

SITE DEVELOPMENT PLANS

Steak 'n Shake

RESTAURANT



GENERAL NOTES:

- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF ROCKWALLS' SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF THE 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 CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE 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, ON OR NEAR THE CONSTRUCTION SITE.

NOTICE TO CONTRACTOR:

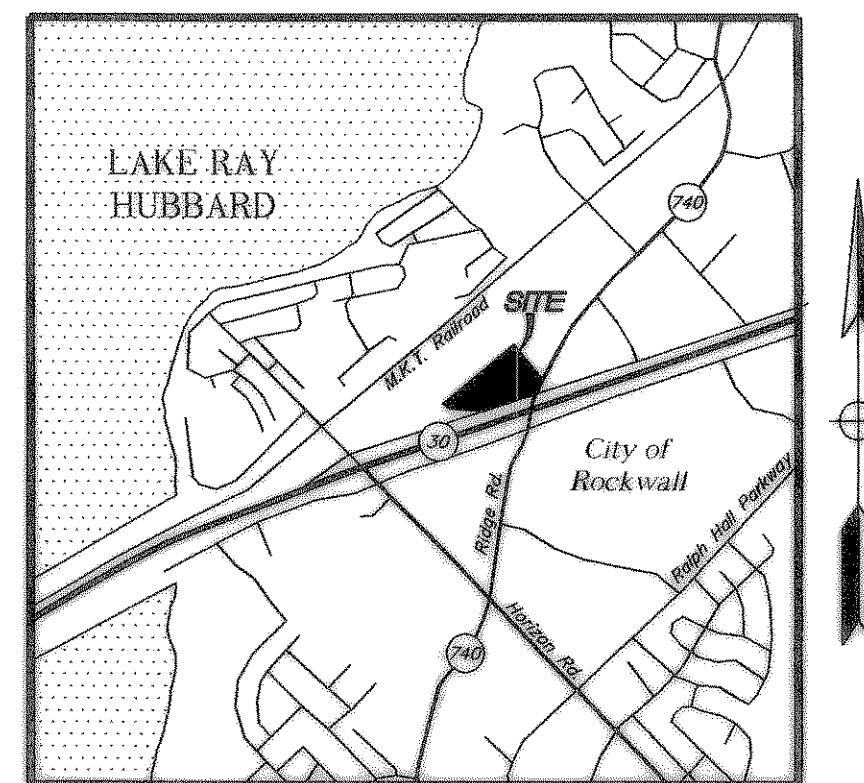
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

WARNING TO CONTRACTOR:

CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (TEXAS ONE), 1-800-669-8344 (LONESTAR NOTIFICATION) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. CEI ENGINEERING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING LOCATIONS OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATION OF THOSE UTILITIES SHOWN ON ANY DRAWING.

BENCH MARK: CONCRETE MONUMENT WITH BRASS CAP LOCATED AT THE SOUTHWEST INTERSECTION OF THE ROAD TO THE MARINA AND VILLAGE ROAD. BENCH MARK IS ONE FOOT WEST OF VILLAGE ROAD AND EIGHT FEET NORTHEAST OF AN EXISTING WYE INLET. ELEVATION = 506.0486

**578 E. INTERSTATE HIGHWAY 30
PROPOSED LOT 1, BLOCK A
STEAK 'N SHAKE ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS**

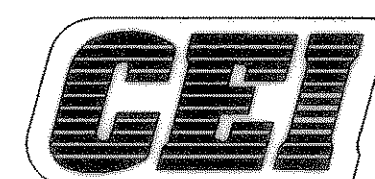


Vicinity Map

Not to Scale

DEVELOPER

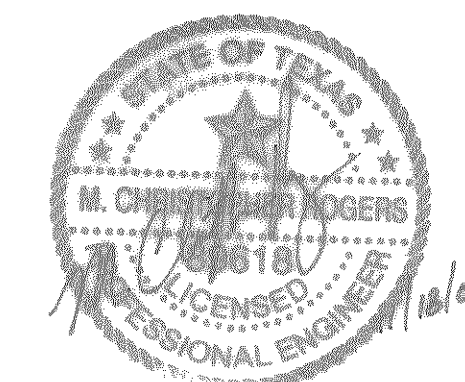
STEAK 'N SHAKE, INC.
500 CENTURY BUILDING
36 S. PENNSYLVANIA ST.
INDIANAPOLIS, INDIANA 46204
PHONE: 317-633-4100
FAX: 317-655-7317
CONTACT: JAY KAMMEYER
Sr. CONSTRUCTION MANAGER



**ENGINEERING
ASSOCIATES, INC**

ENGINEERS • PLANNERS • SURVEYORS

12300 Ford Rd., Ste. 110 (972) 488-3737
Dallas, TX 75234 FAX (972) 488-6732



AS BUILT

PLAN INDEX:

- COVER SHEET
- FINAL PLAN (2 SHEETS)
- BOUNDARY & TOPOGRAPHIC SURVEY (2 SHEETS)
- SITE/DIMENSIONAL CONTROL PLAN
- GRADING PLAN
- OFF-SITE STORM SEWER PLAN
- STORM SEWER PROFILE SHEET
- ~~EROSION CONTROL PLAN~~
- ~~DRAINAGE AREA MAP~~
- UTILITY PLAN
- LANDSCAPE PLAN
- IRRIGATION PLAN
- ~~DETAIL SHEET~~

AGENCY:

APPROVAL DATE:

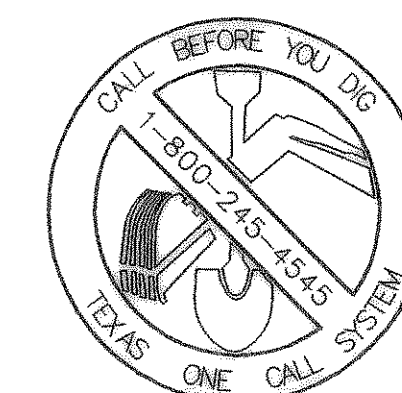
PLANNING	_____
ENGINEERING	_____
BUILDING	_____
PUBLIC WORKS	_____
FIRE	_____

RESOURCE LIST:

City of Rockwall 385 S. Goliad Rockwall, TX 75087	Health Department Kelly Kirkpatrick Office: (214) 202-1202
Planning & Zoning Department Robert LaGros Director of Planning & Zoning Office: (972) 771-7745	Electrical Provider TXU Electric Delivery 510 Turtle Cove Ste. 109 Rockwall, TX 75087 Joe Pechino Office: (972) 771-3979
Engineering Department Chuck Todd City Engineering Office: (972) 771-7746	Telephone Provider SBC Greenville, TX Office: (903) 457-1212
Building Department Jeffrey Widmer Building Official Office: (972) 771-7709	
Fire Department Arlano Ador Fire Marshal Office: (972) 771-7770	

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD RATE MAP NO. 480547 0005 C, EFFECTIVE DATE: JUNE 16, 1992.
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN:
ZONE "X" DEFINED THEREIN AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD;



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377

Arkansas * California * Florida * Tennessee * Georgia * Texas * Pennsylvania * Minnesota

PROPOSED STEAK 'N SHAKE RESTAURANT *
578 E. INTERSTATE HIGHWAY 30
PROPOSED LOT 1 BLOCK A
STEAK 'N SHAKE ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB NO.: 19434.0
DWG NAME: 9434conv.dwg
DATE: 08/05/04
SHEET NO.: 04/05/05
C-1