

PLANT LEGEND

SYMBOL	PLANT TYPE
A.J.	Asian Jasmine
A.P.	Australian Pine
C.M.	Crepe Myrtle 'Red'
C.E.	Castor Elm
L.O.	Live Oak
R.B.	Redbud

PLANT LIST - SHEET L.1 ONLY

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Curtis crenata	Redbud	24	12 ft	cont. 4 spread min.
Elaeagnus macrophylla	Elaeagnus	308	3 gal.	cont. full, 26" apr. 21" o.c.
Lagerflora indica 'Red'	Crepe Myrtle 'Red'	15	12 ft	cont. 3 bush min. spreading
Quercus virginiana	Live Oak	30	4" cal.	8-10, 15 ft. 8' spread, 8' branching ht.
Pinus nigra	Australian Pine	31	12 ft	cont. or 28B, full, 4' spread min.
Trachelospermum jasminoides	Asian Jasmine	4565	4" pots	cont. 3 10" runners min. 12" o.c.
Ulmus casalis	Castor Elm	44	4" cal.	28B, 18 ft. 8' spread 8' branching ht.
Cynodon dactylon	Common Bermuda Grass			hydr mulch, refer to notes

NOTE: Plant list is by lot to be installed. 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 exists 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 bordered 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

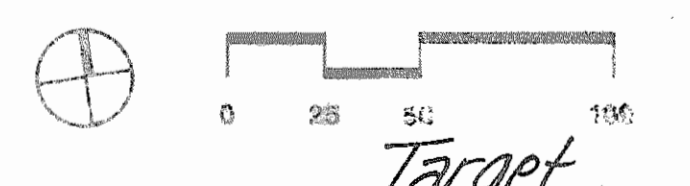
- Refer to plan for locations of hydromulch seeding.
- Grass seed shall be extra hulled and treated lawn type seed, delivered to the site in its original unopened container, and shall meet state law requirements.
- Fiber - Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. Use 'Corvus' or equal.
- Fiber Trac - Shall be delivered to the site in its original unopened container, and shall be 'Fiber-Trac 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 first 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 Bermuda grass 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 reseeded, 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 topsoil shall be brought in. Imported Topsoil shall be natural friable soil for region, known as betterland 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, ripples, tracks, etc. Repair 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

Category	Requirements	Provided
Target Landscape Tabulation		
Total Site Area: 437,194.29 s.f.	Requirements: (10%) of total site area to be landscaped (reduced from 15% by screening and landscaping parking lot)	Provided: 53,798 s.f. (14.6%)
Required: 43,719 s.f. (10%)	Requirements: (5%) of required landscape area must be located in street yard	Provided: 25,250 s.f. (6%)
Required: 21,859 s.f. (5%)	Requirements: (1) tree per 20' linear feet of frontage	Provided: (21) trees
Required: 109,295 s.f. (25%)	Requirements: (5%) of parking lot area must be landscaped	Provided: 9,348 s.f. (5%)
Required: 9,348 s.f. (5%)	Requirements: (1) tree per (20) parking spaces	Provided: (30) trees
Required: (31) trees		



96-38
FILE COPY

REV.	DATE	REVISIONS

LANDSCAPE PLAN - TARGET

STEGER TOWNE CROSSING

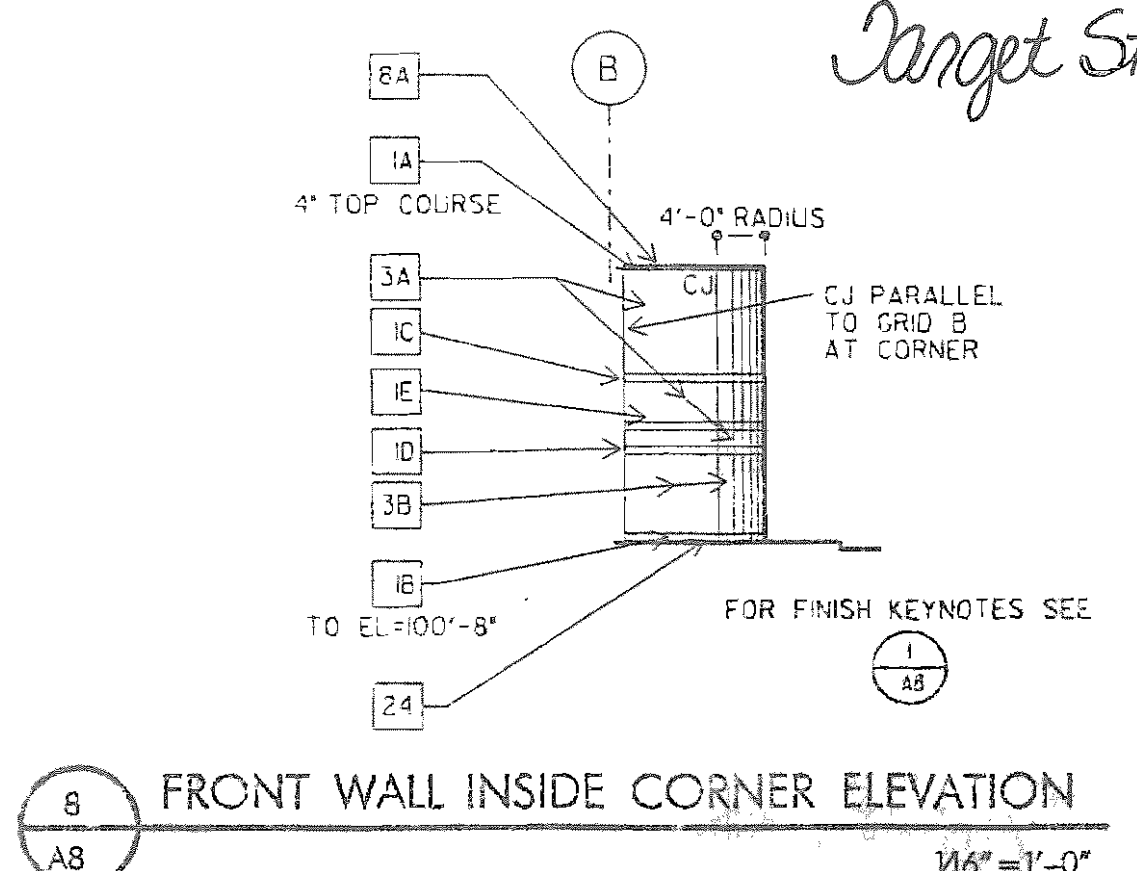
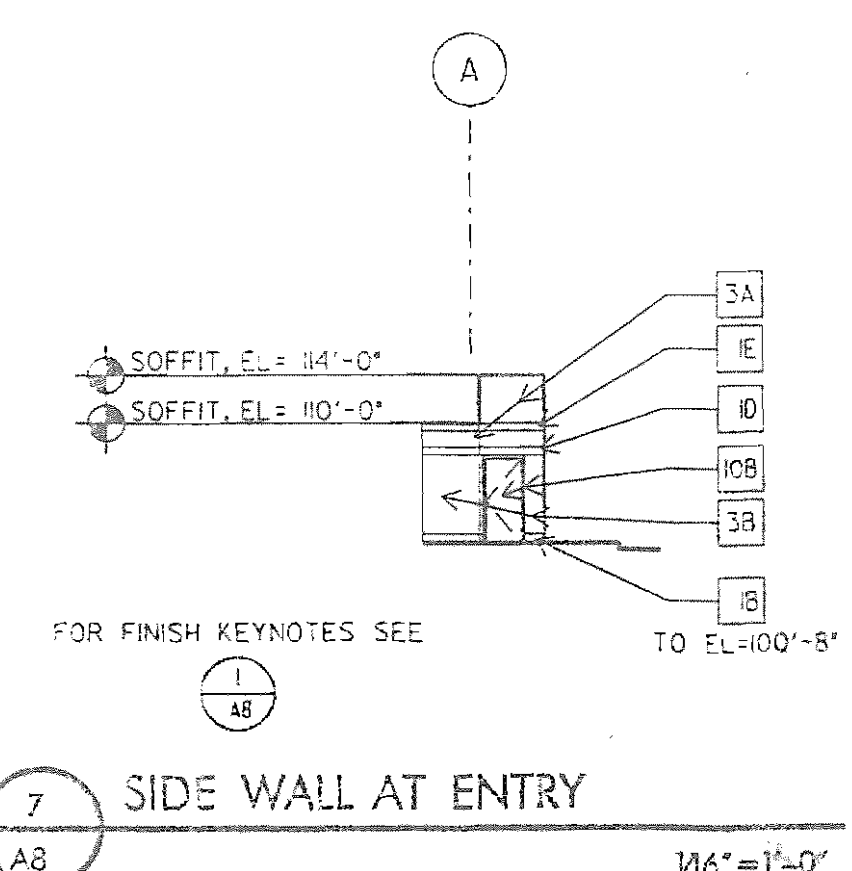
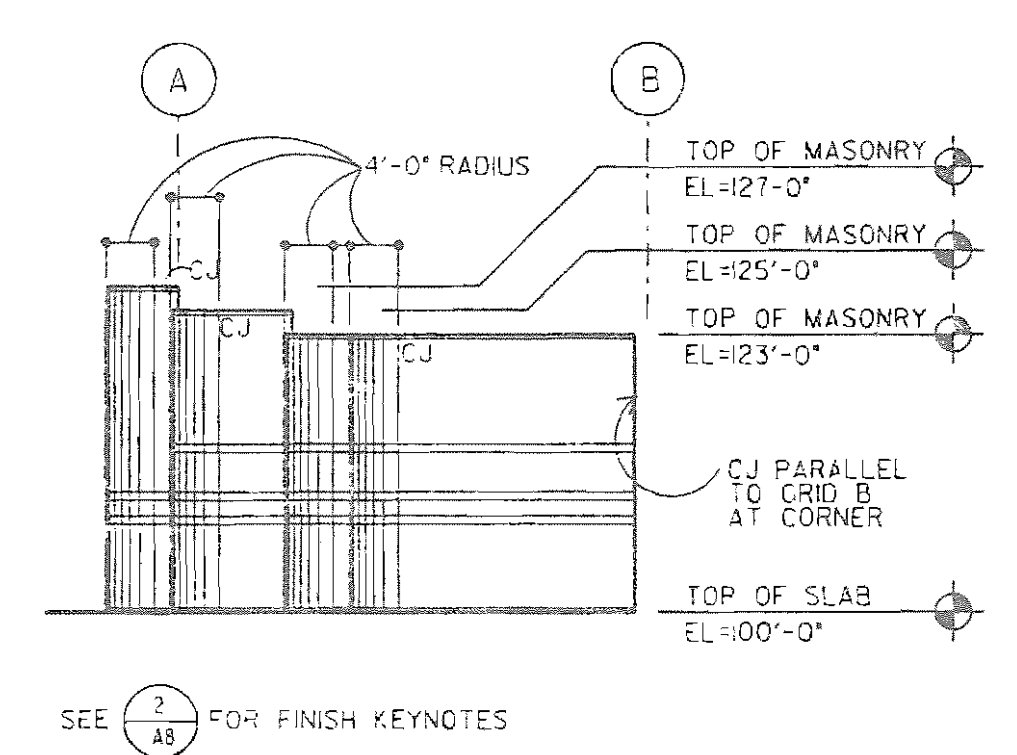
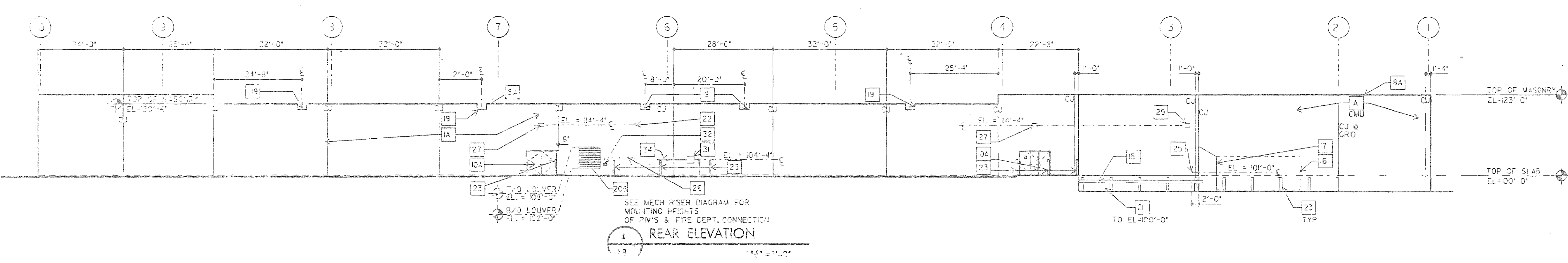
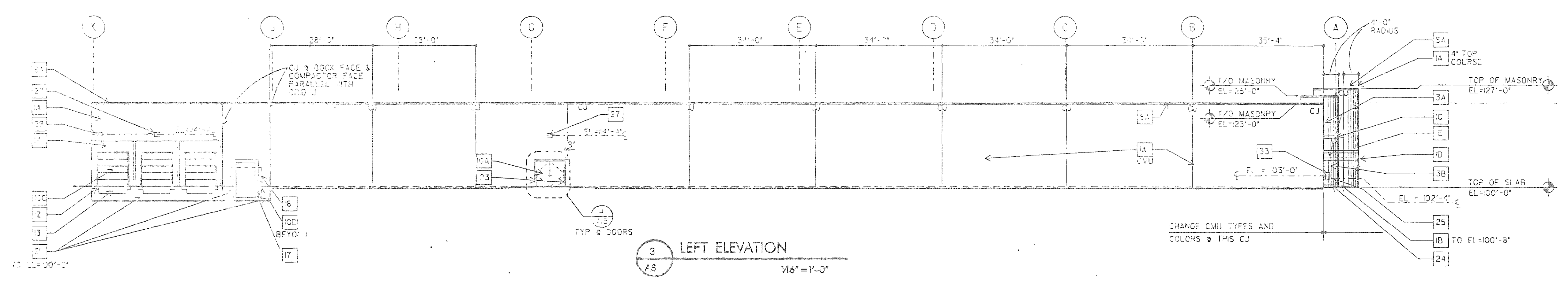
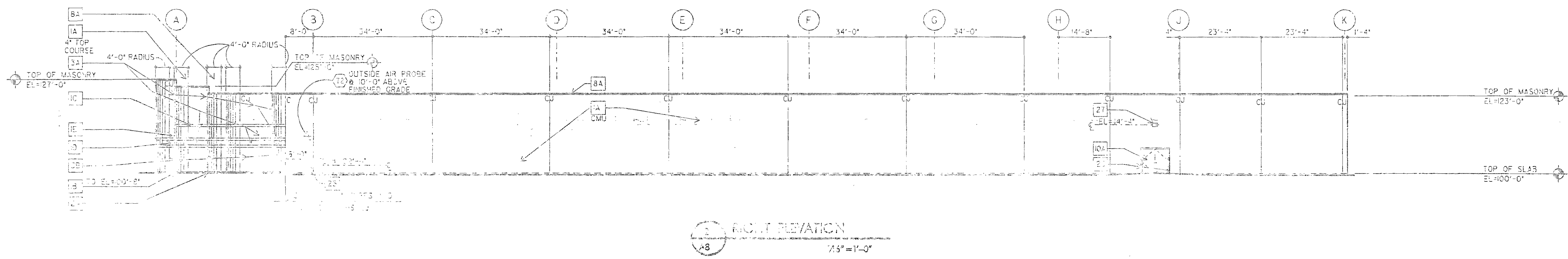
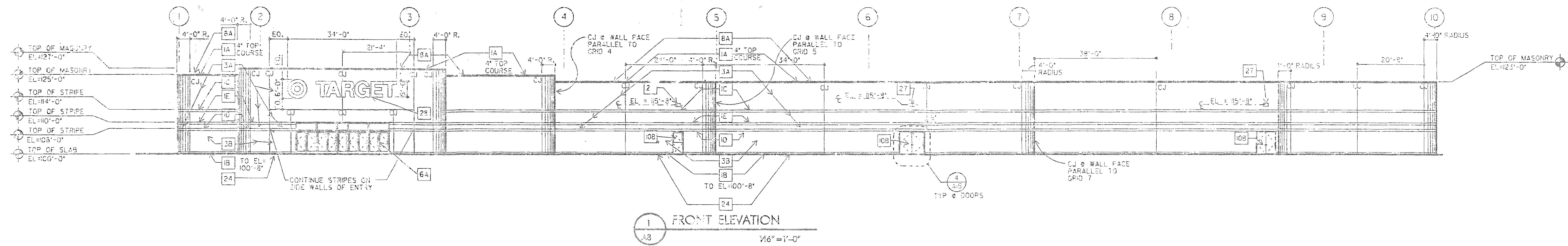
F.M. 740 (RIDGE ROAD) AND I.H. 30

CITY OF ROCKWALL, TEXAS

LAWRENCE A. CATES & ASSOC., INC.
CONSULTING ENGINEERS
DALLAS, TEXAS
(214) 265-2272

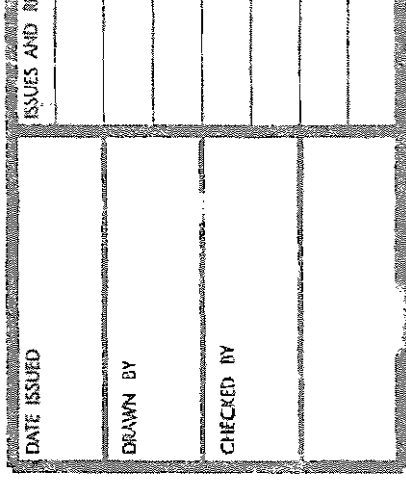
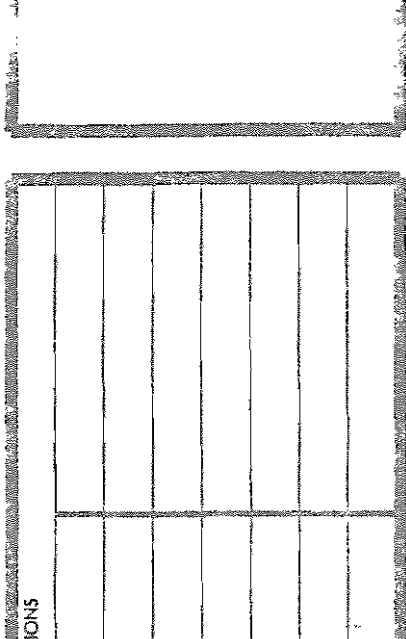
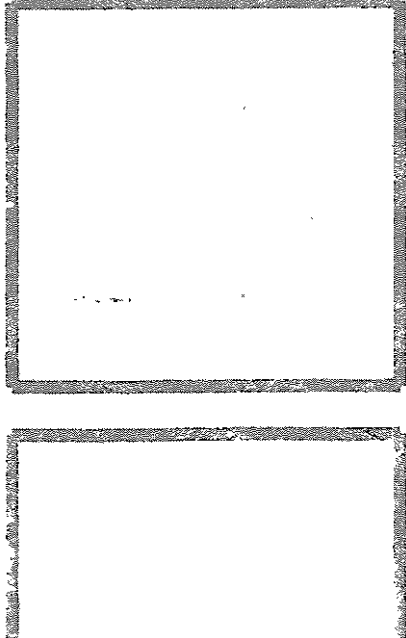
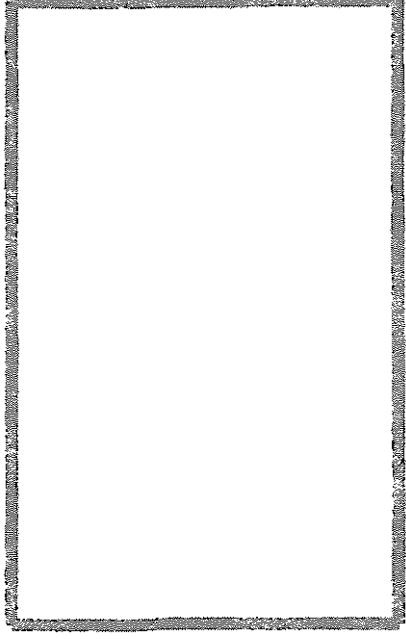
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BA	MA	21 MAY 96	1"=40'	DP	0007	L.1

SIM
Landscape Architect
STEVEN M. RAHN, INC.
705 Maloney Avenue
Suite 400 LB 107
Dallas, Texas 75202
Tel.: 214-971-0083
Fax: 214-971-0585



KEYNOTES			
KEYNOTE NO.	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	-	-
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	NOT ON ACTIV. LIGHT		
30	NOT USED		
31	GAS METER		
32	FIRE DEPT. CONNECT		
33	CO ₂ FILL BOX		
34	GAS PIPING	EPS-1	C-4

GENERAL NOTES - CMU
 A. SEE AID, FINISH MATERIAL & COLOR CODE AND EXTERIOR PAINTING NOTES FOR EXTERIOR COLOR AND FINISH SYSTEMS.
 B. FOR TYPICAL CONTROL JOINT DETAILS, SEE 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34.
 C. FOR TYPICAL CJ @ DOORS SEE 4.
 D. FOR CMU FOUNDATION WALLS, EXTEND WALL C/S TO T/O FOOTINGS.



DATE PLOTTED	DATE	BY	PROJECT CODE	CONTRACTOR

PROJECT NO.	P97	DATE	JULY '97	OPTION	LL
SCALE	T-XX	PROJECT CODE	XX		

P97 JULY '97 OPTION ONE

EXTERIOR ELEVATIONS

A8