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City of Rockwall (6/87)

SITE PLAN APPLICATIONDate 5/22/96Name of Proposed Development STEGER TOWNE CROSSING PHASE IName of Property Owner/Developer STEGER TOWNE CROSSING, L.P.Address 5025 ARAPAHO ROAD, #407 Phone 214/789-2977DALLAS TX 75248Name of Land Planner/Engineer LAWRENCE A. CATES & ASSOCIATES, INC.Address 14200 MIDWAY RD., #122 Phone 214/-385-2272DALLAS, TEXAS 75244Total Acreage 32.4557 AC. Current Zoning A & CNumber of Lots/Units NINE (9)Signed *Lawrence A. Cates*

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

Provided or Shown <u>On Site Plan</u>	Not <u>Applicable</u>
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<u>X</u>	<u> </u>
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1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned.

<u>X</u>	<u> </u>
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2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures adjoining property within 100 ft.

<u>X</u>	<u> </u>
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3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas.

<u>X</u>	<u> </u>
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4. Calculation of landscaped area provided.

<u>X</u>	<u> </u>
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5. Location and dimensions of ingress and egress.

<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____
_____	_____

6. Location, number and dimensions of off-street parking and loading facilities.

7. Height of all structures.

8. Proposed uses of all structures.

9. Location and types of all signs, including lighting and heights.

10. Elevation drawings citing proposed exterior finish materials and proposed structural materials.

11. Location and screening of trash facilities.

12. Location of nearest fire hydrant within 500 ft.

13. Street names on proposed streets.

14. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____

80



Property Development

September 9, 1996

Mr. Rick Herzberger
City of Rockwall
205 West Rush
Rockwall, TX 75087

RE: Target Store Rockwall, TX

The practical difficulties that Target has in building a Type II-FR or Type II (1) hour building with area separation are:

1. Both construction types require rating of structural framing and roof, this causes the requirement of:
 - A. Self closing or hold open hardware which frequently breaks down and causes:
 1. Liability of injury to employee due to door closing shut on them with a carton of merchandise.
 2. Exposure of stockroom and mark up area to the public - aesthetic concern.
 3. Potential for public to wander in to stock area and be injured - high liability.
 4. Damage to merchandising. See #2 above.
 5. Red tagging by fire marshall due to doors not operating per code.
 6. Maintenance headache due to repair required.
 7. High liability if it doesn't work correctly during fire.
 - B. Sprayed fire rating of roof member
 1. Messy application, no other sub-contractor can work while it is being installed.
 2. Construction scheduling and timing problem.
 3. Exposed membranes in stockroom.
 4. Breaking off of spray on fire proofing causing constant maintenance.
 5. Damage to merchandise due to flacking of sprays on fire proofing.
 6. Fire Marshall red tag situation due to areas of spray on fire proofing breaking off.
 - C. Gypsum board ceiling in stockroom would cause:
 1. An increase in height of building 2'0" minimum.
 2. Require all lighting to be surrounded by gypsum board.
 3. Eliminating flexibility of ceiling system due to difficulty of moving the drop in ceiling panels without damaging the spraying fire proofing.
 - D. Column fire rating
 1. Increases column sizes from 8" to 2'0" causing
 - a. Increase of SF of sales floor exponentially.
 - b. Interruption of rows of shelving decreasing merchandising space.

In addition, building a Type II (1) hour would add the requirement of an area separation wall which would:

- A. Add hold open hardware in wall between stockroom/marketing area and sales area causing:
 1. Same problems as under Summary 1A
 2. Additional merchandising movement problems.

Mr. Rick Herzberger
September 6, 1996
Page 2

To summarize the fire rating is a concern to Target as it eliminates the flexibility in our operation procedure, causes maintenance problems and adds manpower time and dangers to employees.

The exact reason for the strict letter of the law on the unlimited area being null and void due to a Target owning our property also needs to be reviewed as: See "owner" definition in code definition "owner is any person, agent, firm, or corporation having legal or equitable interest in the property" this definition with equitable states specifically what I have also communicating my definitions on page two of my modification request.

In UBC, I find no definition of property line in SBC the definition is "property line, common: line dividing one lot from another when lots are not of one ownership (similar definition to dictionary) and "assumed property line the center line of street...or an imaginary line between the exterior wall of two buildings on the same lot" yet even with this imaginary line the code interpretation you sent allows the usage of a common 60' yard and the second paragraph follows to say that yards are allowed to be shared or used on adjacent properties if an agreement between properties is made.

I have shown that an agreement has been made between owners that not only maintains the continuity of the yard but sets up "equitable ownership" to an extent negating the property line and therefore allowing the common yard to be around the combination of the tenant and the Target spaces as allowed by Code Section 506 and diagrammed in enclosure.

The intent of the Code Section 506 is not to limit its usage due to ownership and a property line/plot. I am claiming that the building with common yard around it does not lessen the fire protection provided or any degree of structural integrity provided then is intended by the code. I can also offer as I have previously to rate the wall adjacent to the tenant space.

As on the last statement, the code official needs to understand whether the code allows the adjacent tenant be unsprinkled and less than Type II-N yet, Target's requirement and as stated in the agreement previously enclosed in earlier correspondence, the tenant building and the other building will be required to be sprinkled and built as Type II-N.

Copies of the three party and two party agreements where sent with correspondence dated July 22, 1995 approximately pages 12 through 17 right after "Pima County Code Modification Ordinance." If it comes to sending through the City Council for an amendment to the UBC, the "Pima County Code Modifications Ordinance" allowing Unlimited Area/Dual Ownership with (2) hour wall is the amendment I would suggest.

Sincerely,

Margaret D Fleck AIA

Margaret D. Fleck, AIA
Target Project Architect

Enc.

CC: M. Jack Yales
W.L. Douphrate
John Weber
Mark Davis

14200 Midway Road, Suite 122
DALLAS, TEXAS 7524
(214) 385-2272

LETTER OF TRANSMITTAL

ROCKWALL TX 75087

DATE	5-10-96	JOB NO.	95057
ATTENTION			
BILL CROLLEY			
RE:			
TARGET STORE			

WE ARE SENDING YOU ~~XXX~~ Attached ☐ Under separate cover via DEL the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
20		EA	PRELIMINARY SITE PLAN
20		EA	PRELIMINARY PLAT
1		EA	8½ x 11 PRELIMINARY SITE PLAN (TRANSPARENCY)
1		EA	8½ x 11 PRELIMINARY PLAN (TRANSPARENCY)
1		EA	" " Zoning Map "
20		EA	Zoning Map

THESE ARE TRANSMITTED as checked below:

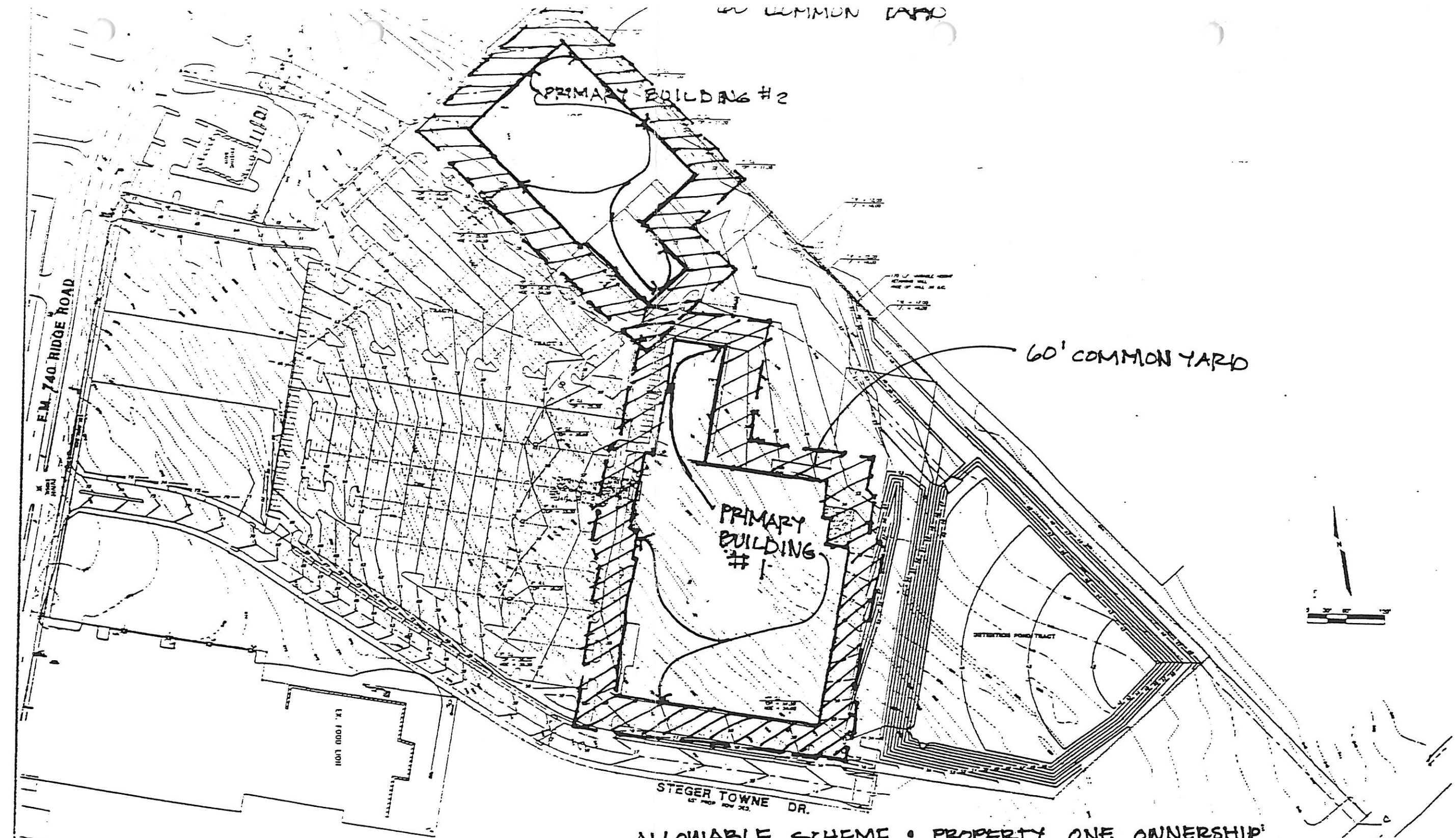
- ☒ For approval
 ☐ Approved as submitted
 ☐ Resubmit _____ copies for approval
- ☒ For your use
 ☐ Approved as noted
 ☐ Submit _____ copies for distribution
- ☒ As requested
 ☐ Returned for corrections
 ☐ Return _____ corrected prints
- ☐ For review and comment
 ☐ _____
- ☐ FOR BIDS DUE _____ 19 _____
 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO JOHN WEBER

SIGNED: LARRY CATES, P.E.

If enclosures are not as noted, kindly notify us at once.

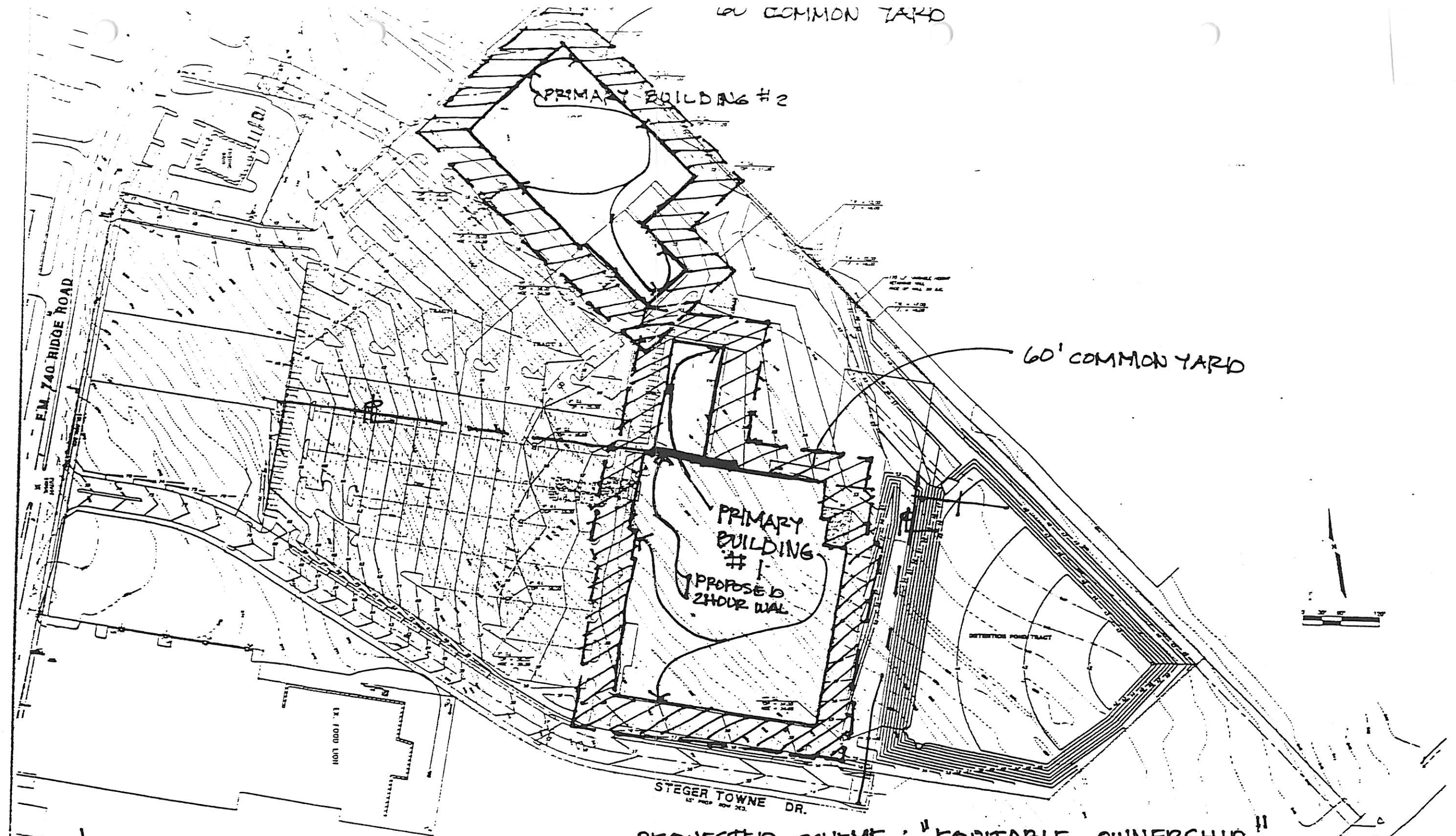


ROCKWALL, TX
 SITE DIAGRAM #1
 09/06/96 M.D. FUECK

ALLOWABLE SCHEME : PROPERTY ONE OWNERSHIP
 ALL SPRINKLERED TYPE II
 UNLIMITED SQUARE FOOT
 BUILDING

PROPERTY ALL ONE OWNERSHIP

GRAD
STEEGER TO
F.M. 740 (P.O.)
THE CITY OF
LAWRENCE A. CATES
DESIGN DRAWING DATE

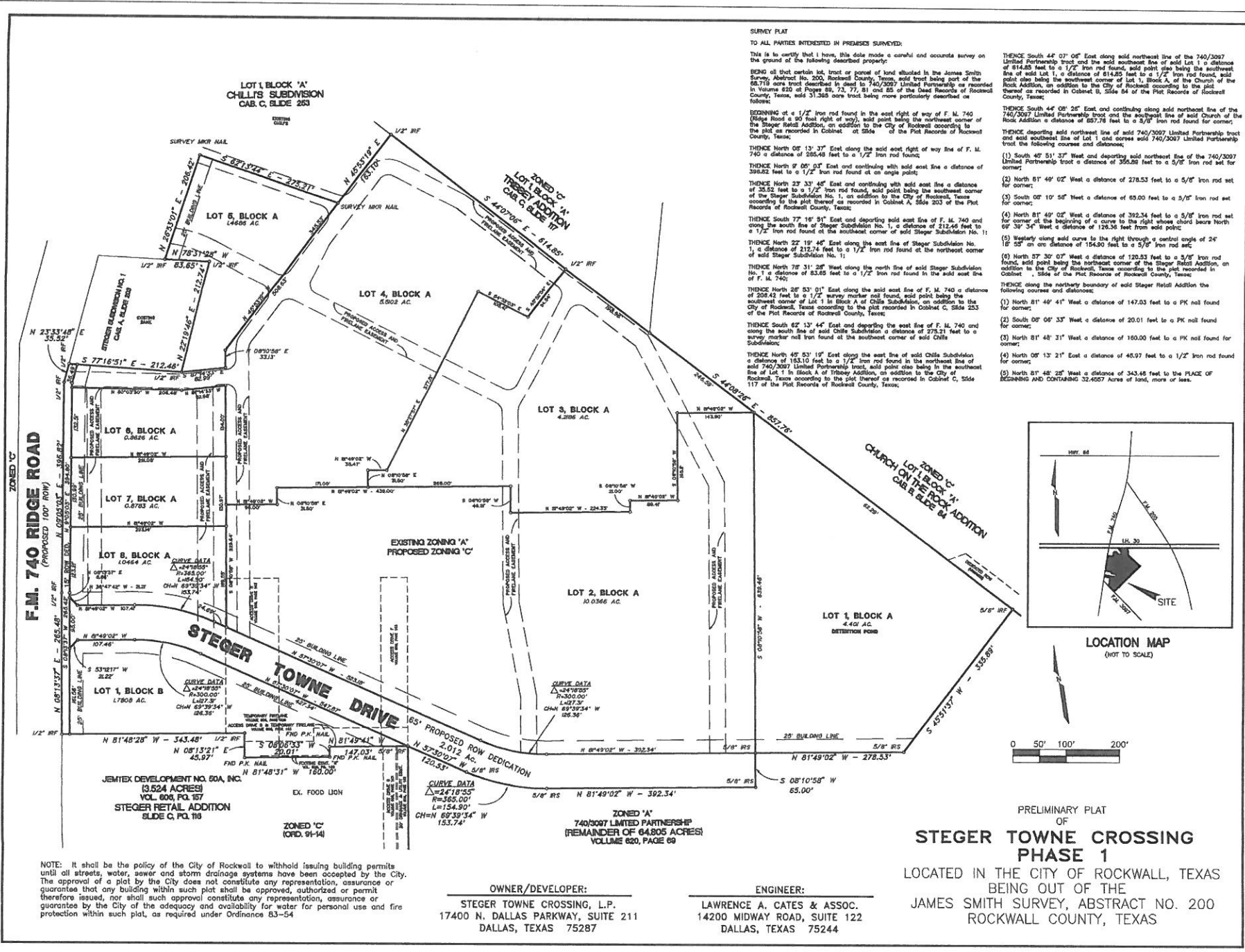


1
 ROCKWALL, TX
 SITE DIAGRAM #2
 09/08/96 M P FLECK

REQUESTED SCHEME : "EQUITABLE OWNERSHIP"
 DUE TO PRACTICAL : DUE TO AGREEMENTS
 REASON "EQUITABLE" : ALL BUILDING COMPLETELY
 SPRINKLED TYPE II N
 UNLIMITED SQUARE FOOTAGE

TARGET OWNS THEIR BUILDING
 PROPERTY LINE DEFINE TO PARCEL LAND

GRAD
STEEGER TO
FM 740 (PROG)
THE CITY OF
LAWRENCE A. GATES
SEAL DRAWN BY
DATE



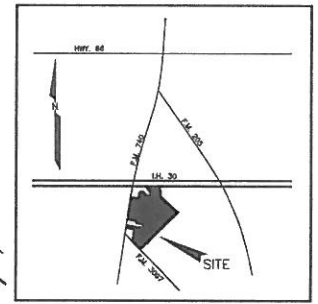
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefrom issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER/DEVELOPER:
STEGER TOWNE CROSSING, L.P.
17400 N. DALLAS PARKWAY, SUITE 211
DALLAS, TEXAS 75287

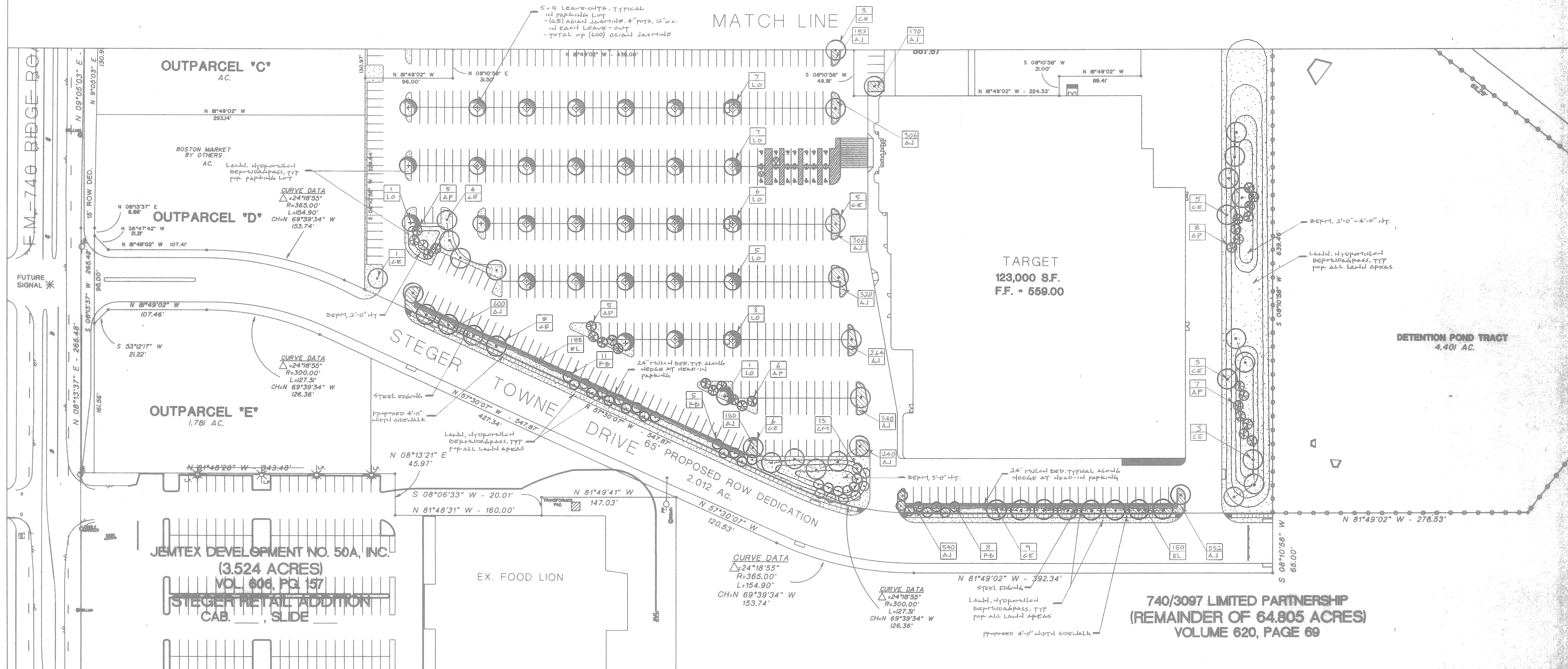
ENGINEER:
LAWRENCE A. CATES & ASSOC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244

SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date made a careful and accurate survey on the ground of the following described property:
BEING all that certain lot, tract or parcel of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, said tract being part of the 68.719 acre tract described in deed to 740/3007 Limited Partnership as recorded in Volume 620 of Pages 69, 73, 77, 81 and 85 of the Deed Records of Rockwall County, Texas, said 31.386 acre tract being more particularly described as follows:
BEGINNING at a 1/2" iron rod found in the east right of way line of F. M. 740 (Ridge Road) a 90 feet right of way, said point being the northeast corner of the Steger Subdivision No. 1, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet A, 554a 203 of the Plat Records of Rockwall County, Texas;
THENCE North 05° 13' 37" East along the said east right of way line of F. M. 740 a distance of 288.48 feet to a 1/2" iron rod found;
THENCE North 2° 05' 03" East and southerly with said east line a distance of 358.82 feet to a 1/2" iron rod found at an angle point;
THENCE North 23° 33' 48" East and continuing with said east line a distance of 25.52 feet to a 1/2" iron rod found, said point being the southwest corner of the Steger Subdivision No. 1, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet A, 554a 203 of the Plat Records of Rockwall County, Texas;
THENCE South 77° 16' 51" East and departing said east line of F. M. 740 and along the south line of Steger Subdivision No. 1, a distance of 212.46 feet to a 1/2" iron rod found at the southeast corner of said Steger Subdivision No. 1;
THENCE North 72° 31' 28" West along the north line of said Steger Subdivision No. 1, a distance of 212.74 feet to a 1/2" iron rod found at the northeast corner of said Steger Subdivision No. 1;
THENCE North 26° 53' 31" East along the said east line of F. M. 740 a distance of 228.42 feet to a 1/2" survey marker nail found, said point being the southwest corner of Lot 1 in Block A of Chiles Subdivision, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet C, 554a 233 of the Plat Records of Rockwall County, Texas;
THENCE North 26° 53' 31" East along the said east line of F. M. 740 a distance of 228.42 feet to a 1/2" survey marker nail found at the southeast corner of said Chiles Subdivision;
THENCE North 42° 13' 19" East along the east line of said Chiles Subdivision a distance of 183.10 feet to a 1/2" iron rod found in the northeast line of said 740/3007 Limited Partnership tract, said point also being in the southeast line of Lot 1 in Block A of Trinity Addition, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet C, 554a 117 of the Plat Records of Rockwall County, Texas;
THENCE South 42° 13' 19" East along the east line of said Chiles Subdivision a distance of 183.10 feet to a 1/2" iron rod found in the northeast line of said 740/3007 Limited Partnership tract, said point also being in the southeast line of Lot 1 in Block A of Trinity Addition, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet C, 554a 117 of the Plat Records of Rockwall County, Texas;

- THENCE South 44° 07' 04" East along said northeast line of the 740/3007 Limited Partnership tract and the said southeast line of said Lot 1 a distance of 814.85 feet to a 1/2" iron rod found, said point also being the southwest line of said Lot 1, a distance of 814.85 feet to a 1/2" iron rod found, said point also being the southwest corner of Lot 1, Block A, of the Church of the Rock Addition, an addition to the City of Rockwall according to the plat thereof as recorded in Cabinet B, 554a 84 of the Plat Records of Rockwall County, Texas;
- (1) South 40° 31' 37" West and departing said northeast line of the 740/3007 Limited Partnership tract a distance of 358.82 feet to a 5/8" iron rod set for corner;
(2) North 81° 49' 02" West a distance of 278.53 feet to a 5/8" iron rod set for corner;
(3) South 05° 10' 58" West a distance of 65.00 feet to a 5/8" iron rod set for corner;
(4) North 81° 49' 02" West a distance of 392.34 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right whose chord bears North 69° 39' 34" West a distance of 126.36 feet from said point;
(5) Westerly along said curve to the right through a central angle of 24° 18' 55" on a distance of 154.90 feet to a 5/8" iron rod set;
(6) North 57° 30' 07" West a distance of 120.53 feet to a 5/8" iron rod found, said point being the northeast corner of the Steger Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet - 554a of the Plat Records of Rockwall County, Texas;
- THENCE along the northern boundary of said Steger Retail Addition the following courses and distances:
(1) North 81° 49' 41" West a distance of 147.03 feet to a PK nail found for corner;
(2) South 05° 06' 33" West a distance of 20.01 feet to a PK nail found for corner;
(3) North 81° 48' 31" West a distance of 160.00 feet to a PK nail found for corner;
(4) North 05° 13' 21" East a distance of 45.97 feet to a 1/2" iron rod found for corner;
(5) North 81° 48' 28" West a distance of 343.46 feet to the PLACE OF BEGINNING AND CONTAINING 32.4057 Acres of land, more or less.



PRELIMINARY PLAT
OF
**STEGER TOWNE CROSSING
PHASE 1**
LOCATED IN THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS



PLANT LEGEND

QUANTITY	PLANT TYPE
A.J.	Asian Jasmine
A.P.	Austrian Pine
C.M.	Crape Myrtle 'Red'
E.L.	Eastern Elm
L.O.	Live Oak
R.B.	Redbud

PLANT LIST - SHEET L.1 ONLY

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Cercis canadensis	Redbud	24	10' ht.	cont. 4' spread min.
Elaeagnus macrophylla	Elaeagnus	338	5 gal.	cont. full, 24" sprd. 24" o.c.
Lagerstroemia indica 'Red'	Crape Myrtle 'Red'	13	10' ht.	cont. 3 trunk min. matching
Quercus virginiana	Live Oak	33	4" cal.	88d, 15' ht. 5' spread, 6' branching ht.
Pinus nigra	Austrian Pine	31	10' ht.	cont. or 88d, full, 4' spread min.
Trachelospermum asiaticum	Asian Jasmine	4555	4" pots	cont. 3 10' runners min. 12" o.c.
Ulmus crassifolia	Cedar Elm	44	4" cal.	88d, 15' ht. 5' spread 6' branching ht.
Cynodon dactylon	Common Bermudagrass			hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor to verify all quantities on plan.
All heights and spreads are minimums.
All plant material shall meet or exceed remarks indicated.

LANDSCAPE NOTES

- Contractor shall verify locations of all existing and proposed site elements and notify Architect of any discrepancies.
Survey data of existing conditions was provided by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts.
Contractor shall exercise caution when working in the vicinity of underground utilities.
Contractor shall review Engineers Drawings for extent of existing and proposed utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging, unless noted otherwise.
- All planting beds to be mulched with 2" layer of specified mulch.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Hydromulch unless noted otherwise.

HYDROMULCH NOTES

- Refer to plan for locations of hydromulch seeding.
- Grass seed shall be extra hulled and treated lawn type seed, delivered to the site in it's original unopened container, and shall meet state law requirements.
- Fiber - Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in it's original unopened container. Use 'Convolve' or equal.
- Fiber Tack - Shall be delivered to the site in it's original unopened container, and shall be 'Terra-Tack One', as manufactured by Grass Growers, Inc., or equal.
- Hydromulch with specified seed at a rate of two (2) pounds per one thousand (1000) s.f.
- If installation occurs between September 1 and April 1, or after the threat of last freeze, all hydromulch areas to be Winter Ryegrass. Spread at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to Re-hydromulch Bermudagrass the following growing season.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Until final acceptance, and until an approved stand of grass is achieved, maintain plantings by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep plants in a vigorous, healthy condition. Maintenance period shall extend from time of seeding completion to final acceptance.
- Contractor to establish a dense planting of grasses, free from lumps and depressions. Any part of the area failing to show uniform cover shall be redone, and such replacement shall continue until a dense lawn is established. Scattered bare spots will not be allowed.
- In the event stockpiled topsoil is not available imported shall be brought in. Imported Topsoil shall be natural friable soil for region, known as bottomland soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- Maintain original grades of lawn areas after commencement of planting and during maintenance period. Provide surface repair to ruts, ridges, tracks, etc. Replant areas as required for final acceptance.
- Take adequate precautions to protect the work against damage. Erect barricades and warning signs as necessary. No pre-emergent herbicides shall be used on any areas to receive seed.
- The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Landscape Architect and Owner.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times.
this shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

LANDSCAPE TABULATIONS

TARGET LANDSCAPE TABULATIONS

Total Site Area:	437,194.29 s.f.
Requirements:	(10%) of total site area to be landscape (reduced from 15% by screening and landscaping parking lot)
Required	43,719 s.f. (10%)
Provided	63,793 s.f. (14.6%)
Requirements:	(6%) of required landscape area must be located in street yard
Required	21,860 s.f. (6%)
Provided	28,293 s.f. (6%)
Street Trees:	
Requirements:	(1) tree per 50 linear feet of frontage
Required	(21) trees
Provided	(21) trees
Parking Lot Area:	188,394 s.f.
Requirements:	(6%) of parking lot area must be landscape
Required	9,319 s.f. (5%)
Provided	9,348 s.f. (5%)
Requirements:	(1) tree per (20) parking spaces
Required	(31) trees
Provided	(38) trees



Target **96-38**

FILE COPY

LANDSCAPE PLAN - TARGET

STEGER TOWNE CROSSING

F.M. 740 (RIDGE ROAD) AND I.H. 30

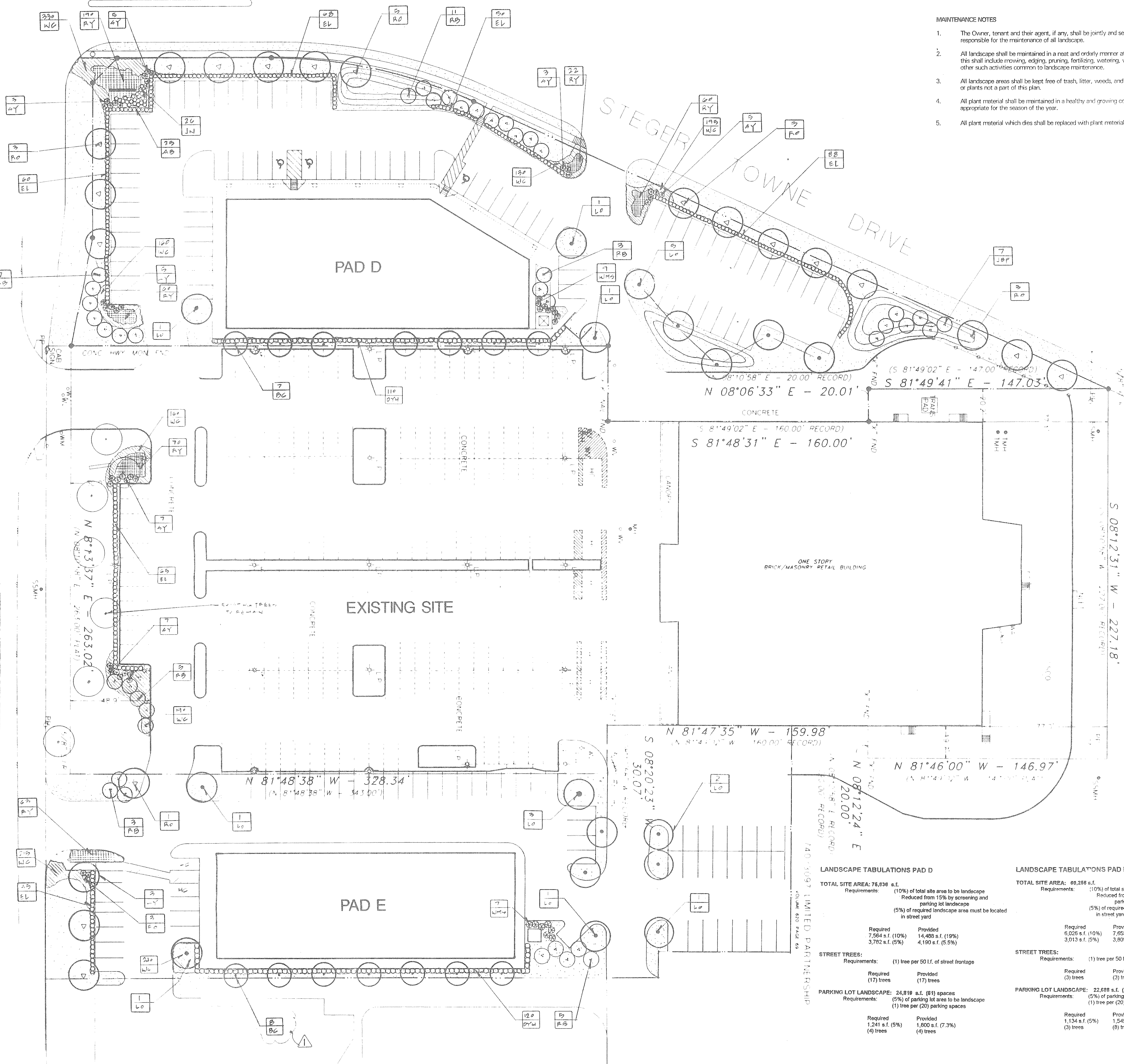
CITY OF ROCKWALL, TEXAS

LAWRENCE A. CATES & ASSOC., INC.
(214) 286-2272

CONSULTING ENGINEERS
DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BA	MA	21 MAY 96	1"=40'	DR	88067	L1

FM 740 - RIDGE ROAD



MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

PLANT LIST PAD D

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Abies grandifolia 'Edward Goucher'	Overhead Abies 'Edw. Goucher'	25	5 gal.	cont. full 20" spread, 24" o.c.
Cercis canadensis	Redbud	21	2.5' cal.	B&B or cont. multi-trunk 4' sprd.
Elaeagnus pungens 'Fruitlandii'	Elaeagnus	268	5 gal.	cont. full 24" sprd. 24" o.c.
Eucymus fortunei coloratus	Wintercreeper	815	4" pots	cont. (3) 10" runners min. 12" o.c.
Hesperaloe parviflora	Red Yucca	332	1 gal.	cont. full 12" ht. 12" sprd. min. 18" o.c.
Juniperus tobiro 'Andorra'	Andorra Juniper	26	5 gal.	cont. full 20" sprd. 24" o.c.
Wax Myrtle Shrub	Wax Myrtle Shrub	8	5 gal.	cont. full 30" ht. min.
Pinus thunbergiana	Japanese Black Pine	7	10" ht.	B&B or cont. full to base
Quercus shumardii	Shumard Red Oak	16	4" cal.	B&B 15' ht. 5' sprd. min.
Quercus virginiana	Live Oak	8	4" cal.	6' clear trunk 6' branching ht.
Yucca recurvifolia	Softleaf Yucca	18	5 gal.	cont. full 36" ht.
Cynodon dactylon	Common Bermudagrass	110	5 gal.	hydromulch

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All plant material heights and spreads are minimums only. All plant material shall meet and/or exceed remarks indicated.

PLANT LIST PAD E

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Abies grandifolia 'Edward Goucher'	Overhead Abies 'Edw. Goucher'	25	5 gal.	cont. full 20" spread, 24" o.c.
Cercis canadensis	Redbud	21	2.5' cal.	B&B or cont. multi-trunk 4' sprd.
Elaeagnus pungens 'Fruitlandii'	Elaeagnus	268	5 gal.	cont. full 24" sprd. 24" o.c.
Eucymus fortunei coloratus	Wintercreeper	815	4" pots	cont. (3) 10" runners min. 12" o.c.
Hesperaloe parviflora	Red Yucca	332	1 gal.	cont. full 12" ht. 12" sprd. min. 18" o.c.
Juniperus tobiro 'Andorra'	Andorra Juniper	26	5 gal.	cont. full 20" sprd. 24" o.c.
Wax Myrtle Shrub	Wax Myrtle Shrub	8	5 gal.	cont. full 30" ht. min.
Pinus thunbergiana	Japanese Black Pine	7	10" ht.	B&B or cont. full to base
Quercus shumardii	Shumard Red Oak	16	4" cal.	B&B 15' ht. 5' sprd. min.
Quercus virginiana	Live Oak	8	4" cal.	6' clear trunk 6' branching ht.
Yucca recurvifolia	Softleaf Yucca	18	5 gal.	cont. full 36" ht.
Cynodon dactylon	Common Bermudagrass	110	5 gal.	hydromulch

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All plant material heights and spreads are minimums only. All plant material shall meet and/or exceed remarks indicated.

PLANT LEGEND

QUANTITY	PLANT TYPE
----------	------------

SYMBOL	PLANT TYPE
L.O.	Live Oak
R.O.	Red Oak
R.B.	Redbud
J.B.P.	Japanese Black Pine
W.M.S.	Wax Myrtle Shrub
E.L.	Elaeagnus
S.Y.	Softleaf Yucca
A.B.	Abies 'Edward Goucher'
J.N.	Juniper 'Andorra'
R.Y.	Red Yucca
W.C.	Wintercreeper

LANDSCAPE NOTES WITH HYDROMULCH / HYDROMULCH NOTES

- Contractor shall verify locations of all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was provided by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities. Contractor shall review Engineers Drawings for extent of existing and proposed utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging, unless noted otherwise.
- All planting beds to be mulched with 2" layer of specified mulch.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Hydromulch unless noted otherwise.
- Refer to plan for locations of hydromulch seeding.
- Grass seed shall be extra hulled and treated lawn type seed, delivered to the site in its original unopened container, and shall meet state law requirements.
- Fiber - Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. Use 'Convex' or equal.
- Fiber Tack - Shall be delivered to the site in its original unopened container, and shall be 'Terra-Tack One', as manufactured by Grass Growers, Inc., or equal.
- Hydromulch with specified seed at a rate of two (2) pounds per one thousand (1000) sq. ft.
- If installation occurs between September 1 and April 1, or after the threat of last freeze, all hydromulch areas to be Winter Ryegrass. Spread at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to Re-hydromulch Bermudagrass the following growing season.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Until final acceptance, and until an approved stand of grass is achieved, maintain plantings by weeding, cultivating, mowing, spraying, cleaning and replacing as necessary to keep plants in a vigorous, healthy condition. Maintenance period shall extend from time of seeding completion to final acceptance.
- Contractor to establish a dense planting of grasses, free from lumps and depressions. Any part of the area failing to show uniform cover shall be redone, and such replacement shall continue until a dense lawn is established. Scattered bare spots will not be allowed.
- In the event stockpiled topsoil is not available imported shall be brought in. Imported Topsoil shall be natural friable soil for region, known as bottomland soil, free from lumps, clay toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- Maintain original grades of lawn areas after commencement of planting and during maintenance period. Provide surface repair to ruts, ridges, tracks, etc. Replant areas as required for final acceptance.
- Take adequate precautions to protect the work against damage. Erect barricades and warning signs as necessary. No pre-emergent herbicides shall be used on any areas to receive seed.
- The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Landscape Architect and Owner.

LANDSCAPE TABULATIONS PAD D

TOTAL SITE AREA: 76,838 s.f.

Requirements:	Provided
(10%) of total site area to be landscape	14,488 s.f. (19%)
Reduced from 15% by screening and parking lot landscape	4,190 s.f. (5.5%)
(5%) of required landscape area must be located in street yard	

STREET TREES:

Requirements:	Provided
(1) tree per 50 l.f. of street frontage	(3) trees

PARKING LOT LANDSCAPE:

Requirements:	Provided
24,819 s.f. (32%) spaces	1,800 s.f. (7.3%)
(5%) of parking lot area to be landscape	(4) trees
(1) tree per (20) parking spaces	

LANDSCAPE TABULATIONS PAD E

TOTAL SITE AREA: 80,286 s.f.

Requirements:	Provided
(10%) of total site area to be landscape	7,655 s.f. (12.7%)
Reduced from 15% by screening and parking lot landscape	3,805 s.f. (6.3%)
(5%) of required landscape area must be located in street yard	

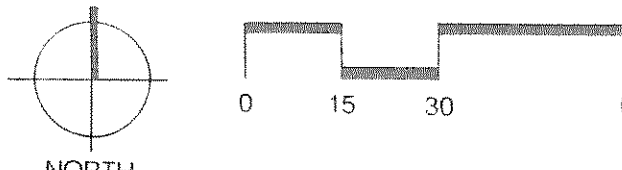
STREET TREES:

Requirements:	Provided
(1) tree per 50 l.f. of street frontage	(3) trees

PARKING LOT LANDSCAPE:

Requirements:	Provided
22,688 s.f. (28%) spaces	1,540 s.f. (6.8%)
(5%) of parking lot area to be landscape	(8) trees
(1) tree per (20) parking spaces	

FILE COPY
STEVEN M. RAHN, INC.
The Brewery Building
703 McKinney Avenue
Suite 438 LB-107
Dallas, Texas 75202
Tel: 214 871 0083
Fax: 214 871 0545



REV	DATE	REMARKS
1	5/21/97	BY: [Signature] CHECKED: [Signature]

LANDSCAPE PLAN

STEEGER TOWNE CROSSING PAD D AND E

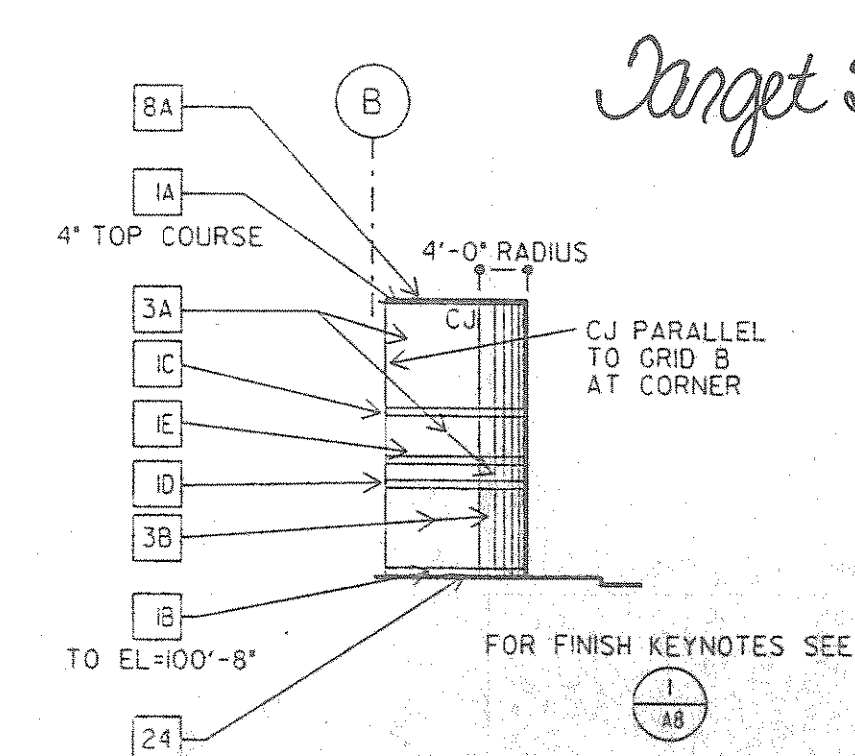
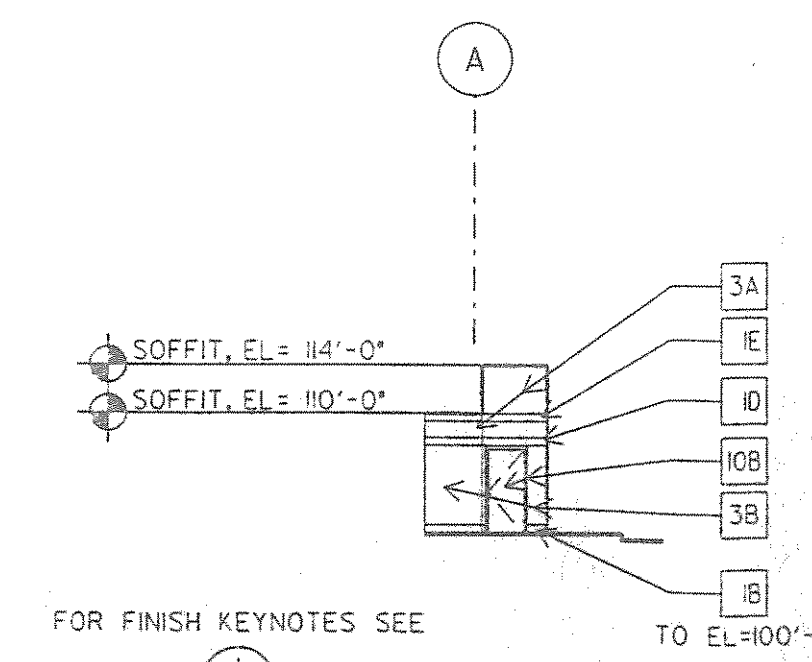
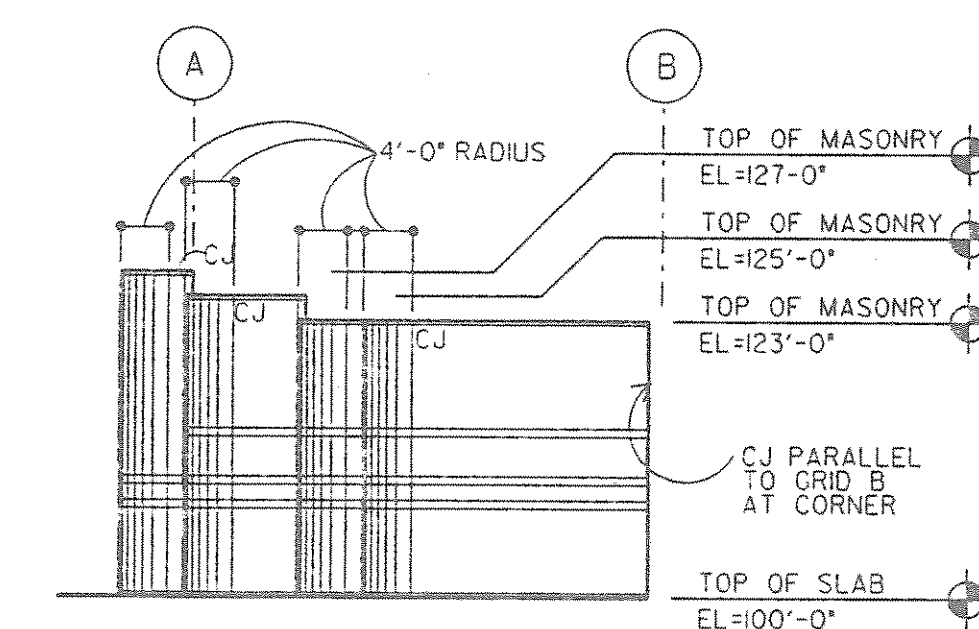
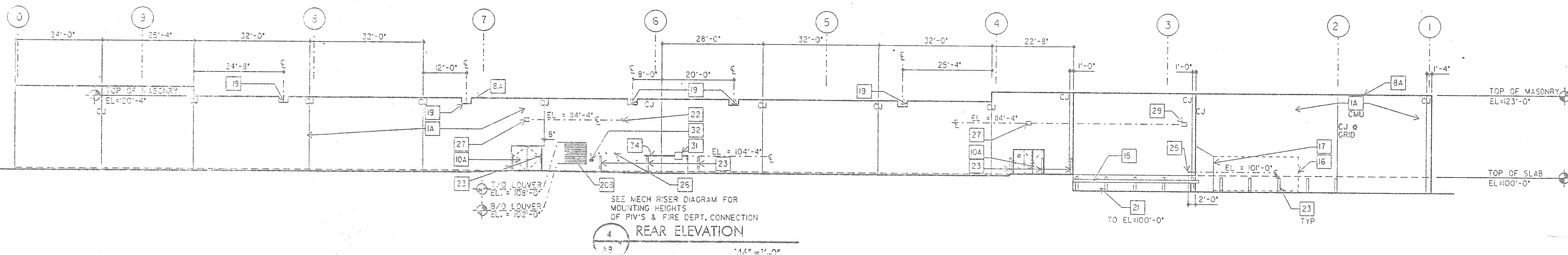
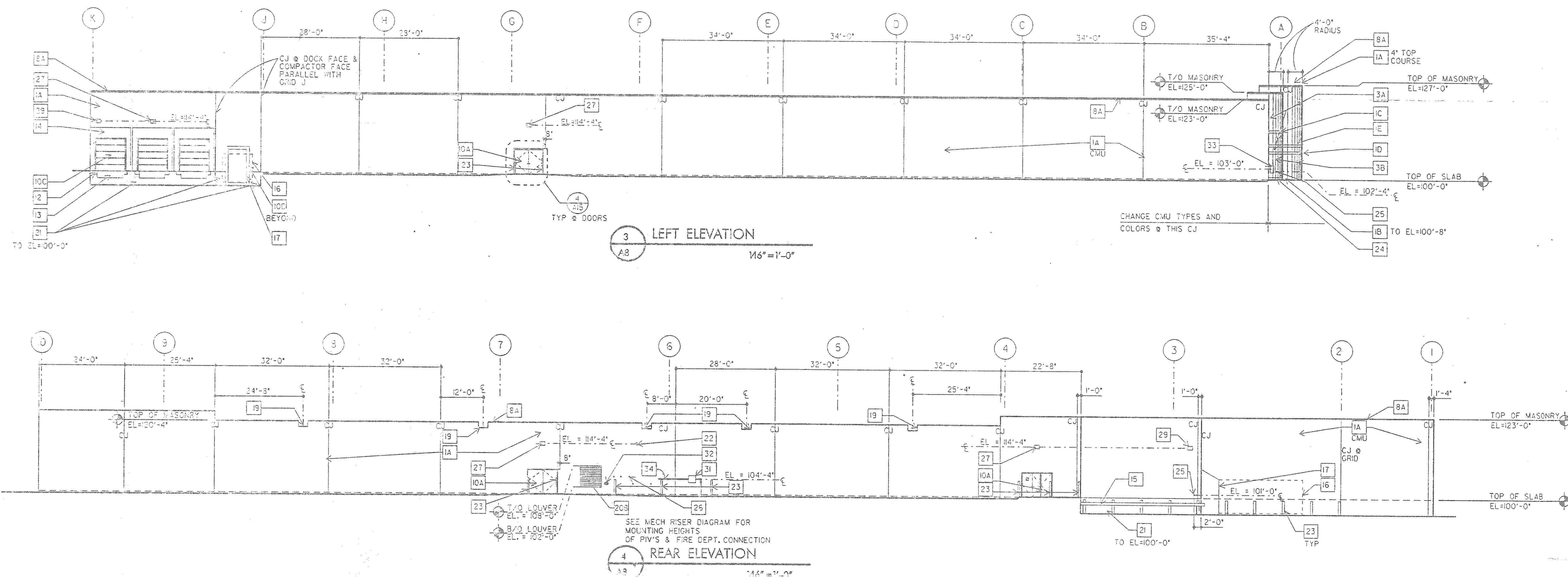
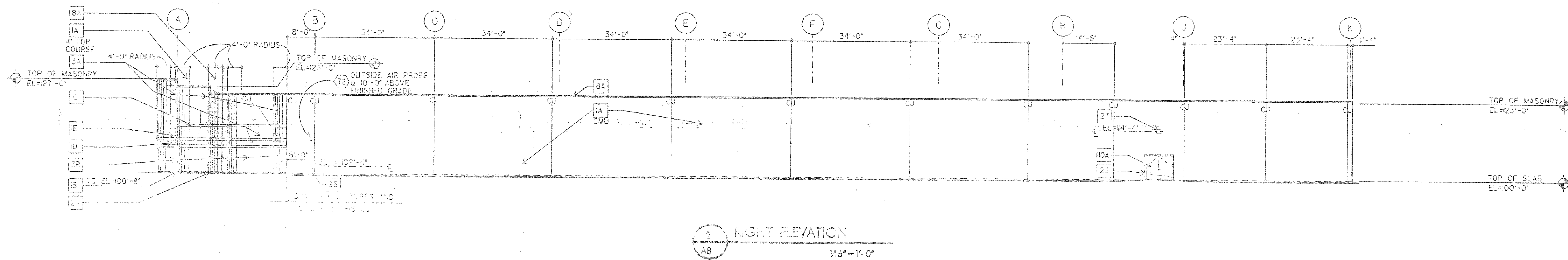
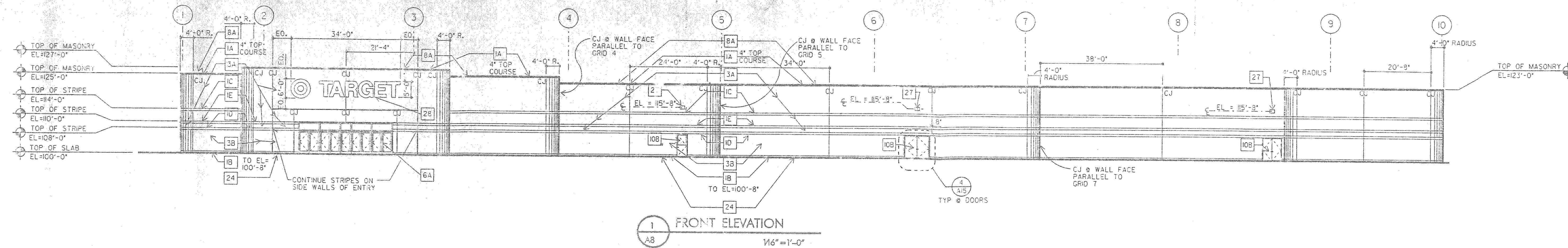
F.M. 740 (RIDGE ROAD) AND STEEGER TOWNE DRIVE

CITY OF ROCKWALL, TEXAS

LAWRENCE A. CATES & ASSOC.

CONSULTING ENGINEERS
DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	5/21/97	1" = 30'			L.1

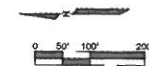
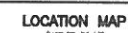


KEYNOTE	BASE MATERIAL	FINISH	COLOR
1A	CMU-1	EPS-1	C-4
1B	CMU-1	EPS-1	C-7
1C	CMU-1	EPS-3	C-1
1D	CMU-1	EPS-3	C-2
1E	CMU-1	EPS-3	C-3
2	NOT USED		
3A	CMU-3	EPS-1	C-4
3B	CMU-3	EPS-1	C-7
4	NOT USED		
6A	ALUM STOREFRONT	PREFIN	C-1
8A	METAL COPING	EPS-1	C-4
10A	HM DOOR & FRAME	EPS-1	C-4
10B	HM DOOR & FRAME	EPS-1	C-7
10C	OH DOOR	EPS-2	C-4
10D	OH COILING DOOR	EPS-1	C-4
11	NOT USED		
12	DOCK BUMPER	PREFIN	-
13	DOCK LEVELER	EPS-1	C-4
14	DOCK SEAL	PREFIN	-
15	GUARD RAIL	GALV	-
16	COMP CONTAINER	PREFIN	-
17	COMP CHUTE ENCL	EPS-1	C-4
18	RTU	EPS-1	C-4
19	SCUPPER	EPS-1	C-4
20B	METAL LOUVER	EPS-1	C-4
20C	OVERFLOW GRILLE	EPS-1	C-4
21	POURED CONC	EPS-1	C-4
22	ALARM BELL	PREFIN	-
23	BOLLARD	EPS-1	C-4
24	CONC CURB	PREFIN	-
25	HOSE BIBB	PREFIN	-
26	INDICATOR VALVE	PREFIN	-
27	SECURITY LIGHTS	PREFIN	-
28	TARGET SIGN	PREFIN	C-1
29	MOTION ACTIV. LIGHT		
30	NOT USED		
31	GAS METER		
32	FIRE DEPT CONNECT		
33	CO2 FILL BOX		
34	GAS PIPING	EPS-1	C-4

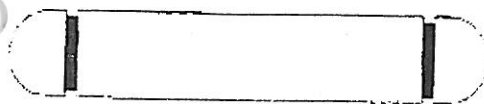
GENERAL NOTES CMU

A. SEE AIO, FINISH MATERIAL & COLOR CODE AND EXTERIOR PAINTING NOTES FOR EXTERIOR COLOR AND FINISH SYSTEMS

B. FOR TYPICAL CONTROL JOINT DETAILS SEE 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 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ZONING CHANGE EXHIBIT
PHASE I
STEGER TOWNE CROSSING
A 24.47 ACRE TRACT
LOCATED IN THE CITY OF ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS



24" 12'-0" 24"



SHARED PYLON - ROCKWALL TX. 324 SQ.FT.

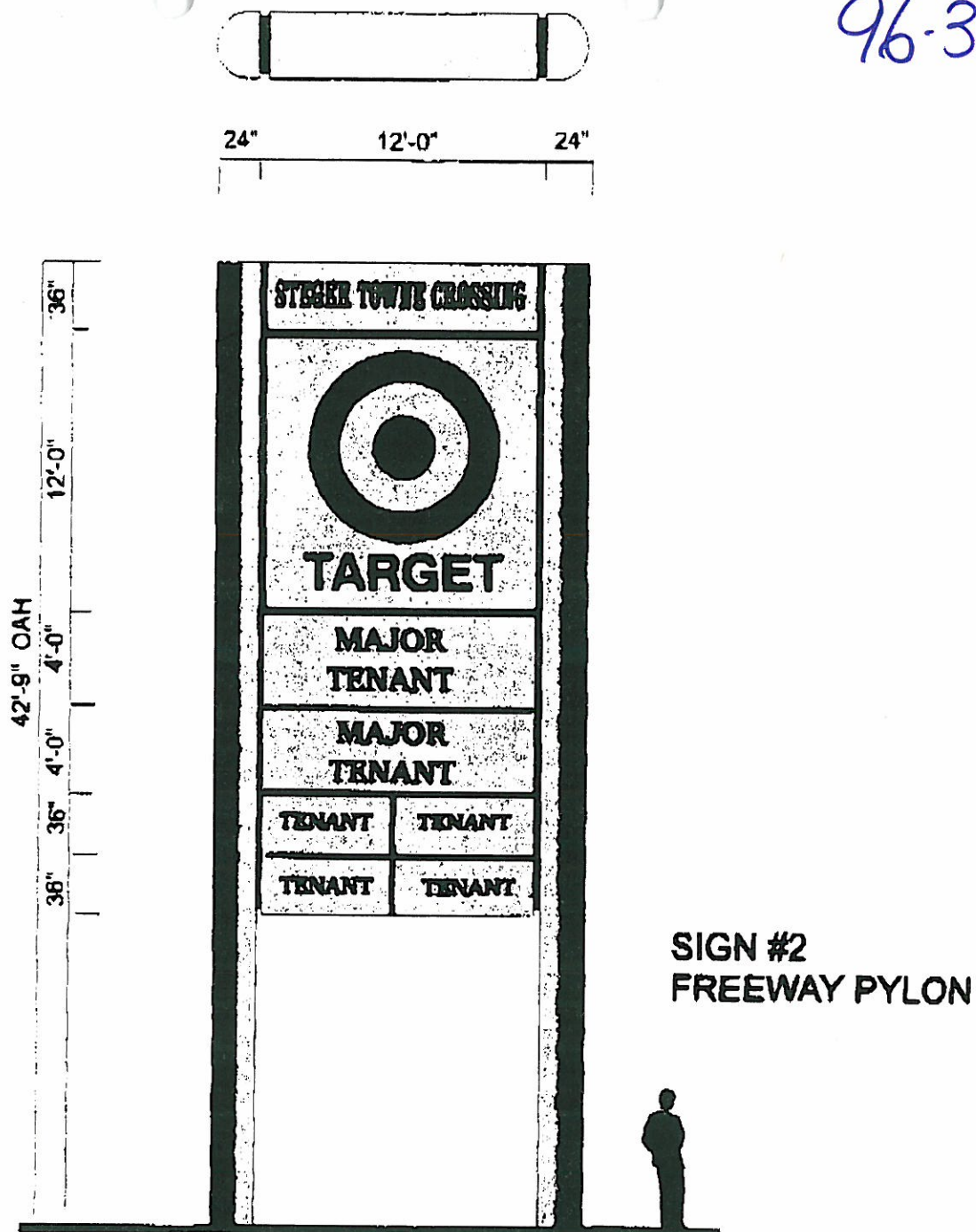
GENERAL SPECIFICATIONS:
CABINETS ARE CONVENTIONAL STYLE CONSTRUCTION
GALV. ANGLE IRON FRAME W/ SHEET ALUM. CLADDING.
GRAPHICS ARE ROUTED OUT, BACKED W/ PLEX AND
INTERNALLY ILLUMINATED W/ FL HO LAMPS. SUPPORT
COLUMNS ARE COVERED W/ RADIUS END SHEET ALUM.
STRUCTURE IS STUCCO FINISHED, COLORS TO BE
DETERMINED.

CLIENT: TARGET
LOCATION: ROCKWALL TX
DATE: 4-4-96
DRAWN BY: MELLIS



Heath and Company Sign Makers
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96-37



SHARED PYLON - ROCKWALL TX. 348 SQ.FT.

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 GALV. ANGLE IRON FRAME W/ SHEET ALUM. CLADDING.
 GRAPHICS ARE ROUTED OUT, BACKED W/ PLEX AND
 INTERNALLY ILLUMINATED W/ FL HO LAMPS. SUPPORT
 COLUMNS ARE COVERED W/ RADIUS END SHEET ALUM.
 STRUCTURE IS STUCCO FINISHED, COLORS TO BE
 DETERMINED.

CLIENT: TARGET
 LOCATION: ROCKWALL TX
 DATE: 4-8-96
 DRAWN BY: MUELLER



Heater and Company, Sign Approvals
 15000 Canyon Rd., Dallas, TX 75244
 (214) 343-1111 FAX: (214) 343-1111

STEEL TOWNE
 SITE
 PLAN



SIGN #2
FREEWAY PYLON

SHARED PYLON - ROCKWALL TX. 324 SQ.FT.

GENERAL SPECIFICATIONS;
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GALV. ANGLE IRON FRAME W/ SHEET ALUM. CLADDING.
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DETERMINED.

CLIENT: TARGET
LOCATION: ROCKWALL TX
DATE: 4-4-96
DRAWN BY: M.ELLIS



Heath and Company, Inc. National

2118 JEFFERSON ST. SUITE 200, ROCKWALL, TX 75087
(972) 953-2410 (FAX) (972) 953-2411