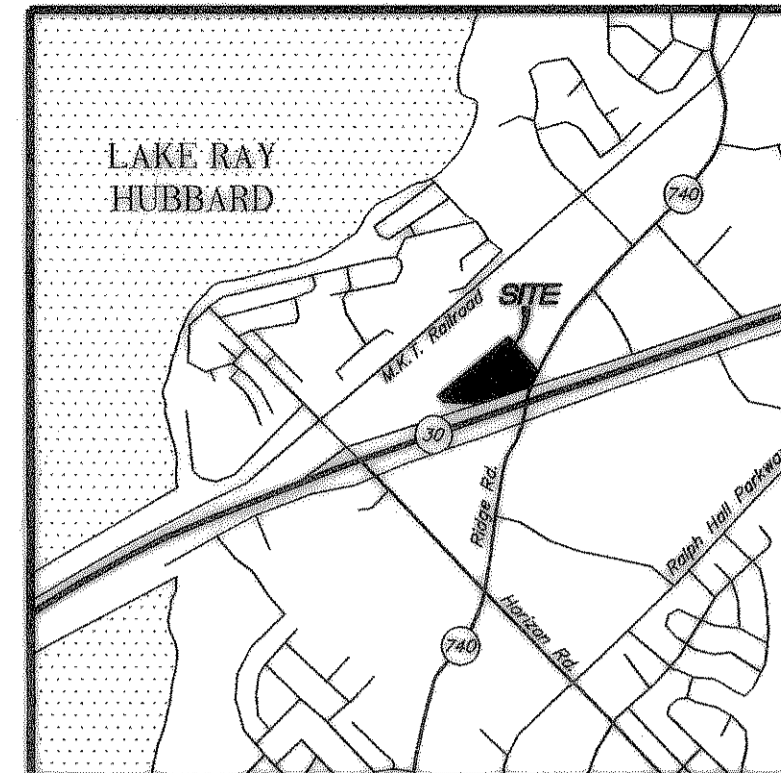
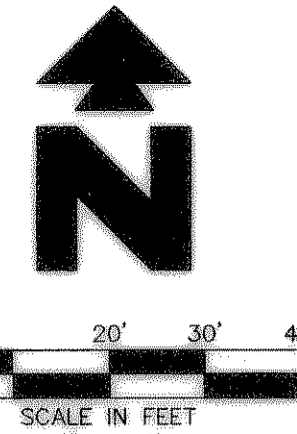




TEXAS EXCAVATION SAFETY SERVICES
1-800-344-8377

La Jolla Pointe Addition
Phase 2
Lot 1, Block A
174,545 Square Feet or 14.906 Acres
Cabinet E, Slide 279
P.R.R.C.T.

IHOP No. 9448 Addition
Lot 1, Block 1
43,799 Square Feet or 1.006 Acres
Cabinet 199, Slide 200
P.R.R.C.T.



Vicinity Map
Not to Scale

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 = 506.0488

LEGEND

- EXISTING**
- CND CONCRETE
 - E EAST OR ELECTRIC
 - ES EXISTING SIGNAL
 - M MORTAR
 - OH OVERHEAD
 - S SEU/N OR SEWER
 - SL SLOTTED
 - US UNDERGROUND
 - W WEST OR WATER
 - UM UNDERGROUND MONUMENT
 - PL PROPERTY LINE
 - SD STORM DRAIN
 - G GAS
 - OHE OVERHEAD ELECTRIC
 - X/S SENER
 - USE UNDERGROUND ELECTRIC
 - UGE&T UNDERGROUND ELECTRIC AND TELEPHONE
 - UGTY UNDERGROUND TV
 - X/W WATER
 - BENCHMARK
 - CROSSED CROSS
 - CLAN INLET
 - DRAINAGE MAIN/VALE
 - FIRE HYDRANT
 - 6.65 METER
 - OUT WIRE
 - IRON ROD FOUND
 - IRON ROD SET
 - SIEN
 - SEWER MAIN/VALE
 - UTILITY POLE
 - WATER VALVE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 1B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 - ALL CURBING ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER CITY DETAIL.
 - ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER CITY DETAIL.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 8C & 8E OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 9F.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12C.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.
- FIRELANE PAVEMENT SHALL BE 6" MIN. THICK 3,600 PSI CONCRETE (6" SACK MIN. FOR HAND POUR AND 5 1/2" SACK MIN. FOR MACHINE POUR)
- MARK FIRELANE "NO PARKING FIRE LANE" EVERY 25' WITH 4" WHITE LETTERS ON A 6" RED STRIPED BACKGROUND.
- NO TREES SHALL BE WITHIN 5' OF ANY UTILITIES AND FIRE HYDRANTS.
- USE CITY OF ROCKWALL DETAILS WHEREVER APPLICABLE.

CURRENT LAND USE	UNDEVELOPED
PROPOSED USE	RESTAURANT
ZONING	RS-30 OR (COMMERCIAL INTERMEDIATE 30 OVERLAY)
TOTAL SITE AREA	50,017 SF. (1.148 AC)
GROSS BLDG. AREA	4,410 S.F.
HABITABLE BLDG. AREA	3,930 S.F.
SEATING CAPACITY	99
LOT COV./IMPERVIOUS	83% /40,586 S.F.
FLOOR AREA RATION	1:11
FLOOR SEATING AREA	1814.50 S.F.
MAX. BUILDING HEIGHT	1 STORY/19'-9"
TOTAL LANDSCAPE AREA	8,499 S.F.

NO. OF SPACES REQ. (1 SP./100 S.F. FLOOR AREA)	44
NO. OF SPACES PROVIDED	54
NO. OF HANDICAPPED SPACES REQ.	3
NO. OF HANDICAPPED SPACES PROVIDED	3

SITE DETAILS

- 2A CONCRETE WHEEL STOP (TYP.)
- 3D CONCRETE SIDEWALK (PER CITY DETAIL)
- 3M WHEELCHAIR RAMP IN SIDEWALK (PER CITY DETAIL) (HANDICAP RAMPS MUST BE COLOR-CONDITIONED CONCRETE, QUARRY RED, MANUFACTURED BY L.M. SCORFIELD CO.)
- 5A GUARD POST (SINGLE)
- 8C 7" HEAVY DUTY CONCRETE PAVING - 3,600 PSI @ 28 DAYS
- 8E 6" REGULAR DUTY CONCRETE PAVING - 3,000 PSI @ 28 DAYS
- 8D THICKENED EDGE OF PAVING (PER CITY DETAIL)
- 9S ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN (TYP.)
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 10C FIRE LANE MARKING (PER CITY DETAIL)
- 12C "STOP" SIGN

SITE NOTES

- 1A SEEDED GREEN AREA
- 1C LANDSCAPE ISLAND (TYP.)
- 2E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 12B 4" WIDE PAINTED WHITE STRIPES, 2.0' O.C. @ 45' (SEE SIZE INDICATED AT SYMBOL)
- 21A TAPER CURB TO MATCH EXISTING CURB
- 51B LIMITS OF SAW CUT AND PAVEMENT REMOVAL, 18" MIN.
- 70A TRAFFIC BUTTONS (TYP.)
- 72A MENU/ORDER BOARD

AS BUILT

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
38 S. PENNSYLVANIA ST.
INDIANAPOLIS, IN. 46204
(317) 633-4100
(317) 655-7317 FAX
CONTACT: JAY KAMMEYER

STEAK 'N SHAKE
FAMOUS FOR STEAKBURGERS

ENGINEERING ASSOCIATES, INC.
PLANNERS SURVEYORS
12300 FORD ROAD, SUITE 110
DALLAS, TEXAS 75234
JOB NO.: 194321.0
DATE: 08/27/04
PRELIM.

DATE	PRN	TJB	JJK	JJK	JJK	JKG	DRW	COMMENTS
08/27/04							JJK	

SITE/DIMENSIONAL CONTROL PLAN
STEAK 'N SHAKE
PROPOSED LOT 1, BLOCK A
STEAK 'N SHAKE ADDITION
INTERSTATE HIGHWAY 30, ROCKWALL, TEXAS

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