

F.M. 740 - RIDGE ROAD

STEGER TOWNE DRIVE

LOT 2
BLK C
NOT THIS CONTRACT

THE AMERICAN NATIONAL
BANK OF TERRELL
VOL. 859, PG. 92

GARDEN CENTER

LOT 1, BLK. C
184,578 S.F.
LOWE'S

SEE ARCH PLAN FOR EXACT
BUILDING DIMENSIONS

DETENTION
POND

FUTURE RALPH HALL PARKWAY

F.M. 3097 - HORIZON ROAD

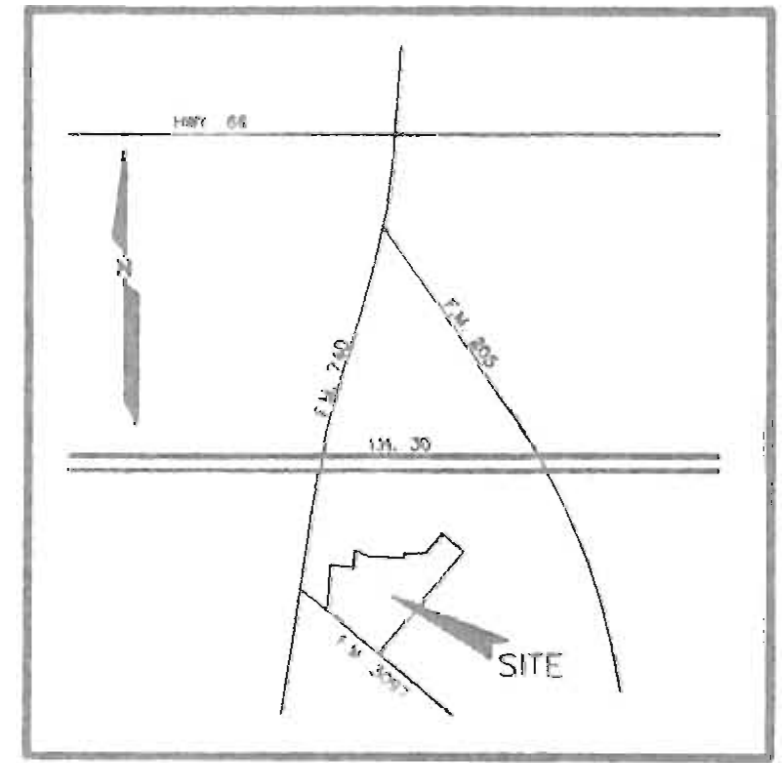
55' R.O.W. DEDICATION

DETENTION
POND

WINTER PARK

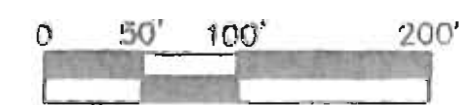
LOWE'S

SITE TABULATIONS	
DISTING ZONING	C USE, RETAIL & GROCERY
LAND AREA	18.23 ACRES = 794,099 S.F.
BUILDING AREAS	
LOT 1 (LOWE'S)	184,578 S.F.
(INCLUDES GARDEN CENTER)	
TOTAL	184,578 S.F.
BUILDING HEIGHTS	30' - SINGLE STORY (MAX)
LOWE'S	
PARKING	
LOT 1 (184,578 S.F. PROPOSED LOWE'S @ 1,200)	REC'D 823 AVAIL 840
TOTAL	823 840



LOCATION MAP
(NOT TO SCALE)

*Revised
Per extra
plans w/ rinky TRAMEL
Comments*



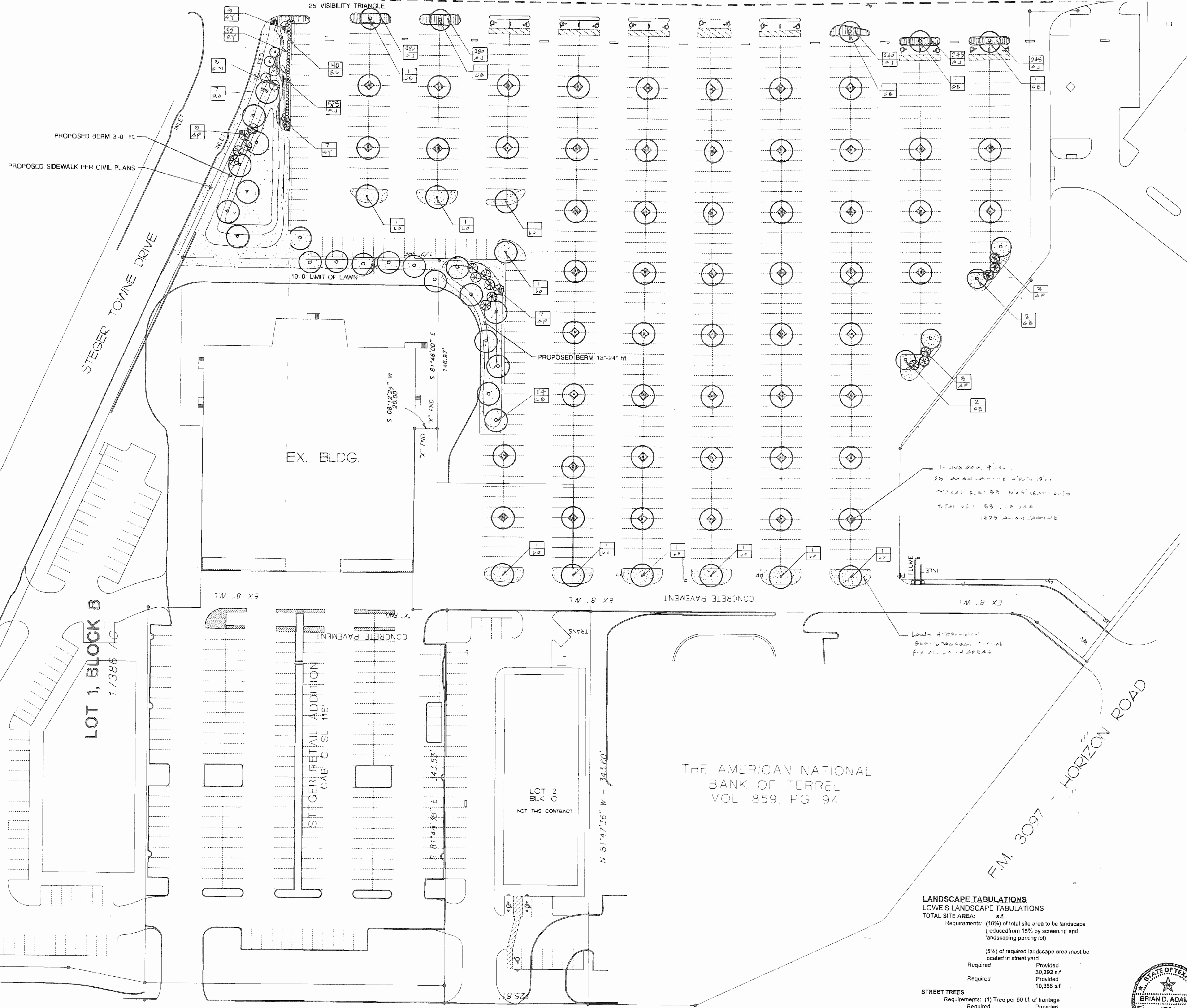
APPROVED

OWNER:
740/3097 LIMITED PARTNERSHIP, L.P.
O.L. STEGER, III, GENERAL PARTNER
504 WEST RUSK
ROCKWALL, TEXAS 75087

DEVELOPER:
STEGER TOWNE CROSSING, L.P.
14850 QUORUM DRIVE, #120
DALLAS, TEXAS 75240

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

SITE PLAN OF **97-52**
**STEGER TOWNE CROSSING
PHASE II**
LOCATED IN THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS
JULY 23, 1997



- 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 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 'Comweb' 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 watering, cultivating, mowing, weeding, spraying, clearing 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 complete, 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.

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Cercis canadensis	Redbud	19	2.5" cal.	B&B multi-trunk, 10' ht. min
	Lagerstroemia indica 'White'	Crape Myrtle	21	10' ht.	B&B 3 trunk min. matching
	Pinus nigra	Austrian Pine	35	8' ht.	B&B 4' sprd., full to base
	Quercus shumardii	Shumard Red Oak	23	4" cal.	B&B 14' ht., 4' sprd., 5' branching ht.
	Quercus virginiana	Live Oak	79	4" cal.	B&B 16' ht., 5' sprd., 5' branching ht.
	Ulmus crassifolia	Cedar Elm	37	4" cal.	B&B 14' ht., 4' sprd., 6' branching ht.

SHRUBS / GROUND COVER / LAWN	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Elaeagnus pungens	Elaeagnus	184	5 gal.	cont. full, 20" sprd., 24" o.c.
	Hesperaloe parviflora	Red Yucca	50	1 gal.	cont. full, 12" ht., 12" sprd., 16" o.c.
	Phloxia fraseri	Red Tip Phloxia	320	7 gal.	cont. full, 30" sprd., 35" o.c.
	Yucca recurvifolia	Softleaf Yucca	12	7 gal.	cont. full, 24" ht. min.
	Trachelospermum asiaticum	Asian Jasmine	4,160	4" pots	cont. (3) 10" runners min., 12" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

PLANT LEGEND

QUANTITY	PLANT TYPE
A.J.	Asian Jasmine
A.P.	Austrian Pine
C.E.	Cedar Elm
C.M.	Crape Myrtle
E.L.	Elaeagnus
L.O.	Live Oak
PH.	Red Tip Phloxia
R.B.	Redbud
R.O.	Shumard Red Oak
R.Y.	Red Yucca
S.Y.	Softleaf Yucca

LANDSCAPE TABULATIONS
LOWE'S LANDSCAPE TABULATIONS
 TOTAL SITE AREA: 81,440 s.f.
 Requirements: (10%) of total site area to be landscape (reduced from 15% by screening and landscaping parking lot)
 (5% of required landscape area must be located in street yard)
 Required: 30,292 s.f. Provided: 10,368 s.f.
STREET TREES
 Requirements: (1) Tree per 50 l.f. of frontage
 Required: (5) trees Provided: (7) trees
PARKING LOT LANDSCAPE: 258,440 s.f. (767) spaces
 Requirements: (5%) of parking lot area to be landscape (1) tree per (20) parking spaces
 Required: 12,922 s.f. Provided: 15,615 s.f.
 (39) trees (69) trees

FILE COPY
 NORTH
 0 20 40
 SMT
 landscape architecture
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

LANDSCAPE PLAN

LOWE'S
 STEGER TOWNE CROSSING
 ROCKWALL, TEXAS

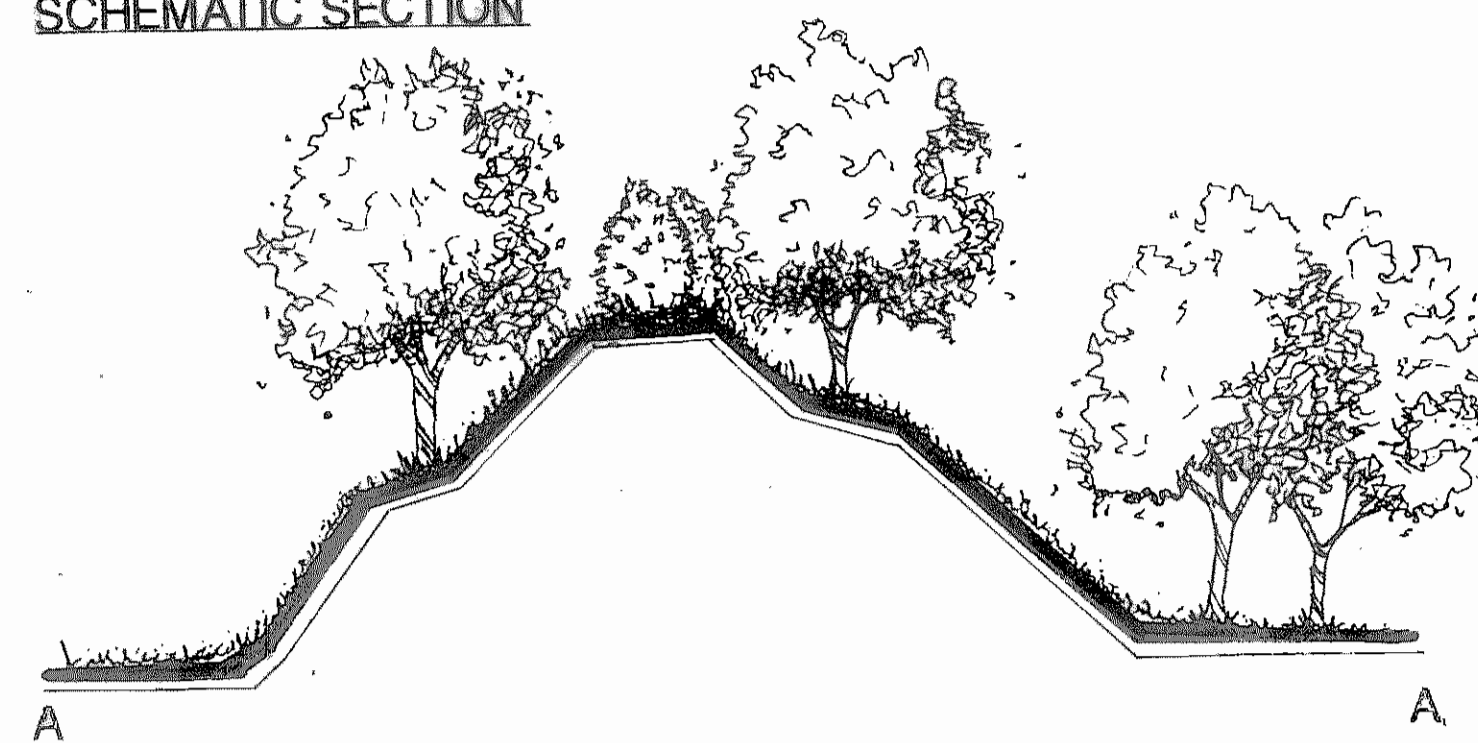
LAWRENCE A. CATES & ASSOC.
 14200 MIDWAY RD. STE. 122 (214) 385-2272 CONSULTING ENGINEERS DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BA	BA	7/29/97	1" = 40'			L.1



File Copy
 7-29-97

SCHEMATIC SECTION



LANDSCAPE NOTES

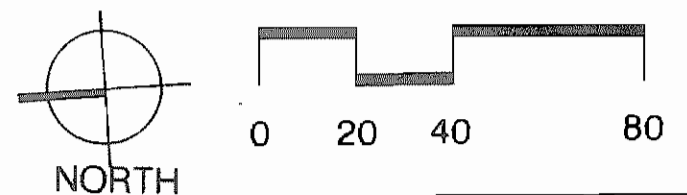
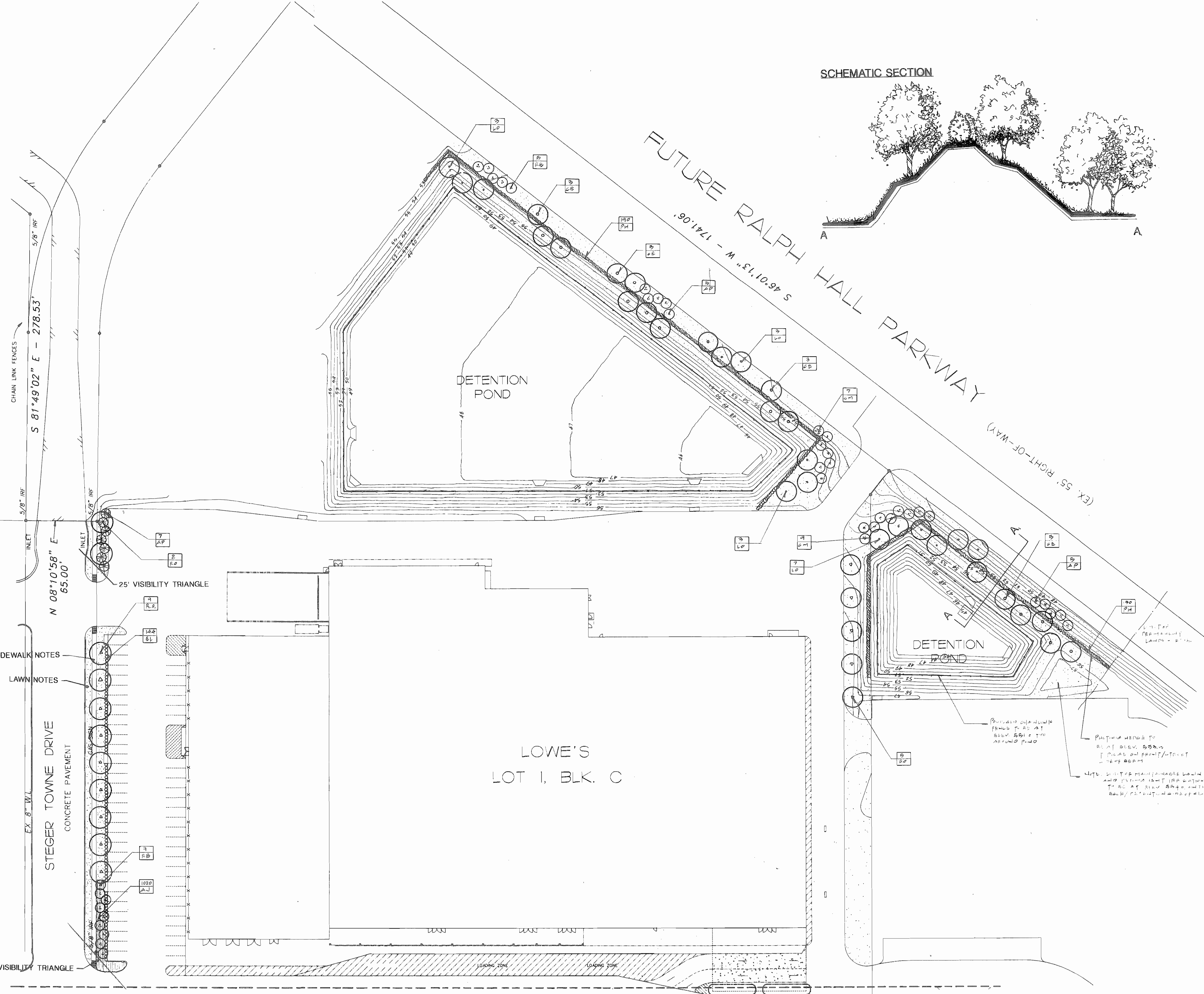
- Contractor shall verify locations of all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was provided by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise 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 lawns 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 'Conweb' 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) 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 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. 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.

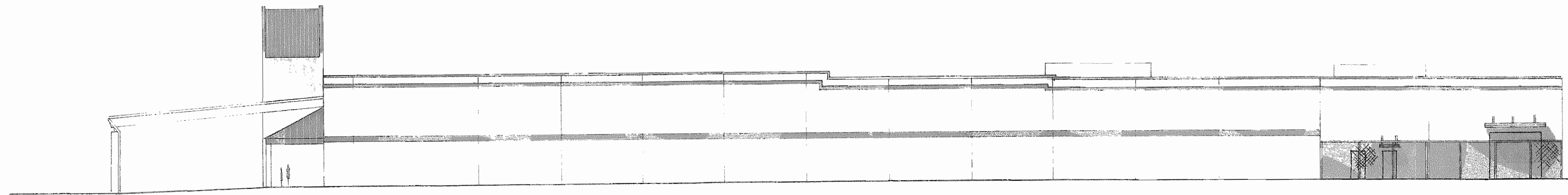
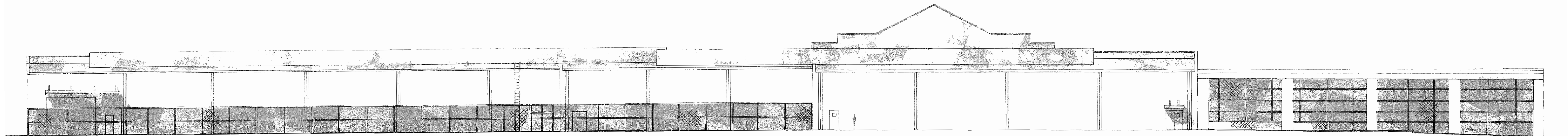
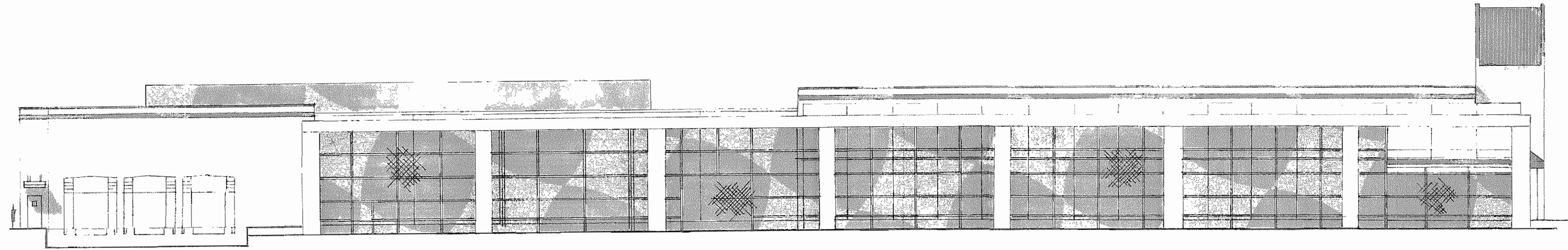
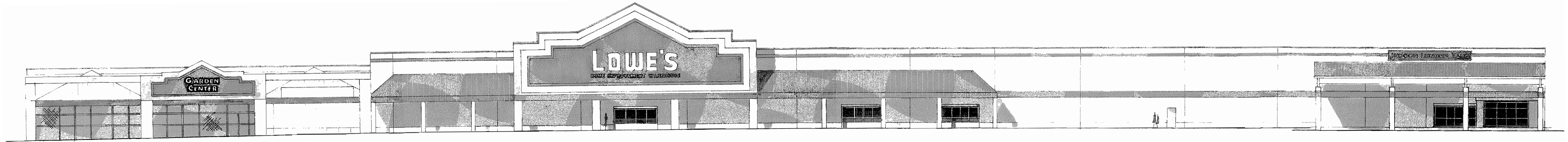
PLANT LEGEND

SYMBOL	PLANT TYPE
A.J.	Asian Jasmine
A.P.	Austrain Pine
C.E.	Cedar Elm
C.M.	Crepe Myrtle
E.L.	Elaeagnus
L.O.	Live Oak
PH.	Red Tip Photinia
R.B.	Redbud
R.O.	Shumard Red Oak
R.Y.	Red Yucca
S.Y.	Softleaf Yucca



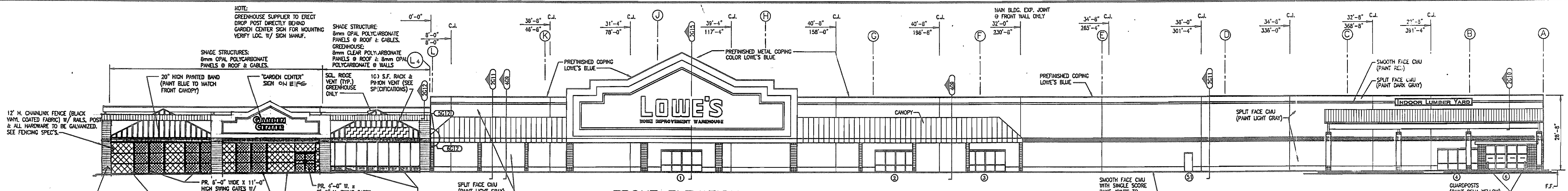
SMI
landscape architecture
STEVEN M. RAHN, INC.
The Brewery Building
703 McKinney Avenue
Suite 438 LB 107
Dallas, Texas 75202
Tel 214 671 0083
Fax 214 671 0545

LANDSCAPE PLAN						
LOWE'S						
STEGER TOWNE CROSSING						
ROCKWALL, TEXAS						
LAWRENCE A. CATES & ASSOC. 14200 MIDWAY RD. STE. 122 (214) 385-2272 CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BA	BA	7/29/97	1" = 40'			L.2

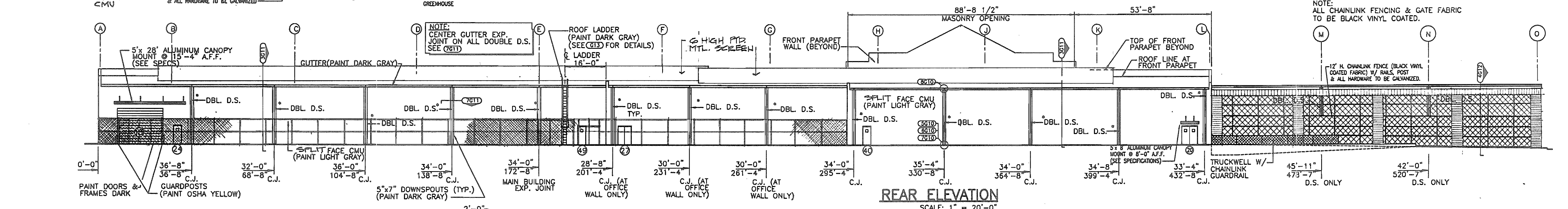


LOWE'S OF ROCKWALL, TEXAS

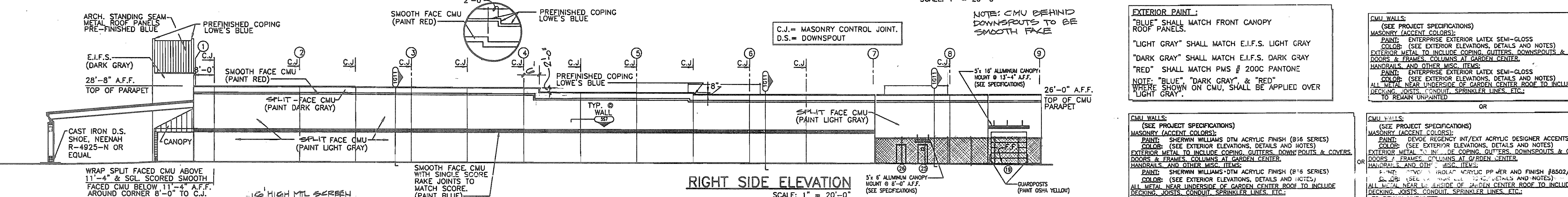
architects. p.c.



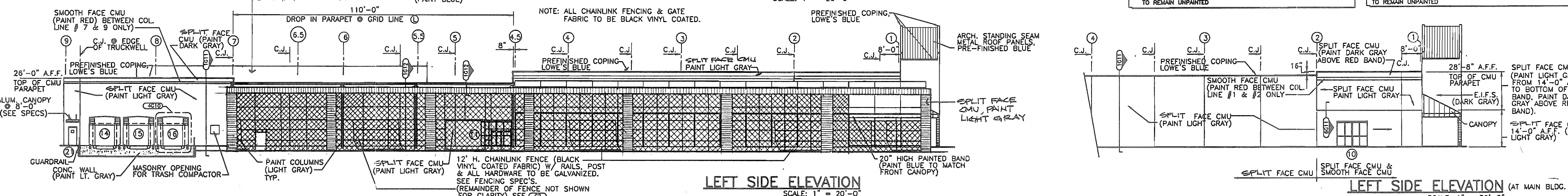
FRONT ELEVATION
SCALE: 1" = 20'-0"



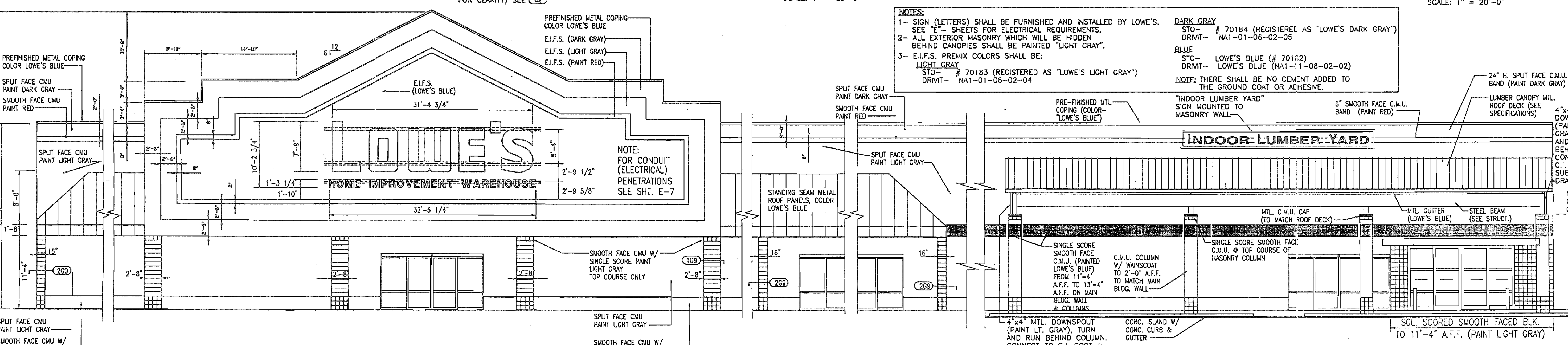
REAR ELEVATION
SCALE: 1" = 20'-0"



RIGHT SIDE ELEVATION
SCALE: 1" = 20'-0"



LEFT SIDE ELEVATION
SCALE: 1" = 20'-0"



STORE ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT:
"BLUE" SHALL MATCH FRONT CANOPY ROOF PANELS.
"LIGHT GRAY" SHALL MATCH E.I.F.S. LIGHT GRAY
"DARK GRAY" SHALL MATCH E.I.F.S. DARK GRAY
"RED" SHALL MATCH PMS # 200C PANTONE
NOTE: "BLUE", "DARK GRAY", & "RED" WHERE SHOWN ON CMU, SHALL BE APPLIED OVER LIGHT GRAY

CMU WALLS:
(SEE PROJECT SPECIFICATIONS)
MASONRY (ACCENT COLORS):
PAINT: SHERWIN WILLIAMS DTM ACRYLIC FINISH (816 SERIES)
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
EXTERIOR METAL TO INCLUDE COPING, GUTTERS, DOWNSPOUTS & COVERS, ROOFS & FRAMES, COLUMNS AT GARDEN CENTER, HANDRAILS AND OTHER MISC. ITEMS.
PAINT: SHERWIN WILLIAMS DTM ACRYLIC FINISH (816 SERIES)
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
ALL METAL NEAR UNDERSIDE OF GARDEN CENTER ROOF TO INCLUDE DECKING, JOISTS, CONDUIT, SPRINKLER LINES, ETC. TO REMAIN UNPAINTED

CMU WALLS:
(SEE PROJECT SPECIFICATIONS)
MASONRY (ACCENT COLORS):
PAINT: ENTERPRISE EXTERIOR LATEX SEMI-GLOSS
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
EXTERIOR METAL TO INCLUDE COPING, GUTTERS, DOWNSPOUTS & COVERS, ROOFS & FRAMES, COLUMNS AT GARDEN CENTER, HANDRAILS AND OTHER MISC. ITEMS.
PAINT: ENTERPRISE EXTERIOR LATEX SEMI-GLOSS
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
ALL METAL NEAR UNDERSIDE OF GARDEN CENTER ROOF TO INCLUDE DECKING, JOISTS, CONDUIT, SPRINKLER LINES, ETC. TO REMAIN UNPAINTED

CMU WALLS:
(SEE PROJECT SPECIFICATIONS)
MASONRY (ACCENT COLORS):
PAINT: SHERWIN WILLIAMS DTM ACRYLIC FINISH (816 SERIES)
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
EXTERIOR METAL TO INCLUDE COPING, GUTTERS, DOWNSPOUTS & COVERS, ROOFS & FRAMES, COLUMNS AT GARDEN CENTER, HANDRAILS AND OTHER MISC. ITEMS.
PAINT: SHERWIN WILLIAMS DTM ACRYLIC FINISH (816 SERIES)
COLOR: (SEE EXTERIOR ELEVATIONS, DETAILS AND NOTES)
ALL METAL NEAR UNDERSIDE OF GARDEN CENTER ROOF TO INCLUDE DECKING, JOISTS, CONDUIT, SPRINKLER LINES, ETC. TO REMAIN UNPAINTED

NOTES:
1- SIGN (LETTERS) SHALL BE FURNISHED AND INSTALLED BY LOWE'S. SEE "E" SHEETS FOR ELECTRICAL REQUIREMENTS.
2- ALL EXTERIOR MASONRY WHICH WILL BE HIDDEN BEHIND CANOPIES SHALL BE PAINTED "LIGHT GRAY".
3- E.I.F.S. PREMIX COLORS SHALL BE:
LIGHT GRAY
STO- # 70183 (REGISTERED AS "LOWE'S LIGHT GRAY")
DRMT- NA1-01-06-02-04
DARK GRAY
STO- # 70184 (REGISTERED AS "LOWE'S DARK GRAY")
DRMT- NA1-01-06-02-05
BLUE
STO- LOWE'S BLUE (# 70122)
DRMT- LOWE'S BLUE (NA1-01-06-02-02)
NOTE: THERE SHALL BE NO CEMENT ADDED TO THE GROUND COAT OR ADHESIVE.

REVISIONS

DPF File No. 2247
Architects
LOWE'S COMPANIES, INC.
JUNE 1997
ALL RIGHTS RESERVED

LOWE'S
Companies, Inc.
P. O. Box 1111 N. Wilkesboro, N. C. 28656

EXTERIOR ELEVATIONS
A NEW STORE FACILITY FOR:
LOWE'S OF ROCKWALL, TEXAS

DRAWN BY
CHECKED
APPROVED
SHEET
G-8
OF 16

