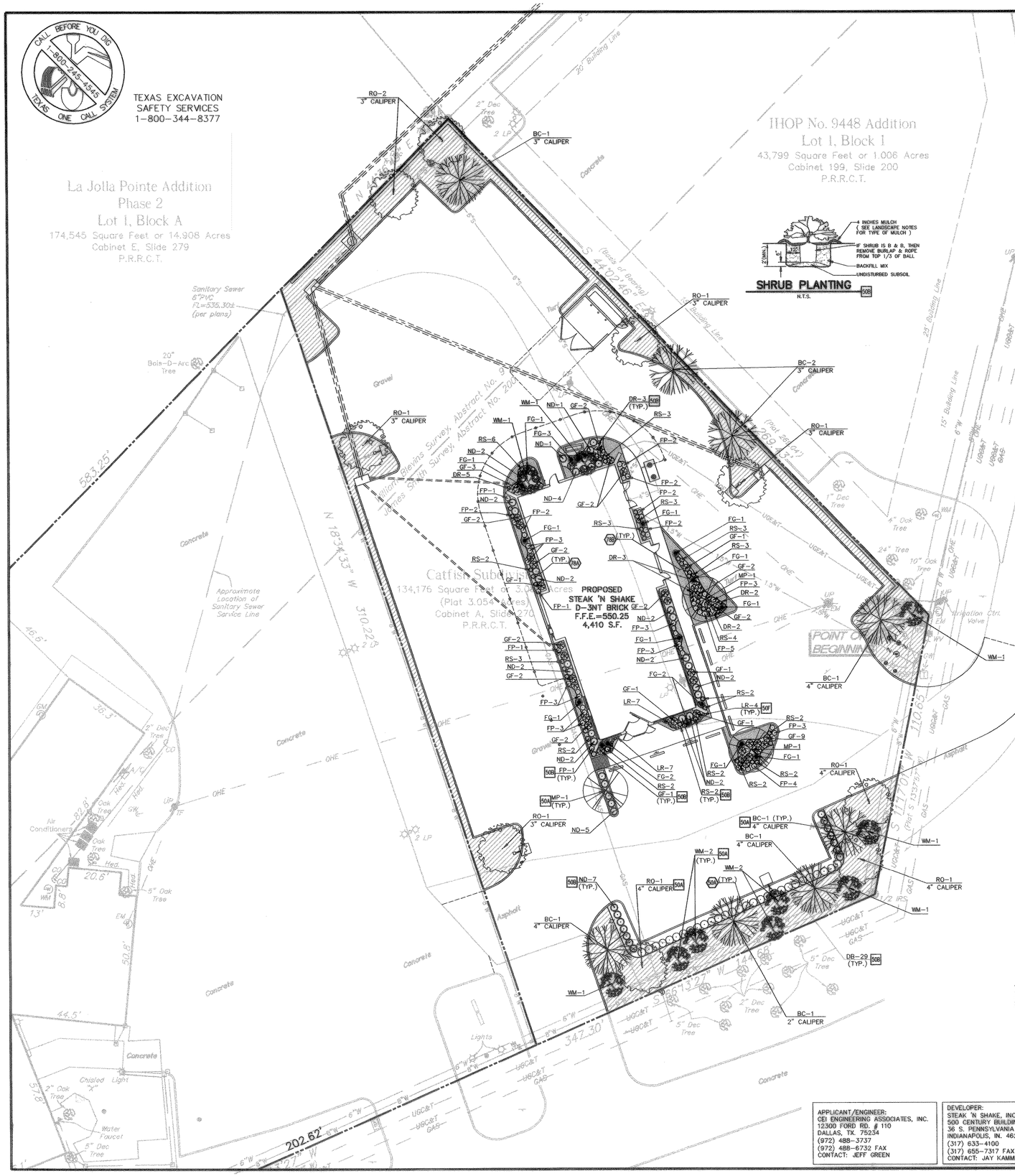
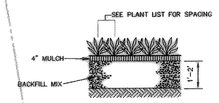
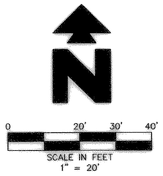




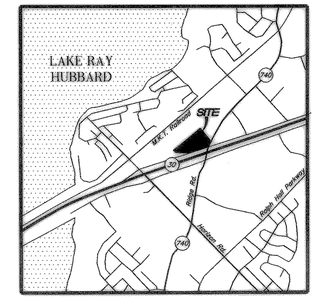
GROUND COVER PLANTING 50F
N.T.S.

SHRUB PLANTING 50B
N.T.S.



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

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



Vicinity Map
Not to Scale

LANDSCAPE DETAILS

50A	TREE PLANTING (TYP.)
50B	SHRUB PLANTING (TYP.)
50F	GROUND COVER PLANTING (TYP.)

LANDSCAPE NOTES

50A	STEEL EDGING
78A	WHITE MARBLE DECORATIVE ROCK INSTALLED WITH WEED BARRIER IN PLANTING BEDS.
78B	BLACK LAVA DECORATIVE ROCK INSTALLED WITH WEED BARRIER.

LEGEND

EXISTING

CNC	CONCRETE		BENCHMARK
E	EAST OR ELECTRIC		
EG	EXISTING GROUND		
N	NORTH		
OH	OVERHEAD		CHISELED CROSS
S	SOUTH OR SEWER		CURB INLET
T	TELEPHONE		
UG	UNDERGROUND		DRAINAGE MANHOLE
W	WEST OR WATER		FIRE HYDRANT
CM	CONTROL MONUMENT		GAS METER
	PROPERTY LINE		GUY WIRE
	STORM DRAIN		IRON ROD FOUND
G	GAS		IRON ROD SET
OHE	OVERHEAD ELECTRIC		SIGN
X"S	SEWER		SEWER MANHOLE
UGE	UNDERGROUND ELECTRIC		UTILITY POLE
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE		WATER VALVE
UGTV	UNDERGROUND TV		
X"W	WATER		

PROPOSED

- BOUNDARY LINE
- TURF TYPE BERMUDA GRASS SOD – (±7,312 SF)
- BLACK LAVA DECORATIVE ROCK
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
- (54) PROPOSED PARKING SPACES

PLANT LIST

SYMBOL	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
			TREES			
	RO	9	RED OAK Quercus shumardii	B&B	see plan for size	8'–12' MIN. HT.
	BC	8	BALD CYPRESS Taxodium distichum	B&B	see plan for size	8'–12' MIN. HT.
	MP	3	MEXICAN PLUM Prunus mexicana	B&B	2" CAL	4' MIN. HT.
	WM	10	WAX MYRTLE Myrica cerifera	B&B	TOTAL 3" CAL	4' MIN. HT. multi–trunk (3)
			GROUNDCOVER/TURF			
	LR	18	LIRIOPE Liriope muscari	CONT.	1 GAL	SPACE 12" O.C.
		7,312 S.F.	BERMUDA GRASS SOD Cynodon dactylon			
			SHRUBS/PERENNIALS			
	DB	29	DWARF BURFORD HOLLY Ilex cornuta 'Burfordii Nana'	CONT	5 GAL	24" HT MIN. SPACED 36" O.C.
	FP	45	NANDINA Nandina domestica 'Fire power'	CONT	1 GAL.	SPACED 12" O.C.
	FG	17	PURPLE FOUNTAIN GRASS Hesperaloe parviflora	CONT	5 GAL	24" HT MIN. SPACED 36" O.C.
	GF	40	GOLD FLAME SPIRAEA Spiraea X bumalda 'Goldflame'	CONT	5 GAL	18" HT MIN. SPACED 36" O.C.
	ND	44	NANDINA Nandina Domestica 'Compacta'	CONT	5 GAL	24" HT MIN. SPACED 36" O.C.
	RS	49	RUSSIAN SAGE Perovskia atriplicifolia	CONT	1 GAL	SPACED 24" O.C.
	DR	18	DALLAS RED LANTANA Lantana 'Dallas red'	CONT	1 GAL	SPACED 12" O.C.

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.

D. SHREDDED HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS (NOT INCLUDING THE BEDS AROUND THE BUILDING) AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

E. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI–Z60.1–1986)

F. CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.

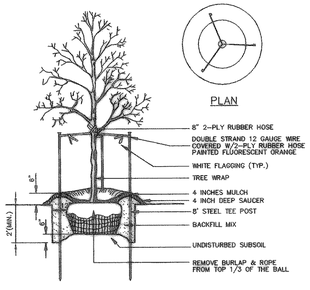
G. ALL LANDSCAPE BEDS AND TREE WELLS SHALL BE INSTALLED WITH A WEED BARRIER. WEED BARRIER SHALL BE A WOVEN POLYPROPYLENE MATERIAL THAT IS 100% OPAQUE TO PREVENT PHOTOSYNTHESIS AND SEED GERMINATION. WEED BARRIER SHALL BE SECURED WITH 'U' SHAPED STEEL PINS.

H. AN UNDERGROUND, AUTOMATED IRRIGATION SYSTEM AND PLACEMENT OF WATER SOURCE SHALL BE PROVIDED TO MEET THE CITY OF MCKINNEY'S REQUIREMENTS.

I. LANDSCAPE CONTRACTOR SHALL INSTALL THE UNDERGROUND, AUTOMATED IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE BEFORE THE INSTALLATION OF ANY LANDSCAPE MATERIAL. (SEE IRRIGATION SHEET)

J. ALL DISTURBED AREAS, EXCEPT AS NOTED, DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 20% PERINNIAL RYE/ 70% TURF TYPE TALL FESQUE/10% BERMUDA GRASS SEED 100% BY WEIGHT AT A RATE OF 4 POUNDS PER 1,000 SQ.FT.

K. NO TREES SHALL BE WITHIN 5' OF ANY UTILITIES.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING 50A
N.T.S.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	MIN. OF 15% LANDSCAPE AREA REQUIRED PER TOTAL SITE AREA.	TOTAL SITE AREA=49,085 SF 15%=7,362 SF	±8,499 SF
IH–30 OVERLAY DISTRICT	BUFFER STRIP SHALL BE A MIN. OF 20' WIDE W/ SCREENING ALONG THE R–O–W OF I–30.	20' BUFFER STRIP W/ SCREENING	20' BUFFER STRIP W/ SCREENING
	BUFFER–STRIP PLANTING: 4 CANOPY TREE & 4, 4' TALL ACCENT TREES PER 100' OF I–30 R–O–W (50% CANOPY TREES MUST BE 4" CALIPER & OTHER 50% 2" CALIPER)	LENGTH OF R–O–W=222' 222/100=2.22 2.22*4=8.88 TREES 8 CANOPY TREES 8 ACCENT TREES	8 CANOPY TREES 8 ACCENT TREES
SCENIC OVERLAY (FM 740) DISTRICT	ONE TREE PER 30 L.F. OF FRONTAGE	LENGTH OF R–O–W=269' 269/30=8.9 9 TREES	8 TREES
PARKING LOT LANDSCAPING	ANY PARKING LOT W/ MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OF INTERIOR LANDSCAPE	TOTAL LOT AREA= 49,085 S.F. 5%= 2,454 S.F.	3,007 S.F.
	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,00 S.F., ONE LARGE CANOPY TREE FOR EVERY 10 PARKING SPACE	PARKING & MANEUVERING AREA= 33,774 S.F. 44 SPACES REQ. 44/10=4.4 TREES	5 TREES

APPLICANT/ENGINEER:
CEI ENGINEERING ASSOCIATES, INC.
12300 FORD RD. # 110
DALLAS, TX. 75234
(972) 488–3737
(972) 488–6732 FAX
CONTACT: JEFF GREEN

DEVELOPER:
STEAK 'N SHAKE, INC.
500 CENTURY BUILDING
36 S. PENNSYLVANIA ST.
INDIANAPOLIS, IN. 46204
(317) 633–4100
(317) 655–7317 FAX
CONTACT: JAY KAMMEYER

AS BUILT

SHEET NO. C-11 OF 13

FAMOUS FOR STEAKS — Steak n Shake — STEAKBURGERS

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • SURVEYORS
PLANNERS
12300 FORD ROAD, SUITE 110
DALLAS, TEXAS 75234
(972) 488–3737
(972) 488–6732
DWG NAME: 9434proj.dwg
JOB NO.: 19434.0
DATE: 08/27/04
PRELIM.

REVISION NO.	DATE	COMMENTS
1	4–5–05	PER INITIAL CITY COMMENTS
2	5–10–05	PER SECOND CITY COMMENTS
3	8–2–05	ADDED LIGHT POLE LOCATIONS

DATE	PRN	PM	DES	DRW
08/27/04	TJB	JKG	JKG	KKG

LANDSCAPE PLAN
STEAK 'n SHAKE
PROPOSED LOT 1, BLOCK A
STEAK 'N SHAKE ADDITION
INTERSTATE HIGHWAY 30, ROCKWALL, TEXAS