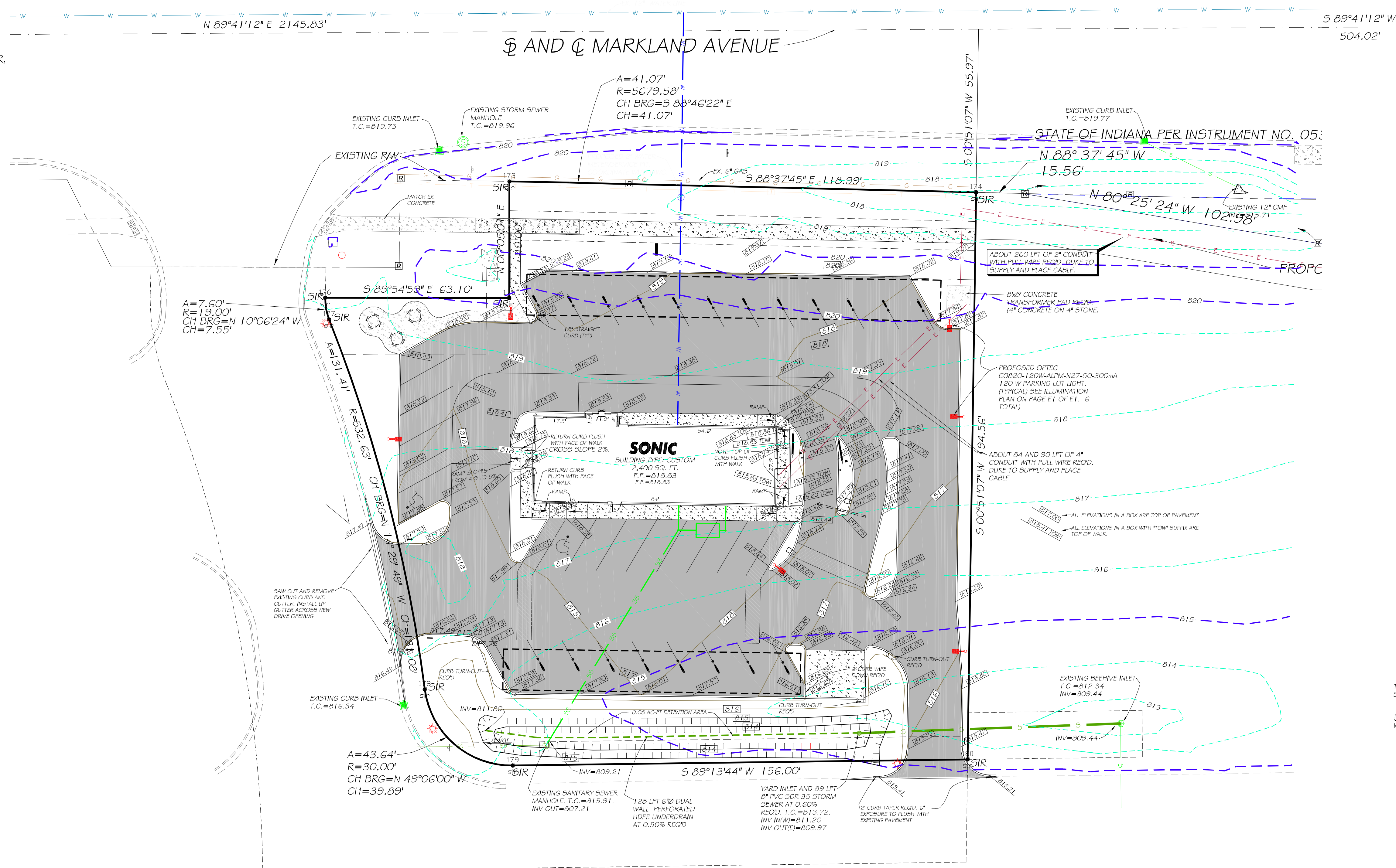


LOCATION MAP
1"=2000'



NW CORNER, NW QUARTER,
SECTION 5, T23N, R4E,
ALUMINUM DISC

NE CORNER, NW QUARTER,
SECTION 5, T23N, R4E,
HARRISON MONUMENT



LEGEND

- CURB INLET
- STORM SEWER MANHOLE
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- DEPRESSION CONTOUR

2/4/16

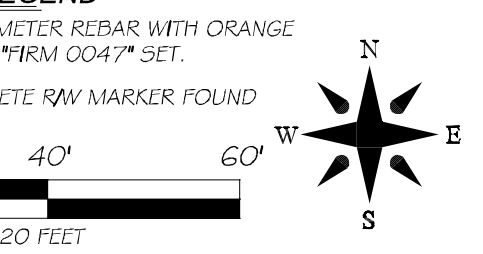
SURVEY LEGEND

- SIR - DENOTES 3/8" INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "IRM 0047" SET.
- - DENOTES EXISTING CONCRETE RW MARKER FOUND

SCALE: 1 INCH = 20 FEET

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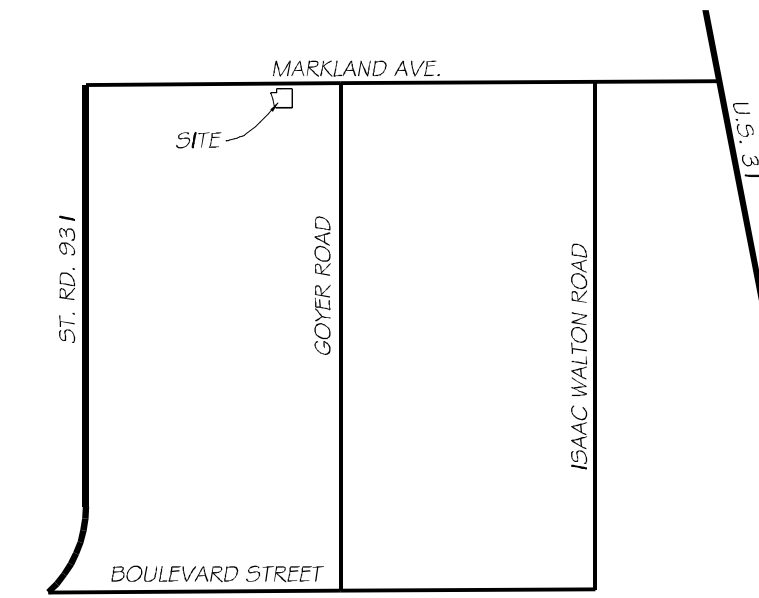
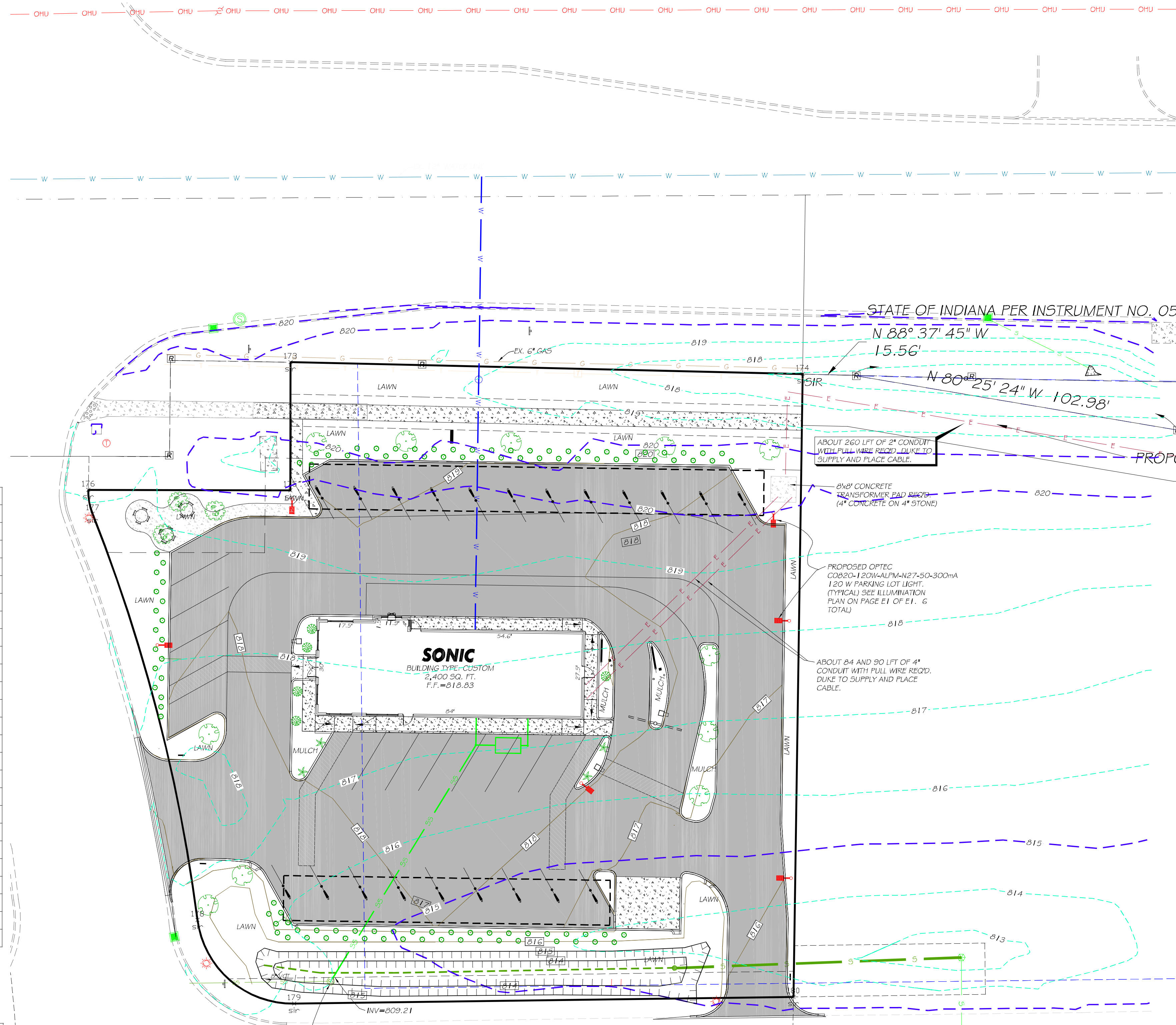
Wyatt Johnson
W. Johnson



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LOCATION MAP
1"=200'

STATE OF INDIANA PER INSTRUMENT NO. 0534016963
N 88° 37' 45" W
15.56'

N 80° 25' 24" W 102.98'

N 89° 51' 16" W 106.00'

PROPOSED 16 FOOT UTILITY EASEMENT

5 00° 56' 21" W 7

APPROVED LIST OF YARD/TREE PLANTINGS	
Common Name	Brief Description
Ash, Autumn Purple	Tree, 50-70 feet mature height, purple in fall, 35-50 feet spread
Basswood	Tree 70-80 feet mature height, green in fall, 30-40 feet spread
Buckeye, Ohio	Tree, 40-60 feet mature height, orange in fall, 20-40 feet spread
Cleveland Pear	Tree, 20-30 feet mature height, flowers white, turns red in fall, 15-20 feet spread
Clump River Birch	Tree, 25-50 feet mature height, yellow in fall, 25-35 feet spread
Catspaws, Blight Resistant Varieties	Tree, 10-25 feet mature height, red/yellow/green in fall, 10-20 feet spread
Cypress, Bald	Tree, 50-75 feet mature height, orange/brown in fall, 20-30 feet spread
Dawn Redwood	Tree, 50-90 feet mature height, orange-yellow in fall, 15-25 feet spread
Globe Blue Spruce	Tree, evergreen, 30-60 feet mature height, 10-20 feet spread
Ginkgo	Tree, 40-70 feet mature height, yellow in fall, 30-40 feet spread
Maple, Norway	Tree, 40-50 feet mature height, yellow in fall, 40-50 feet spread
Maple, Red Sunset	Tree, 40-60 feet mature height, red in fall, 40-60 feet spread
Oak, Red	Tree, 50-60 feet mature height, yellowish-green in fall, 50-60 feet spread
Oak, Swamp White	Tree, 50-60 feet mature height, yellow to purple in fall, 50-60 feet spread
Pink Flowering Dogwood	Tree, 15-25 feet mature height, flowers pink, red in fall, 15-20 feet spread
Franchère Crabapple	Tree, 15-20 feet mature height, orange in fall, 10-15 feet spread
Redbud Trees	Tree, 20-30 feet mature height, flowers pink, yellow-green in fall, 15-30 feet spread
Red Jewel Crabapple	Tree, 15-18 feet mature height, white in fall, 10-15 feet spread
Servceberry	Tree, 6-15 feet mature height, white/yellow/orange in fall, 15-20 feet spread
Spruce, Black Hills	Tree, evergreen, 40-60 feet mature height, 15-25 feet spread
Spruce, Serbian	Tree, evergreen, 50-60 feet mature height, 15-25 feet spread
Tulip Tree	Tree, 60-100 feet mature height, yellow in fall, 30-50 feet spread
White Flowering Dogwood	Tree, 15-30 feet mature height, flowers white, red in fall, 15-20 feet spread
Zelkova 'Green Vase'	Tree, 50-75 feet mature height, orange-bronze in fall, 35-50 feet spread

NOTE: SUBSTITUTES SHALL BE APPROVED BY THE CITY OF KOKOMO PRIOR TO PLANTING.

APPROVED LIST OF FOUNDATION PLANTINGS	
Common Name	Brief Description
Boulevard Cypress	Tree, 10 feet mature height, green, good for shaping
Burning Bush	Tree, 8-10 feet mature height, flowers green/yellow, turns red in fall, 8-10 feet spread
Vinoba Japanese Maple	Tree, 12 feet mature height, gold-crimson tone, cascading branches
Blue Rug Juniper	Ground cover plant, green color, 3-6 inches height
Dwarf Fountain Grass	Ground cover grass, fluffy buff colored arching plumes, dark green to golden russet 2-3 feet tall
Morninglight Grass	Ground cover foliage, 3-4 feet mature height, ornamental fine textured, graceful
Red Meadland Rose	Ground Cover, 2-3 feet mature height, flowers red with white center
Dwarf Korean Lilac	Shrub, 4-5 feet mature height, flowers pale lavender, turns yellow/green in fall, 8-10 feet spread
Emerald Green Arbutovatae	Shrub, evergreen foliage, good for screening, 15 feet mature height, 4-8 feet spread
Gold Flame Spirea	Shrub, 3-4 feet mature height, flowers pink, bronze in fall, 2-4 feet spread
Goldthread Cypress	Ground cover plant, dwarf golden foliage, 3 feet mature height
Golden Privet	Shrub, 5-6 feet mature height, dense, yellow, 4-5 feet spread
Goldmound Spirea	Shrub, 2-4 feet mature height, flowers pink, rusty yellow in fall
Globe Yew	Shrub, evergreen, compact, dense, 6 feet mature height
Hedge Juniper	Shrub, conifer, densely branched, yellow/green, spreading flat top, 6 feet mature height
Little Princess Spirea	Shrub, 3-4 feet mature height, flowers pink, bronze in fall, 2-4 feet spread
Mugo Pine 'Mops'	Shrub, evergreen, 3-5 feet mature height, yellowish in winter, dark green else
Sweetspire	Shrub, 3-10 feet mature height, white to reddish orange

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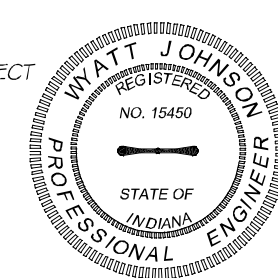
24" R/W LEGEND

- SIR - DENOTES 5/8 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "IRM 0047" SET.
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SCALE: 1" INCH = 20 FEET

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Wyatt Johnson



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	NUMBER
○	TREES IN ACCORDANCE WITH LANDSCAPE ORDINANCE FOR YARD PLANTINGS	3
○	SHRUBS IN ACCORDANCE WITH LANDSCAPE ORDINANCE FOR FOUNDATION PLANTINGS	5
○	SHRUBS IN ACCORDANCE WITH LANDSCAPE ORDINANCE FOR PARKING LOT PLANTINGS NEAR RW LINE OR PROPERTY LINE	102
○	TREES IN ACCORDANCE WITH LANDSCAPE ORDINANCE FOR PARKING LOT PLANTINGS IN EXCESS OF 20 SPACES	11
○	SHRUBS IN ACCORDANCE WITH LANDSCAPE ORDINANCE FOR PARKING LOT PLANTINGS IN EXCESS OF 20 SPACES	4

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

555 MARKET ROAD
TIPTON, IN 46072

SONIC AMERICA'S DRIVE-IN
LANDSCAPING AND LIGHTING PLAN

DATE: 12/17/15
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C104

40th PARALLEL SURVEYING LLC

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SONIC AMERICA'S DRIVE-IN

DETAILS

DRAWN BY: WJ

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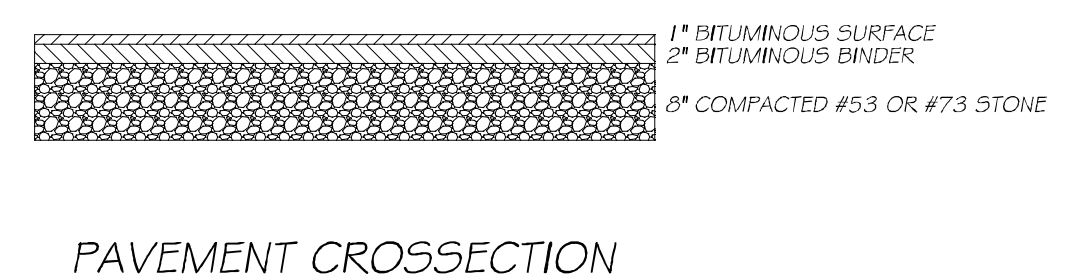
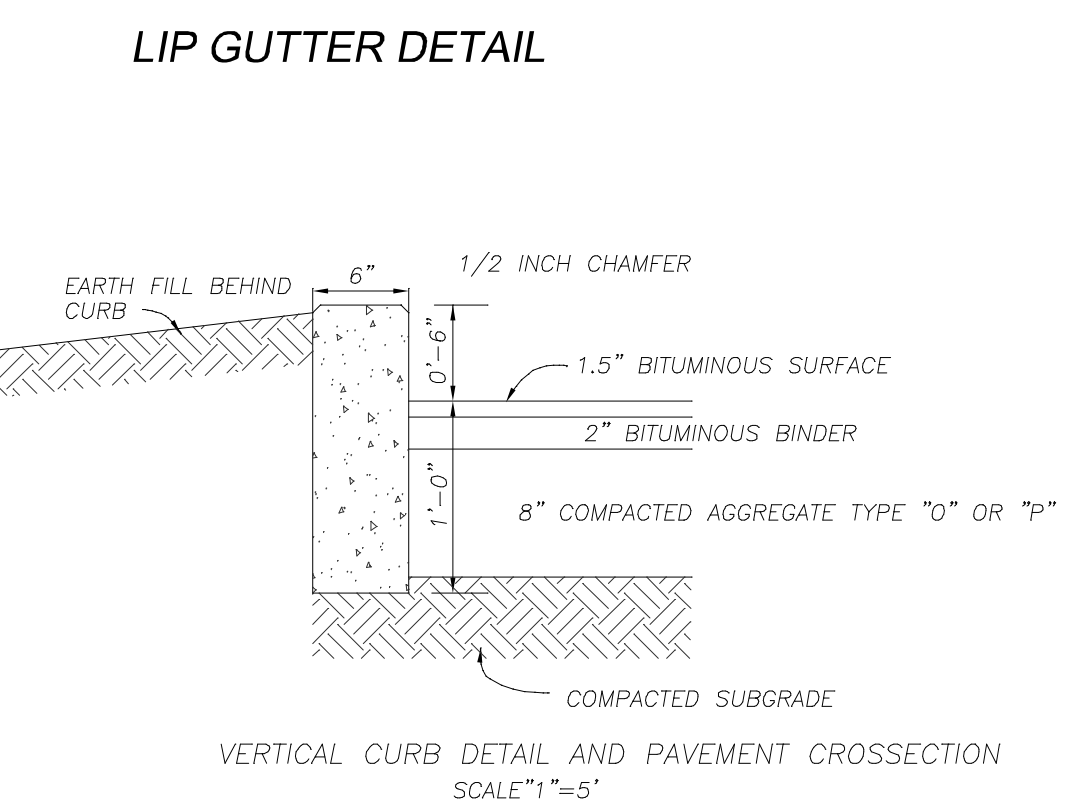
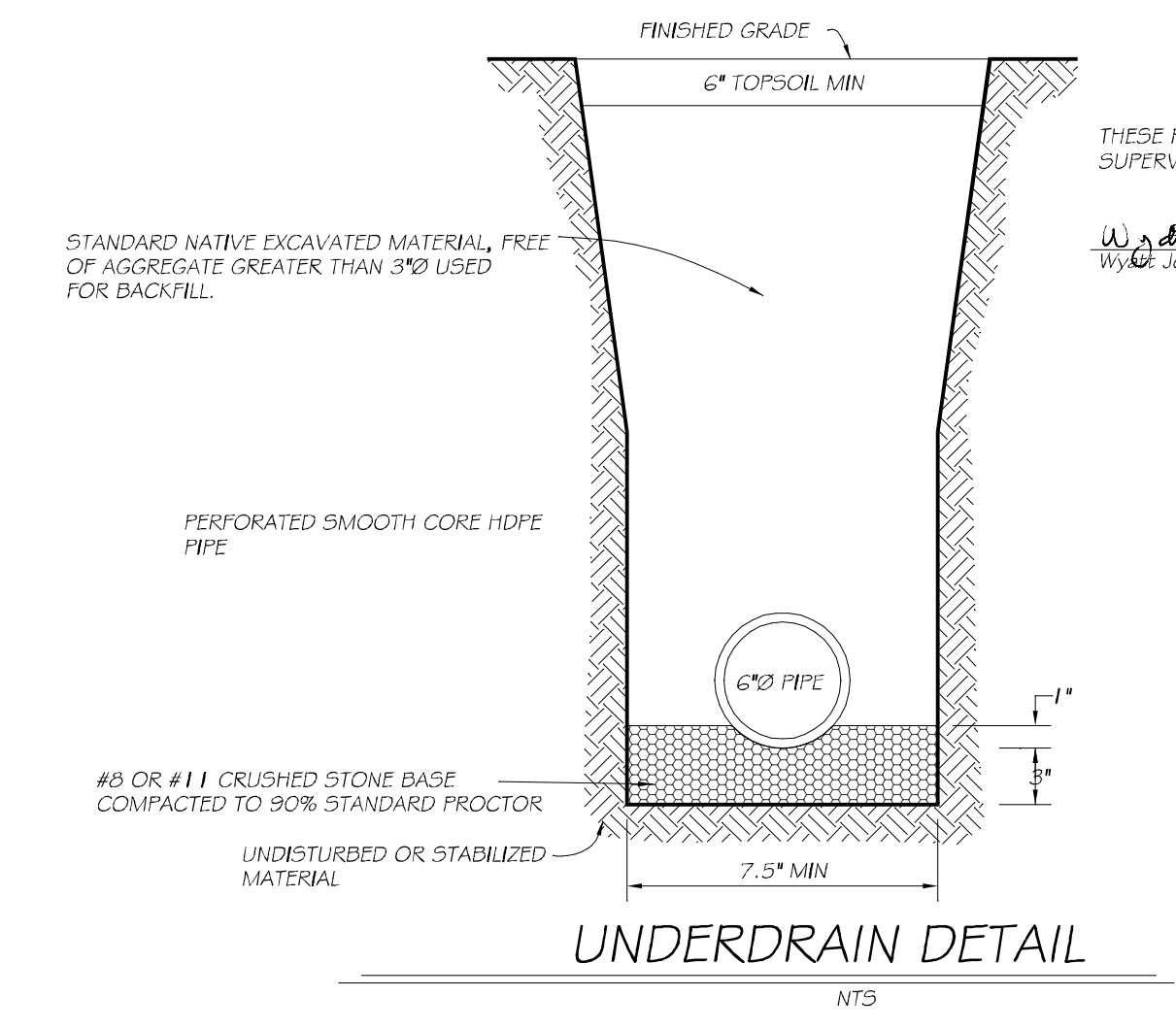
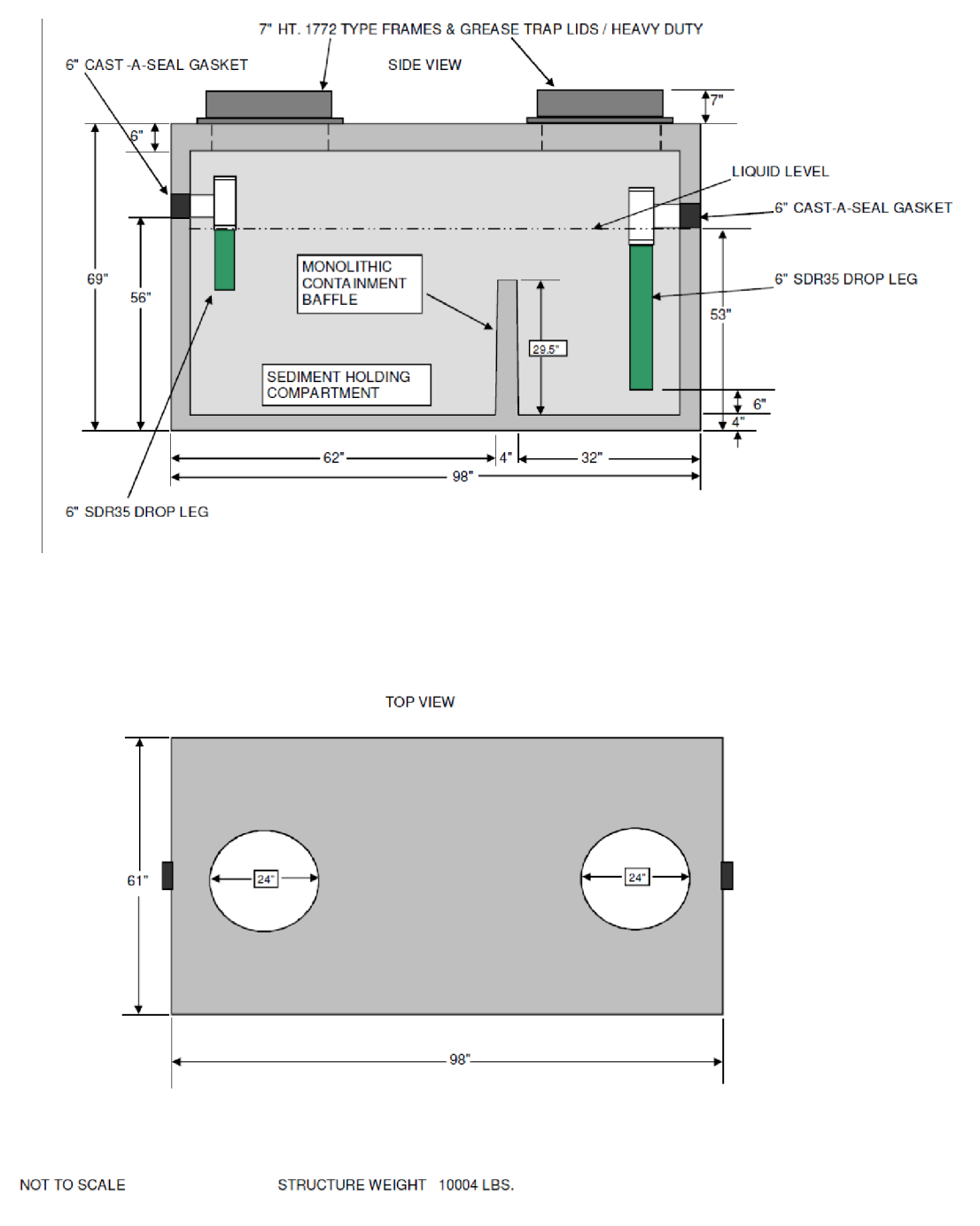
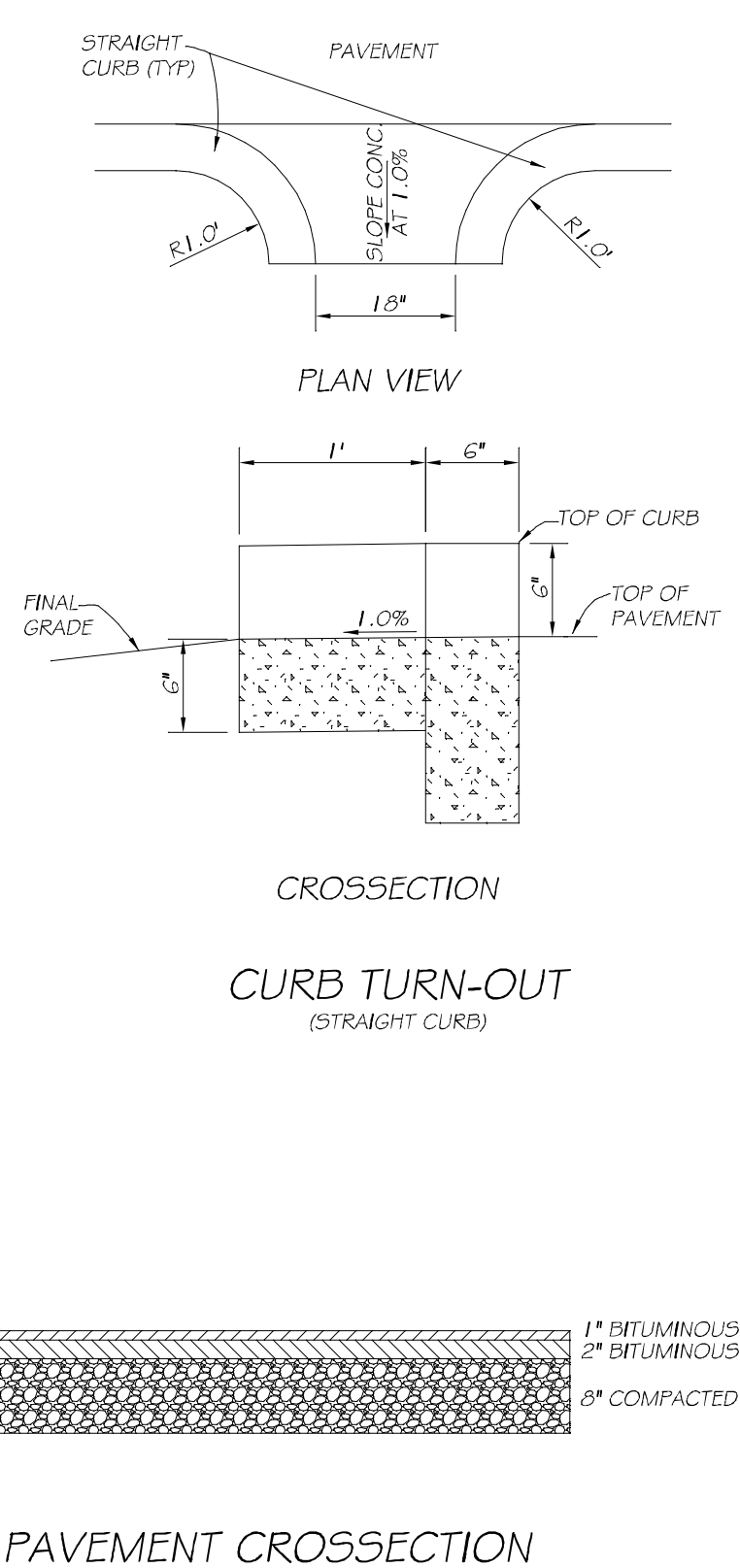
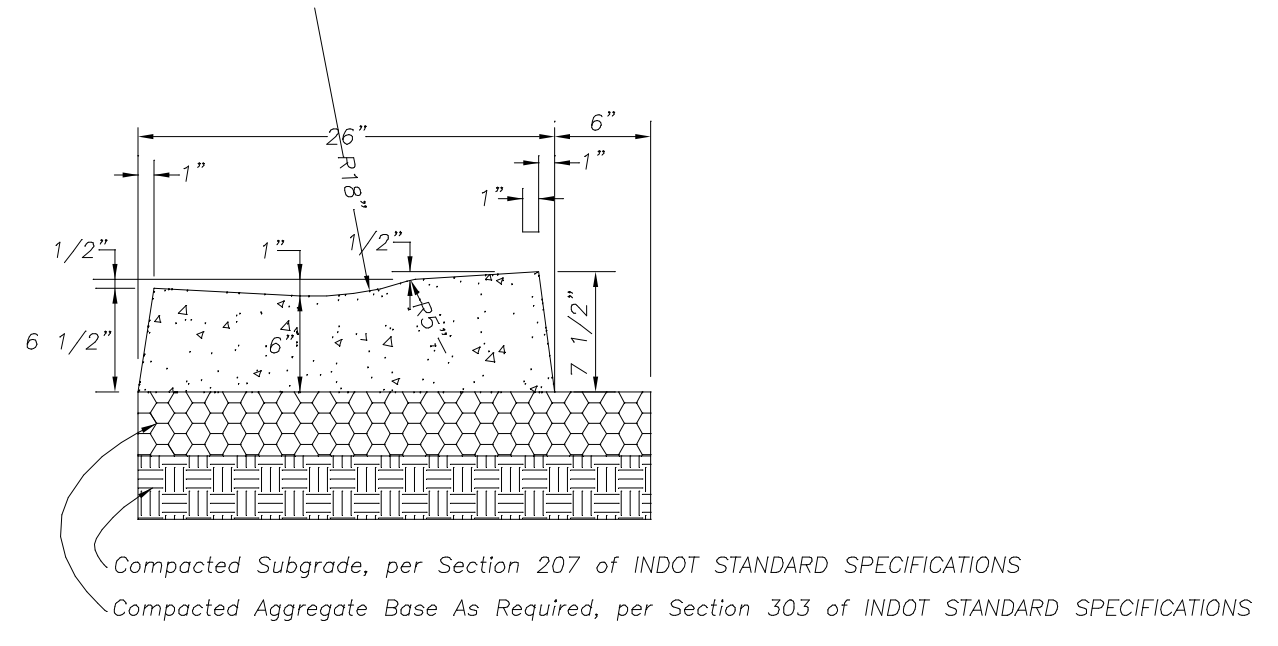
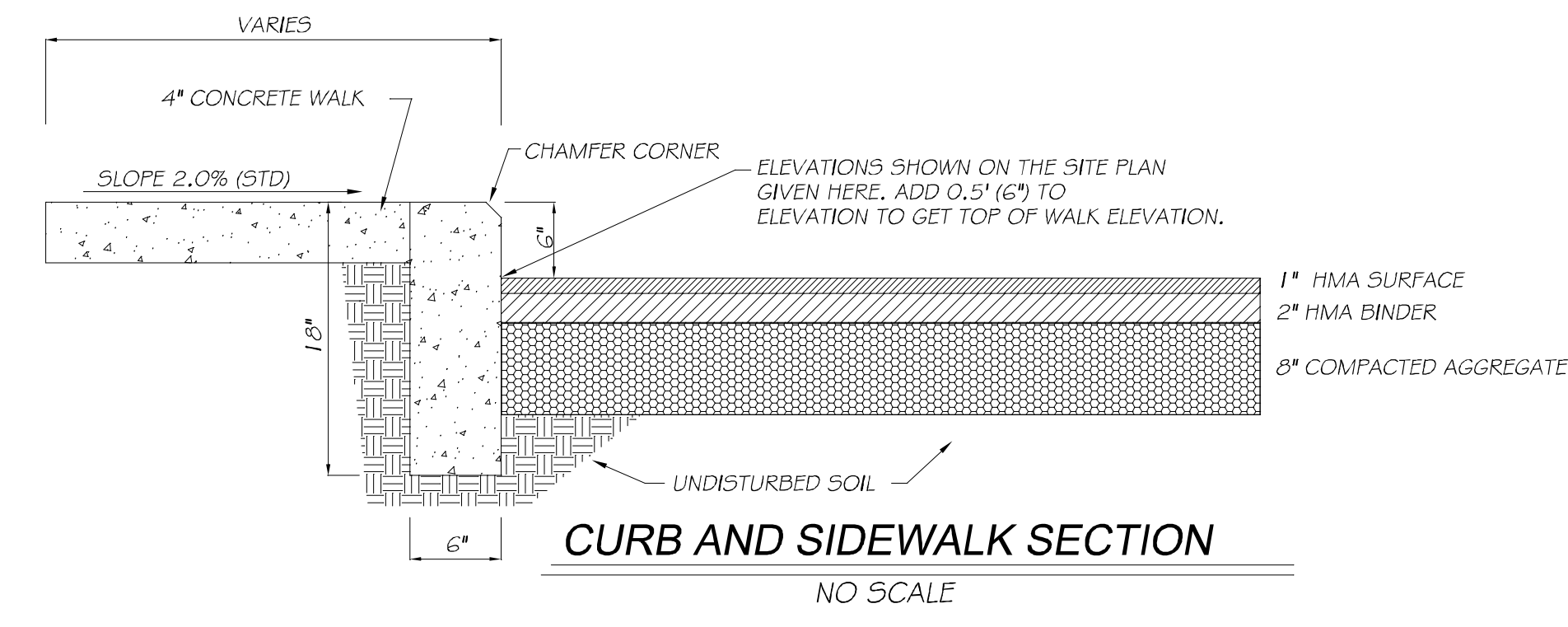
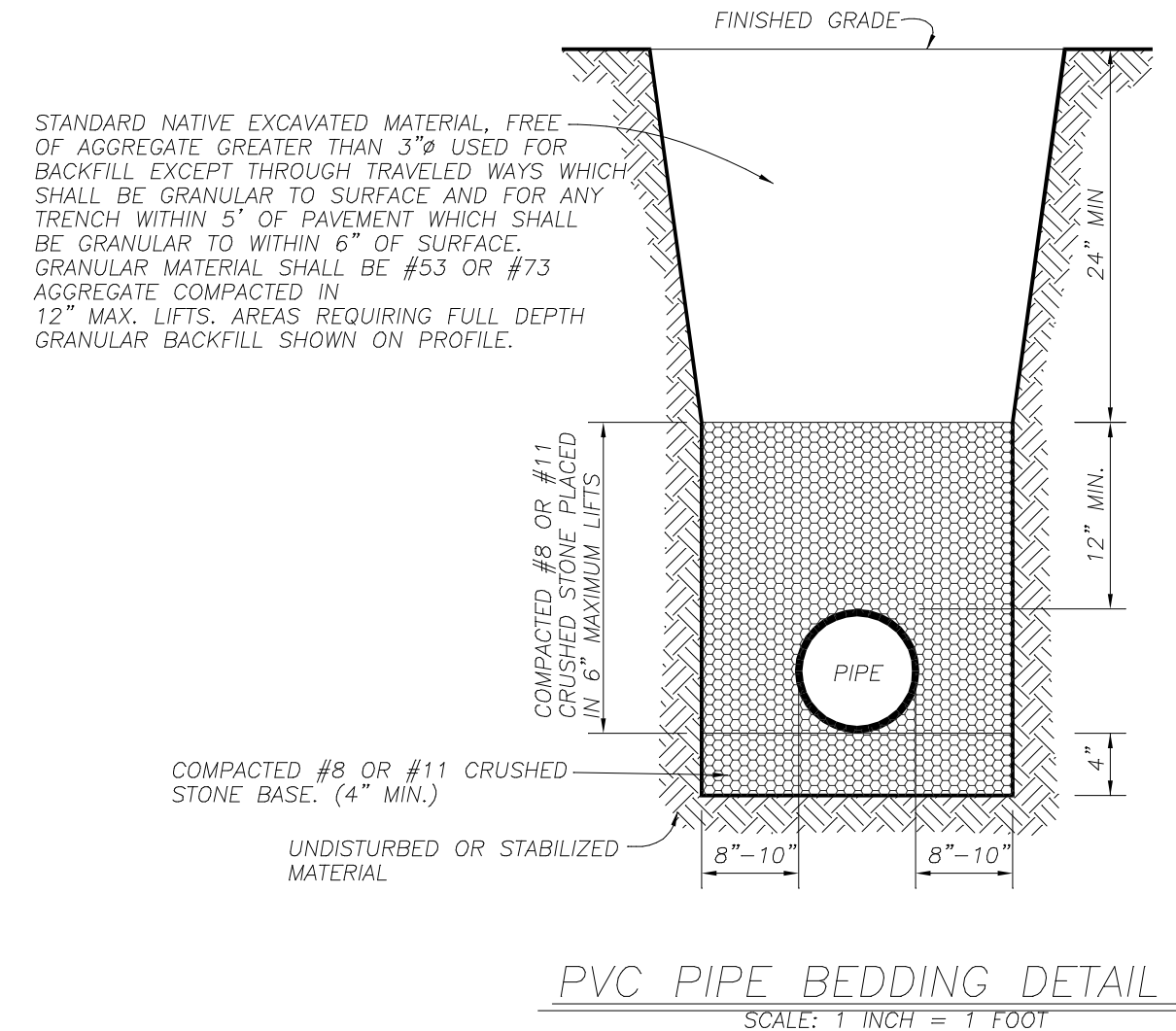
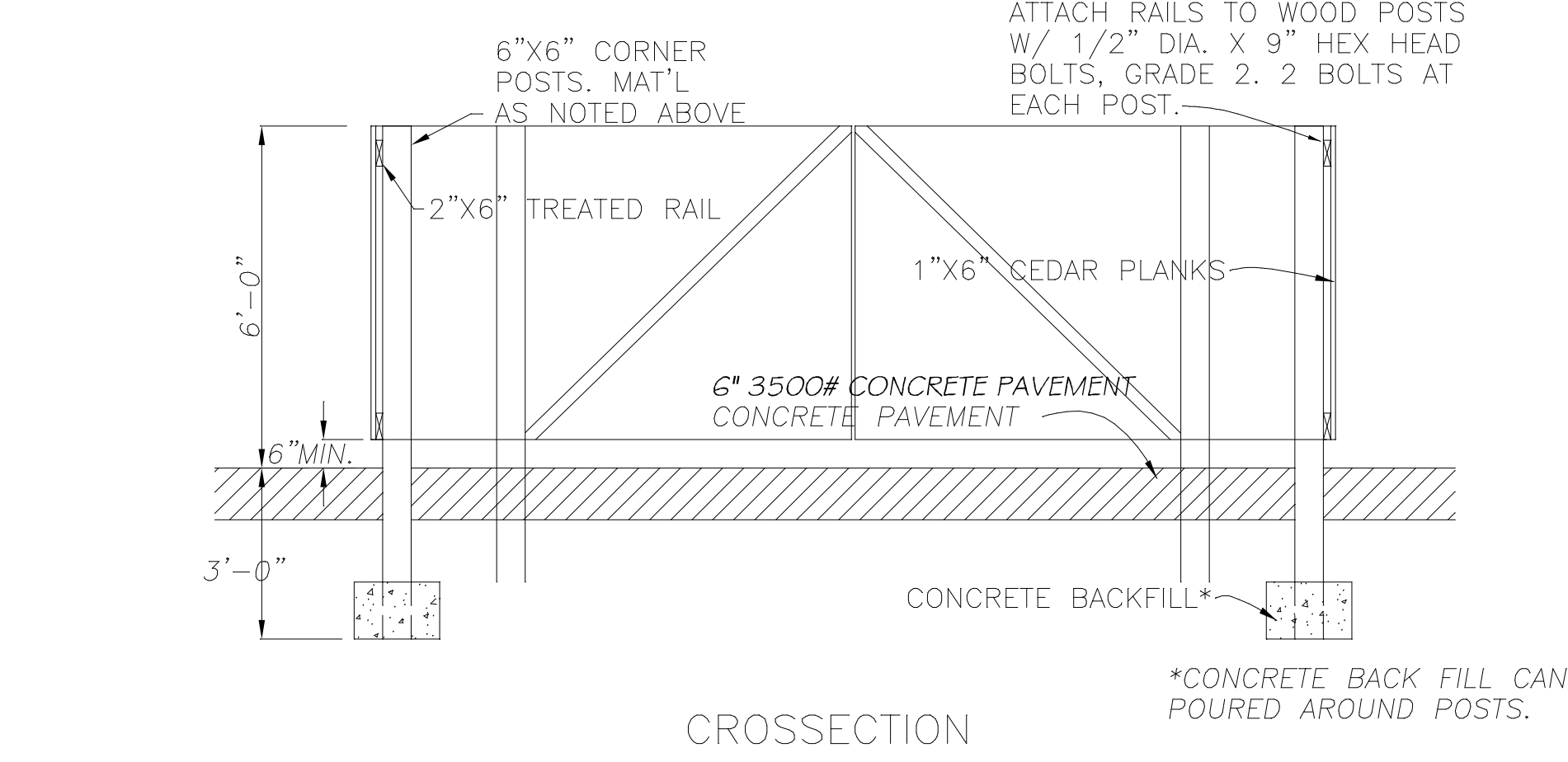
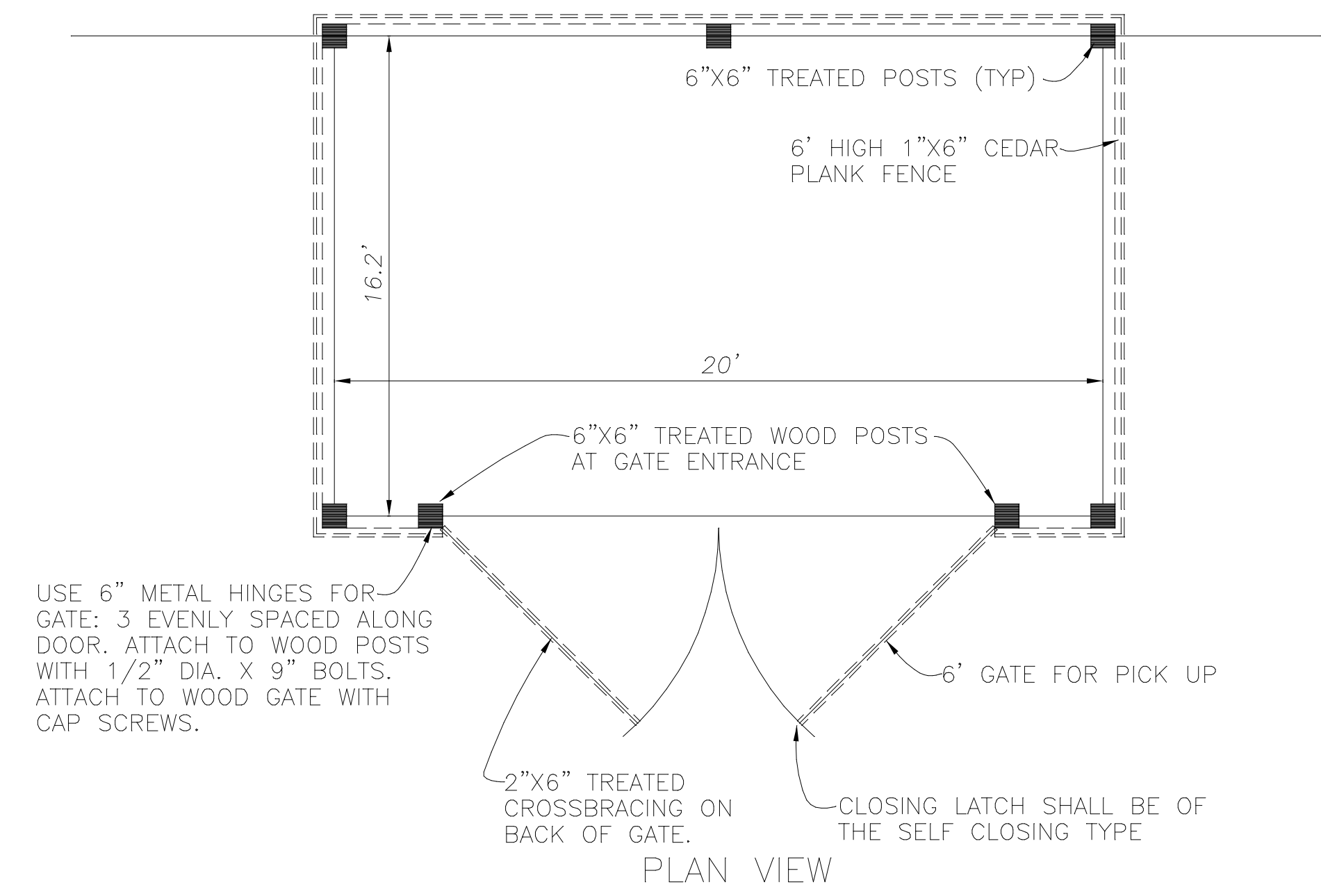
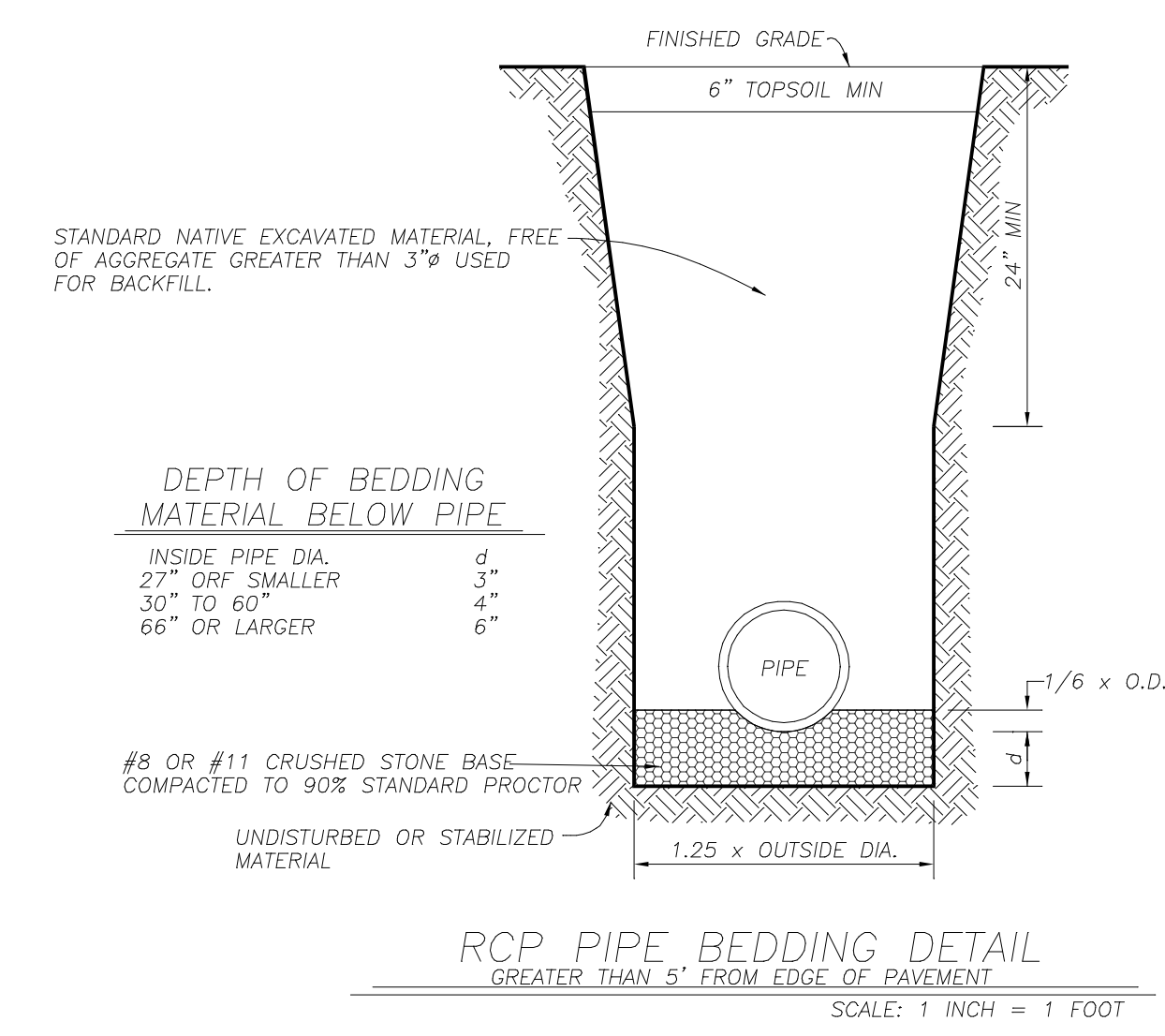
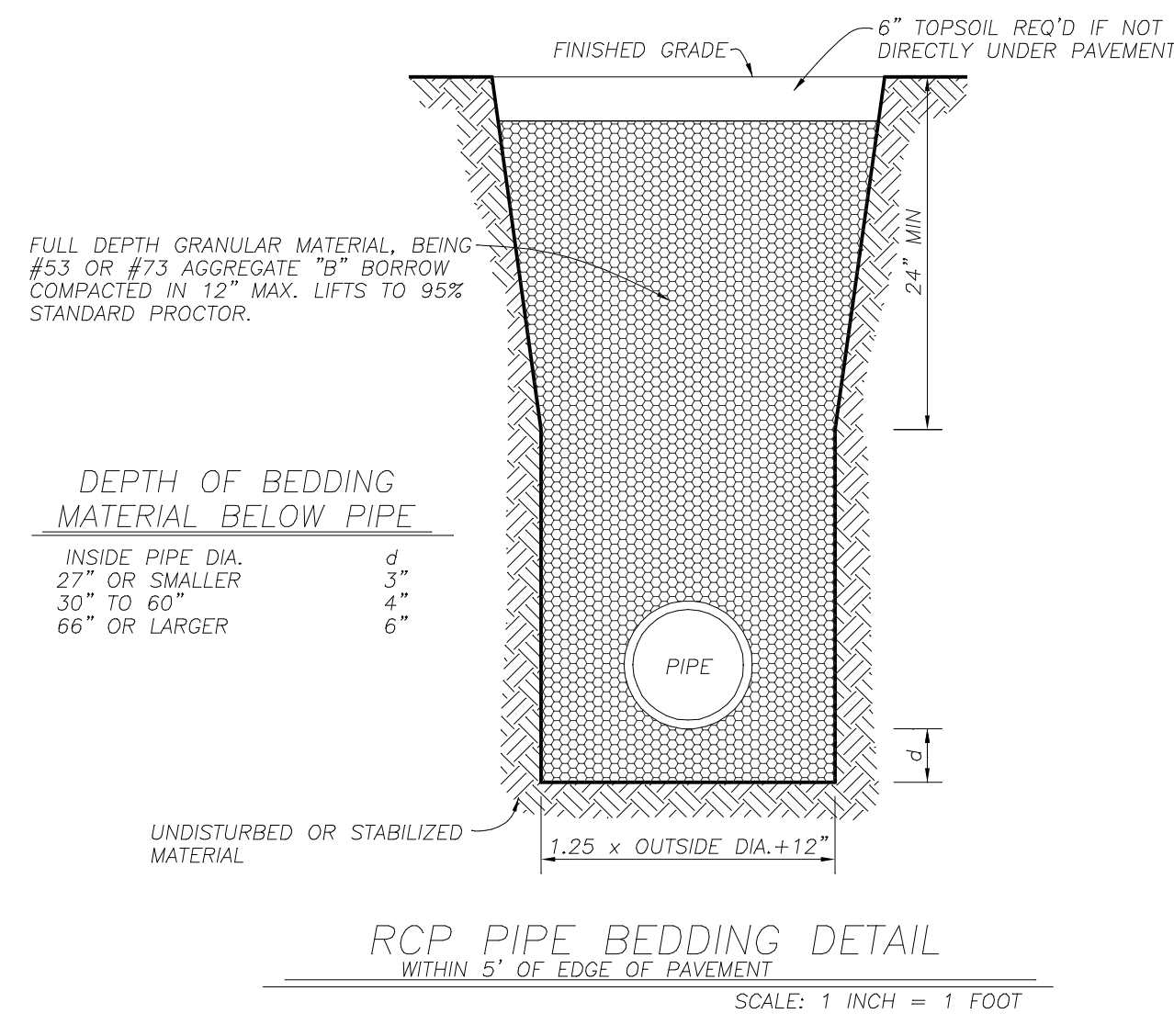
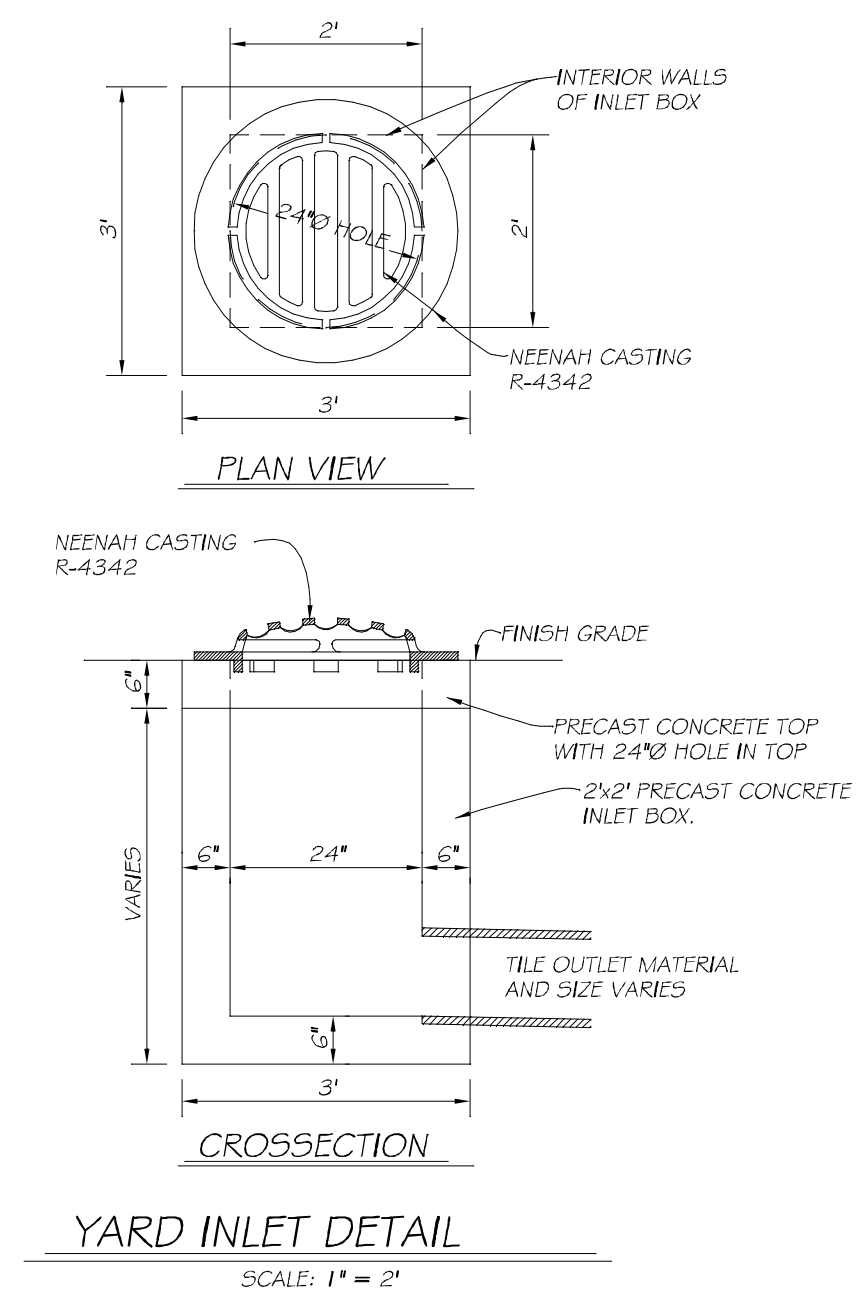
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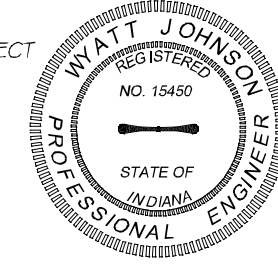
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NOTES:
1. GREASE TRAP SHOWN BASED ON McCREARY CONCRETE PRODUCTS AND SHALL MEET OR EXCEED THESE SPECIFICATIONS.
2. GREASE TRAP SHALL BE 1000 TRAFFIC LOADED.
3. GREASE TRAP SUPPLIER SHALL SUBMIT SHOP DRAWINGS TO GENERAL CONTRACTOR AND/OR OWNER FOR FINAL APPROVAL.

THESE PLANS WERE PREPARED BY ME OR MY EMPLOYEES UNDER MY DIRECT SUPERVISION I AM AN INDIANA REGISTERED ENGINEER.
Wyatt Johnson
REGISTERED PROFESSIONAL ENGINEER
NO. 15459
STATE OF INDIANA



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.