

P&Z CASE # SP2022-037	P&Z DATE July 12, 2022	CC DA	ATEApproved/Denied
ARCHITECTURAL REVIEW BC	ARD DATEH	PAB DATE_	PARK BOARD DATE
Zoning Application Specific Use Permit Zoning Change PD Concept Plan PD Development Plan Site Plan Application		X	Copy of Ordinance (ORD#) Applications Receipt Location Map HOA Map PON Map
Site Plan Site Plan Landscape Plan Treescape Plan Photometric Plan Building Elevations Material Samples Color Rendering Platting Application			FLU Map Newspaper Public Notice 500-foot Buffer Public Notice Project Review Staff Report Correspondence Copy-all Plans Required Copy-Mark-Ups City Council Minutes – Laserfiche Minutes-Laserfiche
 Master Plat Preliminary Plat Final Plat Replat Administrative/Minor Pl Vacation Plat Landscape Plan Treescape Plan 	at		Plat Filled Date Cabinet # Slide #
HPAB Application Exhibit			
Miscellaneous Application Variance/Exception Re	quest	Zoning N	Map Updated



DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336 DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street

- STAFF USE ONLY	ENO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
AITY ENGINEER.	

	Rockwall, Texas 75087		СІТ	Y ENGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF D	DEVELOPMENT R	EQUEST [SELECT	ONLY ONE BOX	J:	
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)			ZONING APPLICATION FEES: SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2				
	ATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.	00)	PER ACRE AMOUN 2: A \$1,000,00 FEE	THE FEE, PLEASE USE T. FOR REQUESTS ON L WILL BE ADDED TO RUCTION WITHOUT OR	ESS THAN ONE ACRE THE APPLICATION FI	, ROUND UP TO EE FOR ANY R	ONE (1) ACRE. REQUEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]						
ADDRESS	1725 TX-276, Rockwall,	TX	75032				
SUBDIVISION	Rockwall Technology Pa	rk		LOT	1	BLOCK	1
GENERAL LOCATION	Lamberth Tract E. of J	ohn I	King betw	een Disco	very Blv	rd. & 5	rx-276
ZONING, SITE PL	AN AND PLATTING INFORMATION	PLEASE P	PRINT]				
CURRENT ZONING			CURRENT US	E Land/AG			
PROPOSED ZONING	Light Industrial		PROPOSED US	E Light I	Light Industrial		
ACREAGE	18.48 LOTS [CUF	RENT]	2	LOT	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLE APPROVAL PROCESS, AND FAILURE TO ADDRESS A BENIAL OF YOUR CASE.	DGE THAT NY OF STA	T DUE TO THE PAS AFF'S COMMENTS E	SSAGE OF <u>HB3167</u> T BY THE DATE PROVI	THE CITY NO LONDED ON THE DEV	IGER HAS FL ELOPMENT (EXIBILITY WITH CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PR	INT/CHEC	K THE PRIMARY CO	NTACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
	BSKJ Development Corp.		APPLICANT	Triten I	Real Est	ate Pa	rtners
CONTACT PERSON	Robert E. Lamberth	C		David Sh			
ADDRESS	714 Sanctuary Way		ADDRESS	15110 N.	Dallas	Parkw	ay
				Suite 55			
CITY, STATE & ZIP	Heath, TX 75032	C	CITY, STATE & ZIP	Dallas,	TX 75248	}	
PHONE	972-345-1498		PHONE	817-891-	-4123		
E-MAIL	rglamberth@aol.com		E-MAIL	dshipman	n@triten	.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEARED _ ED THE FO	David Ship	oman	[OWNER]	THE UNDER	RSIGNED, WHO
S 619.60	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE TON WITH THIS APPLICATION, IF SUCH REPRODUCTION	TON, HAS E , I AGREE CITY IS AL	BEEN PAID TO THE CI THAT THE CITY OF I LSO AUTHORIZED A	TY OF ROCKWALL OF ROCKWALL (I.E. "CIT) ND PERMIT	N THIS THE	AND PERMIT	DAY OF TED TO PROVIDE
GIVEN UNDER MY HAND	GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE LOGISHES DAY OF						
	OWNER'S SIGNATURE David Shipman	7		- Alin	milit Note	ry ID 132	814622
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS DC15D6EA63F64ED	7		MY COM	MISSION EXPIRE	18.0	8-9094



CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

CASE NUMBER:	REVIEV	/ED BY:
OVERLAY DISTRICT:	REVIEV	/ DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	√= 0K	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Site Plan	\boxtimes			§03.04, of Art. 11
✓ Landscape Plan	X			-
✓ Treescape Plan	X			-
✓ Photometric Plan				-
✓ Building Elevations			If you have a the common to be a sold about all the state of the state of the	-
Building Material Sample Board and Color Rendering of Building Elevations		X	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	
Submittal Requirements	X		Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	×		Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	X		The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	
Case Number	\boxtimes		The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	\boxtimes		The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	X		The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☒		The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	
Numeric and Graphic Scale	\square		The recommended engineering scales are 1" = 20', 1" = 40', etc with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	X		The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	X		Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	\boxtimes		The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial		\boxtimes	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	X		Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	√= 0K	N/A	Comments	UDC Reference
Total Lot or Site Area	×		If the site is part of a larger tract include a key map showing the	§03.04.B, of
(Acreage and Square Footage)	₽		entire tract of land and the location of the site being planned.	Art. 11

Perimeter Dimensions of the Site	X	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	X	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	X	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	X	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	X	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	X	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	\boxtimes	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	X	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	\boxtimes		§03.04.B, of Art. 11
Indicate all Drive Widths	X		§03.04.B, of Art. 11
Indicate all Fire Lanes	X	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	\boxtimes		§03.04.B, of Art. 11
Indicate all Sidewalks	X	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	X	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	\boxtimes	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	X	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	\boxtimes		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	√ = 0K	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	X		See the comment section in Adequate Parking and Maneuvering below.	§05.03, of Art. 06
Parking Table	×		Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	\boxtimes			§05.04, of Art. 06
Adequate Parking	\boxtimes		Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	X		All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department).	§05.03.C, of Art. 06
Adequate Loading Area	X		Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 Loading Requirements).	§06.04, of Art. 06
Adequate Loading Maneuvering	X		It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	X		Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements ✓= OK N/A Comments UDC Reference

NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.

Proposed or Existing Signage	0	X	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING				
Requirements	√= 0K	N/A	Comments	

UDC Reference

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences		X	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	図		Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of
Utility Equipment Screening (Roof Mounted)	X		All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks		☒	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	X		Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage		X		
Off-Street Loading Dock Screening	X		Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	X		The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference <i>Art. VIII 5.2</i>).	§01.06, of

3.1 LANDSCAPE PLAN

Requirements	✓= 0K	N/A	Comments	UDC Reference
Provide Site Data	⊠		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	X		Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	X		Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	\boxtimes		Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	⊠		Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	×		Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	Ø		Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	X		Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	⊠		Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag indicating the trees relationship to the treescape plan and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	⊠	_	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	X		Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	\boxtimes		Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒		Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	×		Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	X		Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	×		The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	⊠		All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	X		Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	×			§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	X	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	X	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	\boxtimes	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	X		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	X		Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use		X	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	X		The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. Subject to requirements in Art. VII 3.3.C.	§03.03.C, of Art. 07
Under-Canopy Lighting		X	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships		X	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☒		The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	X		Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	\boxtimes		No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	X		Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	\boxtimes		Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

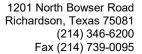
All N/A

Requirements	✓= 0K	N/A	Comments	UDC Reference
Provide Exterior Elevations			North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way			North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY			Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement OVERLAY DISTRICTS ONLY			Applies to <u>facades</u> that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade			Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials			Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color			· · ·	

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)		If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)		If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)		Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)		The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:			
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)		 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 25% x L Wall Projection = 25% x H Primary Entry/Arch. Element Width = 2 x (25% x L) Projection Height = 25% x H Primary Entry/Arch. Element Length = 2 x (25% x L) 	§04.01.C.1, of Art. 05
Secondary Facades		 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 15% x L Secondary Entry/Arch. Element Width = 15% x H Projection Height = 15% x H 	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	√ = 0K	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the eleme	nts listed in S	ection 6.1 E	Building Elevations: Non-Industrial with the exception of the	following
standards.				
Minimum 90% Masonry Requirement			Exterior walls should consist of 90% masonry material excluding doors and windows.	s §05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement		☒	Applies to <u>facades</u> that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)		X	 Wall Height [H] = H Wall Length [L] = 4 x H Wall Projection = 25% x H Entry/Arch. Element Length = 33% x L Projection Height = 25% x H Entry/Arch. Element Width = 2 x (25% x H) 	§05.01.C.1, of Art. 05
Secondary Facades		X	 Wall Height [H] = H Wall Length [L] = 3 x H Entry/Arch. Element Length = 15% x L Entry/Arch. Element Width = 15% x H Projection Height = 15% x H 	§05.01.C.2, of Art. 05





City of Rockwall Planning Division 385 S Goliad St. Rockwall, TX, 75087

June 17, 2022

Per SH 276 overlay district, subsection 6.02H, Article 05, overhead utilities within an overlay district shall be placed underground. Based upon a driving tour of SH276 along the entire length within the City of Rockwall, there is no portion of the road that does not have existing overhead power lines. We respectfully request a variance from this provision based upon existing precedent.



SH 276 east of site





SH 276 east of site



SH 276 east of site





SH 276 east of site



SH 276 east of site

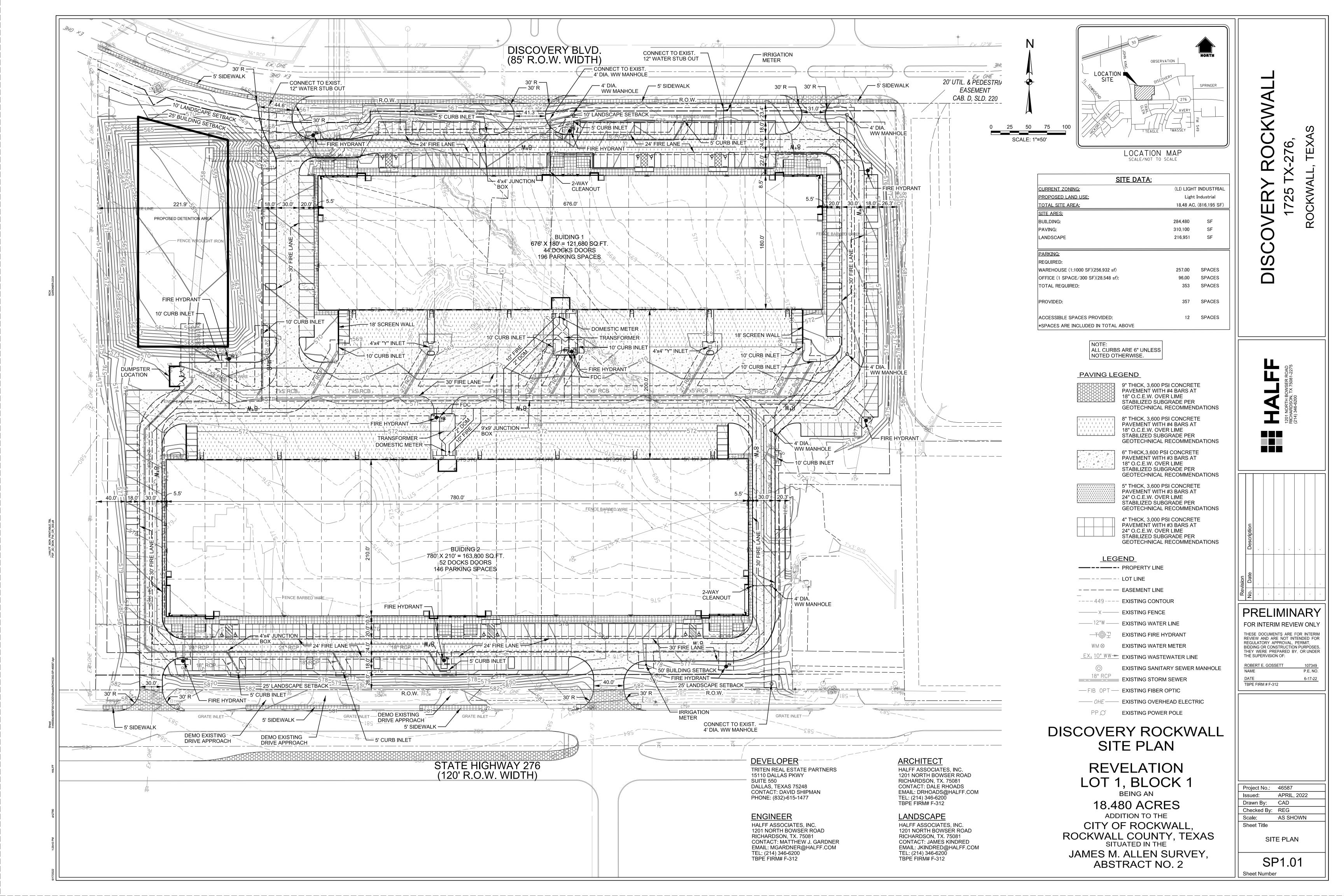


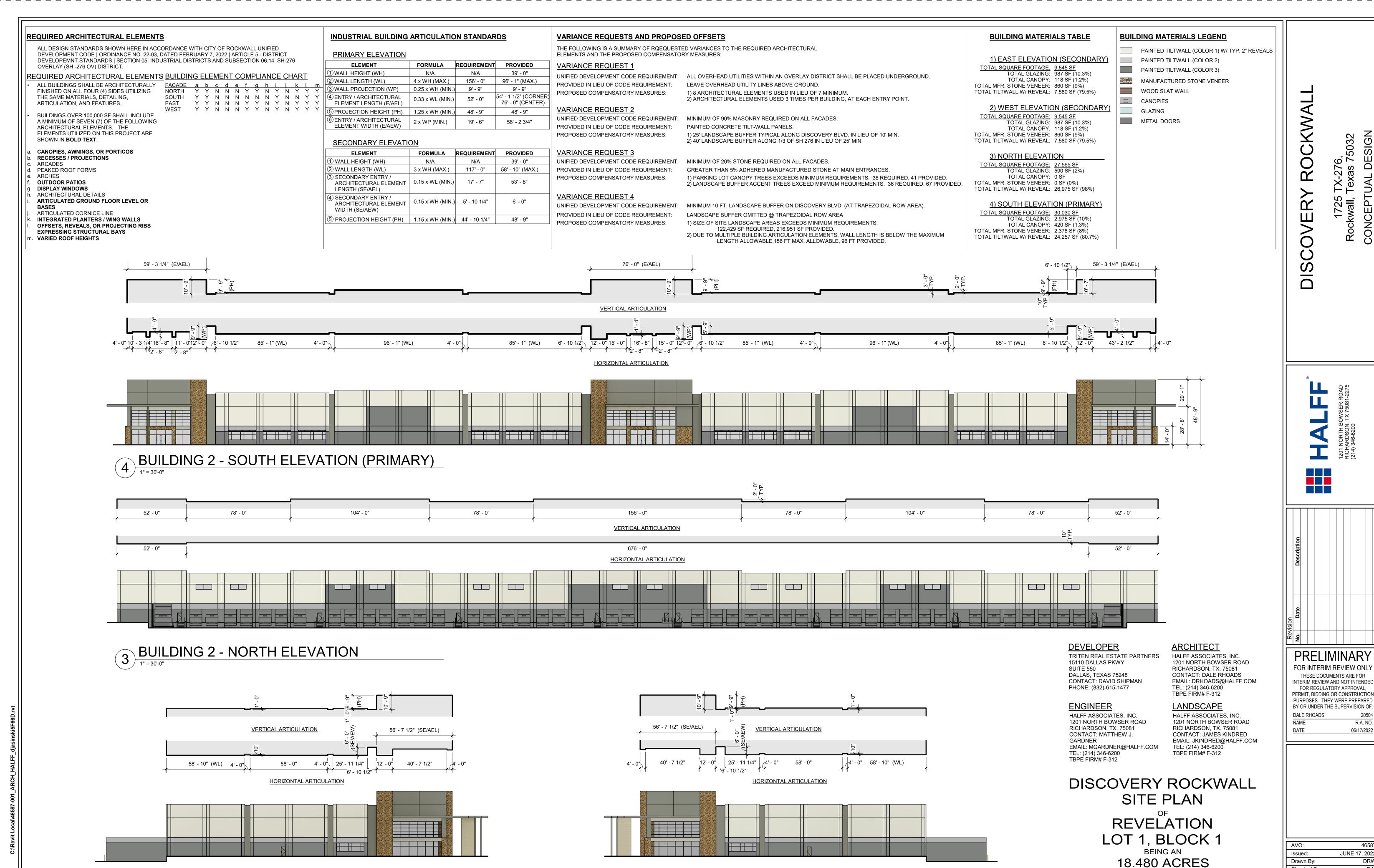


SH 276 west of site



SH 276 west of site





BUILDING 2 - EAST ELEVATION (SECONDARY)

BUILDING 2 - WEST ELEVATION (SECONDARY)

46587 JUNE 17, 2022 Checked By: As indicated Sheet Title **EXTERIOR ELEVATIONS**

R.A. NO.

06/17/2022

SIGN

DE

CONCEPT

6, 75032

A200

Sheet Number

Scale:

ADDITION TO THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ABSTRACT NO. 2

SITUATED IN THE JAMES M. ALLEN SURVEY,





DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J.
GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312 **LANDSCAPE**

HALFF ASSOCIATES, INC.
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TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1
BEING AN
18.480 ACRES

ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SITUATED IN THE

JAMES M. ALLEN SURVEY,

ABSTRACT NO. 2



PRELIMINARY FOR INTERIM REVIEW ONLY

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R.A. NO.

JUNE 17, 2022

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Checked By:
Scale:
Sheet Title

A10.1

RENDERINGS

(1) Large Canopy Tree Per Each (10) Ten Parking Spaces

(341 Spaces / 10 = 34 TREES)

Parking Landscape:

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) <u>Non-Residential Landscape Buffers.</u> (see Figure 3: Commercial Landscape Buffers Example) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

- Loading Docks and Outside Storage Areas. Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).
- (C) <u>Headlight Screening.</u> Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
- (1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.
- (2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

- (A) <u>Amount of Landscaping.</u> The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District Required Landscaping 15%.**
- (B) Location of Landscaping. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.
- (E) Parking Lot Landscaping. The following landscape requirements will apply to parking lots:
- (1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
- (2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas. (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. (4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.
- (G) <u>Landscaping in Landscape Buffers and Public Right-of-Way.</u> All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

ORNAMENTAL TREES COMMON / BOTANICAL NAME

Downy Hawthorne / Crataegus mollis

Eastern Redbud Multi-trunk / Cercis canadensis

Possumhaw / Ilex decidua

COMMON / BOTANICAL NAME

October Glory Red Maple / Acer rubrum 'October Glory'

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

ORNAMENTAL GRASSES COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

GROUND COVERS COMMON / BOTANICAL NAME

Weeping Lovegrass / Eragrostis curvula

Bermuda Grass / Cynodon dactylon

MISCELLANEOUS

No space to be more than 80' from the

trunk of Canopy Tree

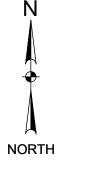
37 Canopy Trees

34 Canopy Trees

COMMON / BOTANICAL NAME

Decomposed Granite / -Native decompsed granite

Landscape Steel Edging



Project No.: 46587 APRIL, 2022 Issued: Drawn By: Checked By: JRK

Sheet Number



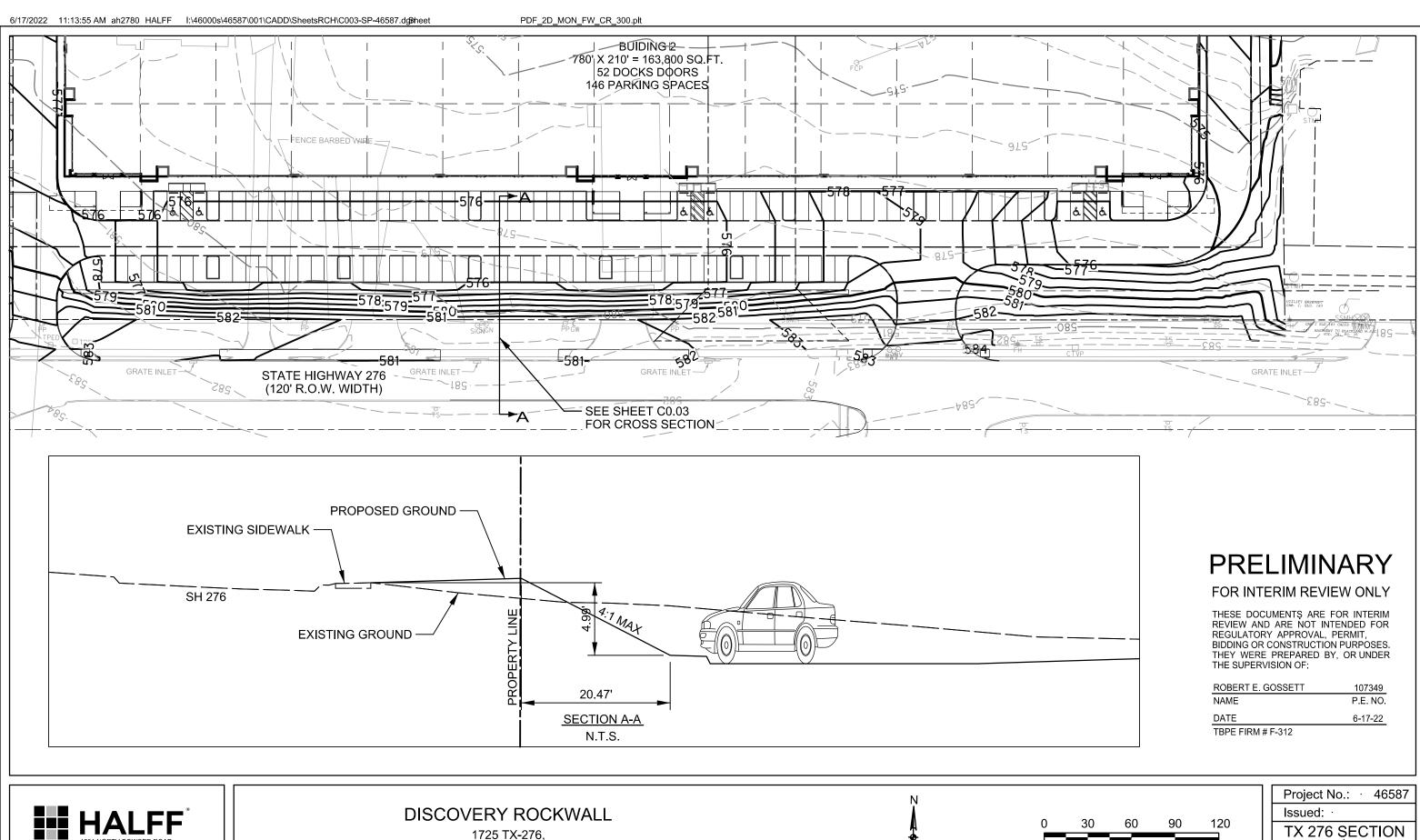
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JAMES R. KINDRED

R.L.A. NO. 06/17/2022

Scale: AS SHOWN Sheet Title

LANDSCAPE PLAN



ROCKWALL, TEXAS

DETAIL

SCALE: 1"=60'



LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies

Verify and locate all utilities and site lighting conduits before landscape construction

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site,

the Contractor shall provide topsoil per the specifications and approved by the Owner.

To obtain final grade, excavation may be necessary to accept the required depth of

topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to

anticipate settlement and ensure drainage without disrupting surrounding planned

project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

to provide coverage in all planting areas as specified.

indicated in the plant material list.

landscape island (See planting details).

and/or the top of steel edge.

EROSION CONTROL:

SOIL PREPARATION

seeding or sod as described below.

Annual Rye for a grown-in appearance.

watered until firmly established.

MAINTENANCE REQUIREMENTS:

accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:

state of turf dormancy, until the next rainfall event.

All trees and shrubs shall be installed per planting details.

drainage paths. Any areas disturbed for any reason prior to final acceptance of the

Quantities shown on these plans are for reference only. Plant spacing is as indicated

in the Plant Material List unless otherwise noted. The Contractor has full responsibility

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the

feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting

within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design.

Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed

material is preferred, however ball and burlap material may be substituted as

outside of utility easements with a clear ten feet (10') around fire hydrants and twenty

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant

All planting beds as designated shall be bordered by Owner approved four inch (4")

steel edging w/ $\frac{3}{16}$ " min. thickness unless bed is bordered by concrete. Steel edging

polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater.

TURF PROJECT NOTES

Γhroughout the project and the maintenance period for turfgrass, it is the Contractor's

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a

depth of five (5") inches. Soil shall be further prepared by the removal of debris,

weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas

to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm

sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should

water inlets, manholes, and planting bed perimeter treatments. Additional areas of

installation occur between November and March, sod shall include an over-seed of

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):

Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding

shall be accomplished immediately after bed preparation. Hydroseed mixture shall

lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50%

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):

Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a

Water shall be furnished by the Contractor with means and methods available to

achieve acceptable turf. The water source shall be clean and free of industrial wastes

Vegetation should be inspected regularly to ensure that plant material is established

properly and remains healthy. Mowing, trimming and supervision of water applications

shall be the responsibility of the Contractor until the Owner or Owner's Representative

All disturbed areas being seeded shall receive topsoil as specified and be adequately

established with turf such that any absence of water will not kill the turf, but promote a

Regardless of unseasonable climatic conditions or other adverse conditions affecting

planting operations and the growth of the turf grass, it shall be the sole responsibility

of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's

representative a minimum of 5 days prior to the anticipated inspection date.

permanent irrigation system, Contractor shall water sod/seed temporarily to develop

adequate growth and establishment before regular maintenance begins. Turf shall be

contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50

seed mix. If delay is longer than 2 hours, begin with new mixture.

remove rye to effectively establish permanent seeding.

or other substances harmful to the growth of the turf.

float drag. The top two (2") inches shall be pulverized to provide a uniform bed for

responsibility to maintain the topsoil in place at specified grades. Topsoil and

turfgrass losses due to erosion or any construction disturbance will be

replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

adjacent to decomposed granite beds shall have a 1/4" min. thickness. Terminate

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven

Single trees or shrubs shall be mulched to the outside edge of the saucer or

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer. All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface,

edging flush with paved surface with no sharp corners exposed.

Refer to Sitework Specifications for all information needed for landscape work.

or any condition which may prohibit the installation as shown.

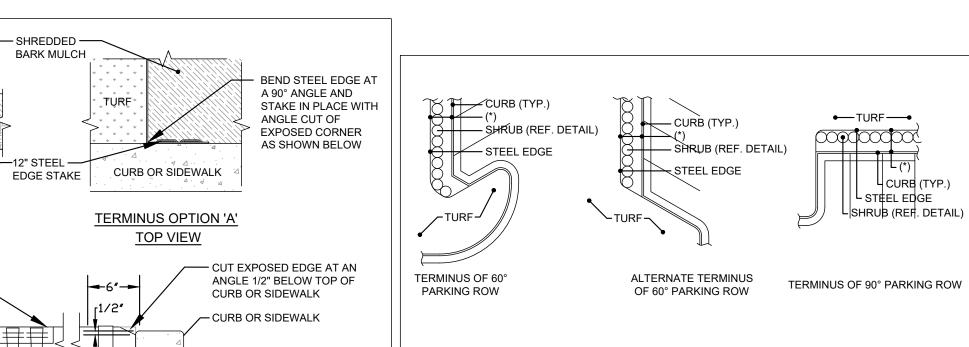
begins. Protection of all utilities is the responsibility of the Contractor.

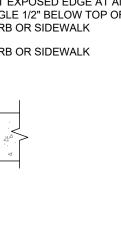
2255

Drawn By: Checked By: JRK Scale: AS SHOWN Sheet Title

LANDSCAPE NOTES AND DETAILS

Sheet Number





I. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.

TERMINUS OPTION 'B'

SIDE VIEW

- 2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
- 3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'

STEEL EDGE-TURF SOD-

OR SEED 1-1/2" BELOW

TOP OF

TOPSOIL-

FRONT VIEW

STEEL EDGE -

12" STEEL EDGE —

12" STEEL SPLICING

(SEE NOTE #3 BELOW)

EDGING STAKE

STAKE, TYP.

STEEL

4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES

— STEEL EDGE

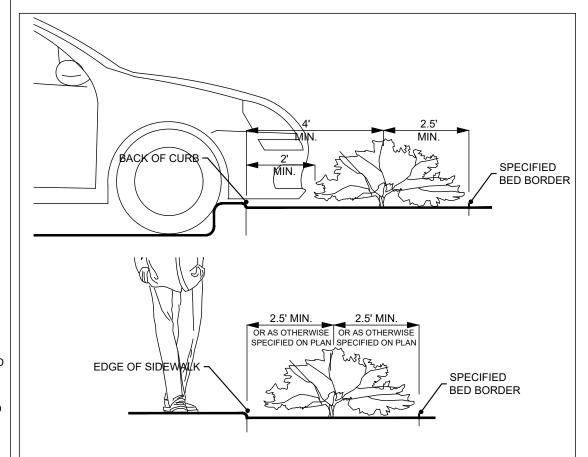
CURB INLET

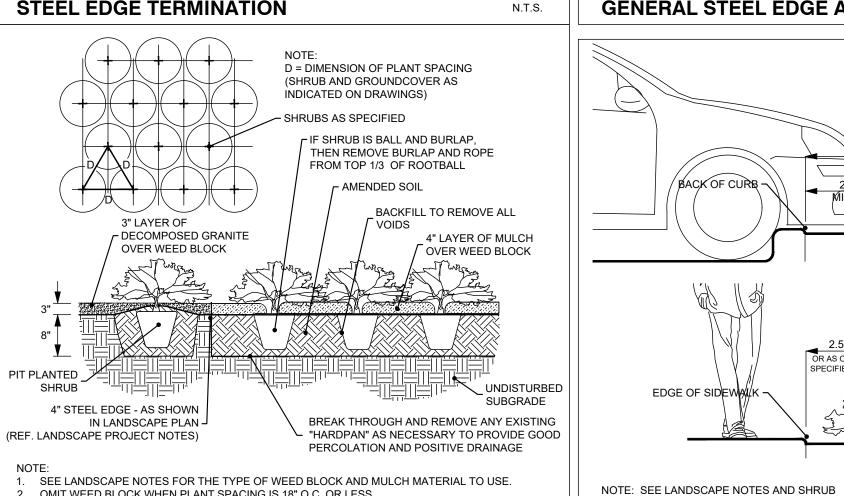
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

60° PARKING WITH CURB INLET

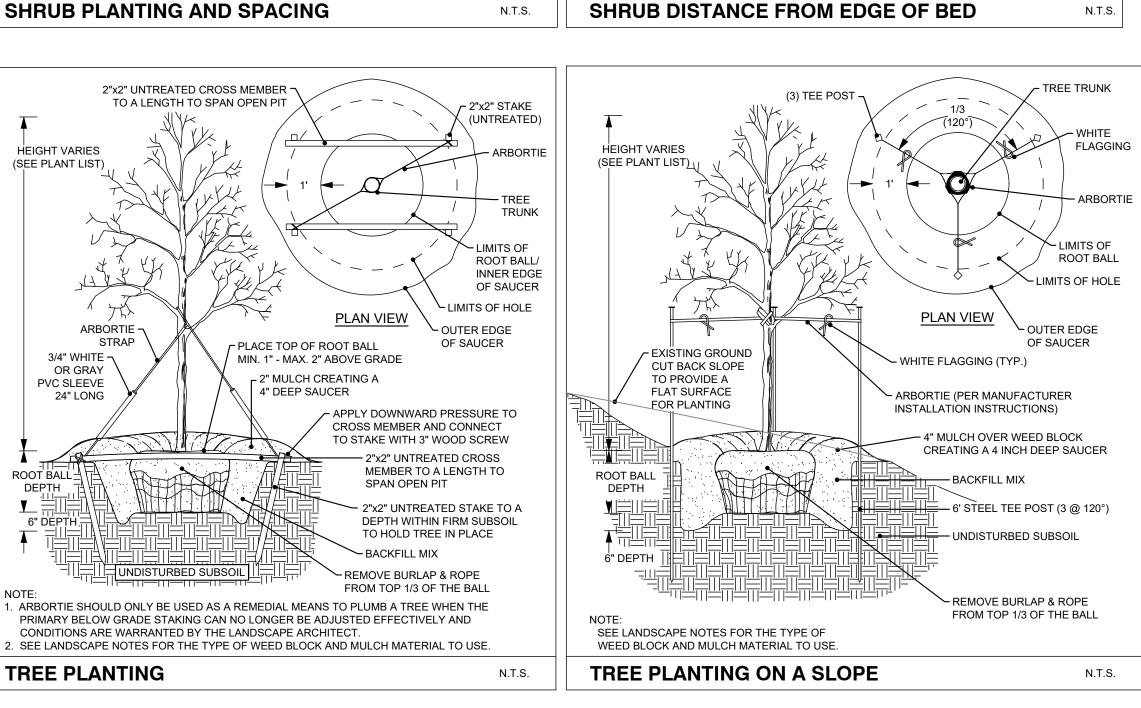
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.

PLANTING AND SPACING DETAIL FOR INSTALLATION.





2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS SHRUB PLANTING AND SPACING



ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
•	49	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
00000000000000000000000000000000000000	24	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
E _{rob}	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
•	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
0	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
annet	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
an in the state of	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
* * * * * * * * * * * * * * * * * * *	201,076 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
#UF67(#UF67(#UF67(#UF67(#UF67)#UF6 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	T			1	

IRRIGATION NOTES

- (A) <u>General Irrigation Requirements.</u> The owner shall be responsible for the health and vitality of plant

- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
- conventional spray or bubbler type heads. (b) <u>Drip or Leaky-Pipe System.</u> An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
- (2) <u>Natural and Undisturbed Areas.</u> No irrigation shall be required for undisturbed natural areas or
- (3) <u>Compliance with State Law.</u> All irrigation systems shall comply with the irrigation code of <u>Chapter 10</u>, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

- material through the irrigation of all landscaped areas, turf and plant materials, and shall:
- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO). (3) Be maintained and kept operational at all times to provide for efficient water distribution.

SHRUB (REF. DETAIL)

— STEEL EDGE

CURB INLET

N.T.S.

ALTERNATE 60° PARKING

WITH CURB INLET

- (a) <u>Conventional System.</u> An automatic or manual underground irrigation system that may be a
- (c) <u>Temporary and Aboveground Watering</u>. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a

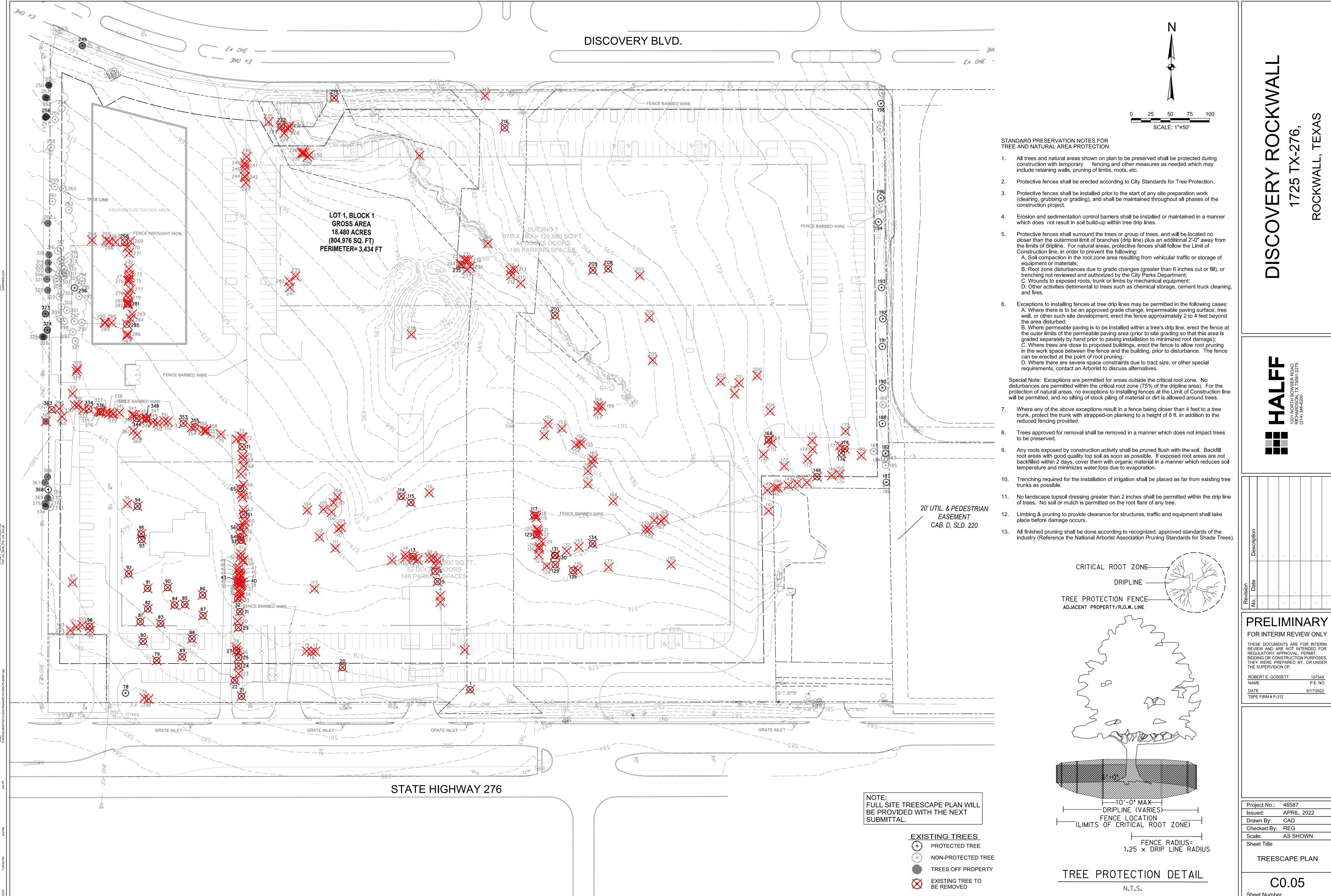
temporary and above ground system, and shall be required to provide irrigation for the first two (2)

- growing seasons only.

Ordinances, and all applicable state laws, as may be amended.

2,362 LF

Landscape Steel Edging



Sheet Number

TREE INVENTORY / MITIGATION						
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1	Eastern red cedar	Juniperus virginiana	11.5		Good	Secondary Protected
3	Black willow Sugar hackberry	Salix nigra Celtis laevigata	7	7X 2X	Good Poor	Non-protected Non-protected
4	Sugar hackberry	Celtis laevigata	4	3X	Good	Non-protected
5	Red mulberry	Morus rubra	6	7X	Poor	Primary Protected
7	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	11.5	2X	Good Good	Secondary Protected Non-protected
8	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected
9	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected
10 11	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 6.5		Good Good	Non-protected Non-protected
12	Eastern red cedar	Juniperus virginiana	9		Good	Non-protected
13	Eastern red cedar	Juniperus virginiana	13.5	3X	Poor	Secondary Protected
14 15	Sugar hackberry	Celtis laevigata	5.5 7	2X	Good Good	Non-protected Non-protected
16	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	10	3X	Good	Non-protected
17	Eastern cottonwood	Populus deltoides	22.5		Good	Non-protected
18	Eastern cottonwood	Populus deltoides	17		Good	Non-protected
19 20	Eastern cottonwood Red mulberry	Populus deltoides Morus rubra	15 30	2X	Good Good	Non-protected Feature Protection
21	Sugar hackberry	Celtis laevigata	18.5	3X	Good	Secondary Protected
22	Eastern redbud	Cercis canadensis	6.5	2X	Poor	Primary Protected
23	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 16.5	2X	Good Good	Non-protected Secondary Protected
25	Sugar hackberry	Celtis laevigata	11	2/	Good	Secondary Protected
26	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
27	Sugar hackberry	Celtis laevigata	22	3X	Good	Secondary Protected
28	Sugar hackberry	Celtis laevigata	10.5	2X	Good	Non-protected
29 30	Arizona ash Sugar hackberry	Fraxinus velutina Celtis laevigata	22	4X	Good Good	Primary Protected Non-protected
31	Eastern red cedar	Juniperus virginiana	13.5	2X	Good	Secondary Protected
32	Sugar hackberry	Celtis laevigata	13.5	3X	Good	Secondary Protected
33	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6		Good	Non-protected Non-protected
35	Sugar hackberry	Celtis laevigata Celtis laevigata	4	2X	Good	Non-protected Non-protected
36	Sugar hackberry	Celtis laevigata	5		Good	Non-protected
37	Eastern red cedar	Juniperus virginiana	7		Good	Non-protected
38 39	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	8.5 8.5		Good Good	Non-protected Non-protected
40	Hercules club	Zanthoxylum clava-herculis	7		Good	Primary Protected
41	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected
42	Eastern red cedar Hercules club	Juniperus virginiana	4.5		Good Poor	Non-protected
43 44	Sugar hackberry	Zanthoxylum clava-herculis Celtis laevigata	6		Good	Primary Protected Non-protected
45	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected
46	Sugar hackberry	Celtis laevigata	8		Good	Non-protected
47 48	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 7	2X	Good Good	Non-protected Non-protected
49	Sugar hackberry	Celtis laevigata Celtis laevigata	8.5	2/	Good	Non-protected
50	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected
51	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
52 53	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	12		Good Good	Secondary Protected Non-protected
54	Sugar hackberry	Celtis laevigata	19	3X	Good	Secondary Protected
55	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
56 57	Sugar hackberry	Celtis laevigata Celtis laevigata	16.5 5.5	2X	Good	Secondary Protected Non-protected
58	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5		Good	Non-protected
59	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
60	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected
61 62	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	23	2X	Good Good	Secondary Protected Non-protected
63	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
64	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected
65	Western soapberry	Sapindus saponaria	7	2X	Good	Primary Protected
66 67	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9	3X	Good Good	Non-protected Non-protected
68	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected
69	Sugar hackberry	Celtis laevigata	9.5	2X	Good	Non-protected
70 71	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9 11.5	3X	Good	Non-protected Secondary Protected
71	Sugar hackberry	Celtis laevigata Celtis laevigata	6	3X 3X	Good	Non-protected
73	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected
74	Sugar hackberry	Celtis laevigata	7.5	2X	Good	Non-protected
75 76	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	7.5 22.5	3X	Good Poor	Non-protected Non-protected
77	Sugar hackberry	Celtis laevigata	6.5	4X	Good	Non-protected Non-protected
78	Eastern redbud	Cercis canadensis	10	10X+	Good	Primary Protected
79	Pecan	Carya illinoinensis	12	2X	Poor	Primary Protected
80 81	Red mulberry Red mulberry	Morus rubra Morus rubra	22.5 19.5		Good Poor	Primary Protected Primary Protected
82	Red mulberry	Morus rubra	18.5		Poor	Primary Protected
83	Eastern red cedar	Juniperus virginiana	21.5		Good	Secondary Protected
84	Red mulberry	Morus rubra	34		Poor	Feature Protection
85 86	Arizona ash Pecan	Fraxinus velutina Carya illinoinensis	14 15.5		Good Good	Primary Protected Primary Protected
87	Red mulberry	Morus rubra	23		Poor	Primary Protected
88	Red mulberry	Morus rubra	25		Poor	Primary Protection
	Pecan	Carya illinoinensis	10.5		Good	Primary Protected
89	Pecan	Carya illinoinensis Carya illinoinensis	19 14.5		Good Good	Primary Protected Primary Protected
90 91	Pecan '	,		5X	Good	Primary Protected
90	Pecan Bradford pear	Pyrus calleryana	19.5	<u></u>		
90 91 92 93	Bradford pear Sugar hackberry	Pyrus calleryana Celtis laevigata	25.5	3X	Good	Feature Protection
90 91 92 93 95	Bradford pear Sugar hackberry Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata	25.5 24.5		Good	Secondary Protected
90 91 92 93	Bradford pear Sugar hackberry Sugar hackberry Pecan	Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis	25.5	3X 4X 3X		Secondary Protected Primary Protected
90 91 92 93 95 94	Bradford pear Sugar hackberry Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata	25.5 24.5 13	4X	Good Good	Secondary Protected
90 91 92 93 95 94 96	Bradford pear Sugar hackberry Sugar hackberry Pecan Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis Celtis laevigata	25.5 24.5 13 10.5	4X 3X	Good Good	Secondary Protected Primary Protected Non-protected

TREE INVENTORY / MITIGATION						
Tag I D	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101 102	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9.5 4	2X 2X	Good Good	Non-protected Non-protected
103 104	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	4 5	2X	Good	Non-protected Non-protected
105	Eastern cottonwood	Populus deltoides	4	3X	Good	Non-protected
106 107	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	6	2X 2X	Good Good	Non-protected Non-protected
108 109	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4.5	3X	Good Good	Non-protected Non-protected
110	Eastern cottonwood	Populus deltoides	5	4X	Good	Non-protected
111	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4	2X	Good Good	Non-protected Non-protected
113 114	Eastern cottonwood Red mulberry	Populus deltoides Morus rubra	4		Good Good	Non-protected Primary Protected
115	Red mulberry	Morus rubra	7.5		Good	Primary Protected Primary Protected
116 117	Bois d'arc Sugar hackberry	Maclura pomifera Celtis laevigata	20	2X	Good Good	Non-protected Secondary Protected
118 119	Honey locust Honey locust	Gleditsia triacanthos Gleditsia triacanthos	7 5.5		Good	Non-protected Non-protected
120	Sugar hackberry	Celtis laevigata	5.5	3X	Good	Non-protected
121 122	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 5	2X 2X	Good Good	Non-protected Non-protected
123 124	Western soapberry Sugar hackberry	Sapindus saponaria Celtis laevigata	4.5 4.5	2X	Good Good	Primary Protected Non-protected
125	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
126 127	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5 4.5	2X	Good Good	Non-protected Non-protected
128 129	Sugar hackberry Eastern red cedar	Celtis laevigata	6.5 16	4X	Good	Non-protected Secondary Protected
130	Eastern red cedar	Juniperus virginiana Juniperus virginiana	14		Good Good	Secondary Protected
131 132	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	13 6.5	2X	Good Good	Secondary Protected Non-protected
133	Sugar hackberry	Celtis laevigata	8	0)/	Good	Non-protected
134 135	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	16 16.5	3X 6X	Good Poor	Secondary Protected Secondary Protected
136	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	7 9	2X 2X	Good Good	Non-protected Non-protected
138	Sugar hackberry	Celtis laevigata	7	3X	Good	Non-protected
139 140	Honey locust Sugar hackberry	Gleditsia triacanthos Celtis laevigata	7 4.5		Good Good	Non-protected Non-protected
141	Black willow Sugar hackberry	Salix nigra Celtis laevigata	16.5 5	2X 2X	Good	Non-protected Non-protected
143	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
144 145	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 6		Good Good	Non-protected Non-protected
146 147	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 4.5		Good Good	Non-protected Non-protected
148	Sugar hackberry	Celtis laevigata	24.5		Good	Secondary Protected
149 150	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9 22.5	4X	Good Good	Non-protected Non-protected
151 152	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5 6	2X 2X	Good Good	Non-Protected Non-Protected
153	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
154 155	Osage Orange Sugar Hackberry	Maclura pomifera Celtis laevigata	5.5	2X 3X	Good Good	Non-Protected Non-Protected
156 157	Osage Orange Black Willow	Maclura pomifera Salix nigra	8 15	4X	Good Good	Non-Protected Non-Protected
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected
159 160	Black Willow Sugar Hackberry	Salix nigra Celtis laevigata	5 8	2X 2X	Good Good	Non-Protected Non-Protected
161 162	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 7.5	2X	Good Good	Non-Protected Non-Protected
163	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected
164 165	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	5 5		Good Good	Non-Protected Non-Protected
166 167	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	4.5 6		Good Good	Non-Protected Non-Protected
168	Sugar Hackberry	Celtis laevigata	17.5		Good	Secondary Protected
169 170	Osage Orange Eastern Red Cedar	Maclura pomifera Juniperus virginiana	15 7.5	10X+	Poor Good	Non-Protected Non-Protected
171 172	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 7	2X 10X+	Good Good	Non-Protected Non-Protected
173	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected
174 175	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 8.5	3X	Good Good	Non-Protected Non-Protected
176 177	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	13 9.5		Good Good	Secondary Protected Non-Protected
178	Sugar Hackberry	Celtis laevigata	13.5		Poor	Secondary Protected
179 180	Osage Orange Honey Locust	Maclura pomifera Gleditsia triacanthos	9.5 7.5	2X	Good Good	Non-Protected Non-Protected
181 182	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5 13	2X 2X	Good Good	Non-Protected Secondary Protected
183	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
184 185	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	9.5	3X	Good Good	Non-Protected Non-Protected
186 187	Osage Orange Eastern Red Cedar	Maclura pomifera Juniperus virginiana	8.5 15.5	2X	Good Good	Non-Protected Secondary Protected
188	Hercules Club	Zanthoxylum clava-herculis	10	4X	Good	Primary Protected
189 190	Sugar Hackberry Red Mulberry	Celtis laevigata Morus rubra	4.5 8.5	3X	Good Good	Non-Protected Primary Protected
191 192	Red Mulberry Hercules Club	Morus rubra Zanthoxylum clava-herculis	9.5 8.5	6X 4X	Good	Primary Protected Primary Protected
193	Hercules Club	Zanthoxylum clava-herculis	8.5		Good	Primary Protected
194 195	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	2X	Good Good	Primary Protected Non-Protected
196 197	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	4X 6X	Good	Primary Protected Non-Protected
198	Hercules Club	Zanthoxylum clava-herculis	9.5	υΛ	Poor	Primary Protected
199 200	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	5.5 4.5	2X	Good Good	Non-Protected Non-Protected
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	I	TREE INVENTORY	/ / MITIGATI	ON	T	
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
201	Honey Locust	Gleditsia triacanthos	19.5	4X	Good	Non-Protect
202	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	5.5	5X 3X	Good Good	Non-Protect
204	Honey Locust	Gleditsia triacanthos	7	2X	Good	Non-Protect
205	Osage Orange Honey Locust	Maclura pomifera Gleditsia triacanthos	8.5 11.5	6X	Good Good	Non-Protect
207	Osage Orange	Maclura pomifera	7.5	5X	Good	Non-Protect
208	Red Mulberry Red Mulberry	Morus rubra Morus rubra	4	10X+ 8X	Good Good	Primary Prote
210	Bradford Pear	Pyrus calleryana	8.5	4X	Good	Primary Prote
211	Black Willow Black Willow	Salix nigra Salix nigra	14	3X 2X	Good Good	Non-Protect
213	Black Willow	Salix nigra	5		Good	Non-Protect
214 215	Eastern Cottonwood Black Willow	Populus deltoides Salix nigra	4.5 16.5	3X 2X	Good Good	Non-Protect
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Prot
217 218	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 4.5		Good Poor	Non-Protecto
219	Bradford Pear	Pyrus calleryana	7	8X	Good	Primary Prote
220	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9.5		Good Good	Non-Protect
222	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Prote
223	Osage Orange Osage Orange	Maclura pomifera Maclura pomifera	12.5		Good Good	Non-Protect
225	Osage Orange	Maclura pomifera	7	3X	Good	Non-Protect
226 227	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	5 7	2X	Good	Non-Protect
228	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protect
229	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	6 4.5	2X	Good Good	Non-Protect
231	Black Willow	Salix nigra	34	4X	Poor	Non-Protect
232	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 5		Good Good	Non-Protect
234	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protect
235	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	6	2X	Good	Primary Protect
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protect
238	Black Willow Honey Locust	Salix nigra Gleditsia triacanthos	7	7X	Good Good	Non-Protect
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protect
241	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	4.5 8		Good Good	Non-Protect Non-Protect
243	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 5		Good Good	Non-Protect
245	Sugar Hackberry	Celtis laevigata	7	3X	Good	Non-Protect
246 247	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good	Non-Protect Non-Protect
248	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protect
249 250	Red Mulberry Eastern Red Cedar	Morus rubra Juniperus virginiana	5.5 7	4X	Good Good	Primary Prote Non-Protect
251 252	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	6 5.5		Good Good	Non-Protect
253	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protect
254 255	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	5.5 4.5	2X	Good Good	Non-Protect
256	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Prote
257 258	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	9.5 5.5	2X	Good Good	Non-Protect Non-Protect
259	Eastern Red Cedar	Juniperus virginiana	6	0)/	Good	Non-Protect
260 261	Honey Locust Eastern Red Cedar	Gleditsia triacanthos Juniperus virginiana	4.5	2X	Good Good	Non-Protect Non-Protect
262 263	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 4	3X	Good Good	Non-Protect
264	Sugar Hackberry	Celtis laevigata	4	3/	Good	Non-Protect
265 266	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4 4		Good Good	Non-Protect
267	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protect
268 269	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	5		Good Good	Primary Prote Non-Protect
270	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protect
271 272	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5		Good	Non-Protect Non-Protect
273	Sugar Hackberry	Celtis laevigata	10.5	2X	Good	Non-Protect
274 275	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 5.5		Good Good	Non-Protect Non-Protect
276	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protect
277	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good Good	Non-Protect Non-Protect
279	Sugar Hackberry	Celtis laevigata	6 4		Good	Non-Protect
280	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	5		Good Good	Non-Protect Primary Prote
282 283	Sugar Hackberry	Celtis laevigata	4.5 4.5		Good Good	Non-Protect
283	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 5.5		Good	Non-Protect Non-Protect
285 286	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	11 7	7X	Good Good	Primary Prote Non-Protect
287	Sugar Hackberry Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protect
288 289	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9 5		Poor Good	Non-Protect
290	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protect
291 292	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	5.5 4	2X	Good Good	Non-Protect
293	Sugar Hackberry	Celtis laevigata	6	6X	Good	Non-Protect
294 295	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 4.5		Good Good	Non-Protect
296	Eastern Red Cedar	Juniperus virginiana	11	2X	Good	Secondary Prot
297 298	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2X	Good Good	Non-Protecte Non-Protecte
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protecte
301	Sugar Hackberry	Celtis laevigata	4.5	1	Good	Non-Protecte

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
301	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected
303	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-Protected Non-Protected
305	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
306	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
313 314	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6	2X	Good Good	Non-Protected Non-Protected
315	Sugar Hackberry	Celtis laevigata	7	2/	Good	Non-Protected
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protecte
324 325	Sugar Hackberry	Celtis laevigata	6.5		Good Good	Secondary Protecte Non-Protected
325	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5		Good	Non-Protected Non-Protected
327	Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5		Good	Non-Protected
328	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protected
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
336	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	6		Good	Primary Protected Non-Protected
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
341	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected
344	Hercules Club	Zanthoxylum clava-herculis	6.5		Good	Primary Protected
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected
346 347	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2X	Good	Non-Protected Non-Protected
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protected
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
350	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
351	Sugar Hackberry	Celtis laevigata	10	2X	Poor	Non-Protected
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protected
353	Sugar Hackberry	Celtis laevigata	13	6X	Poor	Secondary Protecte
354	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
355	Sugar Hackberry	Celtis laevigata	12.5	3X	Good	Secondary Protecte
356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
358 359	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5		Good	Non-Protected Non-Protected
360	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7.5	2X	Good	Non-Protected Non-Protected
361	Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2/\	Good	Non-Protected
362	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protected
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
365	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
367	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected
368	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protected
369	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
370	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
371	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
372 373	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 7.5		Good Good	Non-Protected Non-Protected
373	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4		Good	Non-Protected Non-Protected
374	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
376**	Sugar Hackberry	Celtis laevigata Celtis laevigata	5		Good	Non-Protected

TREE INVENTORY / MITIGATION

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DATE
TBPE FIRM # F-312

Project No.: 46587 Issued: APRIL, 2022

Drawn By: CAD Checked By: REG Scale: AS SHOWN Sheet Title

TREESCAPE PLAN

C0.06 Sheet Number

DISCOVERY ROCKWALL
TRITEN

1201 N. BOWSER ROAD
RICHARDSON TEXAS 75081
(214) 346–6200
TBPE FIRM NO. 312
AVO XXXX

PRELIMINARY

FOR INTERIM REVIEW ONLY

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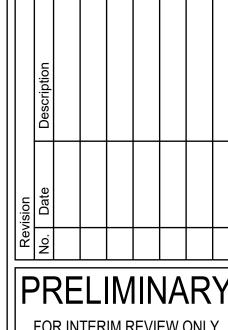
PHILLIP R. APPLEBAUM 68404

NAME P.E. NO.

PHILLIP R. APPLEBAUM 68404
NAME P.E. NO.
DATE 06/17/2022
TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title
ELECTRICAL SITE
PHOTOMETRIC

E-001
Sheet Number



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PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF: PHILLIP R. APPLEBAUM 68404

DATE 06/17/2022 TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title ELECTRICAL SCHEDULES

E-002 Sheet Number

Parameter Table AOK-75WoT AOK-115WoT AOK-145WoT AOK-180WoT AOK-200WoT AOK-230WoT AOK-300WoT AOK-420WoT

Power(W)		75 W	115 W	145 W	180 W	200 W	230 W	300 W	420 W
nput voltage				100	-277VAC, 50/60Hz	, 347/480VAC optio	nal		
ГНД		7.50%	7.00%	6.50%	7.20%	7.80%	7.70%	3.90%	7.70%
PF		0.98	0.98	0.99	0.98	0.99	0.99	0.99	0.99
Operating temperature					-40°C to 50°C (-	-40 °F to 122 °F)			
Control Option		DALI, 1-1	LOV/ PWM / timer	dimming, Nema, Zha	ga, Presence dete	ction sensor. Dim-t	o-Off with standby	power <= 0.5W. DIF	swtich.
Driver					Meanwell / Inv	entronics/Sosen			
Surge Protection					10kV / 20k	kV optional			
Photometric Data									
	T301	144 lm/W	131 lm/W	113 lm/W	142 lm/W	140 lm/W	135 lm/W	126 lm/W	
	T302	166 lm/W	159 lm/W	152 lm/W	169 lm/W	163 lm/W	160 lm/W	153 lm/W	142 lm/W
Efficacy(Im/W)	T401	140 lm/W	135 lm/W	127 lm/W	141 lm/W	140 lm/W	135 lm/W	131 lm/W	
LUMILEDS,Std. Dev. ±3%)	T402	167 lm/W	168 lm/W	161 lm/W	170 lm/W	163 lm/W	160 lm/W	149 lm/W	139 lm/W
	T501	146 lm/W	135 lm/W	129 lm/W	143 lm/W	140 lm/W	133 lm/W	130 lm/W	
	T502	169 lm/W	162 lm/W	153 lm/W	173 lm/W	168 lm/W	157 lm/W	155 lm/W	145 lm/W
_	T302	171 lm/W	170 lm/W	165 lm/W	173 lm/W	173 lm/W	170 lm/W	167 lm/W	156 lm/W
Efficacy(Im/W) SOULE,Std. Dev. ±3%)	T402	170 lm/W	169 lm/W	165 lm/W	176 lm/W	175 lm/W	170 lm/W	160 lm/W	150 lm/W
	T502	176 lm/W	172 lm/W	169 lm/W	179 lm/W	178 lm/W	172 lm/W	170 lm/W	160 lm/W
_	T301	10765 lm	15066 lm	16378 lm	25648 lm	28058 lm	31123 lm	37868 lm	
	T302	12467 lm	18253 lm	22001 lm	30435 lm	32576 lm	36908 lm	45817 lm	59512 lm
Luminous flux (Im)	T401	10501 lm	15518 lm	18401 lm	25456 lm	27930 lm	31121 lm	39157 lm	
LUMILEDS)	T402	12528 lm	19327 lm	23367 lm	30683 lm	32662 lm	36911 lm	44763 lm	58579 lm
	T501	10984 lm	15579 lm	18656 lm	25744 lm	27916 lm	30492 lm	38953 lm	
	T502	12708 lm	18577 lm	22179 lm	31142 lm	33572 lm	36052 lm	46479 lm	60867 lm
	T302	12819 lm	19495 lm	23976 lm	31191 lm	34599 lm	39156 lm	50167 lm	65599 lm
Luminous flux (Im) (SOULE)	T402	12761 lm	19491 lm	23992 lm	31766 lm	35074 lm	39185 lm	48053 lm	63203 lm
	T502	13176 lm	19824 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
JLOR					= 0%, @ Lumina	ire inclination 0°			
ССТ					3000K, 4000K, 50	00К, 5700К, 6500К			
CRI					70Ra, 80Ra, 9	90Ra optional			
Beam angle					Type III/Type I	V/Type V/T512			
LED Manufacturer					LUMILEI	DS/Souel			
LED model			24/ 22/24			leds 5050/Souel 50			
-	T301	0.065	0.101	0.127(0.12)	0.08	0.088	0.099	0.128	
_	T302	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
Working current of single LED (mA)	T401	0.065	0.101	0.127 (0.12)	80.0	0.088	0.099	0.128	
- Ingle LED (IIIA)	T402	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
_	T501	0.065	0.101	0.127 (0.12)	0.08	0.088	0.099	0.128	
	T502	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
ens				Polycar	ponate (Better Imp	pact resistance than	giass)		
Mechanical Data									
P/IK					-	ndard EN 60529 and	EN 62262		
Vibration resistance			5 0.442076			andard IEC 68-2-6.			
6Cx			Front: 0.113976m ront-side: 0.0152r Side: 0.02997m²	m²;		Front: 0.179268m ² ront-side: 0.0196 m Side: 0.03342 m ²		Front: 0.20125 0.0269 m²; Sid	6m²; Front-side: le: 0.04686 m²
Housing/Materials				Heav	y-duty die-cast al	uminum (EN AC-461	00)		
Surface treatment		Anti-UV t	hermosetting poly	ester / 80 micron epo	oxy primer + Anti-l	JV thermosetting po	lyester (for extreme	ely corrosive enviro	onments).
Painting					Black, Bronze,	Custom request			

7 11111	23992 1111	31/001111	33074 1111	23102 1111	46033 1111	03203 1111
4 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
		= 0%, @ Lumina	ire inclination 0°			
		3000K, 4000K, 50	00K, 5700K, 6500K			
		70Ra, 80Ra,	90Ra optional			
		Type III/Type	IV/Type V/T512			
		LUMILE	DS/Souel			
	L	umileds 3030/Lumi	leds 5050/Souel 50	50		
01	0.127(0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
			oact resistance than			
	• •	•		3 ,		
	IP66/IK10		ndard EN 60529 and	d EN 62262		
		3G, conform to st	andard IEC 68-2-6.			
3976m [:]).0152r			Front: 0.179268m ² Front-side: 0.0196 m		Front: 0.20125	56m²; Front-side:
997m ²	',		Side: 0.03342 m ²	',	0.0269 m²; Si	de: 0.04686 m²
	He	avy-duty die-cast al	uminum (EN AC-46	100)		
ng poly	ester / 80 micron e	poxy primer + Anti-l	JV thermosetting po	olyester (for extrem	nely corrosive enviro	onments).
		Black Bronze	Custom request			
	Pre-wire		le (Other lengths or	request)		
SI			& lock/Square pole		nion	
31	P IIII III III III	y roke mounty struc	a rocky square pore	, nound porc, muni	11011	

Net weight(±10%)

Recommended installation height

Dual LEDs CCT adjustable solution specification

3000

OT Series Specification Sheet *Due to the constant improvements in product development, individual parameters might change. Please refer to our sales or R&D team for most up-to-date content as specifications are subject to change without notice.

W3=SEOUL W3 DV=Dimmable 5770=5700K 70CRI T512=TYPE T5WQ D= Slide and Lock SG=Silver Gray

L90B10 > 52000h, @Tq 25℃ 5 years (Warranty extension up to 10 years on request)

General 4-12m, based on actual project requirements Suitable for area lighting such as parking lot, loading bay and street; Tennis court

> wally@aokledlight.com +1 626-986-4050 (US) +86 755 2357 9148 (CN) @2022 AOK LED LIGHT CO., LTD. All Right Reserved. ALK Quelty, Honesty, Service and Innovation

G= Trunnion Mount

C=Yoke Mount WH=White DIP Switch

E= Square Ploe RD=Rde F= Round Ploe BL=Blue

SCHE	DULE		
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
Α	AOK	198	AOK-200WoT-NV-L5-00-5070-T402-
В	AOK	114	AOK-115WoT-NV-L5-00-5070-T402-
С	AOK	75	AOK-75WoT-NV-L3-00-5070-T401-F
D	LIGHTOLIER BY SIGNIFY	32	EASYLYTE

STATISTICS							
AVG	MAX	MIN	DESCRIPTION				
3.0 fc	11.7 fc	0.0 fc	OVERALL SITE				
0.2 fc	0.7 fc	0.0 fc	PROPERTY LINE				
0.2 10	0.7 10	0.0 10	THOI EIGH EIGE				

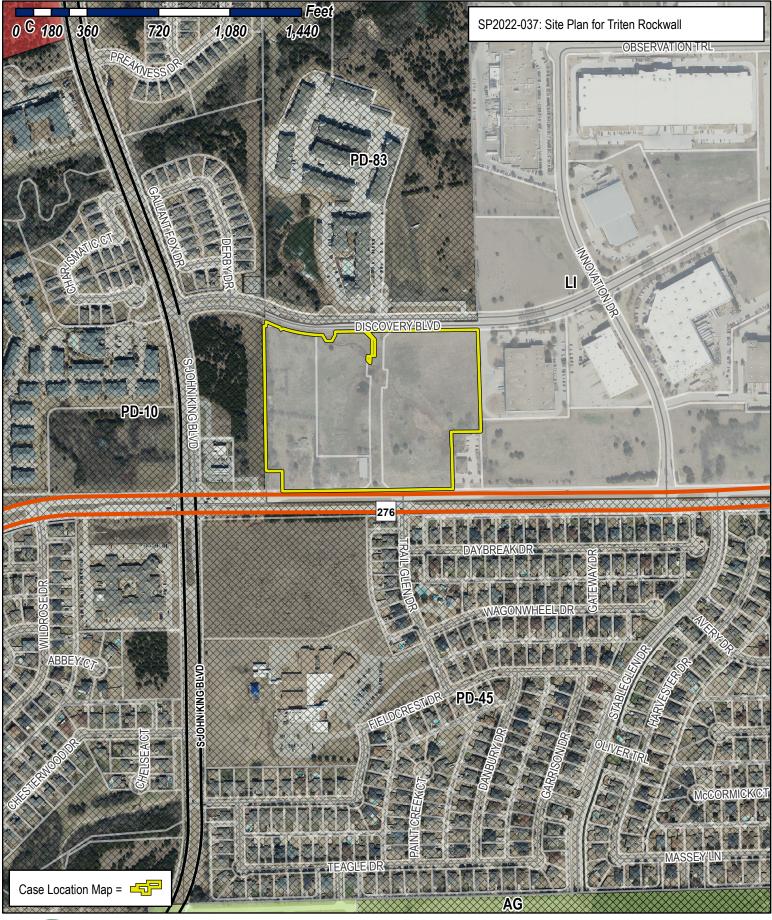


DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336 DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street

- STAFF USE ONLY	ENO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
AITY ENGINEER.	

	Rockwall, Texas 75087		СІТ	Y ENGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF D	DEVELOPMENT R	EQUEST [SELECT	ONLY ONE BOX	J:	
PLATTING APPLICATION MASTER PLAT (*) PRELIMINARY P FINAL PLAT (*) REPLAT (*) AMENDING OR I PLAT REINSTAT	ATION FEES: \$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) 'EMENT REQUEST (\$100.00)		ZONING APPL ZONING CH SPECIFIC U PD DEVELO OTHER APPLI TREE REM	LICATION FEES: HANGE (\$200.00 + JSE PERMIT (\$200 DPMENT PLANS (\$ ICATION FEES: OVAL (\$75.00) REQUEST/SPECI	\$15.00 ACRE) ¹ 1.00 + \$15.00 ACI 200.00 + \$15.00	RE) 1 & 2 ACRE) 1	
	ATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.	00)	1: IN DETERMINING PER ACRE AMOUN 2: A \$1,000.00 FEE	THE FEE, PLEASE USE T. FOR REQUESTS ON L WILL BE ADDED TO RUCTION WITHOUT OR	ESS THAN ONE ACRE THE APPLICATION FI	, ROUND UP TO EE FOR ANY R	ONE (1) ACRE. REQUEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]						
ADDRESS	1725 TX-276, Rockwall,	TX	75032				
SUBDIVISION	Rockwall Technology Pa	rk		LOT	1	BLOCK	1
GENERAL LOCATION	Lamberth Tract E. of J	ohn I	King betw	een Disco	very Blv	rd. & 5	rx-276
ZONING, SITE PL	AN AND PLATTING INFORMATION	PLEASE P	PRINT]				
CURRENT ZONING			CURRENT US	E Land/AG			
PROPOSED ZONING	Light Industrial		PROPOSED US	E Light I	ndustria	al	
ACREAGE	18.48 LOTS [CUF	RENT]	2	LOT	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLE APPROVAL PROCESS, AND FAILURE TO ADDRESS A BENIAL OF YOUR CASE.	DGE THAT NY OF STA	T DUE TO THE PAS AFF'S COMMENTS E	SSAGE OF <u>HB3167</u> T BY THE DATE PROVI	THE CITY NO LONDED ON THE DEV	IGER HAS FL ELOPMENT (EXIBILITY WITH CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PR	INT/CHEC	K THE PRIMARY CO	NTACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
	BSKJ Development Corp.		APPLICANT	Triten I	Real Est	ate Pa	rtners
CONTACT PERSON	Robert E. Lamberth	C		David Sh			
ADDRESS	714 Sanctuary Way		ADDRESS	15110 N.	Dallas	Parkw	ay
				Suite 55			
CITY, STATE & ZIP	Heath, TX 75032	C	CITY, STATE & ZIP	Dallas,	TX 75248	}	
PHONE	972-345-1498		PHONE	817-891-	-4123		
E-MAIL	rglamberth@aol.com		E-MAIL	dshipman	n@triten	.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEARED _ ED THE FO	David Ship	oman	[OWNER]	THE UNDER	RSIGNED, WHO
S 619.60	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE TON WITH THIS APPLICATION, IF SUCH REPRODUCTION	TON, HAS E , I AGREE CITY IS AL	BEEN PAID TO THE CI THAT THE CITY OF I LSO AUTHORIZED A	TY OF ROCKWALL OF ROCKWALL (I.E. "CIT) ND PERMIT	N THIS THE	AND PERMIT	DAY OF TED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE USIGNED BY OF	Jur	1e208		Comm	Expires 1	
	OWNER'S SIGNATURE David Shipman	7		- Alin	milit Note	ry ID 132	814622
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS DC15D6EA63F64ED	7		MY COM	MISSION EXPIRE	18.0	8-9094

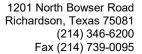




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







City of Rockwall Planning Division 385 S Goliad St. Rockwall, TX, 75087

June 17, 2022

Per SH 276 overlay district, subsection 6.02H, Article 05, overhead utilities within an overlay district shall be placed underground. Based upon a driving tour of SH276 along the entire length within the City of Rockwall, there is no portion of the road that does not have existing overhead power lines. We respectfully request a variance from this provision based upon existing precedent.



SH 276 east of site





SH 276 east of site



SH 276 east of site





SH 276 east of site



SH 276 east of site

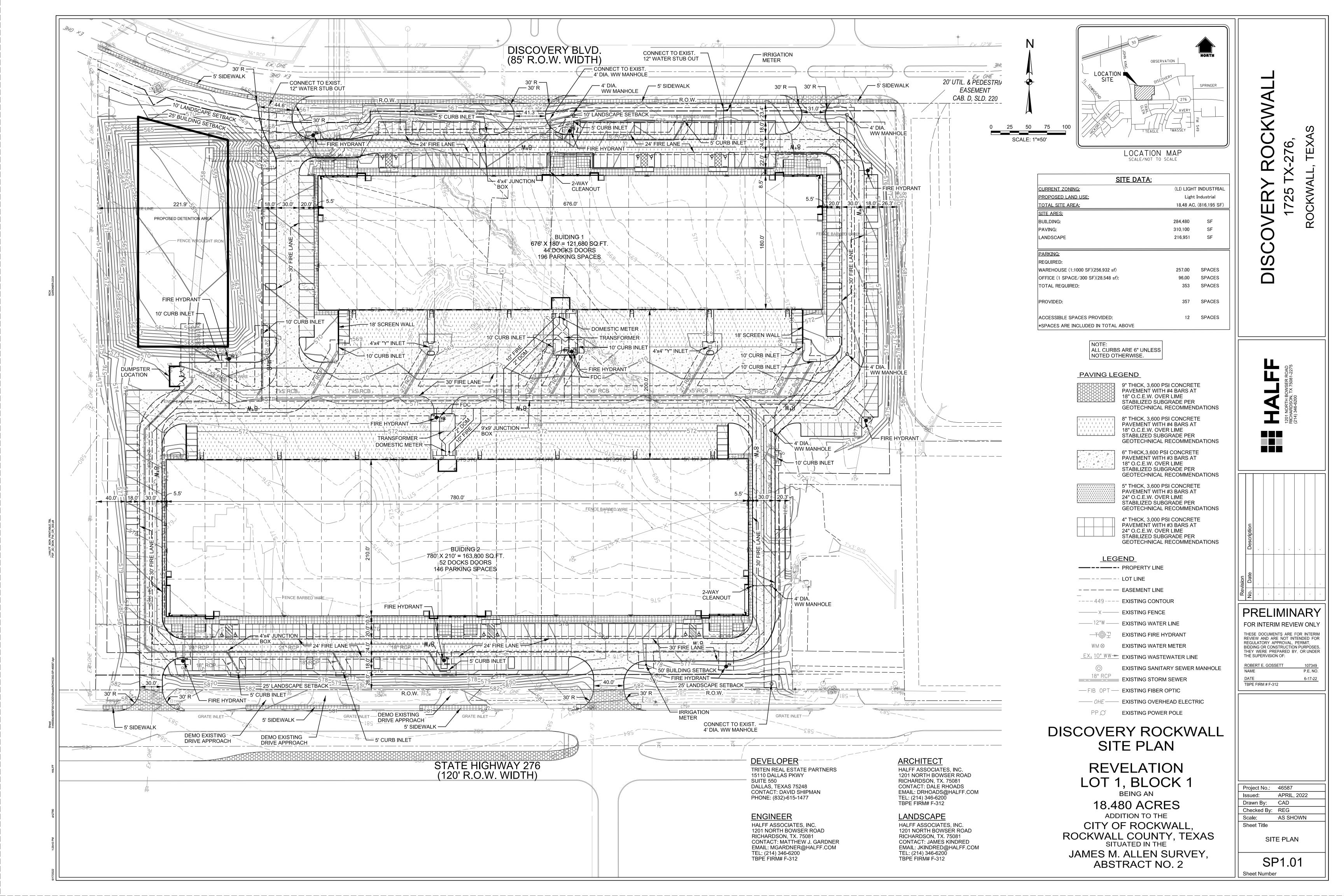


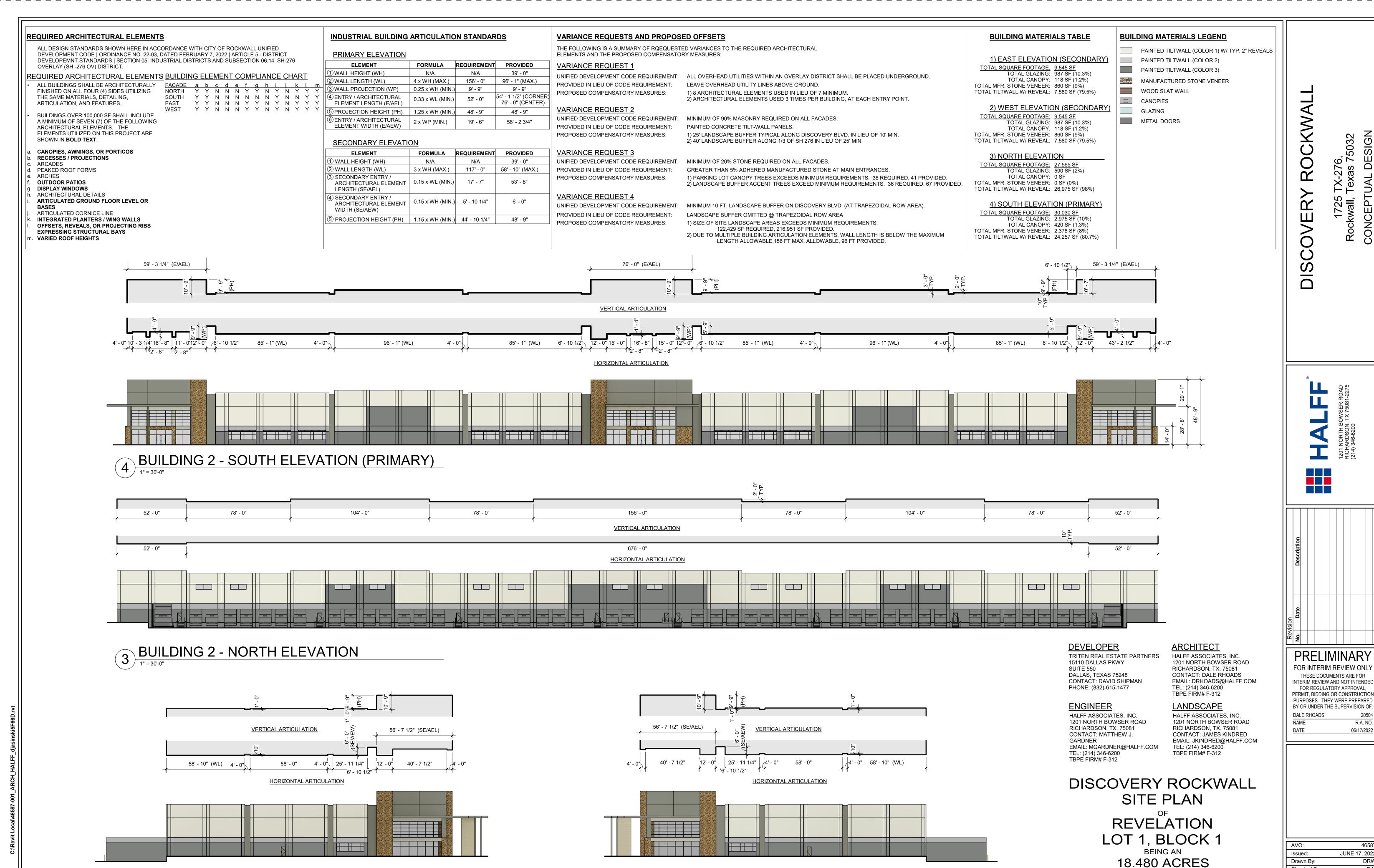


SH 276 west of site



SH 276 west of site





BUILDING 2 - EAST ELEVATION (SECONDARY)

BUILDING 2 - WEST ELEVATION (SECONDARY)

46587 JUNE 17, 2022 Checked By: As indicated Sheet Title **EXTERIOR ELEVATIONS**

R.A. NO.

06/17/2022

SIGN

DE

CONCEPT

6, 75032

A200

Sheet Number

Scale:

ADDITION TO THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ABSTRACT NO. 2

SITUATED IN THE JAMES M. ALLEN SURVEY,





DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J.
GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312 **LANDSCAPE**

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1
BEING AN
18.480 ACRES

ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SITUATED IN THE

JAMES M. ALLEN SURVEY,

ABSTRACT NO. 2



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BY OR UNDER THE SUPERVISION OF:

R.A. NO.

JUNE 17, 2022

Drawn By:
Checked By:
Scale:
Sheet Title

A10.1

RENDERINGS

(1) Large Canopy Tree Per Each (10) Ten Parking Spaces

(341 Spaces / 10 = 34 TREES)

Parking Landscape:

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) <u>Non-Residential Landscape Buffers.</u> (see Figure 3: Commercial Landscape Buffers Example) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

- Loading Docks and Outside Storage Areas. Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).
- (C) <u>Headlight Screening.</u> Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
- (1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.
- (2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

- (A) <u>Amount of Landscaping.</u> The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District Required Landscaping 15%.**
- (B) Location of Landscaping. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.
- (E) Parking Lot Landscaping. The following landscape requirements will apply to parking lots:
- (1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
- (2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas. (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. (4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.
- (G) <u>Landscaping in Landscape Buffers and Public Right-of-Way.</u> All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

ORNAMENTAL TREES COMMON / BOTANICAL NAME

Downy Hawthorne / Crataegus mollis

Eastern Redbud Multi-trunk / Cercis canadensis

Possumhaw / Ilex decidua

COMMON / BOTANICAL NAME

October Glory Red Maple / Acer rubrum 'October Glory'

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

ORNAMENTAL GRASSES COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

GROUND COVERS COMMON / BOTANICAL NAME

Weeping Lovegrass / Eragrostis curvula

Bermuda Grass / Cynodon dactylon

MISCELLANEOUS

No space to be more than 80' from the

trunk of Canopy Tree

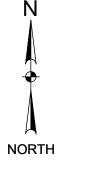
37 Canopy Trees

34 Canopy Trees

COMMON / BOTANICAL NAME

Decomposed Granite / -Native decompsed granite

Landscape Steel Edging



Project No.: 46587 APRIL, 2022 Issued: Drawn By: Checked By: JRK

Sheet Number



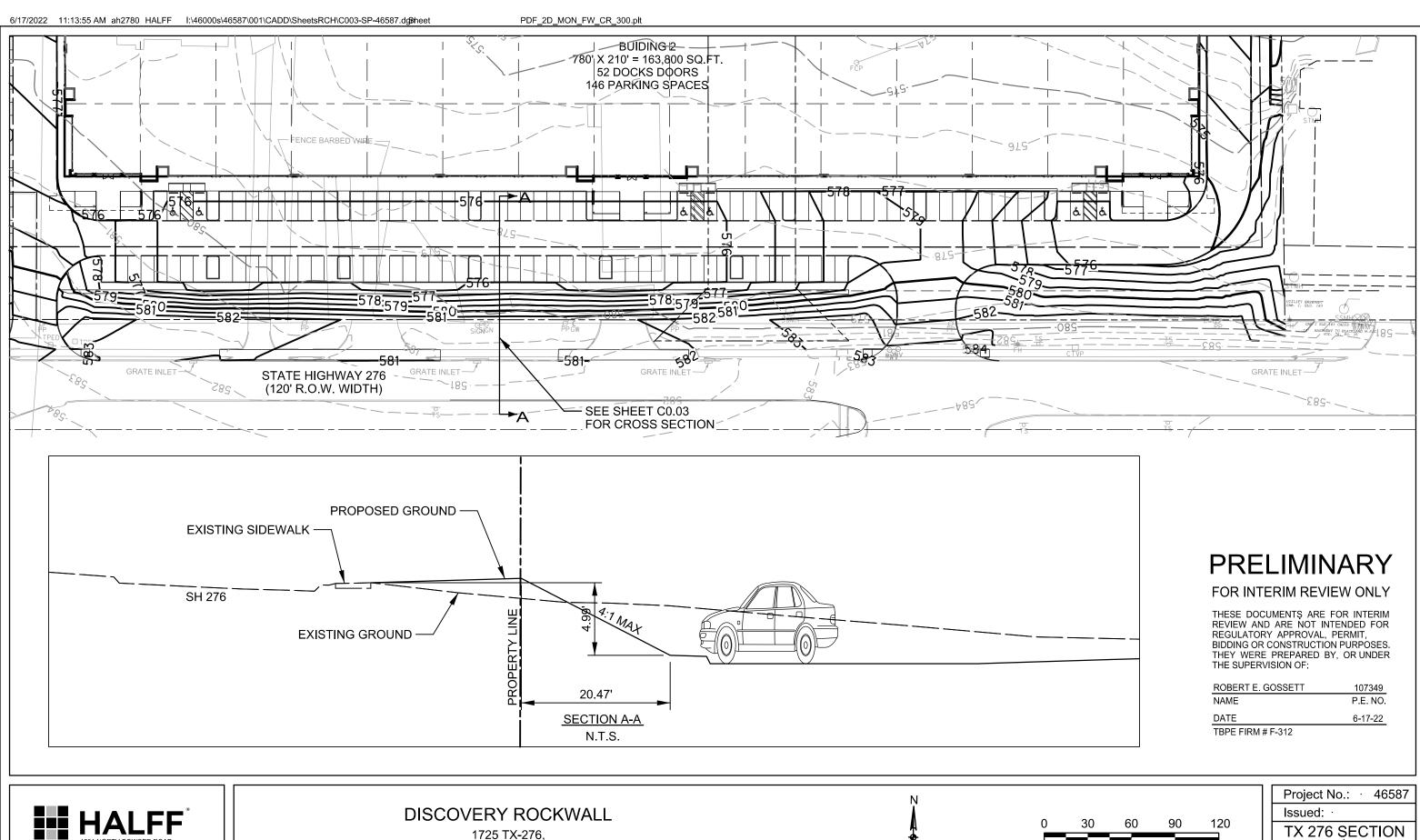
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JAMES R. KINDRED

R.L.A. NO. 06/17/2022

Scale: AS SHOWN Sheet Title

LANDSCAPE PLAN



ROCKWALL, TEXAS

DETAIL

SCALE: 1"=60'



LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies

Verify and locate all utilities and site lighting conduits before landscape construction

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site,

the Contractor shall provide topsoil per the specifications and approved by the Owner.

To obtain final grade, excavation may be necessary to accept the required depth of

topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to

anticipate settlement and ensure drainage without disrupting surrounding planned

project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

to provide coverage in all planting areas as specified.

indicated in the plant material list.

landscape island (See planting details).

and/or the top of steel edge.

EROSION CONTROL:

SOIL PREPARATION

seeding or sod as described below.

Annual Rye for a grown-in appearance.

watered until firmly established.

MAINTENANCE REQUIREMENTS:

accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:

state of turf dormancy, until the next rainfall event.

All trees and shrubs shall be installed per planting details.

drainage paths. Any areas disturbed for any reason prior to final acceptance of the

Quantities shown on these plans are for reference only. Plant spacing is as indicated

in the Plant Material List unless otherwise noted. The Contractor has full responsibility

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the

feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting

within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design.

Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed

material is preferred, however ball and burlap material may be substituted as

outside of utility easements with a clear ten feet (10') around fire hydrants and twenty

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant

All planting beds as designated shall be bordered by Owner approved four inch (4")

steel edging w/ $\frac{3}{16}$ " min. thickness unless bed is bordered by concrete. Steel edging

polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater.

TURF PROJECT NOTES

Γhroughout the project and the maintenance period for turfgrass, it is the Contractor's

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a

depth of five (5") inches. Soil shall be further prepared by the removal of debris,

weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas

to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm

sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should

water inlets, manholes, and planting bed perimeter treatments. Additional areas of

installation occur between November and March, sod shall include an over-seed of

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):

Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding

shall be accomplished immediately after bed preparation. Hydroseed mixture shall

lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50%

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):

Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a

Water shall be furnished by the Contractor with means and methods available to

achieve acceptable turf. The water source shall be clean and free of industrial wastes

Vegetation should be inspected regularly to ensure that plant material is established

properly and remains healthy. Mowing, trimming and supervision of water applications

shall be the responsibility of the Contractor until the Owner or Owner's Representative

All disturbed areas being seeded shall receive topsoil as specified and be adequately

established with turf such that any absence of water will not kill the turf, but promote a

Regardless of unseasonable climatic conditions or other adverse conditions affecting

planting operations and the growth of the turf grass, it shall be the sole responsibility

of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's

representative a minimum of 5 days prior to the anticipated inspection date.

permanent irrigation system, Contractor shall water sod/seed temporarily to develop

adequate growth and establishment before regular maintenance begins. Turf shall be

contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50

seed mix. If delay is longer than 2 hours, begin with new mixture.

remove rye to effectively establish permanent seeding.

or other substances harmful to the growth of the turf.

float drag. The top two (2") inches shall be pulverized to provide a uniform bed for

responsibility to maintain the topsoil in place at specified grades. Topsoil and

turfgrass losses due to erosion or any construction disturbance will be

replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

adjacent to decomposed granite beds shall have a 1/4" min. thickness. Terminate

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven

Single trees or shrubs shall be mulched to the outside edge of the saucer or

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer. All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface,

edging flush with paved surface with no sharp corners exposed.

Refer to Sitework Specifications for all information needed for landscape work.

or any condition which may prohibit the installation as shown.

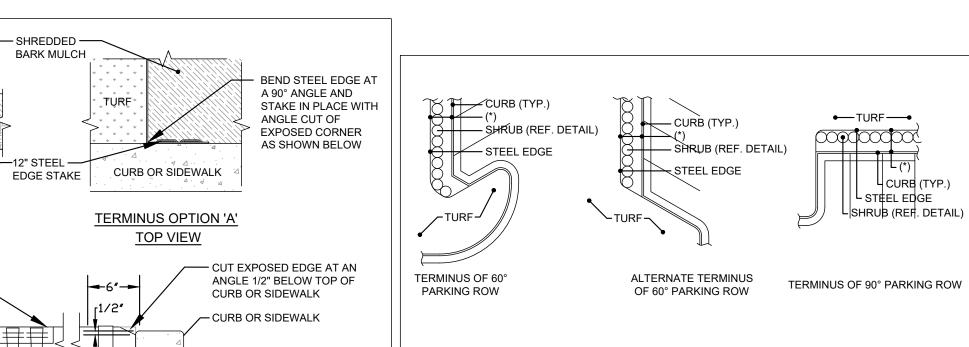
begins. Protection of all utilities is the responsibility of the Contractor.

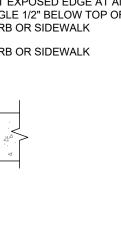
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Drawn By: Checked By: JRK Scale: AS SHOWN Sheet Title

LANDSCAPE NOTES AND DETAILS

Sheet Number





I. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.

TERMINUS OPTION 'B'

SIDE VIEW

- 2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
- 3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'

STEEL EDGE-TURF SOD-

OR SEED 1-1/2" BELOW

TOP OF

TOPSOIL-

FRONT VIEW

STEEL EDGE -

12" STEEL EDGE —

12" STEEL SPLICING

(SEE NOTE #3 BELOW)

EDGING STAKE

STAKE, TYP.

STEEL

4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES

— STEEL EDGE

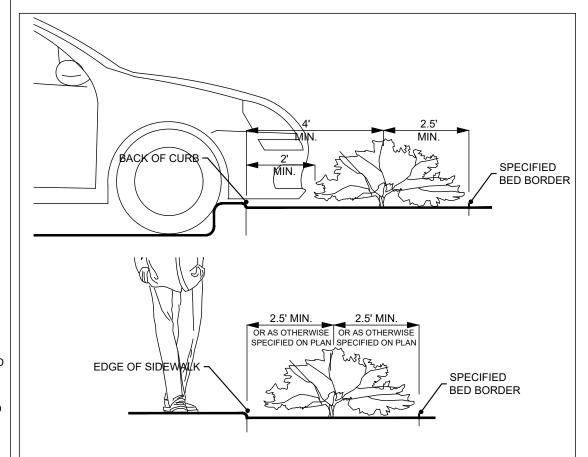
CURB INLET

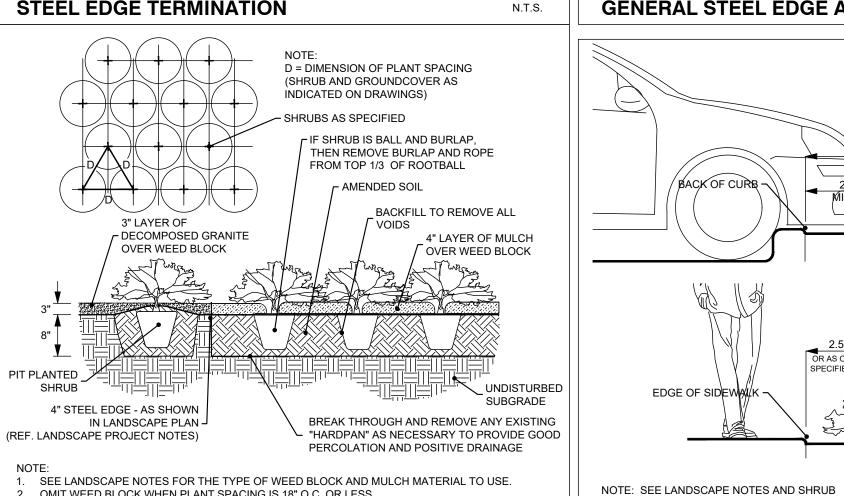
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

60° PARKING WITH CURB INLET

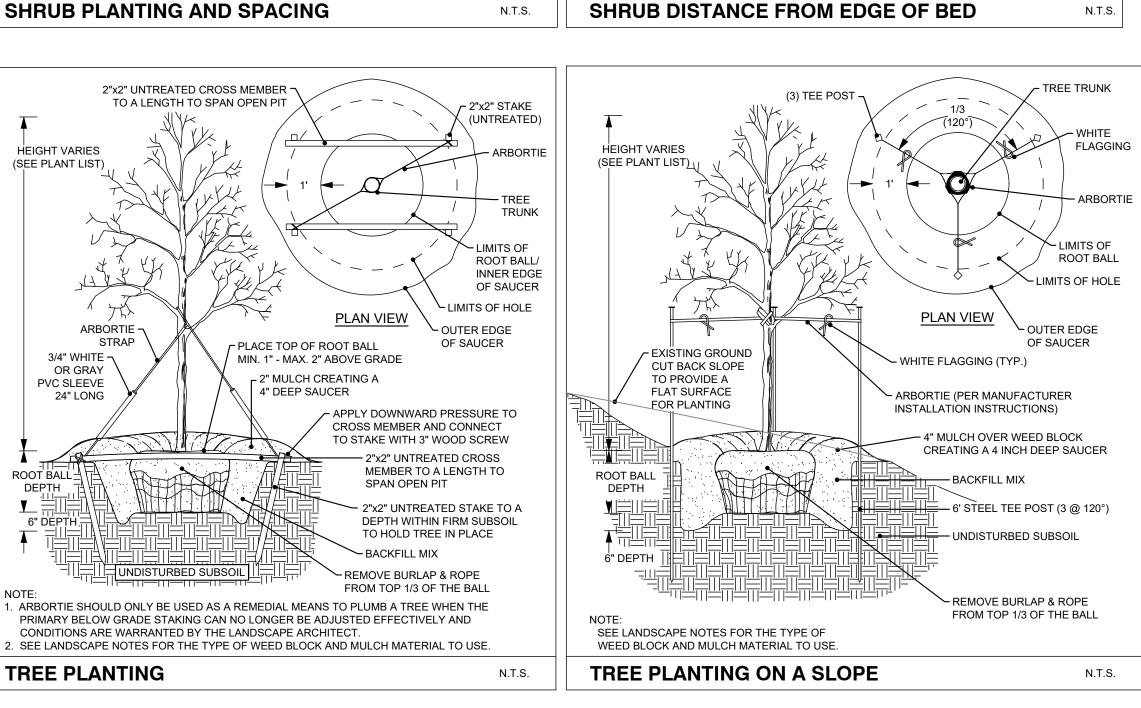
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.

PLANTING AND SPACING DETAIL FOR INSTALLATION.





2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS SHRUB PLANTING AND SPACING



ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
•	49	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
00000000000000000000000000000000000000	24	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
E _{rob}	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
•	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
0	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
annet	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
an in the state of	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
* * * * * * * * * * * * * * * * * * *	201,076 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
#UF67(#UF67(#UF67(#UF67(#UF67)#UF6 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	T			1	

IRRIGATION NOTES

- (A) <u>General Irrigation Requirements.</u> The owner shall be responsible for the health and vitality of plant

- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
- conventional spray or bubbler type heads. (b) <u>Drip or Leaky-Pipe System.</u> An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
- (2) <u>Natural and Undisturbed Areas.</u> No irrigation shall be required for undisturbed natural areas or
- (3) <u>Compliance with State Law.</u> All irrigation systems shall comply with the irrigation code of <u>Chapter 10</u>, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

- material through the irrigation of all landscaped areas, turf and plant materials, and shall:
- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO). (3) Be maintained and kept operational at all times to provide for efficient water distribution.

SHRUB (REF. DETAIL)

— STEEL EDGE

CURB INLET

N.T.S.

ALTERNATE 60° PARKING

WITH CURB INLET

- (a) <u>Conventional System.</u> An automatic or manual underground irrigation system that may be a
- (c) <u>Temporary and Aboveground Watering</u>. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a

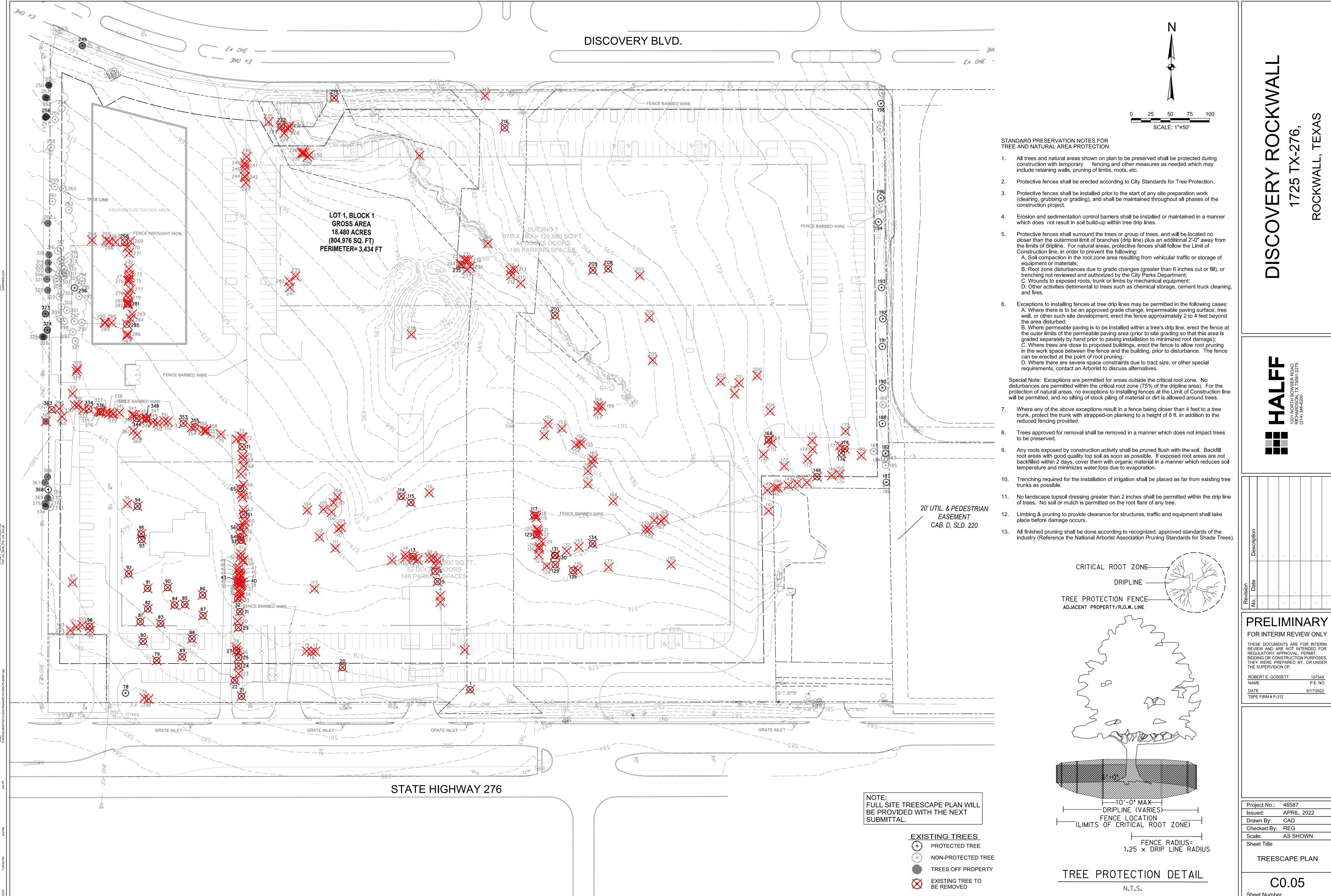
temporary and above ground system, and shall be required to provide irrigation for the first two (2)

- growing seasons only.

Ordinances, and all applicable state laws, as may be amended.

2,362 LF

Landscape Steel Edging



Sheet Number

		TREE INVENTOR	Y / MITIGATI	ION		T
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
1 2	Eastern red cedar Black willow	Juniperus virginiana Salix nigra	11.5 10	7X	Good	Secondary Protected
3	Sugar hackberry	Celtis laevigata	7	2X	Poor	Non-protected
4	Sugar hackberry	Celtis laevigata	4	3X	Good	Non-protected
5	Red mulberry	Morus rubra	6	7X	Poor	Primary Protected
6	Sugar hackberry	Celtis laevigata	11.5	2X	Good	Secondary Protect
7 8	Sugar hackberry	Celtis laevigata	5 8.5		Good	Non-protected
9	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-protected Non-protected
10	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected
11	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected
12	Eastern red cedar	Juniperus virginiana	9		Good	Non-protected
13	Eastern red cedar	Juniperus virginiana	13.5	3X	Poor	Secondary Protect
14	Sugar hackberry	Celtis laevigata	5.5	2X	Good	Non-protected
15	Sugar hackberry	Celtis laevigata	7	0)/	Good	Non-protected
16 17	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	10 22.5	3X	Good Good	Non-protected Non-protected
18	Eastern cottonwood	Populus deltoides	17		Good	Non-protected
19	Eastern cottonwood	Populus deltoides	15		Good	Non-protected
20	Red mulberry	Morus rubra	30	2X	Good	Feature Protection
21	Sugar hackberry	Celtis laevigata	18.5	3X	Good	Secondary Protect
22	Eastern redbud	Cercis canadensis	6.5	2X	Poor	Primary Protecte
23	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected
24	Sugar hackberry	Celtis laevigata	16.5	2X	Good	Secondary Protect
25 26	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6		Good Good	Secondary Protected
27	Sugar hackberry	Celtis laevigata	22	3X	Good	Secondary Protect
28	Sugar hackberry	Celtis laevigata	10.5	2X	Good	Non-protected
29	Arizona ash	Fraxinus velutina	22	4X	Good	Primary Protecte
30	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
31	Eastern red cedar	Juniperus virginiana	13.5	2X	Good	Secondary Protect
32	Sugar hackberry	Celtis laevigata	13.5	3X	Good	Secondary Protect
33	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6		Good Good	Non-protected Non-protected
35	Sugar nackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4	2X	Good	Non-protected Non-protected
36	Sugar hackberry	Celtis laevigata	5		Good	Non-protected
37	Eastern red cedar	Juniperus virginiana	7		Good	Non-protected
38	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected
39	Eastern red cedar	Juniperus virginiana	8.5		Good	Non-protected
40	Hercules club	Zanthoxylum clava-herculis	7		Good	Primary Protecte
41 42	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	7.5 4.5		Good Good	Non-protected Non-protected
43	Hercules club	Zanthoxylum clava-herculis	4.5		Poor	Primary Protecte
44	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
45	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected
46	Sugar hackberry	Celtis laevigata	8		Good	Non-protected
47	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected
48	Sugar hackberry	Celtis laevigata	7	2X	Good	Non-protected
49	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected
50 51	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	8.5		Good Good	Non-protected Non-protected
52	Sugar hackberry	Celtis laevigata	12		Good	Secondary Protect
53	Sugar hackberry	Celtis laevigata	4		Good	Non-protected
54	Sugar hackberry	Celtis laevigata	19	3X	Good	Secondary Protect
55	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
56	Sugar hackberry	Celtis laevigata	16.5	2X	Good	Secondary Protect
57	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected
58 59	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5		Good Good	Non-protected Non-protected
60	Sugar hackberry	Celtis laevigata Celtis laevigata	8.5	3X	Good	Non-protected
61	Sugar hackberry	Celtis laevigata	23	2X	Good	Secondary Protect
62	Sugar hackberry	Celtis laevigata	5		Good	Non-protected
63	Sugar hackberry	Celtis laevigata	6		Good	Non-protected
64	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected
65	Western soapberry	Sapindus saponaria	7	2X	Good	Primary Protecte
66	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9	3X	Good Good	Non-protected Non-protected
68	Sugar nackberry Sugar hackberry	Celtis laevigata Celtis laevigata	7.5	3^	Good	Non-protected Non-protected
69	Sugar hackberry	Celtis laevigata	9.5	2X	Good	Non-protected
70	Sugar hackberry	Celtis laevigata	9		Good	Non-protected
71	Sugar hackberry	Celtis laevigata	11.5	3X	Good	Secondary Protect
72	Sugar hackberry	Celtis laevigata	6	3X	Good	Non-protected
73	Sugar hackberry	Celtis laevigata	4.5	600	Good	Non-protected
74 75	Sugar hackberry	Celtis laevigata	7.5	2X	Good	Non-protected
75 76	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	7.5	3X	Good Poor	Non-protected Non-protected
77	Sugar hackberry	Celtis laevigata	6.5	4X	Good	Non-protected
78	Eastern redbud	Cercis canadensis	10	10X+	Good	Primary Protecte
79	Pecan	Carya illinoinensis	12	2X	Poor	Primary Protecte
80	Red mulberry	Morus rubra	22.5		Good	Primary Protecte
81	Red mulberry	Morus rubra	19.5		Poor	Primary Protecte
82	Red mulberry	Morus rubra	18.5		Poor	Primary Protecte
83	Eastern red cedar	Juniperus virginiana Morus rubra	21.5		Good	Secondary Protection
84 85	Red mulberry Arizona ash	Morus rubra Fraxinus velutina	14		Poor Good	Feature Protection Primary Protecte
85 86	Pecan	Carya illinoinensis	15.5		Good	Primary Protecte Primary Protecte
87	Red mulberry	Morus rubra	23		Poor	Primary Protecte
88	Red mulberry	Morus rubra	25		Poor	Primary Protection
89	Pecan	Carya illinoinensis	10.5	_	Good	Primary Protecte
90	Pecan	Carya illinoinensis	19		Good	Primary Protecte
91	Pecan	Carya illinoinensis	14.5		Good	Primary Protecte
92	Bradford pear	Pyrus calleryana	19.5	5X	Good	Primary Protecte
93	Sugar hackberry	Celtis laevigata	25.5	3X	Good	Feature Protection
95 94	Sugar hackberry Pecan	Celtis laevigata Carya illinoinensis	24.5	4X	Good Good	Secondary Protecte Primary Protecte
96	Sugar hackberry	Celtis laevigata	10.5	3X	Good	Non-protected
97	Bois d'arc	Maclura pomifera	37	2X	Good	Non-protected
98	Sugar hackberry	Celtis laevigata	22.5		Good	Secondary Protect
99	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected

		TREE INVENTORY	/ MITIGATI	ON		
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
101 102	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9.5 4	2X 2X	Good Good	Non-protected Non-protected
103 104	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	4 5	2X	Good	Non-protected Non-protected
105	Eastern cottonwood	Populus deltoides	4	3X	Good	Non-protected
106 107	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	6	2X 2X	Good Good	Non-protected Non-protected
108 109	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4.5	3X	Good Good	Non-protected Non-protected
110	Eastern cottonwood	Populus deltoides Populus deltoides	5	4X	Good	Non-protected Non-protected
111 112	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4	2X	Good Good	Non-protected Non-protected
113	Eastern cottonwood	Populus deltoides	4		Good	Non-protected
114 115	Red mulberry Red mulberry	Morus rubra Morus rubra	7.5		Good Good	Primary Protected Primary Protected
116 117	Bois d'arc Sugar hackberry	Maclura pomifera Celtis laevigata	20 11	2X	Good Good	Non-protected Secondary Protected
118	Honey locust	Gleditsia triacanthos	7		Good	Non-protected
119 120	Honey locust Sugar hackberry	Gleditsia triacanthos Celtis laevigata	5.5 5.5	3X	Good Good	Non-protected Non-protected
121 122	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 5	2X 2X	Good Good	Non-protected Non-protected
123	Western soapberry	Sapindus saponaria	4.5	2X	Good	Primary Protected
124 125	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4.5 5	2X	Good Good	Non-protected Non-protected
126	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected
127 128	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4.5 6.5	4X	Good Good	Non-protected Non-protected
129 130	Eastern red cedar Eastern red cedar	Juniperus virginiana Juniperus virginiana	16 14		Good Good	Secondary Protected Secondary Protected
131	Eastern red cedar	Juniperus virginiana	13		Good	Secondary Protected
132 133	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 8	2X	Good	Non-protected Non-protected
134	Eastern red cedar	Juniperus virginiana	16	3X	Good	Secondary Protected
135 136	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	16.5 7	6X 2X	Poor Good	Secondary Protected Non-protected
137 138	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	9 7	2X 3X	Good Good	Non-protected Non-protected
139	Honey locust	Gleditsia triacanthos	7		Good	Non-protected
140 141	Sugar hackberry Black willow	Celtis laevigata Salix nigra	4.5 16.5	2X	Good Good	Non-protected Non-protected
142 143	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5 4	2X	Good Good	Non-protected Non-protected
144	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected Non-protected
145 146	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6 5.5		Good	Non-protected Non-protected
147	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected
148 149	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	24.5 9		Good Good	Secondary Protected Non-protected
150 151	Sugar hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	22.5 8.5	4X 2X	Good Good	Non-protected Non-Protected
152	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
153 154	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	5.5	2X	Good Good	Non-Protected Non-Protected
155 156	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	6	3X	Good Good	Non-Protected Non-Protected
157	Black Willow	Salix nigra	15	4X	Good	Non-Protected
158 159	Black Willow Black Willow	Salix nigra Salix nigra	18 5	6X 2X	Good Good	Non-Protected Non-Protected
160 161	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8 4.5	2X	Good Good	Non-Protected Non-Protected
162	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected
163 164	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	10 5	2X	Good Good	Non-Protected Non-Protected
165 166	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	5 4.5		Good Good	Non-Protected Non-Protected
167	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected
168 169	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	17.5 15	10X+	Good Poor	Secondary Protected Non-Protected
170	Eastern Red Cedar	Juniperus virginiana	7.5	27	Good	Non-Protected
171 172	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 7	2X 10X+	Good Good	Non-Protected Non-Protected
173 174	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 6	2X	Good Good	Non-Protected Non-Protected
175	Sugar Hackberry	Celtis laevigata	8.5	3X	Good	Non-Protected
176 177	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	13 9.5		Good Good	Secondary Protected Non-Protected
178 179	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	13.5 9.5	2X	Poor Good	Secondary Protected Non-Protected
180	Honey Locust	Gleditsia triacanthos	7.5		Good	Non-Protected
181 182	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5 13	2X 2X	Good Good	Non-Protected Secondary Protected
183 184	Sugar Hackberry Eastern Red Cedar	Celtis laevigata Juniperus virginiana	5.5 10	3X	Good Good	Non-Protected Non-Protected
185	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected
186 187	Osage Orange Eastern Red Cedar	Maclura pomifera Juniperus virginiana	8.5 15.5	2X	Good Good	Non-Protected Secondary Protected
188 189	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	10 4.5	4X	Good Good	Primary Protected Non-Protected
190	Red Mulberry	Morus rubra	8.5	3X	Good	Primary Protected
191 192	Red Mulberry Hercules Club	Morus rubra Zanthoxylum clava-herculis	9.5 8.5	6X 4X	Good Good	Primary Protected Primary Protected
193	Hercules Club	Zanthoxylum clava-herculis	8.5		Good	Primary Protected
194 195	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	2X	Good Good	Primary Protected Non-Protected
196 197	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	4X 6X	Good Good	Primary Protected Non-Protected
198	Hercules Club	Zanthoxylum clava-herculis	9.5		Poor	Primary Protected
199 200	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	5.5 4.5	2X	Good Good	Non-Protected Non-Protected

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
201	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	19.5	4X 5X	Good	Non-Protected Non-Protected
203	Honey Locust	Gleditsia triacanthos	5.5	3X	Good	Non-Protected
204	Honey Locust Osage Orange	Gleditsia triacanthos Maclura pomifera	7 8.5	2X 6X	Good Good	Non-Protected Non-Protected
206 207	Honey Locust Osage Orange	Gleditsia triacanthos Maclura pomifera	11.5 7.5	5X	Good Good	Non-Protected Non-Protected
208	Red Mulberry	Morus rubra	11	10X+	Good	Primary Protected
209	Red Mulberry Bradford Pear	Morus rubra Pyrus calleryana	8.5	8X 4X	Good Good	Primary Protecte Primary Protecte
211	Black Willow	Salix nigra	14	3X	Good	Non-Protected
212	Black Willow Black Willow	Salix nigra Salix nigra	10	2X	Good Good	Non-Protected Non-Protected
214	Eastern Cottonwood	Populus deltoides	4.5	3X	Good	Non-Protected
215 216	Black Willow Sugar Hackberry	Salix nigra Celtis laevigata	16.5 19	2X	Good Poor	Non-Protected Secondary Protec
217	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
218 219	Sugar Hackberry Bradford Pear	Celtis laevigata Pyrus calleryana	4.5 7	8X	Poor Good	Non-Protected Primary Protecte
220	Sugar Hackberry	Celtis laevigata	9.5		Good	Non-Protected
221	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	7 4		Good Good	Non-Protected Primary Protecte
223	Osage Orange	Maclura pomifera	12.5		Good	Non-Protected
224	Osage Orange Osage Orange	Maclura pomifera Maclura pomifera	7	3X	Good Good	Non-Protected Non-Protected
226	Eastern Red Cedar	Juniperus virginiana	5		Good	Non-Protected
227 228	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	5.5	2X	Good Good	Non-Protected Non-Protected
229	Eastern Red Cedar	Juniperus virginiana	6	2X	Good	Non-Protected
230	Eastern Red Cedar Black Willow	Juniperus virginiana Salix nigra	4.5 34	4X	Good Poor	Non-Protected Non-Protected
232	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
233 234	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 6		Good Good	Non-Protected Non-Protected
235	Hercules Club	Zanthoxylum clava-herculis	6	2X	Good	Primary Protected
236	Sugar Hackberry Eastern Red Cedar	Celtis laevigata Juniperus virginiana	7		Good Good	Non-Protected Non-Protected
238 239	Black Willow	Salix nigra Gleditsia triacanthos	17	7X	Good Good	Non-Protected Non-Protected
240	Honey Locust Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected
241 242	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	4.5 8		Good Good	Non-Protected Non-Protected
243	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
244 245	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 7	3X	Good Good	Non-Protected Non-Protected
246	Sugar Hackberry	Celtis laevigata	7	U.A.	Good	Non-Protected
247	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7 5.5		Good Good	Non-Protected Non-Protected
249	Red Mulberry	Morus rubra	5.5	4X	Good	Primary Protecte
250 251	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	7		Good Good	Non-Protected Non-Protected
252	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected
253 254	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 5.5	2X	Good Good	Non-Protected Non-Protected
255	Honey Locust	Gleditsia triacanthos	4.5		Good	Non-Protected
256 257	Hercules Club Eastern Red Cedar	Zanthoxylum clava-herculis Juniperus virginiana	9.5	2X	Good Good	Primary Protected Non-Protected
258	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected
259 260	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 4.5	2X	Good Good	Non-Protected Non-Protected
261	Eastern Red Cedar	Juniperus virginiana	4		Good	Non-Protected
262 263	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 4	3X	Good	Non-Protected Non-Protected
264	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
265 266	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4		Good Good	Non-Protected Non-Protected
267	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected
268 269	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	5		Good	Primary Protected Non-Protected
270	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
271 272	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5		Good	Non-Protected Non-Protected
273	Sugar Hackberry	Celtis laevigata	10.5	2X	Good	Non-Protected
274 275	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-Protected Non-Protected
276	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
277 278	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good Good	Non-Protected Non-Protected
279	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
280	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	5		Good Good	Non-Protected Primary Protecte
282	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
283	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 5.5		Good Good	Non-Protected Non-Protected
285	Hercules Club	Zanthoxylum clava-herculis	11	7X	Good	Primary Protecte
286 287	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7 10	2X	Good Good	Non-Protected Non-Protected
288	Sugar Hackberry	Celtis laevigata	9	2/\	Poor	Non-Protected
289 290	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 4.5		Good Good	Non-Protected
290	Sugar Hackberry Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected Non-Protected
292 293	Honey Locust	Gleditsia triacanthos	4 6	ev	Good	Non-Protected
293	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5	6X	Good Good	Non-Protected Non-Protected
295	Sugar Hackberry	Celtis laevigata	4.5	27	Good	Non-Protected
200	Eastern Red Cedar	Juniperus virginiana	11 5	2X 2X	Good	Secondary Protected
296 297	Sugar Hackberry	Celtis laevigata				

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
301	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protecte
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protecte
303	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protecte Non-Protecte
304	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.4 5.5		Good	Non-Protecte Non-Protecte
305	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5		Good	Non-Protecte
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protecte
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protecte
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protecte
313	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protecte
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protecte
315	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protecte
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protecte
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protecte
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protecte
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protecte
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protecte
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Prote
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Prote
325	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protecte
326	Sugar Hackberry	Celtis laevigata	8.5		Good	Non-Protecte
327	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protecte
328	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protecte
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protecte
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protecte
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protect
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
336	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protect
337	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protecte
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protecte
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protecte
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
341	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-Protecte
342	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8	4X	Good	Non-Protecte Non-Protecte
343	Hercules Club	Zanthoxylum clava-herculis	6.5	7/	Good	Primary Protect
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protecte
346	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2X	Good	Non-Protecte
347	Sugar Hackberry	Celtis laevigata Celtis laevigata	4		Good	Non-Protecte
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protect
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protecte
350	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
351	Sugar Hackberry	Celtis laevigata	10	2X	Poor	Non-Protecte
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protecte
353	Sugar Hackberry	Celtis laevigata	13	6X	Poor	Secondary Prote
354	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protecte
355	Sugar Hackberry	Celtis laevigata	12.5	3X	Good	Secondary Prote
356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
358	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
359	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
360	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protecte
361	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protecte
362	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protecte
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protect
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protecte
365	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protecte
367	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protecte
368	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protect
369	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protecte
370	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte
371	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
372	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protecte
373	Sugar Hackberry	Celtis laevigata	7.5		Good	Non-Protecte
374	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
375	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protecte
	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protecte

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301	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected
303	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
304	Sugar Hackberry	Celtis laevigata	4.4		Good	Non-Protected
305	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
306	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
	-	-		0)/		
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
313	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
	+	-		2/		
315	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
		-	· ·			
322	Eastern Red Cedar	Juniperus virginiana	9.5	-	Good	Non-Protected
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Protected
325	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected
326	Sugar Hackberry	Celtis laevigata	8.5	L_	Good	Non-Protected
327	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
328	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
329	Sugar Hackberry	Celtis laevigata	5	<u> </u>	Good	Non-Protected
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protected
331	Honey Locust	Gleditsia triacanthos	6	63.7	Good	Non-Protected
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
336	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected
337	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected
	-	-		2/		
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
341	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected
344	Hercules Club	Zanthoxylum clava-herculis	6.5		Good	Primary Protected
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected
346	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected
347	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
	-	-				
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protected
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
350	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
351	Sugar Hackberry	Celtis laevigata	10	2X	Poor	Non-Protected
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protected
353	Sugar Hackberry	Celtis laevigata	13	6X	Poor	Secondary Protected
354	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected
355	Sugar Hackberry	Celtis laevigata	12.5	3X	Good	Secondary Protected
	,			3/		•
356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
358	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
359	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
360	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected
361	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
362	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protected
		-				-
364	Sugar Hackberry	Celtis laevigata	7	-	Good	Non-Protected
365	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected
367	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected
368	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protected
369	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected
370	Sugar Hackberry	Celtis laevigata	5	+	Good	Non-Protected
	+					
371	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
372	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected
373	Sugar Hackberry	Celtis laevigata	7.5		Good	Non-Protected
374	Sugar Hackberry	Celtis laevigata	4	<u> </u>	Good	Non-Protected
375	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected
	· · · · · · · · · · · · · · · · · · ·	-			<u> </u>	<u> </u>

TREE INVENTORY / MITIGATION

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DATE
TBPE FIRM # F-312

Project No.: 46587 Issued: APRIL, 2022 Drawn By: CAD Checked By: REG Scale: AS SHOWN

Sheet Title TREESCAPE PLAN

C0.06 Sheet Number

DISCOVERY ROCKWALL
TRITEN

1201 N. BOWSER ROAD
RICHARDSON TEXAS 75081
(214) 346–6200
TBPE FIRM NO. 312
AVO XXXX

PRELIMINARY

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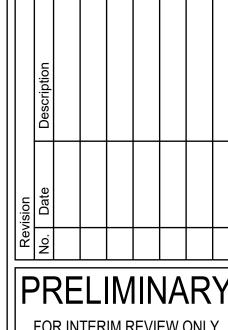
PHILLIP R. APPLEBAUM 68404

NAME P.E. NO.

PHILLIP R. APPLEBAUM 68404
NAME P.E. NO.
DATE 06/17/2022
TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title
ELECTRICAL SITE
PHOTOMETRIC

E-001
Sheet Number



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BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF: PHILLIP R. APPLEBAUM 68404

DATE 06/17/2022 TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title ELECTRICAL SCHEDULES

E-002 Sheet Number

Parameter Table AOK-75WoT AOK-115WoT AOK-145WoT AOK-180WoT AOK-200WoT AOK-230WoT AOK-300WoT AOK-420WoT

Power(W)		75 W	115 W	145 W	180 W	200 W	230 W	300 W	420 W
nput voltage				100	-277VAC, 50/60Hz	, 347/480VAC optio	nal		
ГНД		7.50%	7.00%	6.50%	7.20%	7.80%	7.70%	3.90%	7.70%
PF		0.98	0.98	0.99	0.98	0.99	0.99	0.99	0.99
Operating temperature					-40°C to 50°C (-	-40 °F to 122 °F)			
Control Option		DALI, 1-1	LOV/ PWM / timer	dimming, Nema, Zha	ga, Presence dete	ction sensor. Dim-t	o-Off with standby	power <= 0.5W. DIF	swtich.
Driver					Meanwell / Inv	entronics/Sosen			
Surge Protection					10kV / 20k	kV optional			
Photometric Data									
	T301	144 lm/W	131 lm/W	113 lm/W	142 lm/W	140 lm/W	135 lm/W	126 lm/W	
	T302	166 lm/W	159 lm/W	152 lm/W	169 lm/W	163 lm/W	160 lm/W	153 lm/W	142 lm/W
Efficacy(Im/W)	T401	140 lm/W	135 lm/W	127 lm/W	141 lm/W	140 lm/W	135 lm/W	131 lm/W	
LUMILEDS,Std. Dev. ±3%)	T402	167 lm/W	168 lm/W	161 lm/W	170 lm/W	163 lm/W	160 lm/W	149 lm/W	139 lm/W
Efficacy(Im/W) SOULE,Std. Dev. ±3%) uminous flux (Im) LUMILEDS)	T501	146 lm/W	135 lm/W	129 lm/W	143 lm/W	140 lm/W	133 lm/W	130 lm/W	
	T502	169 lm/W	162 lm/W	153 lm/W	173 lm/W	168 lm/W	157 lm/W	155 lm/W	145 lm/W
_	T302	171 lm/W	170 lm/W	165 lm/W	173 lm/W	173 lm/W	170 lm/W	167 lm/W	156 lm/W
	T402	170 lm/W	169 lm/W	165 lm/W	176 lm/W	175 lm/W	170 lm/W	160 lm/W	150 lm/W
Operating temperature Control Option Driver Surge Protection Photometric Data	T502	176 lm/W	172 lm/W	169 lm/W	179 lm/W	178 lm/W	172 lm/W	170 lm/W	160 lm/W
_	T301	10765 lm	15066 lm	16378 lm	25648 lm	28058 lm	31123 lm	37868 lm	
	T302	12467 lm	18253 lm	22001 lm	30435 lm	32576 lm	36908 lm	45817 lm	59512 lm
_	T401	10501 lm	15518 lm	18401 lm	25456 lm	27930 lm	31121 lm	39157 lm	
(LUMILEDS)	T402	12528 lm	19327 lm	23367 lm	30683 lm	32662 lm	36911 lm	44763 lm	58579 lm
	T501	10984 lm	15579 lm	18656 lm	25744 lm	27916 lm	30492 lm	38953 lm	
	T502	12708 lm	18577 lm	22179 lm	31142 lm	33572 lm	36052 lm	46479 lm	60867 lm
	T302	12819 lm	19495 lm	23976 lm	31191 lm	34599 lm	39156 lm	50167 lm	65599 lm
	T402	12761 lm	19491 lm	23992 lm	31766 lm	35074 lm	39185 lm	48053 lm	63203 lm
	T502	13176 lm	19824 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
JLOR					= 0%, @ Lumina	ire inclination 0°			
ССТ					3000K, 4000K, 50	00К, 5700К, 6500К			
CRI					70Ra, 80Ra, 9	90Ra optional			
Beam angle					Type III/Type I	V/Type V/T512			
LED Manufacturer					LUMILEI	DS/Souel			
LED model			24/ 22/24			leds 5050/Souel 50			
-	T301	0.065	0.101	0.127(0.12)	0.08	0.088	0.099	0.128	
_	T302	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T401	0.065	0.101	0.127 (0.12)	80.0	0.088	0.099	0.128	
	T402	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
	T501	0.065	0.101	0.127 (0.12)	0.08	0.088	0.099	0.128	
	T502	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
_				Polycari	ponate (Better Imp	pact resistance than	giass)		
Mechanical Data									
					-	ndard EN 60529 and	EN 62262		
Vibration resistance			5 0.442076			andard IEC 68-2-6.			
6Cx			Front: 0.113976m ront-side: 0.0152r Side: 0.02997m²	m²;		Front: 0.179268m ² ront-side: 0.0196 m Side: 0.03342 m ²		Front: 0.20125 0.0269 m²; Sid	6m²; Front-side: le: 0.04686 m²
Housing/Materials				Heav	y-duty die-cast al	uminum (EN AC-461	00)		
Surface treatment		Anti-UV t	hermosetting poly	ester / 80 micron epo	oxy primer + Anti-l	JV thermosetting po	lyester (for extreme	ely corrosive enviro	onments).
Painting					Black, Bronze,	Custom request			

1 11111	23992 1111	31/001111	33074 1111	23102 1111	46033 1111	03203 1111
4 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
		= 0%, @ Lumina	ire inclination 0°			
		3000K, 4000K, 50	00K, 5700K, 6500K			
		70Ra, 80Ra,	90Ra optional			
		Type III/Type	IV/Type V/T512			
		LUMILE	DS/Souel			
	L	umileds 3030/Lumi	leds 5050/Souel 50	50		
01	0.127(0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
			oact resistance than			
	• •	•		3 ,		
	IP66/IK10		ndard EN 60529 and	d EN 62262		
		3G, conform to st	andard IEC 68-2-6.			
3976m [:]).0152r			Front: 0.179268m ² Front-side: 0.0196 m		Front: 0.20125	56m²; Front-side:
997m ²	',		Side: 0.03342 m ²	',	0.0269 m²; Si	de: 0.04686 m²
	He	avy-duty die-cast al	uminum (EN AC-46	100)		
ng poly	ester / 80 micron e	poxy primer + Anti-l	JV thermosetting po	olyester (for extrem	nely corrosive enviro	onments).
		Black Bronze	Custom request			
	Pre-wire		le (Other lengths or	request)		
SI			& lock/Square pole		nion	
31	P IIII III III III	y roke mounty struc	a rocky square pore	, nound porc, muni	11011	

Net weight(±10%)

Recommended installation height

Dual LEDs CCT adjustable solution specification

3000

OT Series Specification Sheet *Due to the constant improvements in product development, individual parameters might change. Please refer to our sales or R&D team for most up-to-date content as specifications are subject to change without notice.

W3=SEOUL W3 DV=Dimmable 5770=5700K 70CRI T512=TYPE T5WQ D= Slide and Lock SG=Silver Gray

L90B10 > 52000h, @Tq 25℃ 5 years (Warranty extension up to 10 years on request)

General 4-12m, based on actual project requirements Suitable for area lighting such as parking lot, loading bay and street; Tennis court

> wally@aokledlight.com +1 626-986-4050 (US) +86 755 2357 9148 (CN) @2022 AOK LED LIGHT CO., LTD. All Right Reserved. ALK Quelty, Honesty, Service and Innovation

G= Trunnion Mount

C=Yoke Mount WH=White DIP Switch

E= Square Ploe RD=Rde F= Round Ploe BL=Blue

SCHE	DULE		
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
Α	AOK	198	AOK-200WoT-NV-L5-00-5070-T402-
В	AOK	114	AOK-115WoT-NV-L5-00-5070-T402-
С	AOK	75	AOK-75WoT-NV-L3-00-5070-T401-F
D	LIGHTOLIER BY SIGNIFY	32	EASYLYTE

STATIS	STICS		
AVG	MAX	MIN	DESCRIPTION
3.0 fc	11.7 fc	0.0 fc	OVERALL SITE
0.2 fc	0.7 fc	0.0 fc	PROPERTY LINE
0.2 10	0.7 10	0.0 10	THOI EIGH EIGE

PROJECT COMMENTS



Bethany Ross

CASE MANAGER:

DATE: 6/23/2022

PROJECT NUMBER: SP2022-037

PROJECT NAME: Site Plan for Triten Rockwall CASE MANAGER PHONE: (972) 772-6488
SITE ADDRESS/LOCATIONS: 1775 STATE HIGHWAY 276 CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ

Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments	_

06/23/2022: SP2022-037; Site Plan for Triten Rockwall

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.
- M.3 For reference, include the case number (SP2022-037) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)
- M.4 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.5 Site Plan:

- (1) All head-in (ninety-degree) parking shall be 20'x9'. (Subsection 2.20, Off-Street Parking, City's Standards of Design and Construction.
- (2) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
- (3) The dumpster enclosure must include a self-latching gate and be faced with materials matching the primary structure. Please provide an exhibit of the dumpster enclosure. (Subsection 01.05. B, of Article 05, UDC)
- (4) Barb wire fences are prohibited. Please indicate if the fences in the site plan are existing or proposed. (Subsection 08.02.B.1, of Article 08, UDC)
- (5) Label the height of any proposed fences. (Subsection 08.02.F, of Article 08)
- (6) Off-street loading docks and outside storage must be screened from all public streets. (Subsection 01.05.A, of Article 05 & Subsection 05.02, Article 08, UDC)
- (7) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
- (8) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. Please provide the square footage of the detention area. (Subsection 05.03.D, Article 08, UDC)
- (9) The sidewalk along SH-276 shall be continuous, please indicate as such. (Subsection 03.04.B, of Article 11)

M.6 Landscape Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
- (2) Ensure all parking spaces are within 80' of a tree. (Subsection 05.03.E, of Article 08, UDC).
- (3) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
- (4) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
- (5) Downy Hawthorn is not an approved accent tree within the SH-276 Overlay District. Provide an approved accent tree to replace the Downy Hawthorn. (Table 1, Appendix C, of the UDC)
- (6) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
- (7) Provide one canopy tree per 750 SF of detention area and one accent tree for every 1,500 SF of detention area. Please provide square footage for the detention area. (Subsection 05.03.D, Article 08)
- (8) Provide updated headlight screening exhibit with berm to show adequate headlight screening. (Subsection 05.02, of Article 08)
- (9) A 50-foot landscape buffer is required along SH-276. The landscape buffer shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway (SH-276). Currently, the landscape buffer along SH-276 shows 22 Canopy trees and 23 accent trees; 18 Canopy and 36 accent are required. (Subsection 06.02.E.i, Article 05, UDC)
- (10) A minimum 10-ft landscape buffer is required adjacent to Discovery Boulevard shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please review tree classifications in Appendix C of the Unified Development Code (UDC) and label with the correct classification in the landscape table.

M.7 Treescape Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
- (2) Please provide the treescape table in .XLS format.

M.8 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
- (2) Show lighting levels in foot-candles (FC) measured throughout the site. (Subsection 03.03, of Article 07)
- (3) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle (Subsection 03.03. C, of Article 07). The current light intensity measured at the property line exceeds this maximum light intensity on the north and west side of the property.

M.9 Building Elevations:

- (1) If the building elevation for Building 1 is different, please provide an elevation for it as well. (Subsection 03.04, of Article 11)
- (2) Indicate exterior elevations adjacent to public right-of-way.
- (3) Do not include windows and doors in overall material percentage. (Subsection 04.01, of Article 05, UDC)
- (4) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements. (Subsection 04.01 of Article 5)
- (5) Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05)
- M.10 Based on the materials submitted staff has identified the following exceptions and variances for this project:
- (1) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades (i.e. the north and south building elevations) do not meet these standards.
- (2) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades (i.e. the east and west building elevations) do not meet these standards.
- (3) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials and 20% Stone.

- (4) Four-sided Architecture. According to Article 05, Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.
- (5) Undergrounding Overhead Utilities. According to Article 05, Developmental Standards, of the Unified Development Code (UDC), all overhead utilities within any overlay district shall be placed underground. In this case, the proposed site plan has overhead utilities along the entire length of SH-276. The applicant has requested a variance to this.
- M. 11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11).
- I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.13 Please note the scheduled meetings for this case:
- (1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.
- I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Needs Review

06/23/2022: - Maximum 4:1 slope. No walls allowed in detention.

- This median will need to be a min of 10' back to back to allow for 5' clearance around the fire hydrant.
- There's an 8" sewer proposed here trees must be 5' away from the line.
- Must show the water and sewer lines to verify spacing for trees. Fire hydrants must have 5' clear around them.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures or overhangs allowed in easements.

Roadway Paying Items:

- Parking to be 20'x9' for spaces that are nose-to-nose or adjacent to the building. All other parking must be 18'x9' minimum. No streets, shrubs, or lights to be within 4' of the back of curb on any 18'x9' parking spaces
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- Must install a 5' wide sidewalk along Discovery.
- No dead-end parking
- Traffic Impact Analysis required. Review fees apply.
- Driveway spacing to meet TXDOT Spacing requirements on SH 276.
- Install left turn lane in SH 276 to City and TXDOT standards

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Loop in water two location into existing waterline in SH 276.
- There is an existing 8" sewer line running in the ROW for Carrier Dr. This sewer will need to be relocated if the ROW is abandoned.
- Must loop min 8" water line on site.
- Sewer pro-rata of \$2,773.07/acre.
- Make sure there is 5' clear around all fire hydrants including parking spaces and landscaping
- All water lines and public sewer to be in the center of a 20' easement.
- All water, sewer, and storm to have 10' separation

Drainage Items:

- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Detention is required. No vertical walls in detention easement.
- Rational Method C-value is per zoning type.
- Remove all grate inlets from plans. Grate inlets are not allowed. Show curb inlets.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Flood study required if you pipe the creek system. Review fees apply.
- Recommend piping as two separate systems to reduce size of pond. One for off-site water/passthrough and one for on-site to the pond.
- Detention Pond to have Trash Rack.

Detention pond to have emergency overflow that is sized for 100-yr storm event. overflow can't go across firelane or access accross/into site.

Landscaping:

___._.

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

F PROJECT
v/ Comments
_

The inside radius of all fire lanes shall be a minimum of 30 feet

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments
00/04/0000 4 1 1			

06/21/2022: +Address assignments+

Building 1 will be: *2335 DISCOVERY BLVD, ROCKWALL, TX 75032* Building 2 will be: *1775 STATE HIGHWAY 276, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	06/20/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	

06/20/2022

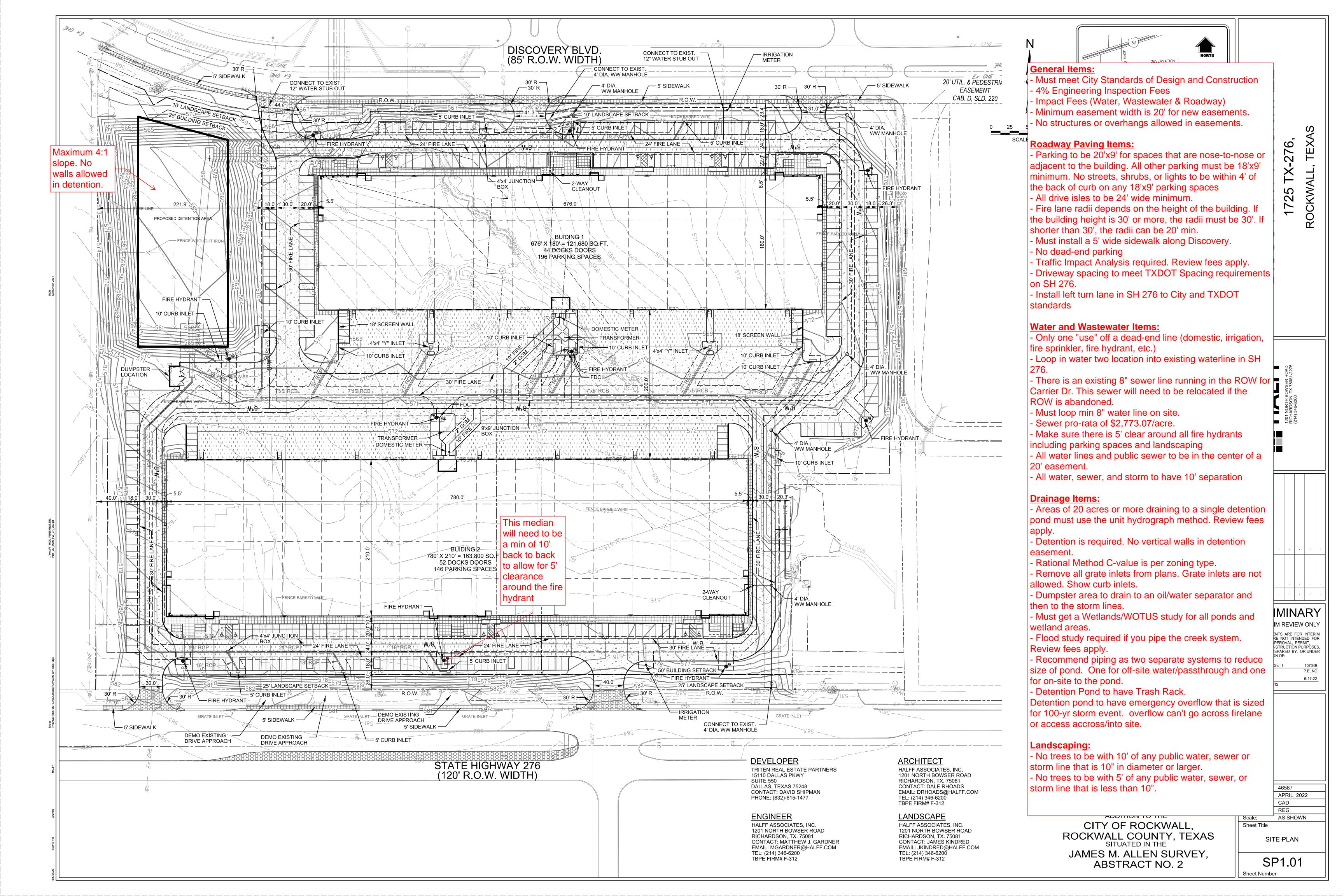
PARKS Travis Sales

06/20/2022: Tree Mitigation Plan:

Please provide full plan next submittal as stated

Approved w/ Comments

Landscape Plan: 1. Detention Pond requires (1) Canopy tree for every 750 sqft. and (1) accent tree for every 1,500 sqft. I only see accent trees
2. Headlight screen shrub row on 276?
2. Headilght screen shrub row on 276?



(341 Spaces / 10 = 34 TREES)

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) <u>Non-Residential Landscape Buffers.</u> (see Figure 3: Commercial Landscape Buffers Example) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

- <u>Loading Docks and Outside Storage Areas.</u> Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).
- Headlight Screening. Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
- (1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.
- (2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

- (A) <u>Amount of Landscaping.</u> The following landscaping percentages shall be required and shall apply to the total site area to be developed: Light Industrial (LI) District - Required Landscaping 15%.
- (B) Location of Landscaping. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.
- (E) Parking Lot Landscaping. The following landscape requirements will apply to parking lots:
- (1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
- (2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas. (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. (4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.
- (G) <u>Landscaping in Landscape Buffers and Public Right-of-Way.</u> All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES COMMON / BOTANICAL NAME

Eastern Redbud Multi-trunk / Cercis canadensis

Downy Hawthorne / Crataegus mollis

Possumhaw / Ilex decidua

SHADE TREE COMMON / BOTANICAL NAME

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

October Glory Red Maple / Acer rubrum 'October Glory'

SHRUBS COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

ORNAMENTAL GRASSES COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

GROUND COVERS COMMON / BOTANICAL NAME

trunk of Canopy Tree

Weeping Lovegrass / Eragrostis curvula

Bermuda Grass / Cynodon dactylon

MISCELLANEOUS

COMMON / BOTANICAL NAME

Decomposed Granite / -Native decompsed granite

Landscape Steel Edging



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> R.L.A. NO. 06/17/2022

SUPERVISION OF:

JAMES R. KINDRED

<u>S</u>

APRIL, 2022 Issued: Drawn By: Checked By: JRK Scale: AS SHOWN Sheet Title

Project No.: 46587

LANDSCAPE PLAN

Sheet Number

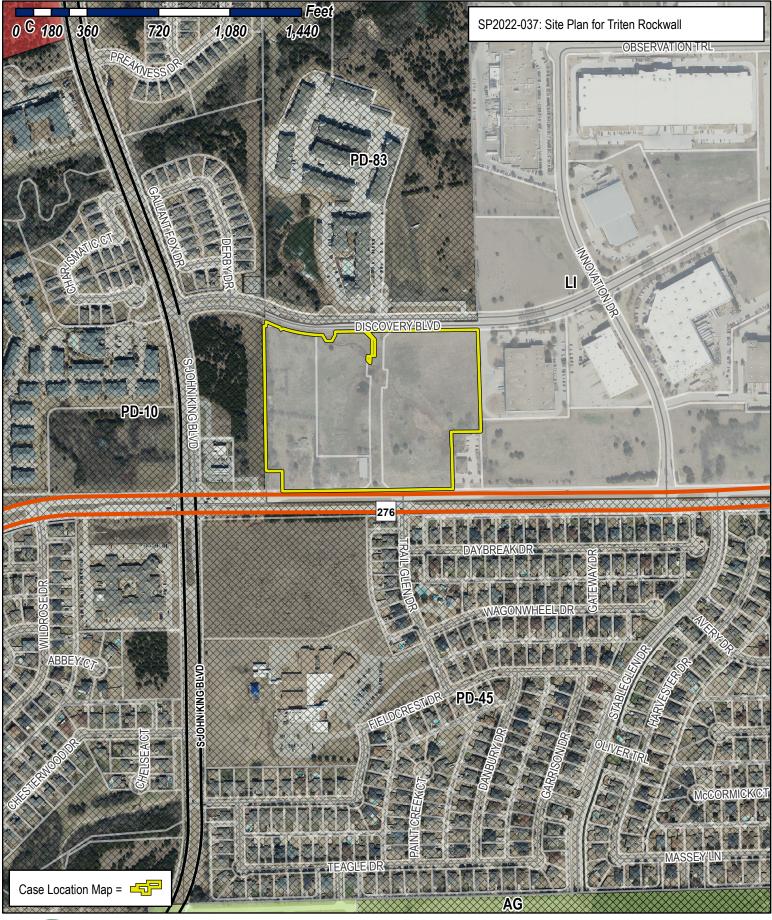


DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336 DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street

- STAFF USE ONLY	ENO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
AITY ENGINEER.	

	Rockwall, Texas 75087		СІТ	Y ENGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF D	DEVELOPMENT R	EQUEST [SELECT	ONLY ONE BOX	J:	
PLATTING APPLICATION MASTER PLAT (*) PRELIMINARY P FINAL PLAT (*) REPLAT (*) AMENDING OR I PLAT REINSTAT	ATION FEES: \$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) 'EMENT REQUEST (\$100.00)		ZONING APPL ZONING CH SPECIFIC U PD DEVELO OTHER APPLI TREE REM	LICATION FEES: HANGE (\$200.00 + JSE PERMIT (\$200 DPMENT PLANS (\$ ICATION FEES: OVAL (\$75.00) REQUEST/SPECI	\$15.00 ACRE) ¹ 1.00 + \$15.00 ACI 200.00 + \$15.00	RE) 1 & 2 ACRE) 1	
	ATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.	00)	1: IN DETERMINING PER ACRE AMOUN 2: A \$1,000.00 FEE	THE FEE, PLEASE USE T. FOR REQUESTS ON L WILL BE ADDED TO RUCTION WITHOUT OR	ESS THAN ONE ACRE THE APPLICATION FI	, ROUND UP TO EE FOR ANY R	ONE (1) ACRE. REQUEST THAT
PROPERTY INFO	RMATION [PLEASE PRINT]						
ADDRESS	1725 TX-276, Rockwall,	TX	75032				
SUBDIVISION	Rockwall Technology Pa	rk		LOT	1	BLOCK	1
GENERAL LOCATION	Lamberth Tract E. of J	ohn I	King betw	een Disco	very Blv	rd. & 5	rx-276
ZONING, SITE PL	AN AND PLATTING INFORMATION	PLEASE P	PRINT]				
CURRENT ZONING			CURRENT US	E Land/AG			
PROPOSED ZONING	Light Industrial		PROPOSED US	E Light I	ndustria	al	
ACREAGE	18.48 LOTS [CUF	RENT]	2	LOT	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLE APPROVAL PROCESS, AND FAILURE TO ADDRESS A BENIAL OF YOUR CASE.	DGE THAT NY OF STA	T DUE TO THE PAS AFF'S COMMENTS E	SSAGE OF <u>HB3167</u> T BY THE DATE PROVI	THE CITY NO LONDED ON THE DEV	IGER HAS FL ELOPMENT (EXIBILITY WITH CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PR	INT/CHEC	K THE PRIMARY CO	NTACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
	BSKJ Development Corp.		APPLICANT	Triten I	Real Est	ate Pa	rtners
CONTACT PERSON	Robert E. Lamberth	C		David Sh			
ADDRESS	714 Sanctuary Way		ADDRESS	15110 N.	Dallas	Parkw	ay
				Suite 55			
CITY, STATE & ZIP	Heath, TX 75032	C	CITY, STATE & ZIP	Dallas,	TX 75248	}	
PHONE	972-345-1498		PHONE	817-891-	-4123		
E-MAIL	rglamberth@aol.com		E-MAIL	dshipman	n@triten	.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEARED _ ED THE FO	David Ship	oman	[OWNER]	THE UNDER	RSIGNED, WHO
S 619.60	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE TON WITH THIS APPLICATION, IF SUCH REPRODUCTION	TON, HAS E , I AGREE CITY IS AL	BEEN PAID TO THE CI THAT THE CITY OF I LSO AUTHORIZED A	TY OF ROCKWALL OF ROCKWALL (I.E. "CIT) ND PERMIT	N THIS THE	AND PERMIT	DAY OF TED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE USIGNED BY OF	Jur	1e208		Comm	Expires 1	
	OWNER'S SIGNATURE David Shipman	7		- Alin	milit Note	ry ID 132	814622
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS DC15D6EA63F64ED	7		MY COM	MISSION EXPIRE	18.0	8-9094

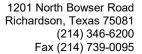




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







City of Rockwall Planning Division 385 S Goliad St. Rockwall, TX, 75087

June 17, 2022

Per SH 276 overlay district, subsection 6.02H, Article 05, overhead utilities within an overlay district shall be placed underground. Based upon a driving tour of SH276 along the entire length within the City of Rockwall, there is no portion of the road that does not have existing overhead power lines. We respectfully request a variance from this provision based upon existing precedent.



SH 276 east of site





SH 276 east of site



SH 276 east of site





SH 276 east of site



SH 276 east of site

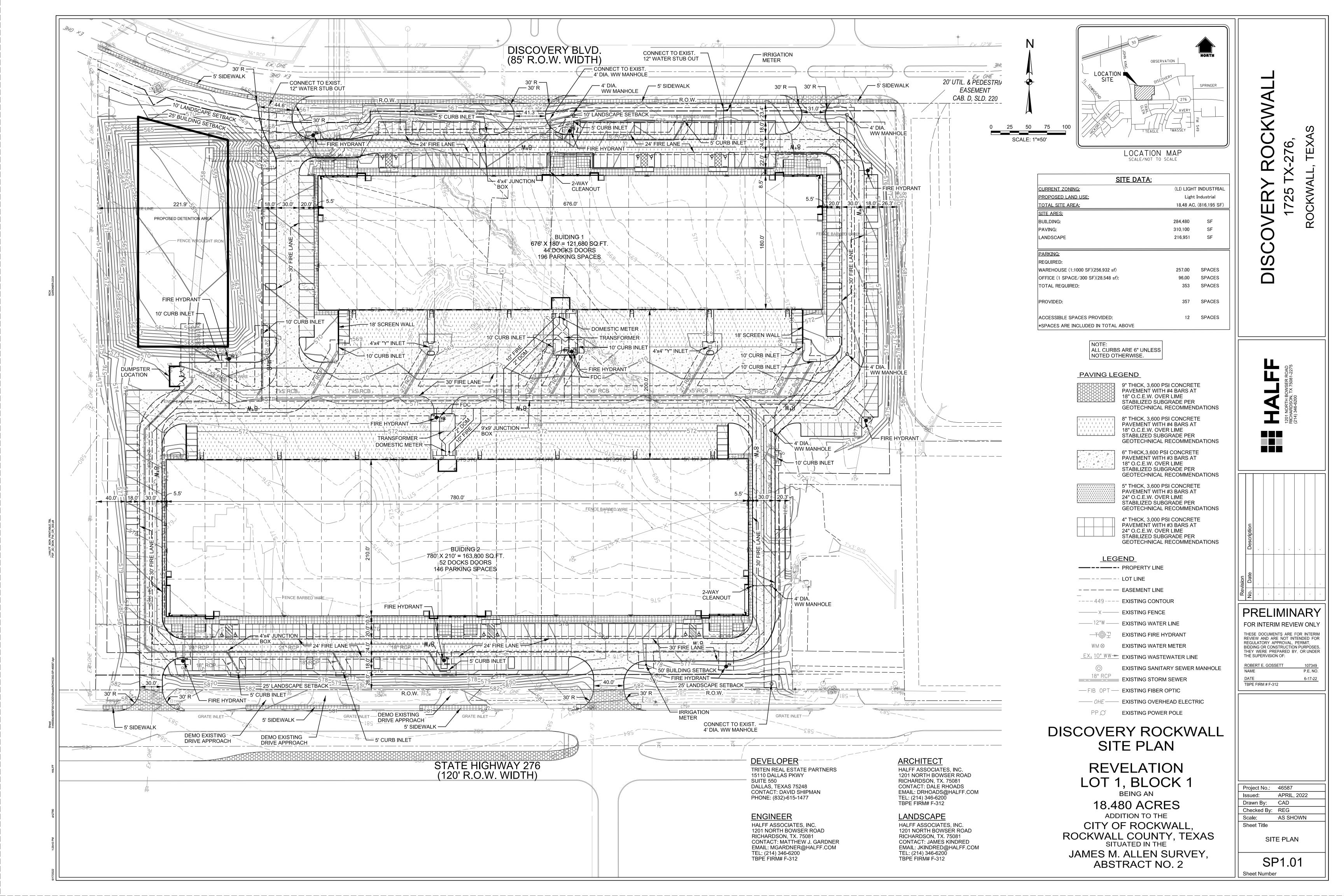


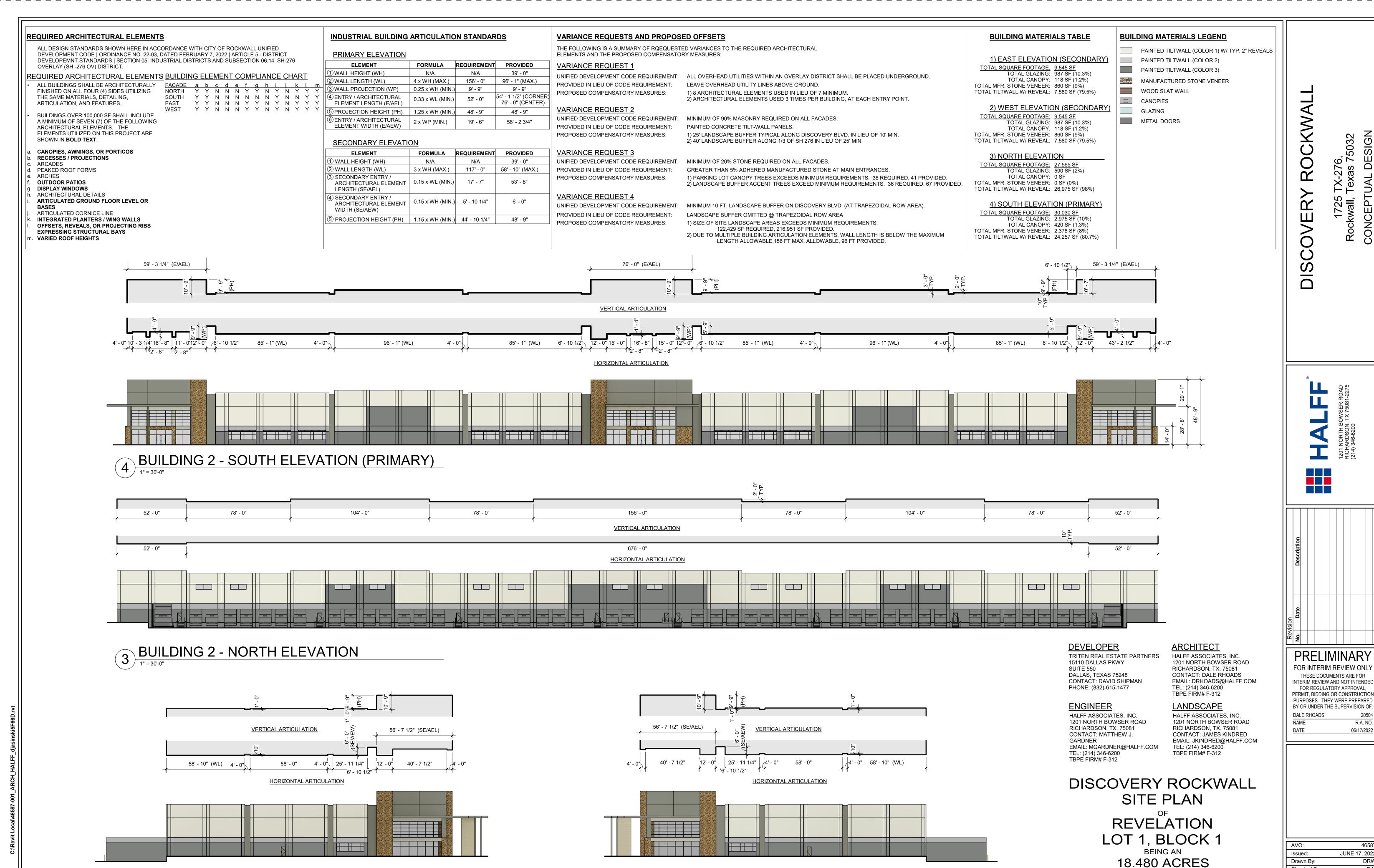


SH 276 west of site



SH 276 west of site





BUILDING 2 - EAST ELEVATION (SECONDARY)

BUILDING 2 - WEST ELEVATION (SECONDARY)

46587 JUNE 17, 2022 Checked By: As indicated Sheet Title **EXTERIOR ELEVATIONS**

R.A. NO.

06/17/2022

SIGN

DE

CONCEPT

6, 75032

A200

Sheet Number

Scale:

ADDITION TO THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ABSTRACT NO. 2

SITUATED IN THE JAMES M. ALLEN SURVEY,





DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J.
GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

ARCHITECT HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312 **LANDSCAPE**

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1
BEING AN
18.480 ACRES

ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SITUATED IN THE

JAMES M. ALLEN SURVEY,

ABSTRACT NO. 2



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R.A. NO.

JUNE 17, 2022

Drawn By:
Checked By:
Scale:
Sheet Title

A10.1

RENDERINGS

(1) Large Canopy Tree Per Each (10) Ten Parking Spaces

(341 Spaces / 10 = 34 TREES)

Parking Landscape:

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) <u>Non-Residential Landscape Buffers.</u> (see Figure 3: Commercial Landscape Buffers Example) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscapebuffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

- Loading Docks and Outside Storage Areas. Off-street loading docks and outside storage areas shall bE screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).
- (C) <u>Headlight Screening.</u> Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
- (1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.
- (2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

- (A) <u>Amount of Landscaping.</u> The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District Required Landscaping 15%.**
- (B) Location of Landscaping. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.
- (E) Parking Lot Landscaping. The following landscape requirements will apply to parking lots:
- (1) Parking lots with more than two (2) rows of parking spaces (i.e. one [1] drive isle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.
- (2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas. (3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. (4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.
- (G) <u>Landscaping in Landscape Buffers and Public Right-of-Way.</u> All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

ORNAMENTAL TREES COMMON / BOTANICAL NAME

Downy Hawthorne / Crataegus mollis

Eastern Redbud Multi-trunk / Cercis canadensis

Possumhaw / Ilex decidua

COMMON / BOTANICAL NAME

October Glory Red Maple / Acer rubrum 'October Glory'

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

ORNAMENTAL GRASSES COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

GROUND COVERS COMMON / BOTANICAL NAME

Weeping Lovegrass / Eragrostis curvula

Bermuda Grass / Cynodon dactylon

MISCELLANEOUS

No space to be more than 80' from the

trunk of Canopy Tree

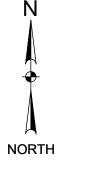
37 Canopy Trees

34 Canopy Trees

COMMON / BOTANICAL NAME

Decomposed Granite / -Native decompsed granite

Landscape Steel Edging



Project No.: 46587 APRIL, 2022 Issued: Drawn By: Checked By: JRK

Sheet Number



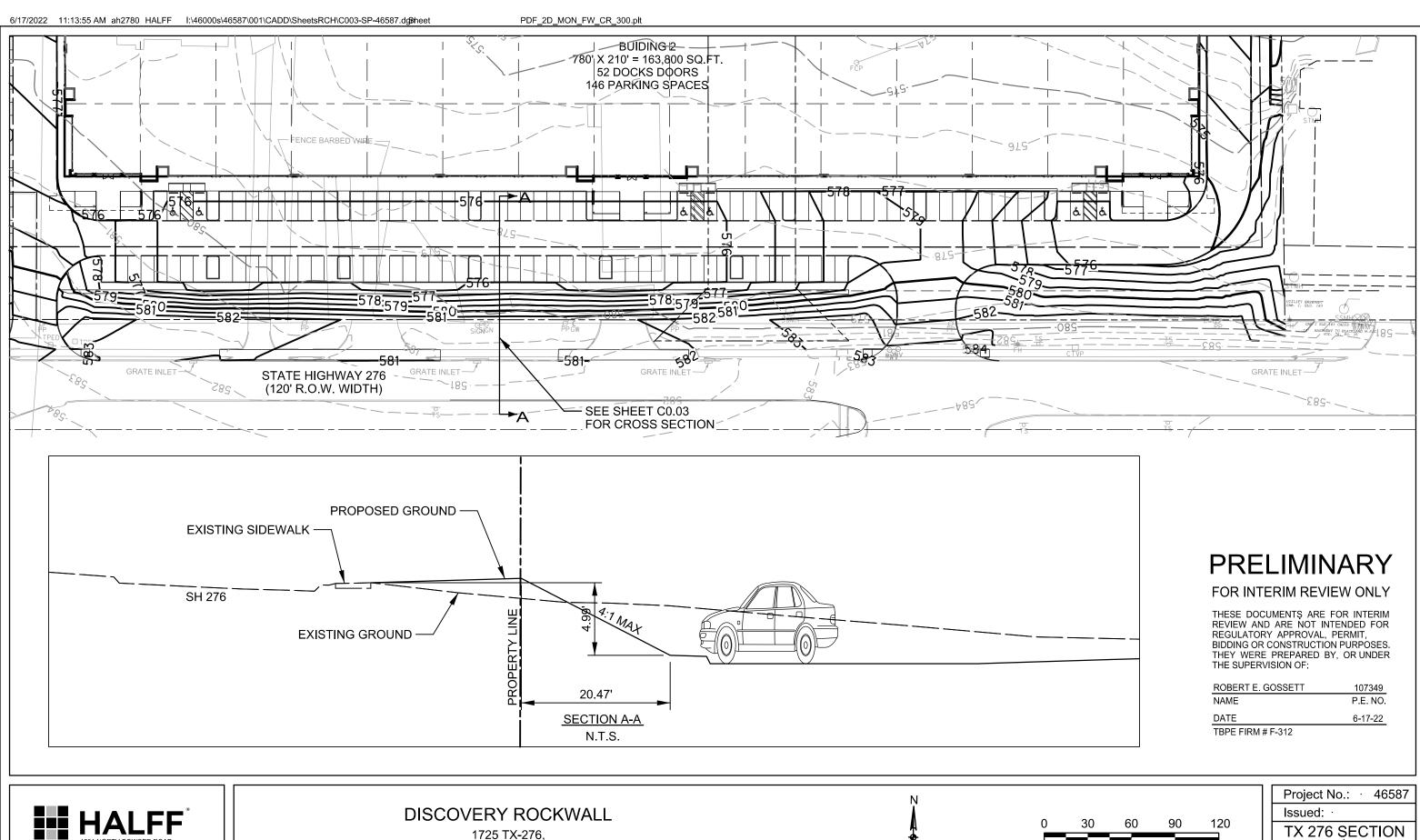
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JAMES R. KINDRED

R.L.A. NO. 06/17/2022

Scale: AS SHOWN Sheet Title

LANDSCAPE PLAN



ROCKWALL, TEXAS

DETAIL

SCALE: 1"=60'



LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies

Verify and locate all utilities and site lighting conduits before landscape construction

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site,

the Contractor shall provide topsoil per the specifications and approved by the Owner.

To obtain final grade, excavation may be necessary to accept the required depth of

topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to

anticipate settlement and ensure drainage without disrupting surrounding planned

project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

to provide coverage in all planting areas as specified.

indicated in the plant material list.

landscape island (See planting details).

and/or the top of steel edge.

EROSION CONTROL:

SOIL PREPARATION

seeding or sod as described below.

Annual Rye for a grown-in appearance.

watered until firmly established.

MAINTENANCE REQUIREMENTS:

accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:

state of turf dormancy, until the next rainfall event.

All trees and shrubs shall be installed per planting details.

drainage paths. Any areas disturbed for any reason prior to final acceptance of the

Quantities shown on these plans are for reference only. Plant spacing is as indicated

in the Plant Material List unless otherwise noted. The Contractor has full responsibility

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the

feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting

within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design.

Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed

material is preferred, however ball and burlap material may be substituted as

outside of utility easements with a clear ten feet (10') around fire hydrants and twenty

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant

All planting beds as designated shall be bordered by Owner approved four inch (4")

steel edging w/ $\frac{3}{16}$ " min. thickness unless bed is bordered by concrete. Steel edging

polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater.

TURF PROJECT NOTES

Γhroughout the project and the maintenance period for turfgrass, it is the Contractor's

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a

depth of five (5") inches. Soil shall be further prepared by the removal of debris,

weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas

to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm

sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should

water inlets, manholes, and planting bed perimeter treatments. Additional areas of

installation occur between November and March, sod shall include an over-seed of

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):

Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding

shall be accomplished immediately after bed preparation. Hydroseed mixture shall

lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50%

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):

Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a

Water shall be furnished by the Contractor with means and methods available to

achieve acceptable turf. The water source shall be clean and free of industrial wastes

Vegetation should be inspected regularly to ensure that plant material is established

properly and remains healthy. Mowing, trimming and supervision of water applications

shall be the responsibility of the Contractor until the Owner or Owner's Representative

All disturbed areas being seeded shall receive topsoil as specified and be adequately

established with turf such that any absence of water will not kill the turf, but promote a

Regardless of unseasonable climatic conditions or other adverse conditions affecting

planting operations and the growth of the turf grass, it shall be the sole responsibility

of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's

representative a minimum of 5 days prior to the anticipated inspection date.

permanent irrigation system, Contractor shall water sod/seed temporarily to develop

adequate growth and establishment before regular maintenance begins. Turf shall be

contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50

seed mix. If delay is longer than 2 hours, begin with new mixture.

remove rye to effectively establish permanent seeding.

or other substances harmful to the growth of the turf.

float drag. The top two (2") inches shall be pulverized to provide a uniform bed for

responsibility to maintain the topsoil in place at specified grades. Topsoil and

turfgrass losses due to erosion or any construction disturbance will be

replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

adjacent to decomposed granite beds shall have a 1/4" min. thickness. Terminate

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven

Single trees or shrubs shall be mulched to the outside edge of the saucer or

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer. All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface,

edging flush with paved surface with no sharp corners exposed.

Refer to Sitework Specifications for all information needed for landscape work.

or any condition which may prohibit the installation as shown.

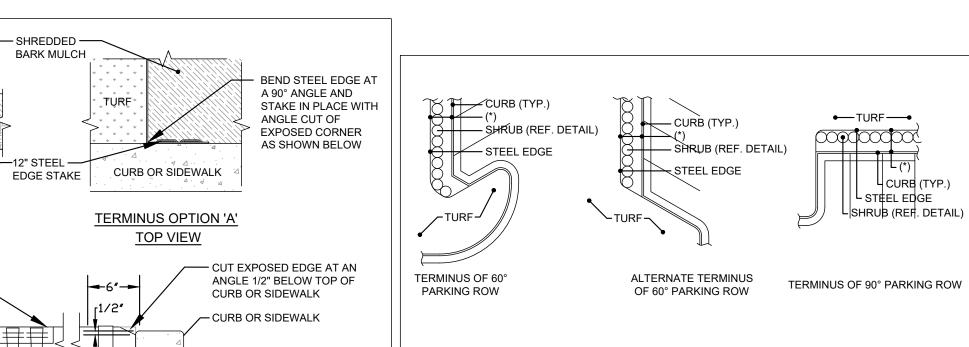
begins. Protection of all utilities is the responsibility of the Contractor.

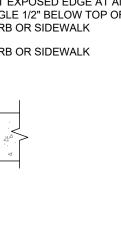
2255

Drawn By: Checked By: JRK Scale: AS SHOWN Sheet Title

LANDSCAPE NOTES AND DETAILS

Sheet Number





I. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.

TERMINUS OPTION 'B'

SIDE VIEW

- 2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
- 3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'

STEEL EDGE-TURF SOD-

OR SEED 1-1/2" BELOW

TOP OF

TOPSOIL-

FRONT VIEW

STEEL EDGE -

12" STEEL EDGE —

12" STEEL SPLICING

(SEE NOTE #3 BELOW)

EDGING STAKE

STAKE, TYP.

STEEL

4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES

— STEEL EDGE

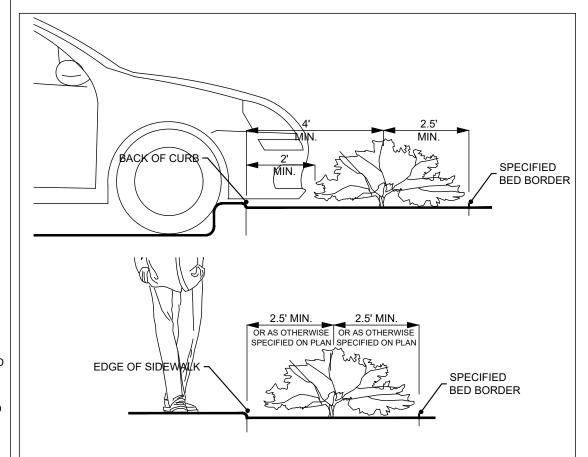
CURB INLET

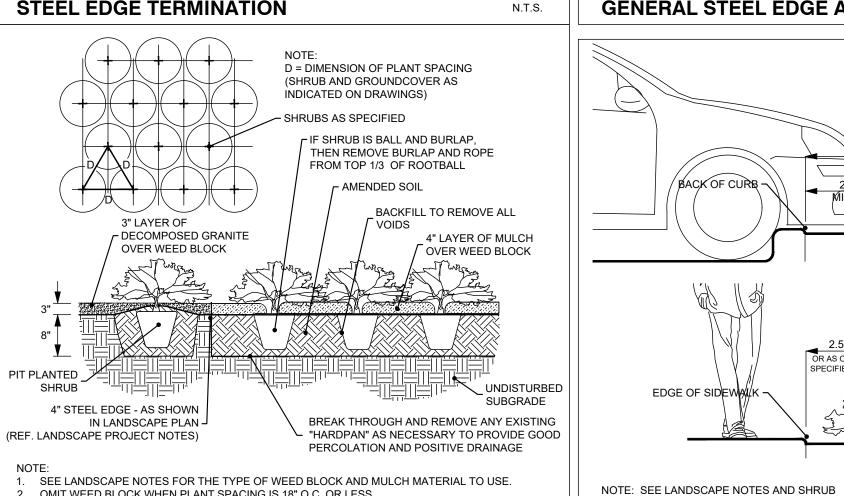
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

60° PARKING WITH CURB INLET

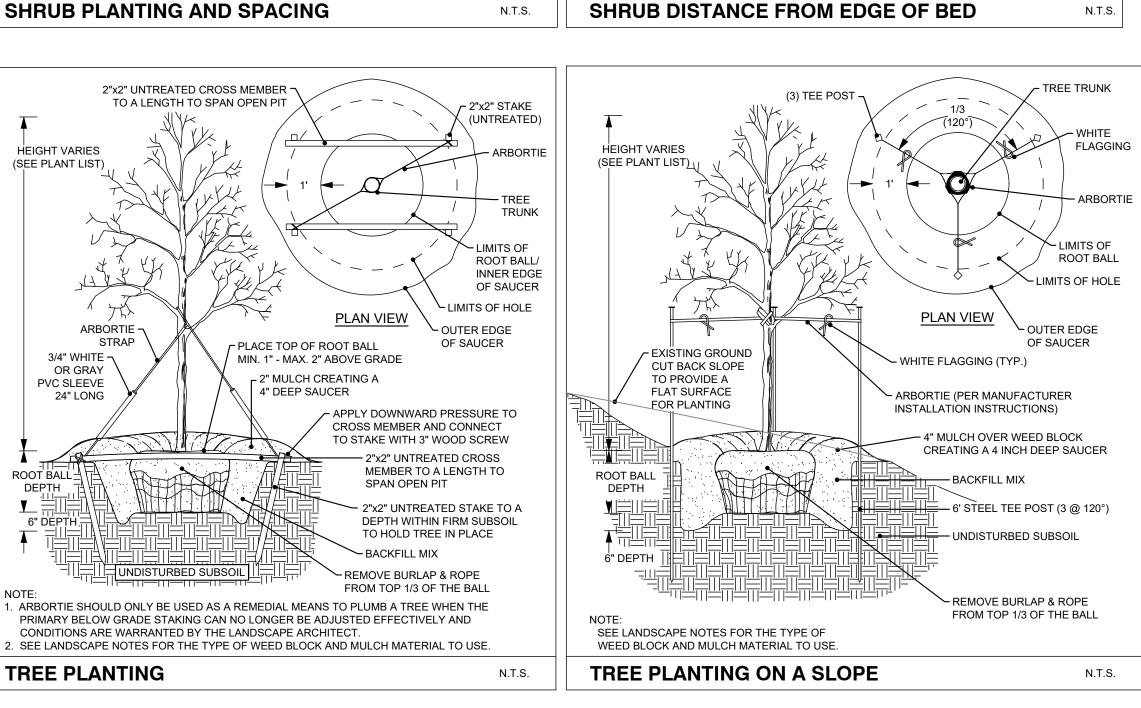
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.

PLANTING AND SPACING DETAIL FOR INSTALLATION.





2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS SHRUB PLANTING AND SPACING



ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
•	49	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
00000000000000000000000000000000000000	24	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Goo Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
E _{rob}	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
•	28	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
0	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
annet	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
an in the state of	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
* * * * * * * * * * * * * * * * * * *	201,076 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
#UF67(#UF67(#UF67(#UF67(#UF67)#UF6 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1800 \$1	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	T			1	

IRRIGATION NOTES

- (A) <u>General Irrigation Requirements.</u> The owner shall be responsible for the health and vitality of plant

- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
- conventional spray or bubbler type heads. (b) <u>Drip or Leaky-Pipe System.</u> An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
- (2) <u>Natural and Undisturbed Areas.</u> No irrigation shall be required for undisturbed natural areas or
- (3) <u>Compliance with State Law.</u> All irrigation systems shall comply with the irrigation code of <u>Chapter 10</u>, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

- material through the irrigation of all landscaped areas, turf and plant materials, and shall:
- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO). (3) Be maintained and kept operational at all times to provide for efficient water distribution.

SHRUB (REF. DETAIL)

— STEEL EDGE

CURB INLET

N.T.S.

ALTERNATE 60° PARKING

WITH CURB INLET

- (a) <u>Conventional System.</u> An automatic or manual underground irrigation system that may be a
- (c) <u>Temporary and Aboveground Watering</u>. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a

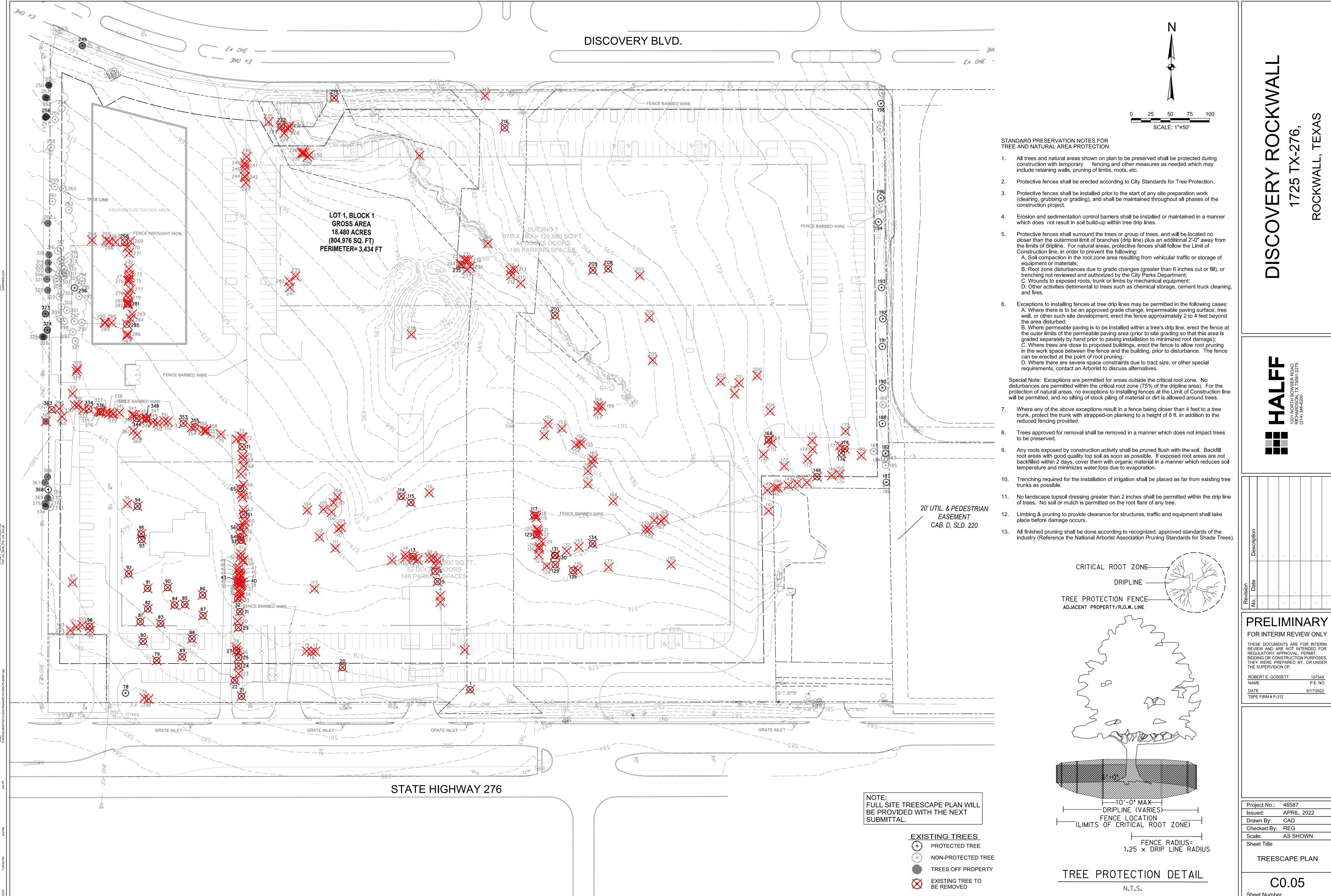
temporary and above ground system, and shall be required to provide irrigation for the first two (2)

- growing seasons only.

Ordinances, and all applicable state laws, as may be amended.

2,362 LF

Landscape Steel Edging



Sheet Number

TREE INVENTORY / MITIGATION									
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status			
1	Eastern red cedar	Juniperus virginiana	11.5		Good	Secondary Protected			
3	Black willow Sugar hackberry	Salix nigra Celtis laevigata	7	7X 2X	Good Poor	Non-protected Non-protected			
4	Sugar hackberry	Celtis laevigata	4	3X	Good	Non-protected			
5	Red mulberry	Morus rubra	6	7X	Poor	Primary Protected			
7	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	11.5	2X	Good Good	Secondary Protected Non-protected			
8	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected			
9	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected			
10 11	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 6.5		Good Good	Non-protected Non-protected			
12	Eastern red cedar	Juniperus virginiana	9		Good	Non-protected			
13	Eastern red cedar	Juniperus virginiana	13.5	3X	Poor	Secondary Protected			
14 15	Sugar hackberry	Celtis laevigata	5.5 7	2X	Good Good	Non-protected Non-protected			
16	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	10	3X	Good	Non-protected			
17	Eastern cottonwood	Populus deltoides	22.5		Good	Non-protected			
18	Eastern cottonwood	Populus deltoides	17		Good	Non-protected			
19 20	Eastern cottonwood Red mulberry	Populus deltoides Morus rubra	15 30	2X	Good Good	Non-protected Feature Protection			
21	Sugar hackberry	Celtis laevigata	18.5	3X	Good	Secondary Protected			
22	Eastern redbud	Cercis canadensis	6.5	2X	Poor	Primary Protected			
23	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5 16.5	2X	Good Good	Non-protected Secondary Protected			
25	Sugar hackberry	Celtis laevigata	11	2/	Good	Secondary Protected			
26	Sugar hackberry	Celtis laevigata	6		Good	Non-protected			
27	Sugar hackberry	Celtis laevigata	22	3X	Good	Secondary Protected			
28	Sugar hackberry	Celtis laevigata	10.5	2X	Good	Non-protected			
29 30	Arizona ash Sugar hackberry	Fraxinus velutina Celtis laevigata	22	4X	Good Good	Primary Protected Non-protected			
31	Eastern red cedar	Juniperus virginiana	13.5	2X	Good	Secondary Protected			
32	Sugar hackberry	Celtis laevigata	13.5	3X	Good	Secondary Protected			
33	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6		Good Good	Non-protected Non-protected			
35	Sugar hackberry	Celtis laevigata Celtis laevigata	4	2X	Good	Non-protected Non-protected			
36	Sugar hackberry	Celtis laevigata	5		Good	Non-protected			
37	Eastern red cedar	Juniperus virginiana	7		Good	Non-protected			
38 39	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	8.5 8.5		Good Good	Non-protected Non-protected			
40	Hercules club	Zanthoxylum clava-herculis	7		Good	Primary Protected			
41	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected			
42	Eastern red cedar Hercules club	Juniperus virginiana	4.5		Good Poor	Non-protected			
43 44	Sugar hackberry	Zanthoxylum clava-herculis Celtis laevigata	6		Good	Primary Protected Non-protected			
45	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected			
46	Sugar hackberry	Celtis laevigata	8		Good	Non-protected			
47 48	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 7	2X	Good Good	Non-protected Non-protected			
49	Sugar hackberry	Celtis laevigata Celtis laevigata	8.5	2/	Good	Non-protected			
50	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected			
51	Sugar hackberry	Celtis laevigata	4		Good	Non-protected			
52 53	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	12		Good Good	Secondary Protected Non-protected			
54	Sugar hackberry	Celtis laevigata	19	3X	Good	Secondary Protected			
55	Sugar hackberry	Celtis laevigata	6		Good	Non-protected			
56 57	Sugar hackberry	Celtis laevigata Celtis laevigata	16.5 5.5	2X	Good	Secondary Protected Non-protected			
58	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6.5		Good	Non-protected			
59	Sugar hackberry	Celtis laevigata	6		Good	Non-protected			
60	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected			
61 62	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	23	2X	Good Good	Secondary Protected Non-protected			
63	Sugar hackberry	Celtis laevigata	6		Good	Non-protected			
64	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected			
65	Western soapberry	Sapindus saponaria	7	2X	Good	Primary Protected			
66 67	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9	3X	Good Good	Non-protected Non-protected			
68	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected			
69	Sugar hackberry	Celtis laevigata	9.5	2X	Good	Non-protected			
70 71	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9 11.5	3X	Good	Non-protected Secondary Protected			
71	Sugar hackberry	Celtis laevigata Celtis laevigata	6	3X 3X	Good	Non-protected			
73	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected			
74	Sugar hackberry	Celtis laevigata	7.5	2X	Good	Non-protected			
75 76	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	7.5 22.5	3X	Good Poor	Non-protected Non-protected			
77	Sugar hackberry	Celtis laevigata	6.5	4X	Good	Non-protected Non-protected			
78	Eastern redbud	Cercis canadensis	10	10X+	Good	Primary Protected			
79	Pecan	Carya illinoinensis	12	2X	Poor	Primary Protected			
80 81	Red mulberry Red mulberry	Morus rubra Morus rubra	22.5 19.5		Good Poor	Primary Protected Primary Protected			
82	Red mulberry	Morus rubra	18.5		Poor	Primary Protected			
83	Eastern red cedar	Juniperus virginiana	21.5		Good	Secondary Protected			
84	Red mulberry	Morus rubra	34		Poor	Feature Protection			
85 86	Arizona ash Pecan	Fraxinus velutina Carya illinoinensis	14 15.5		Good Good	Primary Protected Primary Protected			
87	Red mulberry	Morus rubra	23		Poor	Primary Protected			
88	Red mulberry	Morus rubra	25		Poor	Primary Protection			
	Pecan	Carya illinoinensis	10.5		Good	Primary Protected			
89	Pecan	Carya illinoinensis Carya illinoinensis	19 14.5		Good Good	Primary Protected Primary Protected			
90 91	Pecan '	,		5X	Good	Primary Protected			
90	Pecan Bradford pear	Pyrus calleryana	19.5	<u></u>					
90 91 92 93	Bradford pear Sugar hackberry	Pyrus calleryana Celtis laevigata	25.5	3X	Good	Feature Protection			
90 91 92 93 95	Bradford pear Sugar hackberry Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata	25.5 24.5		Good	Secondary Protected			
90 91 92 93	Bradford pear Sugar hackberry Sugar hackberry Pecan	Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis	25.5	3X 4X 3X		Secondary Protected Primary Protected			
90 91 92 93 95 94	Bradford pear Sugar hackberry Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata	25.5 24.5 13	4X	Good Good	Secondary Protected			
90 91 92 93 95 94 96	Bradford pear Sugar hackberry Sugar hackberry Pecan Sugar hackberry	Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis Celtis laevigata	25.5 24.5 13 10.5	4X 3X	Good Good	Secondary Protected Primary Protected Non-protected			

TREE INVENTORY / MITIGATION										
Tag I D	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status				
101 102	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9.5 4	2X 2X	Good Good	Non-protected Non-protected				
103 104	Sugar hackberry Eastern cottonwood	Celtis laevigata Populus deltoides	4 5	2X	Good	Non-protected Non-protected				
105	Eastern cottonwood	Populus deltoides	4	3X	Good	Non-protected				
106 107	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	6	2X 2X	Good Good	Non-protected Non-protected				
108 109	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4.5	3X	Good Good	Non-protected Non-protected				
110	Eastern cottonwood	Populus deltoides	5	4X	Good	Non-protected				
111	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4	2X	Good Good	Non-protected Non-protected				
113 114	Eastern cottonwood Red mulberry	Populus deltoides Morus rubra	4		Good Good	Non-protected Primary Protected				
115	Red mulberry	Morus rubra	7.5		Good	Primary Protected				
116 117	Bois d'arc Sugar hackberry	Maclura pomifera Celtis laevigata	20	2X	Good Good	Non-protected Secondary Protected				
118 119	Honey locust Honey locust	Gleditsia triacanthos Gleditsia triacanthos	7 5.5		Good	Non-protected Non-protected				
120	Sugar hackberry	Celtis laevigata	5.5	3X	Good	Non-protected				
121 122	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 5	2X 2X	Good Good	Non-protected Non-protected				
123 124	Western soapberry Sugar hackberry	Sapindus saponaria Celtis laevigata	4.5 4.5	2X	Good Good	Primary Protected Non-protected				
125	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected				
126 127	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5 4.5	2X	Good Good	Non-protected Non-protected				
128 129	Sugar hackberry Eastern red cedar	Celtis laevigata	6.5 16	4X	Good	Non-protected Secondary Protected				
130	Eastern red cedar	Juniperus virginiana Juniperus virginiana	14		Good Good	Secondary Protected				
131 132	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	13 6.5	2X	Good Good	Secondary Protected Non-protected				
133	Sugar hackberry	Celtis laevigata	8	0)/	Good	Non-protected				
134 135	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	16 16.5	3X 6X	Good Poor	Secondary Protected Secondary Protected				
136	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	7 9	2X 2X	Good Good	Non-protected Non-protected				
138	Sugar hackberry	Celtis laevigata	7	3X	Good	Non-protected				
139 140	Honey locust Sugar hackberry	Gleditsia triacanthos Celtis laevigata	7 4.5		Good Good	Non-protected Non-protected				
141	Black willow Sugar hackberry	Salix nigra Celtis laevigata	16.5 5	2X 2X	Good	Non-protected Non-protected				
143	Sugar hackberry	Celtis laevigata	4		Good	Non-protected				
144 145	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 6		Good Good	Non-protected Non-protected				
146 147	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 4.5		Good Good	Non-protected Non-protected				
148	Sugar hackberry	Celtis laevigata	24.5		Good	Secondary Protected				
149 150	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9 22.5	4X	Good Good	Non-protected Non-protected				
151 152	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5 6	2X 2X	Good Good	Non-Protected Non-Protected				
153	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected				
154 155	Osage Orange Sugar Hackberry	Maclura pomifera Celtis laevigata	5.5	2X 3X	Good Good	Non-Protected Non-Protected				
156 157	Osage Orange Black Willow	Maclura pomifera Salix nigra	8 15	4X	Good Good	Non-Protected Non-Protected				
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected				
159 160	Black Willow Sugar Hackberry	Salix nigra Celtis laevigata	5 8	2X 2X	Good Good	Non-Protected Non-Protected				
161 162	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 7.5	2X	Good Good	Non-Protected Non-Protected				
163	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected				
164 165	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	5 5		Good Good	Non-Protected Non-Protected				
166 167	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	4.5 6		Good Good	Non-Protected Non-Protected				
168	Sugar Hackberry	Celtis laevigata	17.5		Good	Secondary Protected				
169 170	Osage Orange Eastern Red Cedar	Maclura pomifera Juniperus virginiana	15 7.5	10X+	Poor Good	Non-Protected Non-Protected				
171 172	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 7	2X 10X+	Good Good	Non-Protected Non-Protected				
173	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected				
174 175	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 8.5	3X	Good Good	Non-Protected Non-Protected				
176 177	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	13 9.5		Good Good	Secondary Protected Non-Protected				
178	Sugar Hackberry	Celtis laevigata	13.5		Poor	Secondary Protected				
179 180	Osage Orange Honey Locust	Maclura pomifera Gleditsia triacanthos	9.5 7.5	2X	Good Good	Non-Protected Non-Protected				
181 182	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5 13	2X 2X	Good Good	Non-Protected Secondary Protected				
183	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected				
184 185	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	9.5	3X	Good Good	Non-Protected Non-Protected				
186 187	Osage Orange Eastern Red Cedar	Maclura pomifera Juniperus virginiana	8.5 15.5	2X	Good Good	Non-Protected Secondary Protected				
188	Hercules Club	Zanthoxylum clava-herculis	10	4X	Good	Primary Protected				
189 190	Sugar Hackberry Red Mulberry	Celtis laevigata Morus rubra	4.5 8.5	3X	Good Good	Non-Protected Primary Protected				
191 192	Red Mulberry Hercules Club	Morus rubra Zanthoxylum clava-herculis	9.5 8.5	6X 4X	Good	Primary Protected Primary Protected				
193	Hercules Club	Zanthoxylum clava-herculis	8.5		Good	Primary Protected				
194 195	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	2X	Good Good	Primary Protected Non-Protected				
196 197	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	9.5 5.5	4X 6X	Good	Primary Protected Non-Protected				
198	Hercules Club	Zanthoxylum clava-herculis	9.5	υΛ	Poor	Primary Protected				
199 200	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	5.5 4.5	2X	Good Good	Non-Protected Non-Protected				
_										

	I	TREE INVENTORY	/ / MITIGATI	ON	T	
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status
201	Honey Locust	Gleditsia triacanthos	19.5	4X	Good	Non-Protect
202	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	5.5	5X 3X	Good Good	Non-Protect
204	Honey Locust	Gleditsia triacanthos	7	2X	Good	Non-Protect
205	Osage Orange Honey Locust	Maclura pomifera Gleditsia triacanthos	8.5 11.5	6X	Good Good	Non-Protect
207	Osage Orange	Maclura pomifera	7.5	5X	Good	Non-Protect
208	Red Mulberry Red Mulberry	Morus rubra Morus rubra	4	10X+ 8X	Good Good	Primary Prote
210	Bradford Pear	Pyrus calleryana	8.5	4X	Good	Primary Prote
211	Black Willow Black Willow	Salix nigra Salix nigra	14	3X 2X	Good Good	Non-Protect
213	Black Willow	Salix nigra	5		Good	Non-Protect
214 215	Eastern Cottonwood Black Willow	Populus deltoides Salix nigra	4.5 16.5	3X 2X	Good Good	Non-Protect
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Prot
217 218	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 4.5		Good Poor	Non-Protecto
219	Bradford Pear	Pyrus calleryana	7	8X	Good	Primary Prote
220	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9.5		Good Good	Non-Protect
222	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Prote
223	Osage Orange Osage Orange	Maclura pomifera Maclura pomifera	12.5		Good Good	Non-Protect
225	Osage Orange	Maclura pomifera	7	3X	Good	Non-Protect
226 227	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	5 7	2X	Good	Non-Protect
228	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protect
229	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	6 4.5	2X	Good Good	Non-Protect
231	Black Willow	Salix nigra	34	4X	Poor	Non-Protect
232	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 5		Good Good	Non-Protect
234	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protect
235	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	6	2X	Good	Primary Protect
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protect
238	Black Willow Honey Locust	Salix nigra Gleditsia triacanthos	7	7X	Good Good	Non-Protect
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protect
241	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	4.5 8		Good Good	Non-Protect Non-Protect
243	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 5		Good Good	Non-Protect
245	Sugar Hackberry	Celtis laevigata	7	3X	Good	Non-Protect
246 247	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good	Non-Protect Non-Protect
248	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protect
249 250	Red Mulberry Eastern Red Cedar	Morus rubra Juniperus virginiana	5.5 7	4X	Good Good	Primary Prote Non-Protect
251 252	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	6 5.5		Good Good	Non-Protect
253	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protect
254 255	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	5.5 4.5	2X	Good Good	Non-Protect
256	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Prote
257 258	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	9.5 5.5	2X	Good Good	Non-Protect Non-Protect
259	Eastern Red Cedar	Juniperus virginiana	6	0)/	Good	Non-Protect
260 261	Honey Locust Eastern Red Cedar	Gleditsia triacanthos Juniperus virginiana	4.5	2X	Good Good	Non-Protect Non-Protect
262 263	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 4	3X	Good Good	Non-Protect
264	Sugar Hackberry	Celtis laevigata	4	3/	Good	Non-Protect
265 266	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4 4		Good Good	Non-Protect
267	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protect
268 269	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	5		Good	Primary Prote Non-Protect
270	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protect
271 272	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5		Good	Non-Protect Non-Protect
273	Sugar Hackberry	Celtis laevigata	10.5	2X	Good	Non-Protect
274 275	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 5.5		Good Good	Non-Protect Non-Protect
276	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protect
277	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good Good	Non-Protect Non-Protect
279	Sugar Hackberry	Celtis laevigata	6 4		Good	Non-Protect
280	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	5		Good Good	Non-Protect Primary Prote
282 283	Sugar Hackberry	Celtis laevigata	4.5 4.5		Good Good	Non-Protect
283	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 5.5		Good	Non-Protect Non-Protect
285 286	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	11 7	7X	Good Good	Primary Prote Non-Protect
287	Sugar Hackberry Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protect
288 289	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9 5		Poor Good	Non-Protect
290	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protect
291 292	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	5.5 4	2X	Good Good	Non-Protect
293	Sugar Hackberry	Celtis laevigata	6	6X	Good	Non-Protect
294 295	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 4.5		Good Good	Non-Protect
296	Eastern Red Cedar	Juniperus virginiana	11	2X	Good	Secondary Prot
297 298	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2X	Good Good	Non-Protecte Non-Protecte
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protecte
301	Sugar Hackberry	Celtis laevigata	4.5	1	Good	Non-Protecte

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	
301	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected	
303	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-Protected Non-Protected	
305	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	
306	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected	
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	
313 314	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6	2X	Good Good	Non-Protected Non-Protected	
315	Sugar Hackberry	Celtis laevigata	7	2/	Good	Non-Protected	
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected	
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected	
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protecte	
324 325	Sugar Hackberry	Celtis laevigata	12 6.5		Good Good	Secondary Protecte Non-Protected	
325	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5		Good	Non-Protected Non-Protected	
327	Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5		Good	Non-Protected	
328	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protected	
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected	
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected	
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected	
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
336	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	6		Good	Primary Protected Non-Protected	
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected	
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
341	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected	
344	Hercules Club	Zanthoxylum clava-herculis	6.5		Good	Primary Protected	
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected	
346 347	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2X	Good	Non-Protected Non-Protected	
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protected	
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	
350	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
351	Sugar Hackberry	Celtis laevigata	10	2X	Poor	Non-Protected	
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protected	
353	Sugar Hackberry	Celtis laevigata	13	6X	Poor	Secondary Protecte	
354	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	
355	Sugar Hackberry	Celtis laevigata	12.5	3X	Good	Secondary Protecte	
356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
358 359	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5		Good	Non-Protected Non-Protected	
360	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7.5	2X	Good	Non-Protected Non-Protected	
361	Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5	2/\	Good	Non-Protected	
362	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protected	
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	
365	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	
367	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected	
368	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protected	
369	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	
370	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	
371	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
372 373	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 7.5		Good Good	Non-Protected Non-Protected	
373	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4		Good	Non-Protected Non-Protected	
374	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	
376**	Sugar Hackberry	Celtis laevigata Celtis laevigata	5		Good	Non-Protected	

TREE INVENTORY / MITIGATION

PRELIMINARY FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DATE
TBPE FIRM # F-312

Project No.: 46587 Issued: APRIL, 2022

Drawn By: CAD Checked By: REG Scale: AS SHOWN Sheet Title

TREESCAPE PLAN

C0.06 Sheet Number

DISCOVERY ROCKWALL
TRITEN

1201 N. BOWSER ROAD
RICHARDSON TEXAS 75081
(214) 346–6200
TBPE FIRM NO. 312
AVO XXXX

PRELIMINARY

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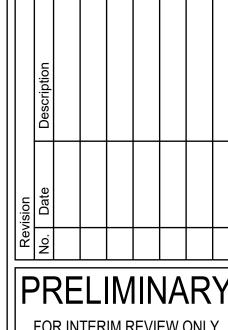
PHILLIP R. APPLEBAUM 68404

NAME P.E. NO.

PHILLIP R. APPLEBAUM 68404
NAME P.E. NO.
DATE 06/17/2022
TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title
ELECTRICAL SITE
PHOTOMETRIC

E-001
Sheet Number



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DATE 06/17/2022 TBPELS FIRM #F-312

Project No.: 46587.001
Issued: 06/17/2022
Drawn By: BM
Checked By: PA
Scale: AS NOTED
Sheet Title ELECTRICAL SCHEDULES

E-002 Sheet Number

Parameter Table AOK-75WoT AOK-115WoT AOK-145WoT AOK-180WoT AOK-200WoT AOK-230WoT AOK-300WoT AOK-420WoT

Power(W)		75 W	115 W	145 W	180 W	200 W	230 W	300 W	420 W
nput voltage	voltage 100-277VAC, 50/60Hz, 347/480VAC optional								
ГНД		7.50%	7.00%	6.50%	7.20%	7.80%	7.70%	3.90%	7.70%
PF		0.98	0.98	0.99	0.98	0.99	0.99	0.99	0.99
Operating temperature					-40°C to 50°C (-	-40 °F to 122 °F)			
Control Option		DALI, 1-1	LOV/ PWM / timer	dimming, Nema, Zha	ga, Presence dete	ction sensor. Dim-t	o-Off with standby	power <= 0.5W. DIF	swtich.
Driver					Meanwell / Inv	entronics/Sosen			
Surge Protection					10kV / 20k	kV optional			
Photometric Data									
	T301	144 lm/W	131 lm/W	113 lm/W	142 lm/W	140 lm/W	135 lm/W	126 lm/W	
	T302	166 lm/W	159 lm/W	152 lm/W	169 lm/W	163 lm/W	160 lm/W	153 lm/W	142 lm/W
Efficacy(Im/W)	T401	140 lm/W	135 lm/W	127 lm/W	141 lm/W	140 lm/W	135 lm/W	131 lm/W	
LUMILEDS,Std. Dev. ±3%)	T402	167 lm/W	168 lm/W	161 lm/W	170 lm/W	163 lm/W	160 lm/W	149 lm/W	139 lm/W
	T501	146 lm/W	135 lm/W	129 lm/W	143 lm/W	140 lm/W	133 lm/W	130 lm/W	
	T502	169 lm/W	162 lm/W	153 lm/W	173 lm/W	168 lm/W	157 lm/W	155 lm/W	145 lm/W
_	T302	171 lm/W	170 lm/W	165 lm/W	173 lm/W	173 lm/W	170 lm/W	167 lm/W	156 lm/W
Efficacy(Im/W) SOULE,Std. Dev. ±3%)	T402	170 lm/W	169 lm/W	165 lm/W	176 lm/W	175 lm/W	170 lm/W	160 lm/W	150 lm/W
	T502	176 lm/W	172 lm/W	169 lm/W	179 lm/W	178 lm/W	172 lm/W	170 lm/W	160 lm/W
_	T301	10765 lm	15066 lm	16378 lm	25648 lm	28058 lm	31123 lm	37868 lm	
	T302	12467 lm	18253 lm	22001 lm	30435 lm	32576 lm	36908 lm	45817 lm	59512 lm
Luminous flux (Im)	T401	10501 lm	15518 lm	18401 lm	25456 lm	27930 lm	31121 lm	39157 lm	
(LUMILEDS)	T402	12528 lm	19327 lm	23367 lm	30683 lm	32662 lm	36911 lm	44763 lm	58579 lm
	T501	10984 lm	15579 lm	18656 lm	25744 lm	27916 lm	30492 lm	38953 lm	
	T502	12708 lm	18577 lm	22179 lm	31142 lm	33572 lm	36052 lm	46479 lm	60867 lm
	T302	12819 lm	19495 lm	23976 lm	31191 lm	34599 lm	39156 lm	50167 lm	65599 lm
Luminous flux (Im) (SOULE)	T402	12761 lm	19491 lm	23992 lm	31766 lm	35074 lm	39185 lm	48053 lm	63203 lm
	T502	13176 lm	19824 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
JLOR					= 0%, @ Lumina	ire inclination 0°			
ССТ					3000K, 4000K, 50	00К, 5700К, 6500К			
CRI					70Ra, 80Ra, 9	90Ra optional			
Beam angle					Type III/Type I	V/Type V/T512			
LED Manufacturer					LUMILEI	DS/Souel			
LED model			2// 2000/9			leds 5050/Souel 50			
-	T301	0.065	0.101	0.127(0.12)	0.08	0.088	0.099	0.128	
_	T302	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
Working current of single LED (mA)	T401	0.065	0.101	0.127 (0.12)	80.0	0.088	0.099	0.128	
- Ingle LED (IIIA)	T402	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
_	T501	0.065	0.101	0.127 (0.12)	0.08	0.088	0.099	0.128	
	T502	0.033	0.051	0.064	0.044	0.049	0.055	0.071	0.099
ens				Polycari	ponate (Better Imp	pact resistance than	giass)		
Mechanical Data									
P/IK					-	ndard EN 60529 and	EN 62262		
Vibration resistance 3G, conform to standard IEC 68-2-6.									
6Cx			Front: 0.113976m ront-side: 0.0152r Side: 0.02997m²	m²;		Front: 0.179268m ² ront-side: 0.0196 m Side: 0.03342 m ²		Front: 0.20125 0.0269 m²; Sid	6m²; Front-side: le: 0.04686 m²
Housing/Materials				Heav	y-duty die-cast al	uminum (EN AC-461	00)		
Surface treatment		Anti-UV t	hermosetting poly	ester / 80 micron epo	oxy primer + Anti-l	JV thermosetting po	lyester (for extreme	ely corrosive enviro	onments).
Painting					Black, Bronze,	Custom request			

1 11111	23992 1111	31/001111	33074 1111	23102 1111	46033 1111	03203 1111
4 lm	24540 lm	32145 lm	35672 lm	39569 lm	51087 lm	67305 lm
		= 0%, @ Lumina	ire inclination 0°			
		3000K, 4000K, 50	00K, 5700K, 6500K			
		70Ra, 80Ra,	90Ra optional			
		Type III/Type	IV/Type V/T512			
		LUMILE	DS/Souel			
	L	umileds 3030/Lumi	leds 5050/Souel 50	50		
01	0.127(0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
)1	0.127 (0.12)	0.08	0.088	0.099	0.128	
51	0.064	0.044	0.049	0.055	0.071	0.099
			oact resistance than			
	• •	•		3 ,		
	IP66/IK10		ndard EN 60529 and	d EN 62262		
		3G, conform to st	andard IEC 68-2-6.			
3976m [:]).0152r			Front: 0.179268m ² Front-side: 0.0196 m		Front: 0.20125	56m²; Front-side:
997m ²	',		Side: 0.03342 m ²	',	0.0269 m²; Si	de: 0.04686 m²
	He	avy-duty die-cast al	uminum (EN AC-46	100)		
ng poly	ester / 80 micron e	poxy primer + Anti-l	JV thermosetting po	olyester (for extrem	nely corrosive enviro	onments).
		Black Bronze	Custom request			
	Pre-wire		le (Other lengths or	request)		
SI			& lock/Square pole		nion	
31	P IIII III III III	y roke mounty struc	a rocky square pore	, nound porc, muni	11011	

Net weight(±10%)

Recommended installation height

Dual LEDs CCT adjustable solution specification

3000

OT Series Specification Sheet *Due to the constant improvements in product development, individual parameters might change. Please refer to our sales or R&D team for most up-to-date content as specifications are subject to change without notice.

W3=SEOUL W3 DV=Dimmable 5770=5700K 70CRI T512=TYPE T5WQ D= Slide and Lock SG=Silver Gray

L90B10 > 52000h, @Tq 25℃ 5 years (Warranty extension up to 10 years on request)

General 4-12m, based on actual project requirements Suitable for area lighting such as parking lot, loading bay and street; Tennis court

> wally@aokledlight.com +1 626-986-4050 (US) +86 755 2357 9148 (CN) @2022 AOK LED LIGHT CO., LTD. All Right Reserved. ALK Quelty, Honesty, Service and Innovation

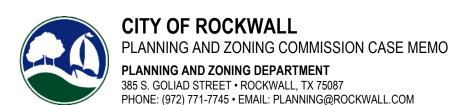
G= Trunnion Mount

C=Yoke Mount WH=White DIP Switch

E= Square Ploe RD=Rde F= Round Ploe BL=Blue

SCHE	DULE		
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION
Α	AOK	198	AOK-200WoT-NV-L5-00-5070-T402-
В	AOK	114	AOK-115WoT-NV-L5-00-5070-T402-
С	AOK	75	AOK-75WoT-NV-L3-00-5070-T401-F
D	LIGHTOLIER BY SIGNIFY	32	EASYLYTE

STATISTICS									
AVG	MAX	MIN	DESCRIPTION						
3.0 fc	11.7 fc	0.0 fc	OVERALL SITE						
0.2 fc	0.7 fc	0.0 fc	PROPERTY LINE						
0.2 10	0.7 10	0.0 10	THOI EIGH EIGE						



TO: Planning and Zoning Commission

DATE: July 26, 2022

APPLICANT: David Shipman; Triten Real Estate Partners

CASE NUMBER: SP2022-037; Site Plan for Triten Rockwall

SUMMARY

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a <u>Site Plan</u> for a <u>Warehouse/Distribution Center</u> on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [Case No. PZ2000-097-01] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [Case No. P2010-013] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through Resolution No. 16-11. A subsequent preliminary plat [Case No. P2017- 051] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018. On May 2, 2022, the City Council approved a preliminary plat [Case No. P2022-021] for the subject property to facilitate the development of the proposed industrial project.

PURPOSE

The applicant -- David Shipman of Triten Real Estate Partners -- is requesting the approval of a <u>Site Plan</u> for a Warehouse/Distribution Center consisting of one (1) 163,800 SF industrial building and one (1) 121,680 SF industrial building.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (i.e. major collector, four [4] Lane, Undivided Roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) parcels of land totaling 42.548-acres of land zoned Planned Development District 83 (PD-83) for Multi-Family 14 (MF-14) District land uses.

South: Directly south of the subject property is SH-276, which is classified as a TXDOT6D (i.e. a Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are Phases 1 & 3 of the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land

uses. Beyond this is Dorris A. Jones Elementary located on a 15.428-acre parcel of land zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses.

East:

Directly east of the subject property is a 0.9537-acre parcel of land developed with a *Medical Office* (*i.e. Pear Pediatrics*) zoned Light Industrial (LI) District. Beyond this are three (3) parcels of land, two (2) developed (*i.e. Lots 1 & 3, Block B, Rockwall Technology Park Addition*) and one (1) vacant (*i.e. Lot 4, Block B, Rockwall Technology Park Addition*). These parcels are located within Phase 1 of the Rockwall Economic Development Corporation Technology Park, which is zoned Light Industrial (LI) District. Beyond this is Innovation Drive, which is identified as a M4U (*i.e. major collector, four (4) Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West:

Directly west of the subject property is a 7.154-acre tract of land zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is a 1.0080-arcre parcel of land developed with a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers (i.e. 7-11)* zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is John King Boulevard, which is identified as a P4D (*i.e. principle collector, six (6) Lane, Divided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre parcel of land zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses, and a 32.6546-acre parcel of land developed with a *Multi-Family Development (i.e. Sixteen50 at Lake Ray Hubbard Apartments*) zoned Planned Development District 10 (PD-10) for Multi-Family and Single-Family Attached land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Warehouse/Distribution Center is permitted by-right in a Light Industrial (LI) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items listed in the Variances and Exceptions Requested by the Applicant section of this case memo. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	X=18.48-acres; In Conformance
Minimum Lot Frontage	100-Feet	X=962.91-Feet; In Conformance
Minimum Lot Depth	125-Feet	X=842.47-Feet; In Conformance
Minimum Front Yard Setback	SH-277 50-Feet Discovery Blvd. 25-Feet	SH-276 X>50-Feet; In Conformance Discovery Blvd. X>25-Feet; In- Conformance
Minimum Side Yard Setback	15-Feet	X>15-Feet; In Conformance
Maximum Building Height	60-Feet	X=48' 9"; In Conformance
Max Building/Lot Coverage	60%	X=34.85%; In Conformance
Minimum Number of Parking Spaces	Office 1 Parking Space/300 SF (74 Required) Warehouse 1 Parking Space/1000 SF (263 Required) Total 337 Parking Spaces	X=339; In Conformance
Minimum Landscaping Percentage	20%	X=26.28%; In Conformance
Maximum Impervious Coverage	90-95%	X<90%; In Conformance

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, Land Use Standards, of Article 13, Definitions, of the Unified Development Code (UDC), the applicant is requesting the approval of a Warehouse/Distribution Center, which conforms to the land uses listed in Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC) for a property situated in a Light Industrial (LI) District. The proposed site plan generally conforms to the General Overlay District Standards and the General Industrial District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code

(UDC), with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

Exceptions.

- (1) <u>Primary Building Facades</u>. According to Subsection 04.01(C)(2) of Article 05, <u>Development Standards</u>, of the Unified Development Code (UDC) primary facades require projections associated with architectural elements and wall lengths. Specifically, primary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections that meet the requirements established by the Unified Development Code (UDC) for primary building façades; however, this variance is not atypical for larger industrial buildings.
- (2) <u>Secondary Building Facades</u>. According to Subsection 04.01(C)(2) of Article 05, <u>Development Standards</u>, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate vertical and horizontal projections that meet the requirements established by the Unified Development Code (UDC) for secondary building façades; however, this variance is not atypical for larger industrial buildings.
- (3) <u>Primary Building Materials</u>. According to Subsection 05.01(A)(1)(a)(2) of Article 05, <u>Development Standards</u>, of the Unified Development Code (UDC), "(t)he use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below." This is not an atypical request for larger industrial buildings.

Variances.

- (1) <u>Stone.</u> According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case the applicant has <u>not</u> provided any natural or quarried stone, but is proposing to utilize a cultured stone in the amount of 0.00% 11.10%. This will require a variance from the Planning and Zoning Commission.
- (2) <u>Four (4) Sided Architecture.</u> According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC) all building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will require a variance from the Planning and Zoning Commission.
- (3) <u>Landscape Buffer along SH-276.</u> According to Subsection 06.01(E)(h) of Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), the minimum landscape buffer along SH-276 for an *Industrial/Office/Technology Land Uses* is 50-feet. The subject property only has a 25-foot buffer along SH-276. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] increased six (6) inch caliper trees along SH-276 [2] increased six (6) inch caliper trees along Discovery Boulevard [3] a 20-foot landscape buffer along Discovery in lieu of the required ten (10) foot landscape buffer, [4] total landscaped area that exceeds the requirement, [5] additional storefront windows/glass entrance doors have been added to two (2) locations midway along the long walls on the front façade to enhance the building's appearance, and [6] an additional architectural element. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote

(e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Lane Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>Technology District</u> and is designated for <u>Technology/Employment Center</u> land uses. According to the plan, the <u>Technology District</u> is "...primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." One of the <u>District Strategies</u> indicates that "...incompatible land uses (e.g. residential, commercial, etc.) should be discouraged in areas designated for <u>Technology/Employment Center</u> land uses." Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 28, the Architecture Review Board (ARB) reviewed the proposed building elevations. The ARB approved a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the construction of the 189,000 SF *Warehouse/Distribution Center* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

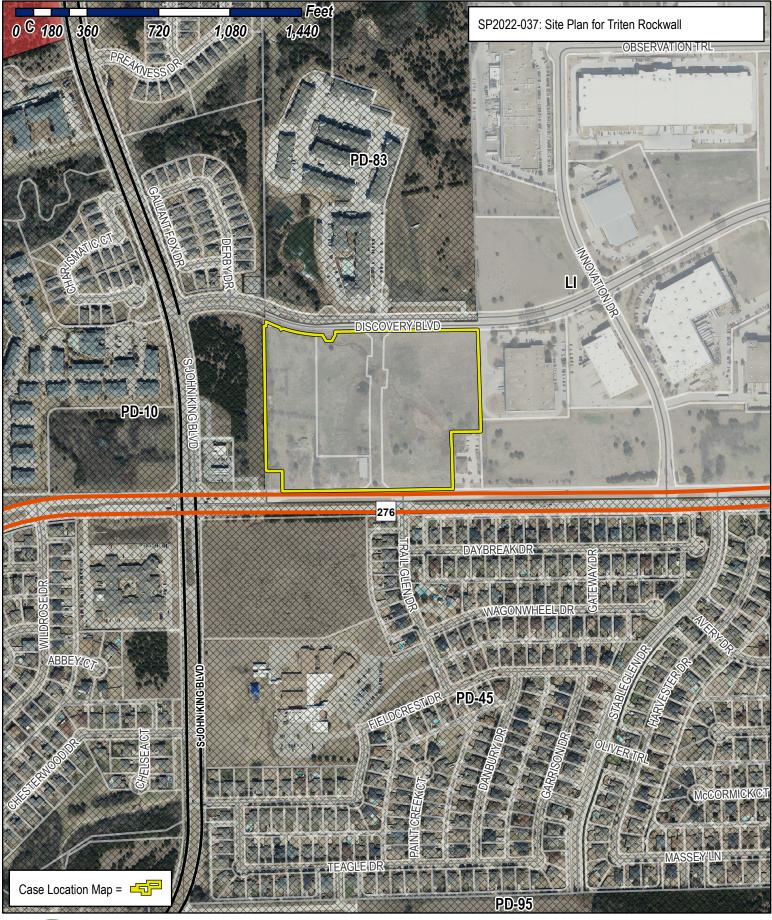


DocuSign Envelope ID: 07E01F48-E909-451C-90F4-44EC473C0336 DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street

- STAFF USE ONLY	ENO.
NOTE: THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
AITY ENGINEER.	

	Rockwall, Texas 75087		СІТ	Y ENGINEER:				
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF D	DEVELOPMENT R	EQUEST [SELECT	ONLY ONE BOX	J:		
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PROPERTY INFO	RMATION [PLEASE PRINT]							
ADDRESS	1725 TX-276, Rockwall,	TX	75032					
SUBDIVISION	Rockwall Technology Pa	rk		LOT	1	BLOCK	1	
GENERAL LOCATION	Lamberth Tract E. of J	ohn I	King betw	een Disco	very Blv	rd. & 5	rx-276	
ZONING, SITE PL	AN AND PLATTING INFORMATION	PLEASE P	PRINT]					
CURRENT ZONING			CURRENT US	E Land/AG	Land/AG			
PROPOSED ZONING	Light Industrial		PROPOSED US	E Light I	Light Industrial			
ACREAGE	18.48 LOTS [CUF	RENT]	2	LOT	S [PROPOSED]	1		
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLE APPROVAL PROCESS, AND FAILURE TO ADDRESS A BENIAL OF YOUR CASE.	DGE THAT NY OF STA	T DUE TO THE PAS AFF'S COMMENTS E	SSAGE OF <u>HB3167</u> T BY THE DATE PROVI	THE CITY NO LONDED ON THE DEV	IGER HAS FL ELOPMENT (EXIBILITY WITH CALENDAR WILL	
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PR	INT/CHEC	K THE PRIMARY CO	NTACT/ORIGINAL S	IGNATURES ARE	REQUIRED]		
	BSKJ Development Corp.		APPLICANT	Triten I	Real Est	ate Pa	rtners	
CONTACT PERSON	Robert E. Lamberth	C		David Sh				
ADDRESS	714 Sanctuary Way		ADDRESS	15110 N.	Dallas	Parkw	ay	
				Suite 55				
CITY, STATE & ZIP	Heath, TX 75032	C	CITY, STATE & ZIP	Dallas,	TX 75248	}		
PHONE	972-345-1498		PHONE	817-891-	-4123			
E-MAIL	rglamberth@aol.com		E-MAIL	dshipman	n@triten	.com		
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEARED _ ED THE FO	David Ship	oman	[OWNER]	THE UNDER	RSIGNED, WHO	
S 619.60	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE TON WITH THIS APPLICATION, IF SUCH REPRODUCTION	TON, HAS E , I AGREE CITY IS AL	BEEN PAID TO THE CI THAT THE CITY OF I LSO AUTHORIZED A	TY OF ROCKWALL OF ROCKWALL (I.E. "CIT) ND PERMIT	N THIS THE	AND PERMIT	DAY OF TED TO PROVIDE	
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	OWNER'S SIGNATURE David Shipman	7		- Alin	milit Note	ry ID 132	814622	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS DC15D6EA63F64ED	7		MY COM	MISSION EXPIRE	18.0	8-9094	





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





City of Rockwall Planning and Zoning 385 S Goliad St Rockwall, Texas 75087 Attn: Henry Lee

July 14, 2022

Dear Mr. Lee:

The following letter outlines the requested variances to the City of Rockwall Unified Development Code, per the comments we received on June 24, 2022, and the proposed compensatory measures taken for each variance requested.

Variance Request #1

Per the City of Rockwall SH-276 Overlay District requirements, Subsection 06.02D1(i), an Industrial/Office land use requires a 50-foot landscape buffer along SH-276 and a 10-foot landscape buffer along Discovery Blvd.

A 25-foot landscape buffer is requested along SH-276 for the following reason:

• The adjacent properties on either side of the site have established precedence with an approximately 25-foot landscape buffer. To maintain consistency in appearance, a similar sized buffer is requested.

In addition, relief from a small portion of the 10-foot landscape buffer requirement along Discovery Blvd. is requested for the following reasons:

• The property line at the Northwest portion of the site is irregularly shaped to accommodate a drainage headwall at this location. Providing a 10-foot landscape buffer at this 35-foot length of property line located parallel to the building would negatively impact the overall site and building design, without satisfying the intent of the code to shield views to parked cars. No parking is provided in front of this area facing the street.

Proposed Compensatory Measures

- Increase the caliper-inch size of the canopy trees provided in the landscape buffer along SH-276 from the 4-inch minimum requirement to a 6-inch caliper size.
- Increase the caliper-inch size of the canopy trees provided in the landscape buffer along Discovery Blvd. from the 4-inch minimum requirement to a 6-inch caliper size.

Variance Request #2

Per the City of Rockwall UDC requirements, subsection 06.02C(1) of Article 5, exterior walls should consist of 90% masonry materials on all facades.

A variance to these requirements is requested for the following reason:

• This project is a large size distribution center. Concrete tilt-wall construction is the normal construction method for these types of facilities and precedence for tilt wall construction is established on similar building in the surrounding area.

Proposed Compensatory Measures

Per City of Rockwall Planning Department no compensatory measures are required to this Variance due to existing precedents set by similar adjacent buildings.

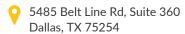






www.tritenre.com







Variance Request 3

Per the City of Rockwall UDC requirements, subsection 05.01C of Article 5, exterior facades are required to meet articulation standards on all facades as specified in the above referenced sections. A variance to these requirements is requested for the following reasons:

- This project is a large size distribution center. As such, wall lengths longer than the maximum stipulated in the requirements are necessary.
- While attempts have been made on the building design to provide articulation and aesthetic appeal, not every vertical and horizontal articulation standard can be met due to the specific needs of a tilt-wall distribution center.

Proposed Compensatory Measures

- A 20-foot width minimum landscape buffer is being provided along Discovery Blvd. instead of the 10-foot width minimum requirement.
- The total landscaped area of the site currently exceeds the minimum requirements. Refer to the table on Landscape Plan L1.00 for the required vs. provided area data.

Variance Request 4

Per the City of Rockwall UDC requirements, subsection 06.02C(1)a1 Article 5, all buildings shall have a minimum of 20% natural stone on all building facades.

A variance to these requirements is requested for the following reasons:

This project is a large size distribution center. Limited use of stone (at building entrances only) is established by precedent on similar building in the surrounding area. Greater than 5% manufactured stone is proposed at building entrance locations.

Proposed Compensatory Measures

- Additional storefront windows / glass entrances doors and a canopy above the storefront has been added in 2
 locations mid-way along the long walls on the front façade to enhance the overall appearance of the building. The
 proposed new entries have been added since the approval of the building elevation by the Architectural Review
 Committee.
- The UDC requires that (7) architectural elements be utilized in the building design. Proposed buildings incorporate a combination of (8) architectural elements. Refer to the table on elevation sheet A200 for elements are being utilized.

Thank you for your consideration of these variance requests.

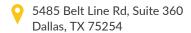
David Shipman Principal Triten Real Estate Partners

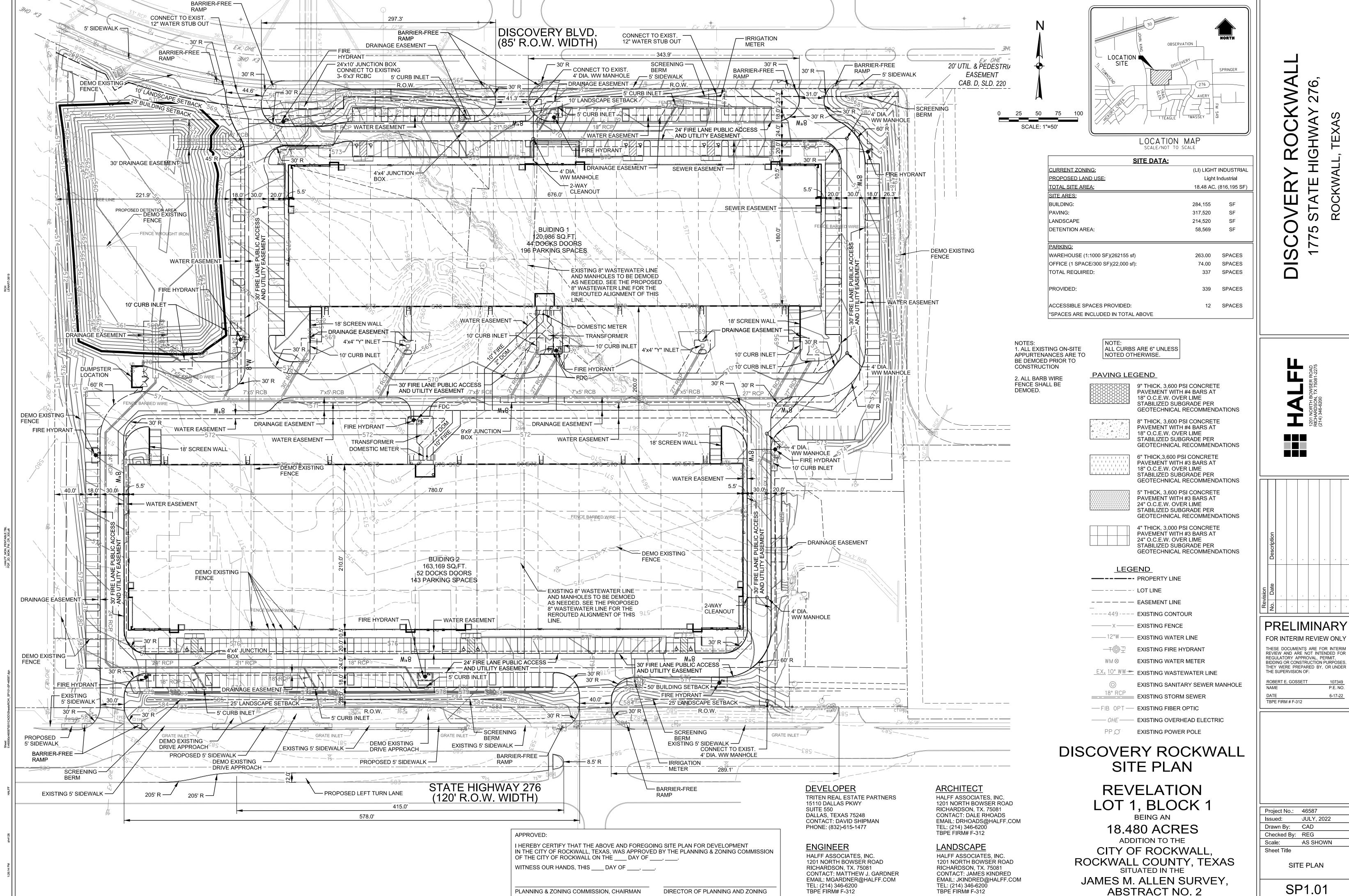






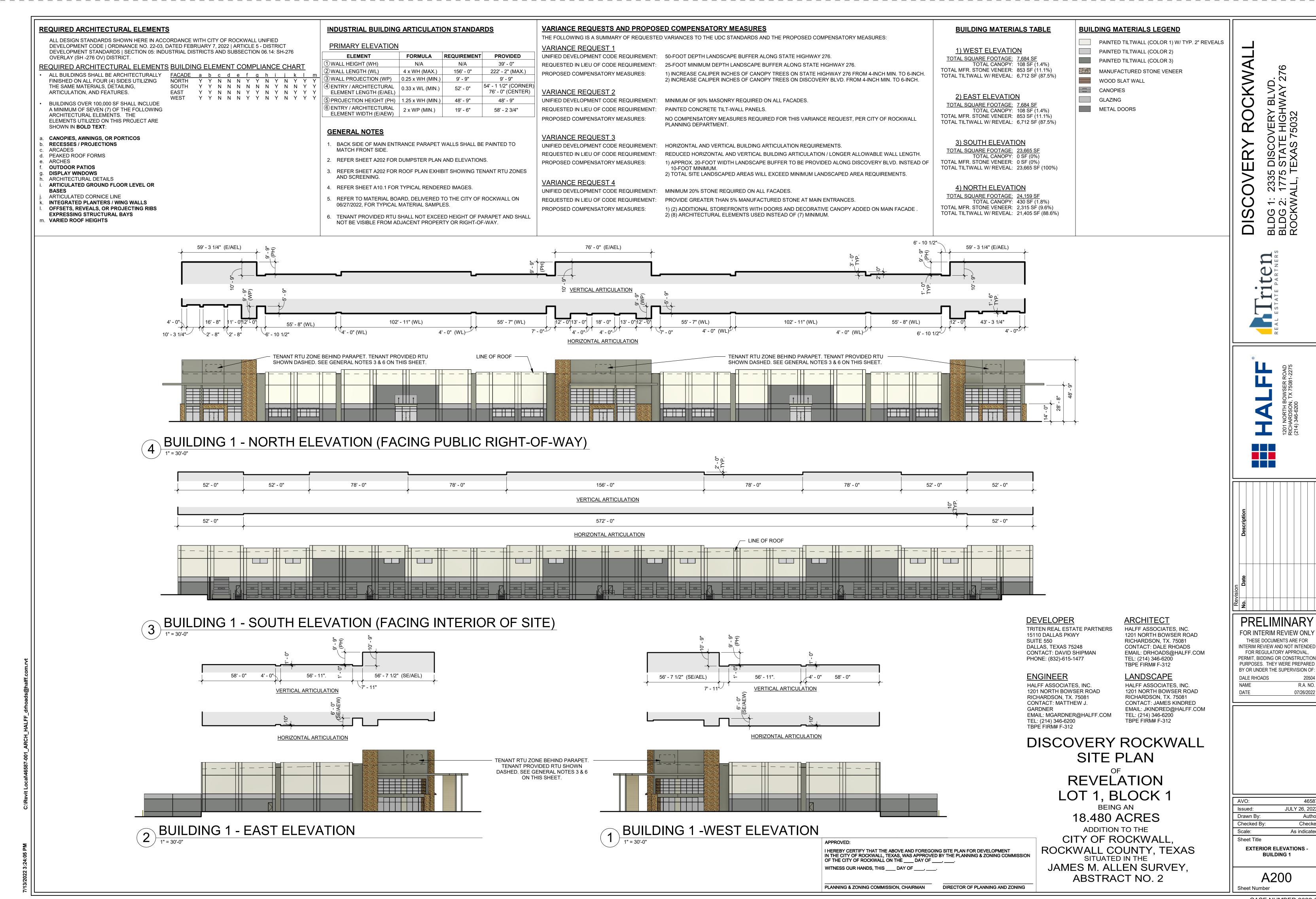






SP1.01

Sheet Number CASE NUMBER: SP2022-037



CASE NUMBER 2022-037

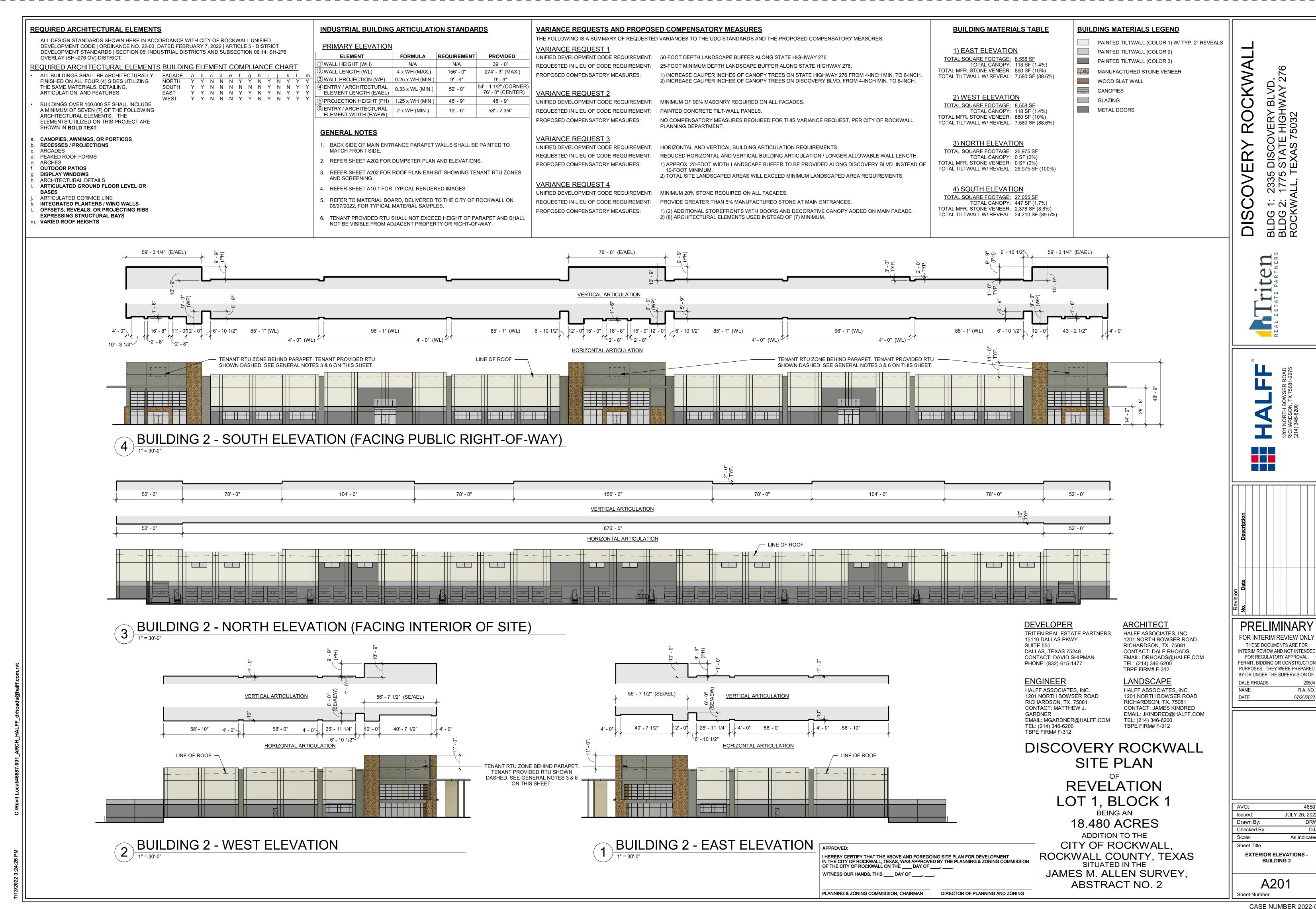
R.A. NO.

07/26/2022

JULY 26, 2022

Checker

As indicated



CASE NUMBER 2022-037

BLVD WAY

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52 L

R.A. NO.

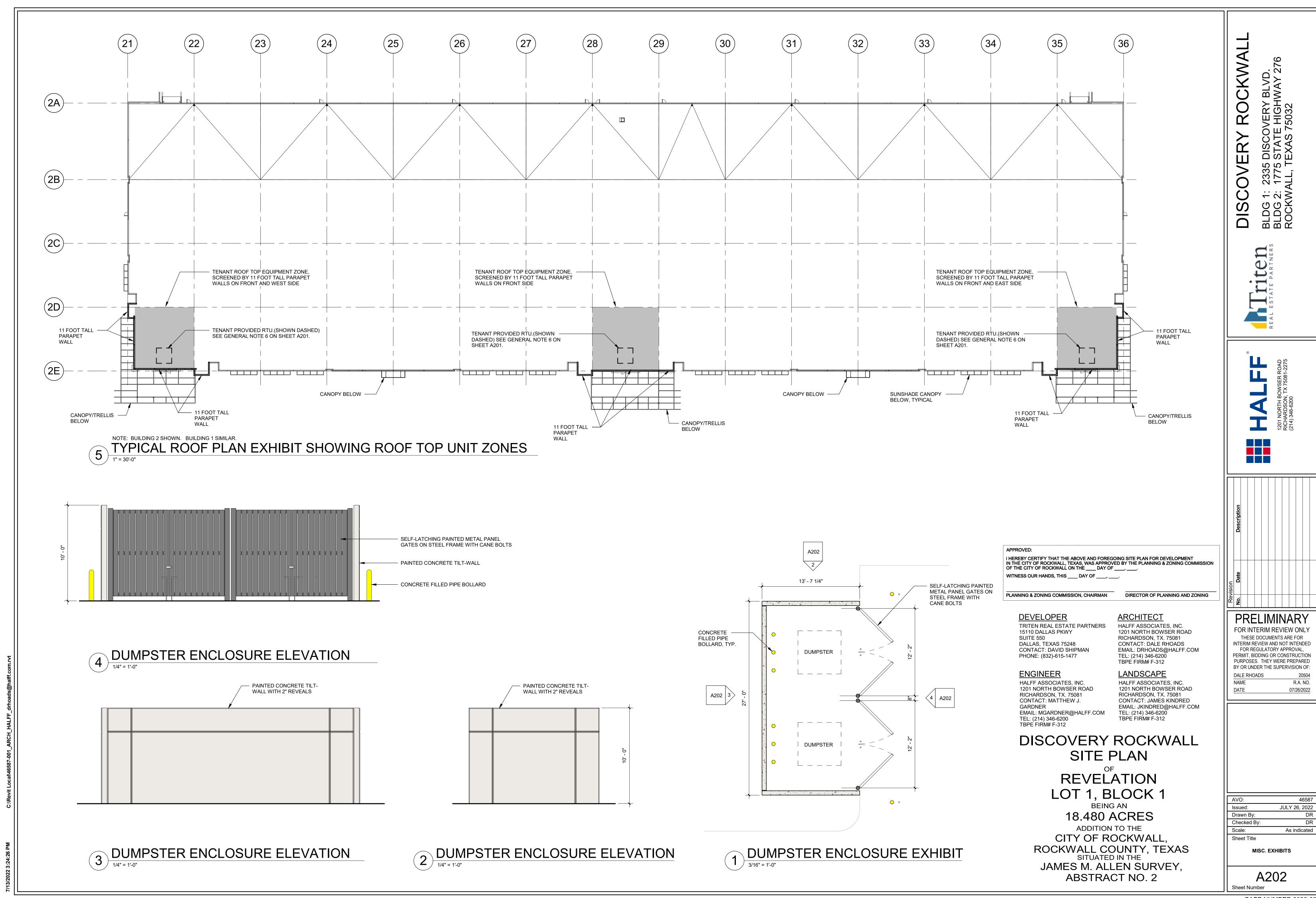
07/26/2022

46587

DJJ

JULY 26, 2022

As indicated



CASE NUMBER 2022-037

R.A. NO.

46587





WITNESS OUR HANDS, THIS ____ DAY OF ____, ___

DEVELOPER

TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW J.
GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

LOT 1, BLOCK 1

BEING AN

18.480 ACRES

ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SITUATED IN THE

JAMES M. ALLEN SURVEY,

ABSTRACT NO. 2

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ___.

DIRECTOR OF PLANNING AND ZONING

<u>ARCHITECT</u> HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: JAMES KINDRED
EMAIL: JKINDRED@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

REVELATION

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED

FOR REGULATORY APPROVAL,
PERMIT, BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED

BY OR UNDER THE SUPERVISION OF:

DISCOVERY

JULY 26, 2022 Checked By: Scale:

RENDERINGS

A10.1

Sheet Title

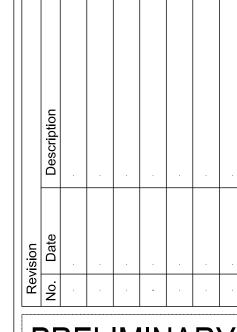
PRELIMINARY FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE

Sheet Number









THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING

WERE PREPARED BY OR UNDER THE SUPERVISION OF: JAMES R. KINDRED

R.L.A. NO. 07/05/2022

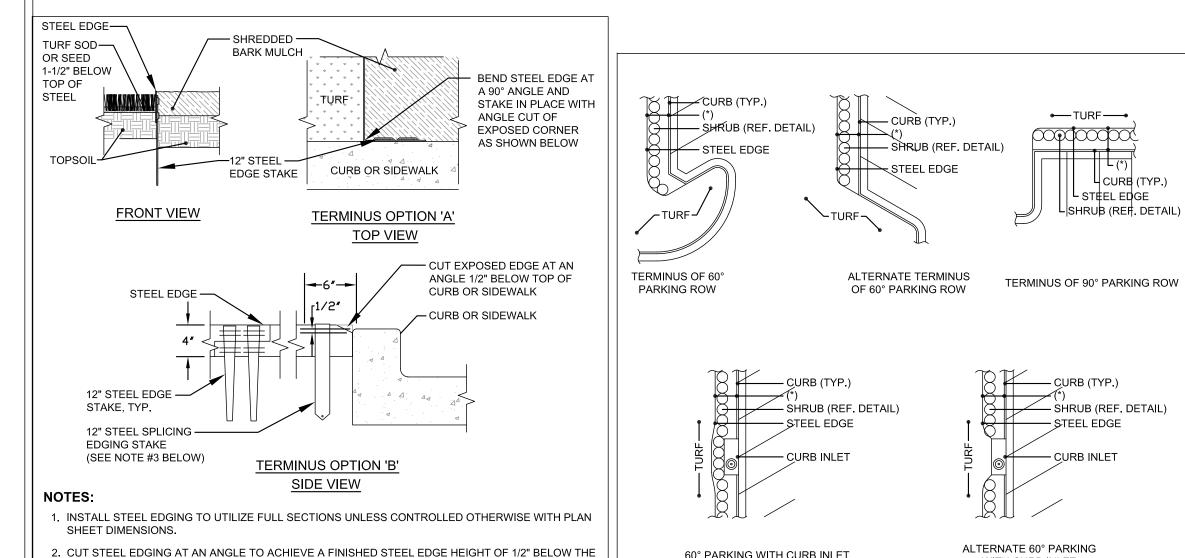
OR CONSTRUCTION PURPOSES. THEY

Project No.: 46587 JULY, 2022 Issued Drawn By CP Checked By: JRK

Scale: AS SHOWN Sheet Title

LANDSCAPE NOTES AND DETAILS





TOP OF ADJACENT HARDSCAPE.

(REF. LANDSCAPE PROJECT NOTES)

STEEL EDGE TERMINATION

4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B' (*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.

60° PARKING WITH CURB INLET

NOTE: SEE LANDSCAPE NOTES AND SHRUB

PLANTING AND SPACING DETAIL FOR INSTALLATION.

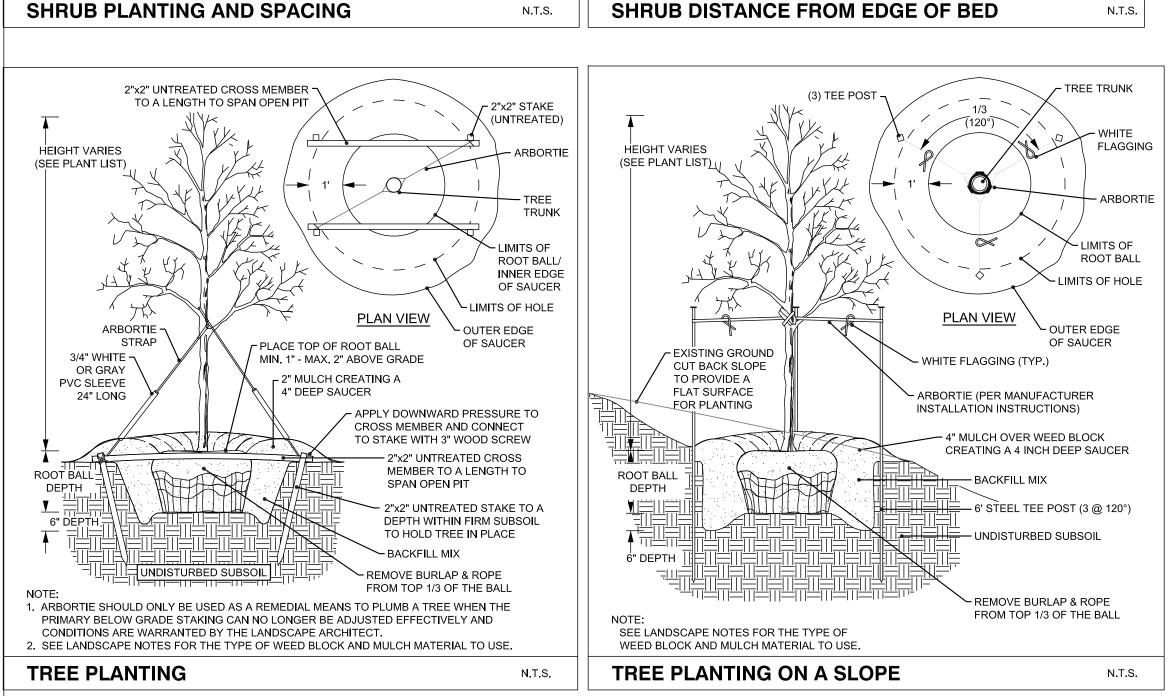
GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.

REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

WITH CURB INLET

D = DIMENSION OF PLANT SPACING (SHRUB AND GROUNDCOVER AS INDICATED ON DRAWINGS) - IF SHRUB IS BALL AND BURLAP, THEN REMOVE BURLAP AND ROPE FROM TOP 1/3 OF ROOTBALL - AMENDED SOIL SPECIFIED BED BORDER BACKFILL TO REMOVE ALL 3" LAYER OF - DECOMPOSED GRANITE 4" LAYER OF MULCH OVER WEED BLOCK OVER WEED BLOCK OR AS OTHERWISE OR AS OTHERW SPECIFIED ON PLAN SPECIFIED ON PLAN PIT PLANTED UNDISTURBED EDGE OF SIDEWAKK SPECIFIED 4" STEEL EDGE - AS SHOWN BED BORDER BREAK THROUGH AND REMOVE ANY EXISTING IN LANDSCAPE PLAN J

- "HARDPAN" AS NECESSARY TO PROVIDE GOOD PERCOLATION AND POSITIVE DRAINAGE



ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
OTTO TO THE PROPERTY OF THE PARTY OF THE PAR	Q 1 1	BOTTATIONET COMMON TO MILE	00111	O/ (L	TEM THE
Cercis canadensis / Eastern Redbud Multi-trunk		B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.	
	27	Rhus lanceolota / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	19	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	86	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
0000000000000000000000000000000000000	29	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
A	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4`-8` HT 6`-8` SPD	
•	324	Leucophyllum frutescens / Texas Sage	5 gal	4`-8` HT 4`-6` SPD	
\odot	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4`-8` HT 6`-8` SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
Same of the same o	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2`-6` HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2`-3` 1`-3` Spd	
minimum + +	77	Schizachyrium scoparium / Little Bluestem	5 gal	3`-4` 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1`-2` Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
*	198,210 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
######################################	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	2,362 LF	Landscape Steel Edging			

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) <u>General Irrigation Requirements.</u> The owner shall be responsible for the health and vitality of plant

(3) Be maintained and kept operational at all times to provide for efficient water distribution.

- material through the irrigation of all landscaped areas, turf and plant materials, and shall:
- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
- (a) <u>Conventional System.</u> An automatic or manual underground irrigation system that may be a
- conventional spray or bubbler type heads. (b) <u>Drip or Leaky-Pipe System.</u> An automatic or manual underground irrigation system in conjunction
- with a watersaving system such as a drip or a leaky pipe system. (c) <u>Temporary and Aboveground Watering</u>. Landscape areas utilizing xeriscape plants and nstallation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- (2) Natural and Undisturbed Areas. No irrigation shall be required for undisturbed natural areas or
- (3) <u>Compliance with State Law.</u> All irrigation systems shall comply with the irrigation code of <u>Chapter 10</u>, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ $\frac{3}{16}$ " min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a cup4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15): lydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15): Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

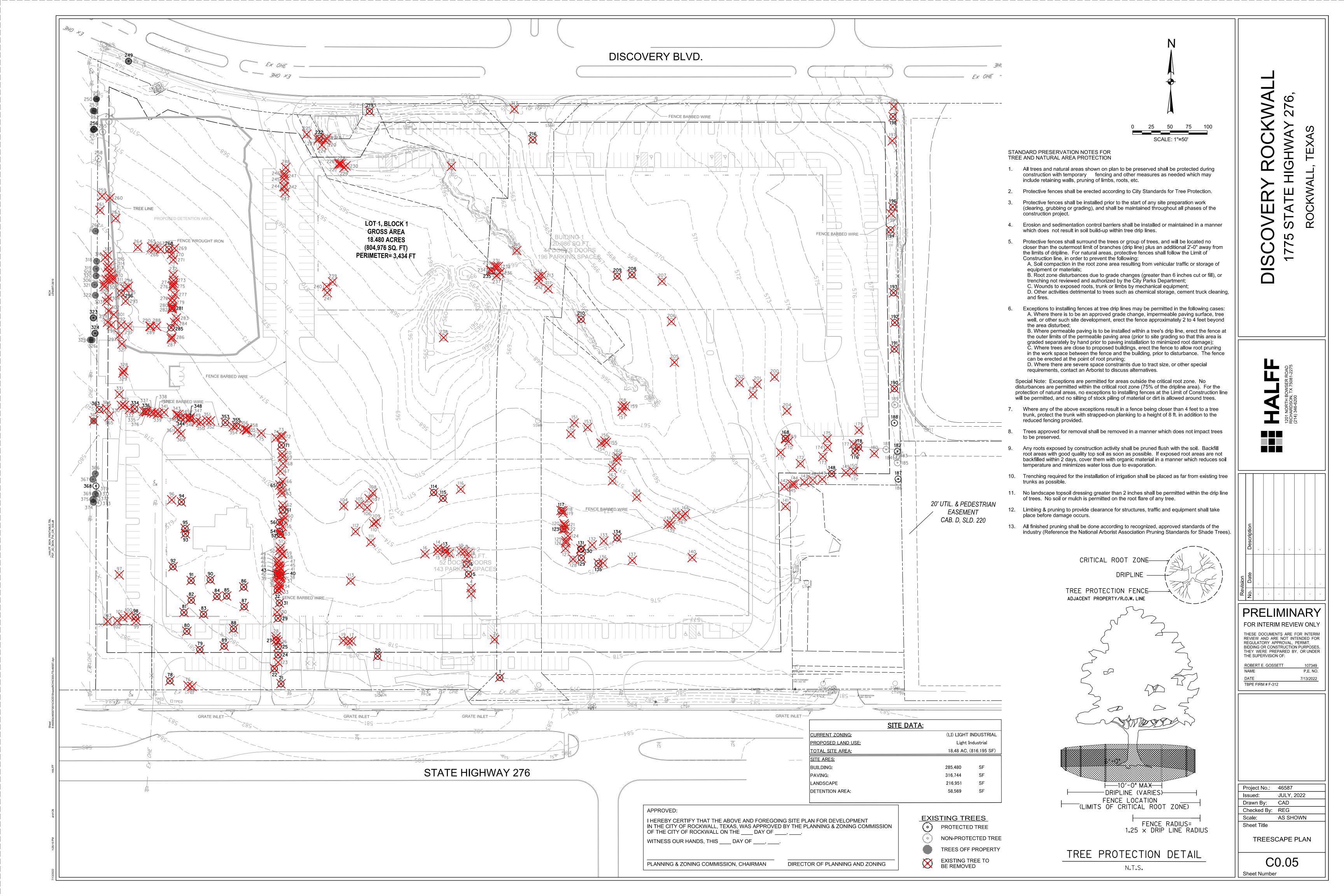
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

ESTABLISHMENT AND ACCEPTANCE:

GRASS is defined as minimum 80% coverage per square foot (no bare areas).



Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated In
1	Eastern red cedar	Juniperus virginiana	11.5		Good	Secondary Protected	Yes	5.75
3	Black willow Sugar hackberry	Salix nigra Celtis laevigata	7	7X 2X	Good Poor	Non-protected Non-protected	Yes Yes	
4	Sugar hackberry Sugar hackberry	Celtis laevigata	4	3X	Good	Non-protected	Yes	
5	Red mulberry	Morus rubra	6	7X	Poor	Primary Protected	Yes	
6	Sugar hackberry	Celtis laevigata	11.5	2X	Good	Secondary Protected	Yes	5.75
7 8	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5 8.5		Good	Non-protected Non-protected	Yes Yes	
9	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected	Yes	
10	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected	Yes	
11	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected	Yes	
12	Eastern red cedar	Juniperus virginiana	9	0.4	Good	Non-protected	Yes	
13	Eastern red cedar Sugar hackberry	Juniperus virginiana Celtis laevigata	13.5 5.5	3X 2X	Poor Good	Secondary Protected Non-protected	Yes Yes	
15	Sugar hackberry	Celtis laevigata	7	Z/X	Good	Non-protected	Yes	
16	Sugar hackberry	Celtis laevigata	10	3X	Good	Non-protected	Yes	
17	Eastern cottonwood	Populus deltoides	22.5		Good	Non-protected	Yes	
18	Eastern cottonwood	Populus deltoides	17		Good	Non-protected Non-protected	Yes	
20	Eastern cottonwood Red mulberry	Populus deltoides Morus rubra	15 30	2X	Good	Feature Protection	Yes Yes	60
21	Sugar hackberry	Celtis laevigata	18.5	3X	Good	Secondary Protected	Yes	9.25
22	Eastern redbud	Cercis canadensis	6.5	2X	Poor	Primary Protected	Yes	
23	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected	Yes	
24 25	Sugar hackberry	Celtis laevigata	16.5	2X	Good	Secondary Protected Secondary Protected	Yes Yes	8.25
26	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6		Good	Non-protected	Yes	5.5
27	Sugar hackberry	Celtis laevigata	22	3X	Good	Secondary Protected	Yes	11
28	Sugar hackberry	Celtis laevigata	10.5	2X	Good	Non-protected	Yes	
29	Arizona ash	Fraxinus velutina	22	4X	Good	Primary Protected	Yes	22
30	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	13.5	2X	Good Good	Non-protected Secondary Protected	Yes Yes	0 ==
32	Sugar hackberry	Geltis laevigata	13.5	3X	Good	Secondary Protected Secondary Protected	Yes	6.75 6.75
33	Sugar hackberry	Celtis laevigata	6		Good	Non-protected	Yes	0.70
34	Sugar hackberry	Celtis laevigata	6		Good	Non-protected	Yes	
35	Sugar hackberry	Celtis laevigata	4	2X	Good	Non-protected	Yes	
36 37	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	7		Good Good	Non-protected Non-protected	Yes Yes	
38	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected Non-protected	Yes	
39	Eastern red cedar	Juniperus virginiana	8.5		Good	Non-protected	Yes	
40	Hercules club	Zanthoxylum clava-herculis	7		Good	Primary Protected	Yes	7
41	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected	Yes	
42	Eastern red cedar Hercules club	Juniperus virginiana Zanthoxylum clava-herculis	4.5		Good Poor	Non-protected Primary Protected	Yes Yes	
44	Sugar hackberry	Celtis laevigata	6		Good	Non-protected	Yes	
45	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected	Yes	
46	Sugar hackberry	Celtis laevigata	8		Good	Non-protected	Yes	
47	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5 7	2X	Good Good	Non-protected Non-protected	Yes Yes	
49	Sugar hackberry	Celtis laevigata	8.5	2/	Good	Non-protected	Yes	
50	Sugar hackberry	Celtis laevigata	8.5		Good	Non-protected	Yes	
51	Sugar hackberry	Celtis laevigata	4		Good	Non-protected	Yes	
52	Sugar hackberry	Celtis laevigata	12		Good	Secondary Protected	Yes	6
53 54	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	19	3X	Good	Non-protected Secondary Protected	Yes Yes	0.5
55	Sugar hackberry	Celtis laevigata	6)	Good	Non-protected	Yes	9.5
56	Sugar hackberry	Celtis laevigata	16.5	2X	Good	Secondary Protected	Yes	8.25
57	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected	Yes	
58	Sugar hackberry	Celtis laevigata	6.5		Good	Non-protected	Yes	
59 60	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	6 8.5	3X	Good Good	Non-protected Non-protected	Yes Yes	
61	Sugar hackberry	Celtis laevigata	23	2X	Good	Secondary Protected	Yes	11.5
62	Sugar hackberry	Celtis laevigata	5		Good	Non-protected	Yes	11.0
63	Sugar hackberry	Celtis laevigata	6		Good	Non-protected	Yes	
64	Sugar hackberry	Celtis laevigata	8.5	3X	Good	Non-protected	Yes	
65 66	Western soapberry Sugar hackberry	Sapindus saponaria Celtis laevigata	7	2X	Good	Primary Protected Non-protected	Yes Yes	7
67	Sugar hackberry	Celtis laevigata	9	3X	Good	Non-protected	Yes	
68	Sugar hackberry	Celtis laevigata	7.5		Good	Non-protected	Yes	
69	Sugar hackberry	Celtis laevigata	9.5	2X	Good	Non-protected	Yes	
70	Sugar hackberry	Celtis laevigata	9	200	Good	Non-protected	Yes	
71 72	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	11.5	3X 3X	Good	Secondary Protected Non-protected	Yes Yes	5.75
73	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected	Yes	
74	Sugar hackberry	Celtis laevigata	7.5	2X	Good	Non-protected	Yes	
75	Sugar hackberry	Celtis laevigata	7.5	3X	Good	Non-protected	Yes	
76 77	Eastern cottonwood Sugar hackberry	Populus deltoides Celtis laevigata	22.5 6.5	4X	Poor Good	Non-protected Non-protected	Yes Yes	
78	Sugar nackberry Eastern redbud	Cercis canadensis	10	10X+	Good	Primary Protected	Yes	10
79	Pecan	Carya illinoinensis	12	2X	Poor	Primary Protected	Yes	10
80	Red mulberry	Morus rubra	22.5		Good	Primary Protected	Yes	22.5
81	Red mulberry	Morus rubra	19.5		Poor	Primary Protected	Yes	
82	Red mulberry Eastern red cedar	Morus rubra Juniperus virginiana	18.5 21.5		Poor Good	Primary Protected Secondary Protected	Yes Yes	10.75
84	Red mulberry	Morus rubra	34		Poor	Feature Protection	Yes	10.75
85	Arizona ash	Fraxinus velutina	14		Good	Primary Protected	Yes	14
86	Pecan	Carya illinoinensis	15.5		Good	Primary Protected	Yes	15.5
	Red mulberry	Morus rubra	23		Poor	Primary Protected	Yes	
87		Morus rubra	25		Poor	Primary Protection	Yes	
88	Red mulberry	Camera War at	10.5		Good	Primary Protected Primary Protected	Yes Yes	10.5
	Red mulberry Pecan Pecan	Carya illinoinensis Carya illinoinensis	19			,		19
88 89	Pecan	•	19 14.5		Good	Primary Protected	Yes	14.5
88 89 90	Pecan Pecan	Carya illinoinensis		5X		Primary Protected Primary Protected	Yes Yes	14.5 19.5
88 89 90 91 92 93	Pecan Pecan Pecan Bradford pear Sugar hackberry	Carya illinoinensis Carya illinoinensis Pyrus calleryana Celtis laevigata	14.5 19.5 25.5	5X 3X	Good Good Good	Primary Protected Feature Protection	Yes Yes	
88 89 90 91 92 93	Pecan Pecan Pecan Bradford pear Sugar hackberry Sugar hackberry	Carya illinoinensis Carya illinoinensis Pyrus calleryana Celtis laevigata Celtis laevigata	14.5 19.5 25.5 24.5	3X	Good Good Good	Primary Protected Feature Protection Secondary Protected	Yes Yes Yes	19.5 51 12.25
88 89 90 91 92 93 95 94	Pecan Pecan Pecan Bradford pear Sugar hackberry Sugar hackberry Pecan	Carya illinoinensis Carya illinoinensis Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis	14.5 19.5 25.5 24.5 13	3X 4X	Good Good Good Good	Primary Protected Feature Protection Secondary Protected Primary Protected	Yes Yes Yes Yes	19.5 51
88 89 90 91 92 93 95	Pecan Pecan Pecan Bradford pear Sugar hackberry Sugar hackberry	Carya illinoinensis Carya illinoinensis Pyrus calleryana Celtis laevigata Celtis laevigata	14.5 19.5 25.5 24.5	3X	Good Good Good	Primary Protected Feature Protection Secondary Protected	Yes Yes Yes	19.5 51 12.25
88 89 90 91 92 93 95 94	Pecan Pecan Pecan Bradford pear Sugar hackberry Sugar hackberry Pecan Sugar hackberry	Carya illinoinensis Carya illinoinensis Pyrus calleryana Celtis laevigata Celtis laevigata Carya illinoinensis Celtis laevigata	14.5 19.5 25.5 24.5 13 10.5	3X 4X 3X	Good Good Good Good Good	Primary Protected Feature Protection Secondary Protected Primary Protected Non-protected	Yes Yes Yes Yes Yes Yes	19.5 51 12.25

TREE INVENTORY / MITIGATION

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated I
101	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9.5	2X 2X	Good	Non-protected Non-protected	Yes Yes	
103	Sugar hackberry	Celtis laevigata	4		Good	Non-protected	Yes	
104	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	5	2X 3X	Good	Non-protected Non-protected	Yes Yes	
106	Eastern cottonwood	Populus deltoides	4	2X	Good	Non-protected	Yes	
107	Eastern cottonwood	Populus deltoides	6	2X	Good	Non-protected	Yes	
108	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4.5	3X	Good	Non-protected Non-protected	Yes Yes	
110	Eastern cottonwood	Populus deltoides	5	4X	Good	Non-protected	Yes	
111	Eastern cottonwood	Populus deltoides	4		Good	Non-protected	Yes	
112	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	4	2X	Good	Non-protected Non-protected	Yes Yes	
114	Red mulberry	Morus rubra	4		Good	Primary Protected	Yes	4
115	Red mulberry	Morus rubra	7.5		Good	Primary Protected	Yes	7.5
116	Bois d'arc Sugar hackberry	Maclura pomifera Celtis laevigata	20	2X	Good	Non-protected Secondary Protected	Yes Yes	
118	Honey locust	Gleditsia triacanthos	7		Good	Non-protected	Yes	5.5
119	Honey locust	Gleditsia triacanthos	5.5		Good	Non-protected	Yes	
120	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5	3X 2X	Good	Non-protected Non-protected	Yes Yes	
122	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected	Yes	
123	Western soapberry	Sapindus saponaria	4.5	2X	Good	Primary Protected	Yes	4.5
124	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4.5	2X	Good	Non-protected Non-protected	Yes Yes	
126	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected	Yes	
127	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected	Yes	
128 129	Sugar hackberry Eastern red cedar	Celtis laevigata	6.5	4X	Good Good	Non-protected Secondary Protected	Yes Yes	
130	Eastern red cedar Eastern red cedar	Juniperus virginiana Juniperus virginiana	16		Good	Secondary Protected Secondary Protected	Yes Yes	<u> </u>
131	Eastern red cedar	Juniperus virginiana	13		Good	Secondary Protected	Yes	6.5
132	Sugar hackberry	Celtis laevigata	6.5	2X	Good	Non-protected	Yes	
133	Sugar hackberry Eastern red cedar	Celtis laevigata Juniperus virginiana	8	3X	Good Good	Non-protected Secondary Protected	Yes Yes	8
135	Sugar hackberry	Celtis laevigata	16.5	6X	Poor	Secondary Protected	Yes	U
136 137	Sugar hackberry Eastern red cedar	Celtis laevigata	7 9	2X 2X	Good Good	Non-protected Non-protected	Yes Yes	
137	Sugar hackberry	Juniperus virginiana Celtis laevigata	7	3X	Good	Non-protected Non-protected	Yes	
139	Honey locust	Gleditsia triacanthos	7		Good	Non-protected	Yes	
140	Sugar hackberry	Celtis laevigata	4.5	0.4	Good	Non-protected	Yes	
141	Black willow Sugar hackberry	Salix nigra Celtis laevigata	16.5	2X 2X	Good	Non-protected Non-protected	Yes Yes	
143	Sugar hackberry	Celtis laevigata	4		Good	Non-protected	Yes	
144	Sugar hackberry	Celtis laevigata	5.5		Good	Non-protected	Yes	
145	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	5.5		Good	Non-protected Non-protected	Yes Yes	
147	Sugar hackberry	Celtis laevigata	4.5		Good	Non-protected	Yes	
148	Sugar hackberry	Celtis laevigata	24.5		Good	Secondary Protected	Yes	12.25
149	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	9 22.5	4X	Good	Non-protected Non-protected	Yes Yes	
151	Sugar Hackberry	Celtis laevigata	8.5	2X	Good	Non-Protected	Yes	
152	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	Yes	
153 154	Sugar Hackberry Osage Orange	Celtis laevigata Maclura pomifera	5.5	2X	Good	Non-Protected Non-Protected	Yes Yes	
155	Sugar Hackberry	Celtis laevigata	6	3X	Good	Non-Protected	Yes	
156	Osage Orange	Maclura pomifera	8		Good	Non-Protected	Yes	
157 158	Black Willow Black Willow	Salix nigra Salix nigra	15	4X 6X	Good Good	Non-Protected Non-Protected	Yes Yes	
159	Black Willow	Salix nigra	5	2X	Good	Non-Protected	Yes	
160	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected	Yes	
161	Sugar Hackberry	Celtis laevigata	4.5	av	Good	Non-Protected	Yes	
162	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7.5	2X 2X	Good	Non-Protected Non-Protected	Yes Yes	
164	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
165	Honey Locust	Gleditsia triacanthos	5		Good	Non-Protected	Yes	
166	Sugar Hackberry Honey Locust	Celtis laevigata Gleditsia triacanthos	4.5 6		Good Good	Non-Protected Non-Protected	Yes Yes	
168	Sugar Hackberry	Celtis laevigata	17.5		Good	Secondary Protected	Yes	8.75
169	Osage Orange	Maclura pomifera	15	10X+	Poor	Non-Protected	Yes	
170 171	Eastern Red Cedar Sugar Hackberry	Juniperus virginiana Celtis laevigata	7.5	2X	Good Good	Non-Protected Non-Protected	Yes Yes	
171	Sugar Hackberry	Celtis laevigata	7	10X+	Good	Non-Protected	Yes	
173	Sugar Hackberry	Celtis laevigata	4.5	2X	Good	Non-Protected	Yes	
174 175	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6 8.5	3X	Good Good	Non-Protected Non-Protected	Yes Yes	
176	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	13	3^	Good	Secondary Protected	Yes Yes	6.5
177	Honey Locust	Gleditsia triacanthos	9.5		Good	Non-Protected	Yes	J.0
178	Sugar Hackberry	Celtis laevigata Maclura pomifera	13.5	2	Poor	Secondary Protected	Yes	
179 180	Osage Orange Honey Locust	Maclura pomifera Gleditsia triacanthos	9.5 7.5	2X	Good Good	Non-Protected Non-Protected	Yes No	
181	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	No	
182	Sugar Hackberry Sugar Hackberry	Celtis laevigata	13	2X	Good	Secondary Protected	No No	
183	Sugar Hackberry Eastern Red Cedar	Celtis laevigata Juniperus virginiana	5.5	3X	Good Good	Non-Protected Non-Protected	No No	
185	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	No	
186	Osage Orange	Maclura pomifera	8.5	2	Good	Non-Protected	No No	
187	Eastern Red Cedar Hercules Club	Juniperus virginiana Zanthoxylum clava-herculis	15.5	2X 4X	Good Good	Secondary Protected Primary Protected	No No	
189	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	No	
190	Red Mulberry	Morus rubra	8.5	3X	Good	Primary Protected	Yes	8.5
191	Red Mulberry Hercules Club	Morus rubra Zanthoxylum clava-herculis	9.5 8.5	6X 4X	Good	Primary Protected Primary Protected	Yes Yes	9.5 8.5
193	Hercules Club	Zanthoxylum clava-herculis	8.5		Good	Primary Protected	Yes	8.5 8.5
194	Hercules Club	Zanthoxylum clava-herculis	9.5	2X	Good	Primary Protected	Yes	9.5
195 196	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	5.5 9.5	4X	Good Good	Non-Protected Primary Protected	Yes Yes	
196	Sugar Hackberry	Celtis laevigata	5.5	6X	Good	Non-Protected	Yes	9.5
198	Hercules Club	Zanthoxylum clava-herculis	9.5		Poor	Primary Protected	Yes	
199	Sugar Hackberry	Celtis laevigata	5.5]	Good	Non-Protected	Yes	

		INCL	INVENTORY	/ WITTIGA	ITON			
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigate
201	Honey Locust Honey Locust	Gleditsia triacanthos Gleditsia triacanthos	19.5	4X 5X	Good Good	Non-Protected Non-Protected	Yes Yes	
203	Honey Locust	Gleditsia triacanthos	5.5	3X	Good	Non-Protected	Yes	
204	Honey Locust Osage Orange	Gleditsia triacanthos Maclura pomifera	7 8.5	2X 6X	Good Good	Non-Protected Non-Protected	Yes Yes	
206	Honey Locust	Gleditsia triacanthos	11.5		Good	Non-Protected	Yes	
207	Osage Orange Red Mulberry	Maclura pomifera Morus rubra	7.5	5X 10X+	Good Good	Non-Protected Primary Protected	Yes Yes	
209	Red Mulberry	Morus rubra	4	8X	Good	Primary Protected	Yes	11 4
210	Bradford Pear	Pyrus calleryana	8.5	4X	Good	Primary Protected	Yes	8.5
211	Black Willow Black Willow	Salix nigra Salix nigra	14	3X 2X	Good Good	Non-Protected Non-Protected	Yes Yes	
213	Black Willow	Salix nigra	5		Good	Non-Protected	Yes	
214	Eastern Cottonwood Black Willow	Populus deltoides Salix nigra	4.5 16.5	3X 2X	Good Good	Non-Protected Non-Protected	Yes Yes	
216	Sugar Hackberry	Celtis laevigata	19		Poor	Secondary Protected	Yes	
217	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5 4.5		Good Poor	Non-Protected Non-Protected	Yes Yes	
219	Bradford Pear	Pyrus calleryana	7	8X	Good	Primary Protected	Yes	7
220	Sugar Hackberry	Celtis laevigata	9.5		Good	Non-Protected Non-Protected	Yes	
221	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	4		Good Good	Primary Protected	Yes Yes	4
223	Osage Orange	Maclura pomifera	12.5		Good	Non-Protected	Yes	
224	Osage Orange Osage Orange	Maclura pomifera Maclura pomifera	7	3X	Good Good	Non-Protected Non-Protected	Yes Yes	
226	Eastern Red Cedar	Juniperus virginiana	5	U.A.	Good	Non-Protected	Yes	
227	Eastern Red Cedar	Juniperus virginiana	7	2X	Good	Non-Protected	Yes	
228	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	5.5	2X	Good Good	Non-Protected Non-Protected	Yes Yes	
230	Eastern Red Cedar	Juniperus virginiana	4.5		Good	Non-Protected	Yes	
231	Black Willow Sugar Hackberry	Salix nigra Celtis laevigata	34 6	4X	Poor Good	Non-Protected Non-Protected	Yes Yes	
233	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected Non-Protected	Yes	
234	Sugar Hackberry	Celtis laevigata	6	21/	Good	Non-Protected	Yes	
235	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	6	2X	Good Good	Primary Protected Non-Protected	Yes Yes	6
237	Eastern Red Cedar	Juniperus virginiana	7		Good	Non-Protected	Yes	
238	Black Willow Honey Locust	Salix nigra Gleditsia triacanthos	7	7X	Good Good	Non-Protected Non-Protected	Yes Yes	
240	Honey Locust	Gleditsia triacanthos	4		Good	Non-Protected	Yes	
241	Honey Locust	Gleditsia triacanthos	4.5		Good	Non-Protected	Yes	
242	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5		Good Good	Non-Protected Non-Protected	Yes Yes	
244	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
245	Sugar Hackberry	Celtis laevigata	7	3X	Good	Non-Protected	Yes	
246	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good Good	Non-Protected Non-Protected	Yes Yes	
248	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
249 250	Red Mulberry Eastern Red Cedar	Morus rubra Juniperus virginiana	5.5	4X	Good Good	Primary Protected Non-Protected	No No	
251	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
252 253	Eastern Red Cedar Eastern Red Cedar	Juniperus virginiana Juniperus virginiana	5.5		Good Good	Non-Protected Non-Protected	No No	
254	Honey Locust	Gleditsia triacanthos	5.5	2X	Good	Non-Protected	No	
255	Honey Locust	Gleditsia triacanthos	4.5		Good	Non-Protected	No	
256 257	Hercules Club Eastern Red Cedar	Zanthoxylum clava-herculis Juniperus virginiana	9.5	2X	Good	Primary Protected Non-Protected	No No	
258	Eastern Red Cedar	Juniperus virginiana	5.5		Good	Non-Protected	No	
259 260	Eastern Red Cedar Honey Locust	Juniperus virginiana Gleditsia triacanthos	6 4.5	2X	Good Good	Non-Protected Non-Protected	Yes Yes	
261	Eastern Red Cedar	Juniperus virginiana	4.3	2/	Good	Non-Protected	Yes	
262	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
263 264	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	4	3X	Good Good	Non-Protected Non-Protected	Yes Yes	
265	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
266	Sugar Hackberry	Celtis laevigata	4	07	Good	Non-Protected	Yes	
267 268	Sugar Hackberry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	4.5	2X	Good Good	Non-Protected Primary Protected	Yes Yes	5
269	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	J
270 271	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5 8.5		Good Good	Non-Protected Non-Protected	Yes Yes	
272	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected Non-Protected	Yes	
273	Sugar Hackberry	Celtis laevigata	10.5	2X	Good	Non-Protected	Yes	
274	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good Good	Non-Protected Non-Protected	Yes Yes	
276	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
277 278	Sugar Hackberry	Celtis laevigata	7		Good Good	Non-Protected Non-Protected	Yes	
279	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6		Good	Non-Protected Non-Protected	Yes Yes	
280	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
281	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	5 4.5		Good Good	Primary Protected Non-Protected	Yes Yes	5
283	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
284	Sugar Hackberry	Celtis laevigata	5.5	7∨	Good	Non-Protected	Yes	
285	Hercules Club Sugar Hackberry	Zanthoxylum clava-herculis Celtis laevigata	7	7X	Good Good	Primary Protected Non-Protected	Yes Yes	11
287	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected	Yes	
288	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9 5		Poor Good	Non-Protected Non-Protected	Yes Yes	
290	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected Non-Protected	Yes	
291	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	No	
292	Honey Locust Sugar Hackberry	Gleditsia triacanthos Celtis laevigata	6	6X	Good Good	Non-Protected Non-Protected	No Yes	
294	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	
295	Sugar Hackberry	Celtis laevigata	4.5	27	Good	Non-Protected	Yes	
296 297	Eastern Red Cedar Sugar Hackberry	Juniperus virginiana Celtis laevigata	5	2X 2X	Good Good	Secondary Protected Non-Protected	Yes Yes	5.5
298	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
299	Sugar Hackberry	Celtis laevigata	7	2X	Good	Non-Protected	Yes	

Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitig
302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected	Yes	
303	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
304	Sugar Hackberry	Celtis laevigata	4.4		Good	Non-Protected	Yes	
305 306	Sugar Hackberry	Celtis laevigata	5.5 4.5		Good	Non-Protected Non-Protected	Yes Yes	
307	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7.5	2X	Good	Non-Protected Non-Protected	Yes	
308	Sugar Hackberry	Celtis laevigata	5	2/	Good	Non-Protected Non-Protected	Yes	
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected Non-Protected	Yes	
310	Sugar Hackberry	Celtis laevigata	5	2/	Good	Non-Protected	Yes	
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
313	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	Yes	
315	Sugar Hackberry	Celtis laevigata	7	2/	Good	Non-Protected	Yes	
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected	Yes	
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected	No	
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	No	
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected	No	
324	Sugar Hackberry	Celtis laevigata	12		Good	Secondary Protected	No	
325	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected	No	
326	Sugar Hackberry	Celtis laevigata	8.5		Good	Non-Protected Non-Protected	No	
327	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected Non-Protected	Yes	
327	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected Non-Protected	Yes	
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected Non-Protected	Yes	
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protected Non-Protected	Yes	
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected Non-Protected	Yes	
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected	Yes	
333	Sugar Hackberry	Celtis laevigata	5	37	Good	Non-Protected Non-Protected	Yes	
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected	Yes	
335		•	4	37	Good	Non-Protected	Yes	
336	Sugar Hackberry	Celtis laevigata					Yes	
337	Hercules Club	Zanthoxylum clava-herculis	6		Good	Primary Protected Non-Protected	Yes	
	Sugar Hackberry	Celtis laevigata		27		Non-Protected Non-Protected		
338	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	9	2X 2X	Poor Good	Non-Protected	Yes Yes	
340	Sugar Hackberry	Celtis laevigata	4	2/	Good	Non-Protected	Yes	
341	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected Non-Protected	Yes	
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected	Yes	
344	Hercules Club	Zanthoxylum clava-herculis	6.5	**	Good	Primary Protected	Yes	
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected	Yes	(
346	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	Yes	
347	Sugar Hackberry	Celtis laevigata	4	2/1	Good	Non-Protected	Yes	
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protected	Yes	
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
350			5		Good	Non-Protected	Yes	
351	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	10	2X	Poor	Non-Protected Non-Protected	Yes	
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protected	Yes	
353	Sugar Hackberry	Celtis laevigata Celtis laevigata	13	6X	Poor	Secondary Protected	Yes	
353	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	6	٠٨	Good	Non-Protected	Yes	
355	Sugar Hackberry	Celtis laevigata Celtis laevigata	12.5	3X	Good	Secondary Protected	Yes	_
356	Sugar Hackberry	Celtis laevigata	4	- JA	Good	Non-Protected	Yes	6
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
358	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
359	Sugar Hackberry	Celtis laevigata Celtis laevigata	5		Good	Non-Protected Non-Protected	Yes	
360	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
361	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
362	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	7		Good	Non-Protected Non-Protected	Yes	
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protected	Yes	
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	4
365	Sugar Hackberry Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected Non-Protected	Yes	
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	No	
367	Sugar Hackberry	Celtis laevigata Celtis laevigata	6.5		Good	Non-Protected Non-Protected	No	
367	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protected	No No	
		· · · · · · · · · · · · · · · · · · ·	7					
369	Sugar Hackberry	Celtis laevigata			Good	Non-Protected	No	
370	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	No No	
371	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
372	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	No	
373	Sugar Hackberry	Celtis laevigata	7.5		Good	Non-Protected	No	
374	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
375	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
376**	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	No	
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302	Honey Locust	Gleditsia triacanthos	5.5		Good	Non-Protected	Yes	I
303	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
304	Sugar Hackberry	Celtis laevigata	4.4		Good	Non-Protected	Yes	
			-					
305	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	
306	Sugar Hackberry	Celtis laevigata	4.5		Good	Non-Protected	Yes	I
307	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
			-	2/				
308	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	ļ
309	Sugar Hackberry	Celtis laevigata	8	2X	Good	Non-Protected	Yes	I
310	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
	<u> </u>	-						
311	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
312	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	l
313	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
	 			av				
314	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	Yes	-
315	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
316	Sugar Hackberry	Celtis laevigata	9		Good	Non-Protected	Yes	
317	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
	-	-						
318	Eastern Red Cedar	Juniperus virginiana	7.5		Good	Non-Protected	No	
319	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	l
320	Eastern Red Cedar	Juniperus virginiana	6		Good	Non-Protected	No	
	<u> </u>							
321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
322	Eastern Red Cedar	Juniperus virginiana	9.5		Good	Non-Protected	No	l
323	Sugar Hackberry	Celtis laevigata	24		Good	Secondary Protected	No	
	-			1		·		
324	Sugar Hackberry	Celtis laevigata	12	1	Good	Secondary Protected	No	
325	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected	No	L
326	Sugar Hackberry	Celtis laevigata	8.5		Good	Non-Protected	No	
327	-		4.5		Good	Non-Protected		
	Sugar Hackberry	Celtis laevigata					Yes	
328	Sugar Hackberry	Celtis laevigata	4	<u></u> _	Good	Non-Protected	Yes	
329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
330	Eastern Red Cedar	Juniperus virginiana	8		Good	Non-Protected	Yes	
		· -						
331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected	Yes	
332	Sugar Hackberry	Celtis laevigata	5	3X	Good	Non-Protected	Yes	l
333	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
	<u> </u>			0)/				
334	Hercules Club	Zanthoxylum clava-herculis	4	3X	Good	Primary Protected	Yes	4
335	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	l
336	Hercules Club	Zanthoxylum clava-herculis	4		Good	Primary Protected	Yes	4
	+					· ·		4
337	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	-
338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protected	Yes	l
339	Sugar Hackberry	Celtis laevigata	6	2X	Good	Non-Protected	Yes	
340	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
341	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	l
342	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
343	Sugar Hackberry	Celtis laevigata	8	4X	Good	Non-Protected	Yes	
	<u> </u>	-		47				
344	Hercules Club	Zanthoxylum clava-herculis	6.5		Good	Primary Protected	Yes	6.5
345	Sugar Hackberry	Celtis laevigata	7	3X	Poor	Non-Protected	Yes	l
346	Sugar Hackberry	Celtis laevigata	5.5	2X	Good	Non-Protected	Yes	
				2/				
347	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
348	Hercules Club	Zanthoxylum clava-herculis	5.5		Good	Primary Protected	Yes	5.5
349	Sugar Hackberry	Celtis laevigata	6		Good	Non-Protected	Yes	
	-		-					
350	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
351	Sugar Hackberry	Celtis laevigata	10	2X	Poor	Non-Protected	Yes	l
352	Sugar Hackberry	Celtis laevigata	10.5	4X	Good	Non-Protected	Yes	
	-							
353	Sugar Hackberry	Celtis laevigata	13	6X	Poor	Secondary Protected	Yes	
354	Sugar Hackberry	Celtis laevigata	6	<u></u>	Good	Non-Protected	Yes	<u> </u>
355	Sugar Hackberry	Celtis laevigata	12.5	3X	Good	Secondary Protected	Yes	6.25
356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	0.20_
	-		-	1				
357	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	-
358	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	l
359	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	
	-			2^				
360	Sugar Hackberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
361	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	Yes	<u> </u>
362	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
363	Hercules Club	Zanthoxylum clava-herculis	4.5		Good	Primary Protected	Yes	
			-	 				4.5
364	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	-
365	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	ı
366	Sugar Hackberry	Celtis laevigata	5.5		Good	Non-Protected	No	
	<u> </u>		-	 				
207	Sugar Hackberry	Celtis laevigata	6.5		Good	Non-Protected	No	-
367	I Hamadaa Oluk	Zanthoxylum clava-herculis	7		Poor	Primary Protected	No	l
367 368	Hercules Club	Celtis laevigata	7		Good	Non-Protected	No	
	Sugar Hackberry		-	<u> </u>				
368 369	Sugar Hackberry	0-4:-1 ' '			Good	Non-Protected	No	—
368		Celtis laevigata	5		1	Non-Protected	No	l
368 369	Sugar Hackberry	Celtis laevigata Celtis laevigata	4		Good	Non i rotected		
368 369 370	Sugar Hackberry Sugar Hackberry	Celtis laevigata			Good	Non-Protected	No	
368 369 370 371 372	Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4 4.5		Good	Non-Protected		
368 369 370 371 372 373	Sugar Hackberry Sugar Hackberry Sugar Hackberry	Celtis laevigata	4 4.5 7.5			Non-Protected Non-Protected	No No	
368 369 370 371 372	Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4 4.5		Good	Non-Protected		
368 369 370 371 372 373	Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata	4 4.5 7.5		Good Good	Non-Protected Non-Protected	No	
368 369 370 371 372 373 374 375	Sugar Hackberry	Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata	4 4.5 7.5 4 4		Good Good Good	Non-Protected Non-Protected Non-Protected Non-Protected	No No No	
368 369 370 371 372 373 374	Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata	4 4.5 7.5 4		Good Good Good	Non-Protected Non-Protected Non-Protected	No No	

TREE INVENTORY / MITIGATION

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF,
WITNESS OUR HANDS, THIS DAY OF,
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

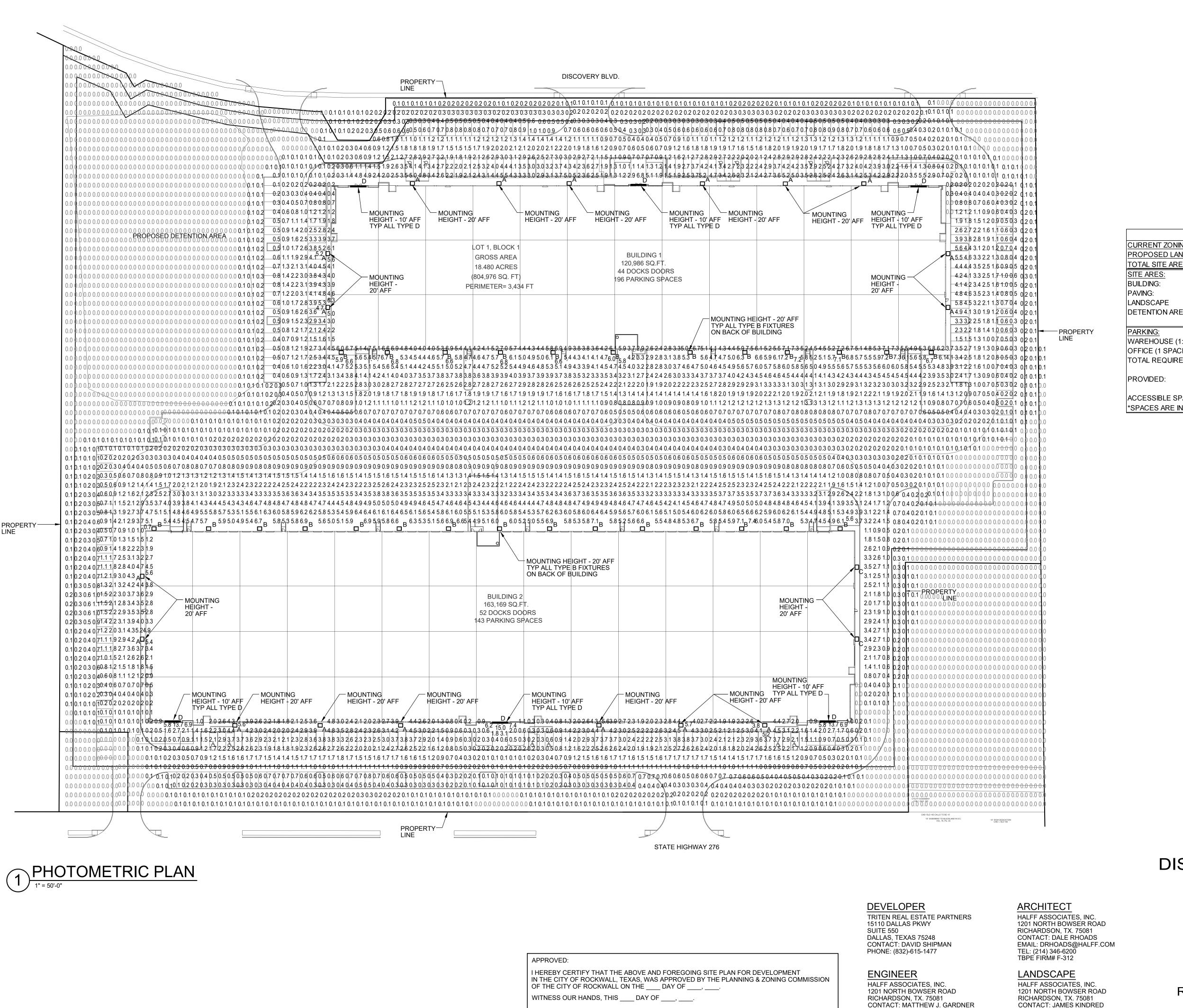
PRELIMINARY FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ROBERT E. GOSSETT NAME DATE
TBPE FIRM # F-312

Project No. 46587 Issued: JULY, 2022 Drawn By: CAD Checked By: REG Scale: AS SHOWN Sheet Title

TREESCAPE PLAN

C0.06 Sheet Number



PLANNING & ZONING COMMISSION, CHAIRMAN

ABREVIATIONS

AFF ABOVE FINISHED FLOOR

TYP TYPICAL

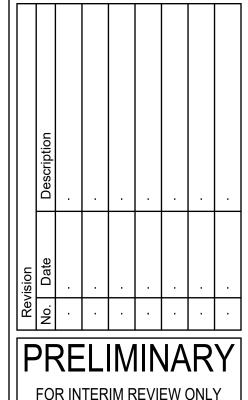
LEGEND

WALL PACK LUMINAIRE REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

RECESSED LINEAR LUMINAIRE. D REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

STATISTICS					
AVG	MAX	MIN	DESCRIPTION		
1.9 fc	15.0 fc	0.0 fc	OVERALL SITE		
0.0 fc	0.1 fc	0.0 fc	PROPERTY LINE		

<u>SITE DATA:</u>		
CURRENT ZONING:	(LI) LIGHT	「INDUSTRIAL
PROPOSED LAND USE:	Light	Industrial
TOTAL SITE AREA:	18.48 AC	. (816,195 SF
SITE ARES:		
BUILDING:	284,155	SF
PAVING:	317,520	SF
LANDSCAPE	214,520	SF
DETENTION AREA:	58,569	SF
PARKING:		
WAREHOUSE (1:1000 SF)(262155 sf)	263.00	SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00	SPACES
TOTAL REQUIRED:	337	SPACES
PROVIDED:	339	SPACES
ACCESSIBLE SPACES PROVIDED:	12	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		



THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF

PHILLIP R. APPLEBAUM TBPELS FIRM #F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1

BEING AN

EMAIL: MGARDNER@HALFF.COM

TEL: (214) 346-6200

TBPE FIRM# F-312

DIRECTOR OF PLANNING AND ZONING

EMAIL: JKINDRED@HALFF.COM

TEL: (214) 346-6200

TBPE FIRM# F-312

18.480 ACRES **ADDITION TO THE**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SITUATED IN THE

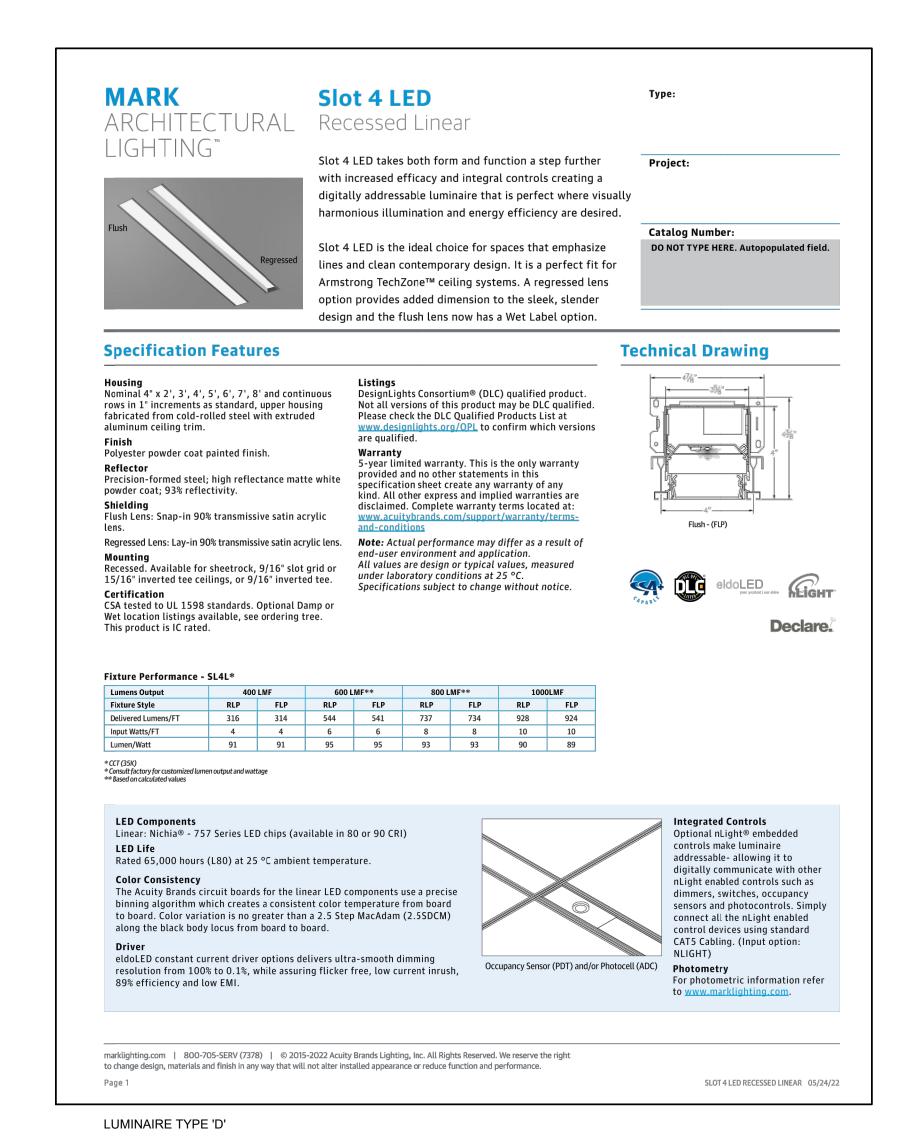
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2

Project No.:	46587		
Issued:	JULY, 2022		
Drawn By:	BLM		
Checked By:	₽RA		
Scale:	AS SHOWN		

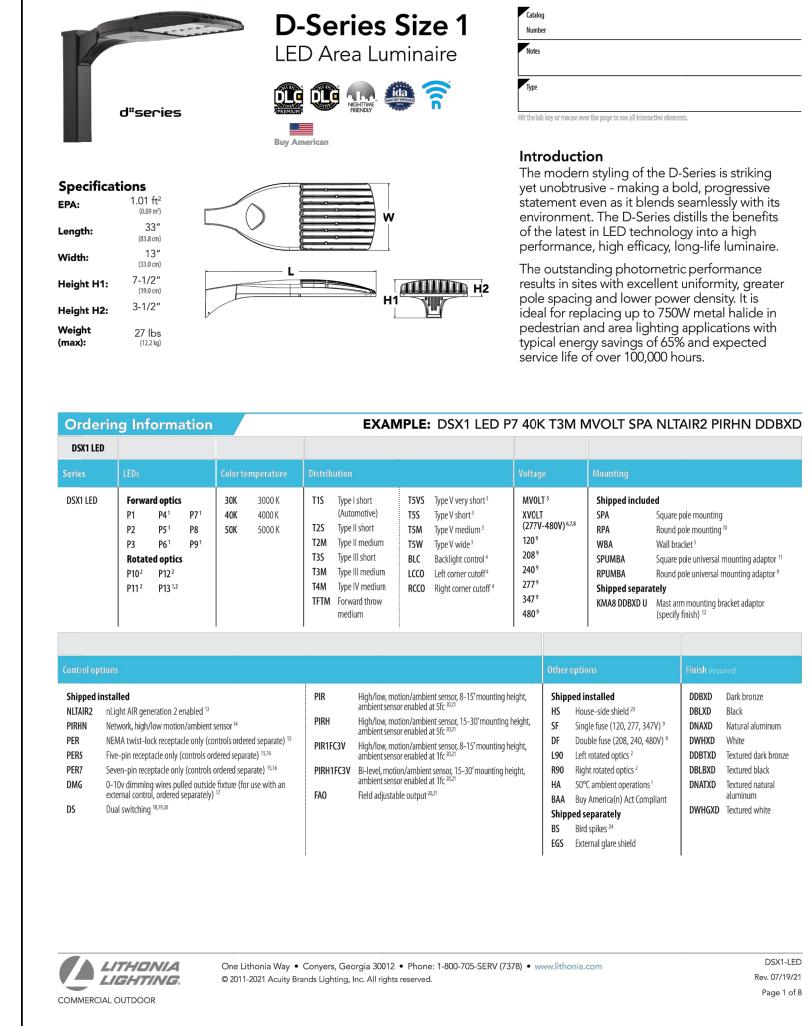
Sheet Title

ELECTRICAL SITE PHOTOMETRIC

E001 Sheet Number



COMMERCIAL OUTDOOR LUMINAIRE TYPE 'A', 'B' AND 'C'



SCHE	SCHEDULE					
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION			
Α	LITHONIA	163	DSX1-LED-P6-40K-T4M-MVOLT			
В	LITHONIA	183	DSX1-LED-P7-40K-T4M-MVOLT			
С	LITHONIA	70	DSX1-LED-P2-40K-T2S-MVOLT			
D	MARK ARCHITECTURAL LIGHTING	31	SL4L- 8-FLP-80CRI-40K-400LMF			

PRELIMINARY

FOR INTERIM REVIEW ONLY

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PHILLIP R. APPLEBAUM 68404 DATE
TBPELS FIRM #F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1

BEING AN

18.480 ACRES **ADDITION TO THE** CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS SITUATED IN THE JAMES M. ALLEN SURVEY,

Project No.:	46587
Issued:	JULY, 2022
Drawn By:	BLM
Checked By:	₽RA
Scale:	AS SHOWN
Class A Title	

SCHEDULE E002

ELECTRICAL

CASE NUMBER: SP2022-037

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ___

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER TRITEN REAL ESTATE PARTNERS 15110 DALLAS PKWY SUITE 550 DALLAS, TEXAS 75248 CONTACT: DAVID SHIPMAN PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX, 75081 CONTACT: MATTHEW J. GARDNER EMAIL: MGARDNER@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312

ARCHITECT HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312

LANDSCAPE

HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX, 75081 CONTACT: JAMES KINDRED EMAIL: JKINDRED@HALFF.COM

TEL: (214) 346-6200 TBPE FIRM# F-312

ABSTRACT NO. 2

Sheet Number



July 27, 2022

TO: David Shipman

Triten Real Estate Partners 15110 N. Dallas Parkway

Suite 550 Dallas, TX 75248

CC: Robert E. Lamberth

714 Sanctuary Way Heath, TX 75032

FROM: Bethany Ross

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: SP2022-037; Site Plan for Triten Real Estate

David:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 26, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 26, 2022, the Planning and Zoning Commission approved a motion to approve the <u>Site Plan</u> by a vote of 6-0 with Commissioner Thomas absent.

Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.

Sincerely,

Bethany Ross, Plenner

City of Rockwall Planning and Zoning Department

(LI) LIGHT INDUSTRIAL

Light Industrial

18.48 AC. (816,195 SF)

263.00 SPACES

74.00 SPACES

337 SPACES

339 SPACES

12 SPACES

317,520

214,520

58,569

PRELIMINAR'

FOR INTERIM REVIEW ONL REGULATORY APPROVAL PERMIT.
BIDDING OR CONSTRUCTION PURPOS
THEY WERE PREPARED BY, OR UND
THE SUPERVISION OF.

DATE TBPE FIRM # F-312

SITE PLAN REVELATION

LOT 1, BLOCK 1

18.480 ACRES ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SITUATED IN THE

Sheet Title SITEPLAN

JULY, 2022

AS SHOWN

SP1.01 Sheet Number

CASE NUMBER: SP202

Project No.: 46587

Drawn By: CAD

Checked By: REG

Scale:

1) Large Canopy Tree Per Each (10) Ten

Parking Spaces (341 Spaces / 10 = 34 TREES)

34 Canopy Trees

37 Canopy Trees

No space to be more than 80'

from the trunk of Canopy Tree

12 SPACES

ACCESSIBLE SPACES PROVIDED:

*SPACES ARE INCLUDED IN TOTAL ABOVE

ROCKWALI

<u>S</u>

ROCKWAL

HALLFF 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081-2275 (214) 346-6200

No. Date Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND ARE NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT, BIDDING
OR CONSTRUCTION PURPOSES. THEY

 WERE PREPARED BY OR UNDER THE SUPERVISION OF:

 JAMES R. KINDRED
 2255

 NAME
 R.L.A. NO.

 DATE
 07/05/2022

E R.L.A. NO. 07/05/2022

Project No.: 46587
Issued: JULY, 2022
Drawn By: CP
Checked By: JRK
Scale: AS SHOWN
Sheet Title

L1.00

LANDSCAPE PLAN

Sheet Number

CASE NUMBER: SP2022-037

ROCKWALL

JULY, 2022 CP Checked By: JRK Scale: AS SHOWN

Sheet Title LANDSCAPE NOTES

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE QUE DAY OF 2022 WITNESS OUR HANDS, THIS 21 DAY OF 34, 2022

DINECTOR OF PLANNING AND ZONING

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies

Verify and locate all utilities and site lighting conduits before landscape construction

All landscape planting areas illustrated shall be graded smooth with three inches (3")

the Contractor shall provide topsoil per the specifications and approved by the Owner.

of topsoil and three inches (3") of compost applied and consistently blended (tilled) to

a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site,

To obtain final grade, excavation may be necessary to accept the required depth of

topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to

anticipate settlement and ensure drainage without disrupting surrounding planned

drainage paths. Any areas disturbed for any reason prior to final acceptance of the

project shall be corrected by the Contractor at no additional expense to the Owner.

Quantities shown on these plans are for reference only. Plant spacing is as indicated

in the Plant Material List unless otherwise noted. The Contractor has full responsibility

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the

feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5") of a spray head or ten feet (10") of a rotor. Remaining

rrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30°) of bed

All plant material shall be maintained in a healthy and growing condition, and must be

replaced with similar variety and size if damaged or removed. Container grown plant

All planting beds as designated shall be bordered by Owner approved four inch (4")

steel edging w/ 3/6" min. thickness unless bed is bordered by concrete. Steel edging

polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant

beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's

responsibility to maintain the topsoil in place at specified grades. Topsoil and

turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

adjacent to decomposed granite beds shall have a ¼" min. thickness. Terminate

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer. All areas of decomposed granite shall be over a 4.1 oz, woven polypropylene. needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface,

edging flush with paved surface with no sharp corners exposed,

material is preferred, however ball and burlap material may be substituted as

outside of utility easements with a clear ten feet (10") around fire hydrants and twenty

All landscaped areas will be irrigated with an underground automatic system.

to provide coverage in all planting areas as specified.

indicated in the plant material list.

landscape island (See planting details).

and/or the top of steel edge,

All trees and shrubs shall be installed per planting details.

Refer to Sitework Specifications for all information needed for landscape work.

or any condition which may prohibit the installation as shown.

begins. Protection of all utilities is the responsibility of the Contractor.

MANNING & ZONING COMMISSION, CHAIRMAN

APPROVED:

BEND STEEL EDGE AT CURB (TYP.) STAKE IN PLACE WITH ·--TURF------- SHRUB (REF, DETAIL) SHRUB (REF. DETAIL) STEEL EDGE UCURB (TYP.) STREL EDGE LISHRUB (REF. DETAIL) ALTERNATE TERMINUS TERMINUS OF 60° TERMINUS OF 90° PARKING ROW PARKING ROW OF 60° PARKING ROW —— CURB (TYP.) --- SHRUB (REF. DETAIL) -- SHRUB (REF. DETAIL) - STEEL EDGE - CURB INLET

STEEL EDGE-

TURF SOD-

FRONT VIEW

STEEL EDGE -

12" STEEL EDGE --

12" STEEL SPLICING

(SEE NOTE #3 BELOW)

TOP OF ADJACENT HARDSCAPE.

STEEL EDGE TERMINATION

3" LAYER OF

4" STEEL EDGE - AS SHOWN

(REF. LANDSCAPE PROJECT NOTES)

IN LANDSCAPE PLAN -

- DECOMPOSED GRANITE

2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

2"x2" UNTREATED CROSS MEMBER =

TO A LENGTH TO SPAN OPEN PIT

SHRUB PLANTING AND SPACING

OVER WEED BLOCK

EDGING STAKE

STAKE, TYP.

SHEET DIMENSIONS.

PIT PLANTED

HEIGHT VARIES

(SEE PLANT LIST)

ARBORTIE -

3/4" WHITE

OR GRAY

24" LONG

PVC SLEEVE

ROOT BALL

6" DEPTH

TREE PLANTING

DEPTH

STRAP

UNDISTURBED SUBSOIL

CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.

OR SEED 1-1/2" BELOW

TOP OF

STEEL

BARK MULCH

EDGE STAKE

CURB OR SIDEWALK

TERMINUS OPTION 'A

TOP VIEW

TERMINUS OPTION 'B'

SIDE VIEW

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN

2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE

3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING

1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

PLACE TOP OF ROOT BALL

4" DEEP SAUCER

MIN. 1" - MAX. 2" ABOVE GRADE

- 2" MULCH CREATING A

SPAN OPEN PIT

-BACKFILL MIX

4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'

D = DIMENSION OF PLANT SPACING

- IF SHRUB IS BALL AND BURLAP.

FROM TOP 1/3 OF ROOTBALL

- AMENDED SOIL

THEN REMOVE BURLAP AND ROPE

PERCOLATION AND POSITIVE DRAINAGE

BACKFILL TO REMOVE ALL

4" LAYER OF MULCH

OVER WEED BLOCK

N.T.S.

(SHRUB AND GROUNDCOVER AS

INDICATED ON DRAWINGS)

EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'

A 90° ANGLE AND

EXPOSED CORNER AS SHOWN BELOW

ANGLE CUT OF

- CUT EXPOSED EDGE AT AN

ANGLE 1/2" BELOW TOP OF

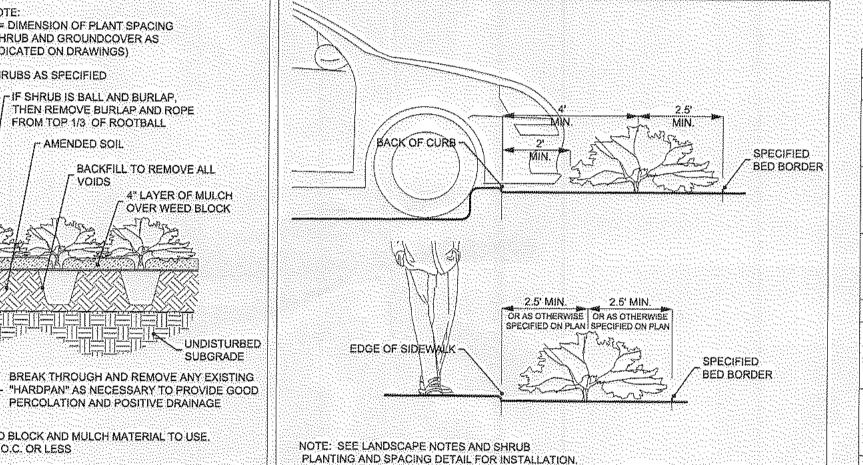
CURB OR SIDEWALK

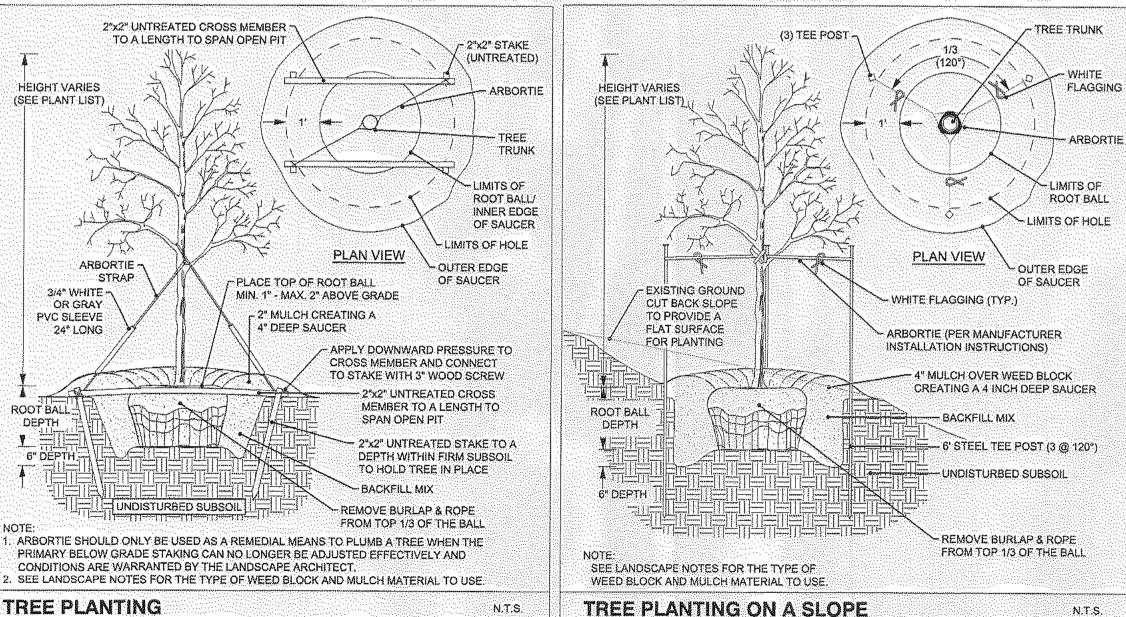
CURB OR SIDEWALK

- STEEL EDGE --- CURB INLET ALTERNATE 60° PARKING 60° PARKING WITH CURB INLET WITH CURB INLET

(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS. REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES NTS.





SHRUB DISTANCE FROM EDGE OF BED

	33	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont	. 3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
<i>Ø</i>	27	Rhus lanceolota / Flameleaf Sumac	B&B/Cont	. 3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
0	47	llex decidua / Possumhaw	B&B/Cont	. 3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	19	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	. 4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	86	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.		12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
Section 20 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	29	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
(%)	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4'-8' HT 6'-8' SPD	
(4)	324	Leucophyllum frutescens / Texas Sage	5 gal	4'-8' HT 4'-6' SPD	
00	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	41-81 HT 61-81 SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
Ĉ.	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2"-6" HT 36" O.C.	
*	81	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5 gal	2'-3' 1'-3' Spd	
(*) (*)	77	Schizachyrium scoparium / Little Bluestem	5 gal	3'-4' 12"-18" Spd	
6 3 8 3	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1'-2' Ht 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	198,210 sf	Cynodon dactylon / Bermuda Grass	Sod		
	9,793 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	ату	BOTANICAL / COMMON NAME	CONT	SIZE	
	1,517 sf	-Native decompsed granite / Decomposed Granite	flat		
	236215	Landscane Steel Edging			

IRRIGATION NOTES

- watering of plant material in landscaped areas:
- conventional spray or bubbler type heads. (b) Drip or Leaky-Pipe System. An automatic or manual underground Irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
- (c) Temporary and Aboveground Watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2)
- (2) Natural and Undisturbed Areas. No irrigation shall be required for undisturbed natural areas or

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

- (A) General Irrigation Requirements. The owner shall be responsible for the health and vitality of plant
- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO). (3) Be maintained and kept operational at all times to provide for efficient water distribution.
- (1) Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate

- material through the irrigation of all landscaped areas, turf and plant materials, and shall:

- (a) Conventional System. An automatic or manual underground irrigation system that may be a
- undisturbed existing trees.
- Ordinances, and all applicable state laws, as may be amended.

(3) Compliance with State Law. All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of ORNAMENTAL TREES QTY BOTANICAL / COMMON NAME

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	33	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	27	Rhus lanceolota / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
\otimes	47	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
HADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	19	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
•	86	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.		12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
00 ²⁶⁰⁰ 00 8	29	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal 6" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
HRUBS	QTY	BOTANICAL / COMMON NAME		SIZE	REMARKS

2,362 LF Landscape Steel Edging

N.T.S.

N.T.S.

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for

seeding or sod as described below.

SOIL PREPARATION

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15): Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 bs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15): Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system. Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turi shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS: Vegetation should be inspected regularly to ensure that plant material is established

properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance. ESTABLISHMENT AND ACCEPTANCE

All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turn such that any absence of water will not kill the turn but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

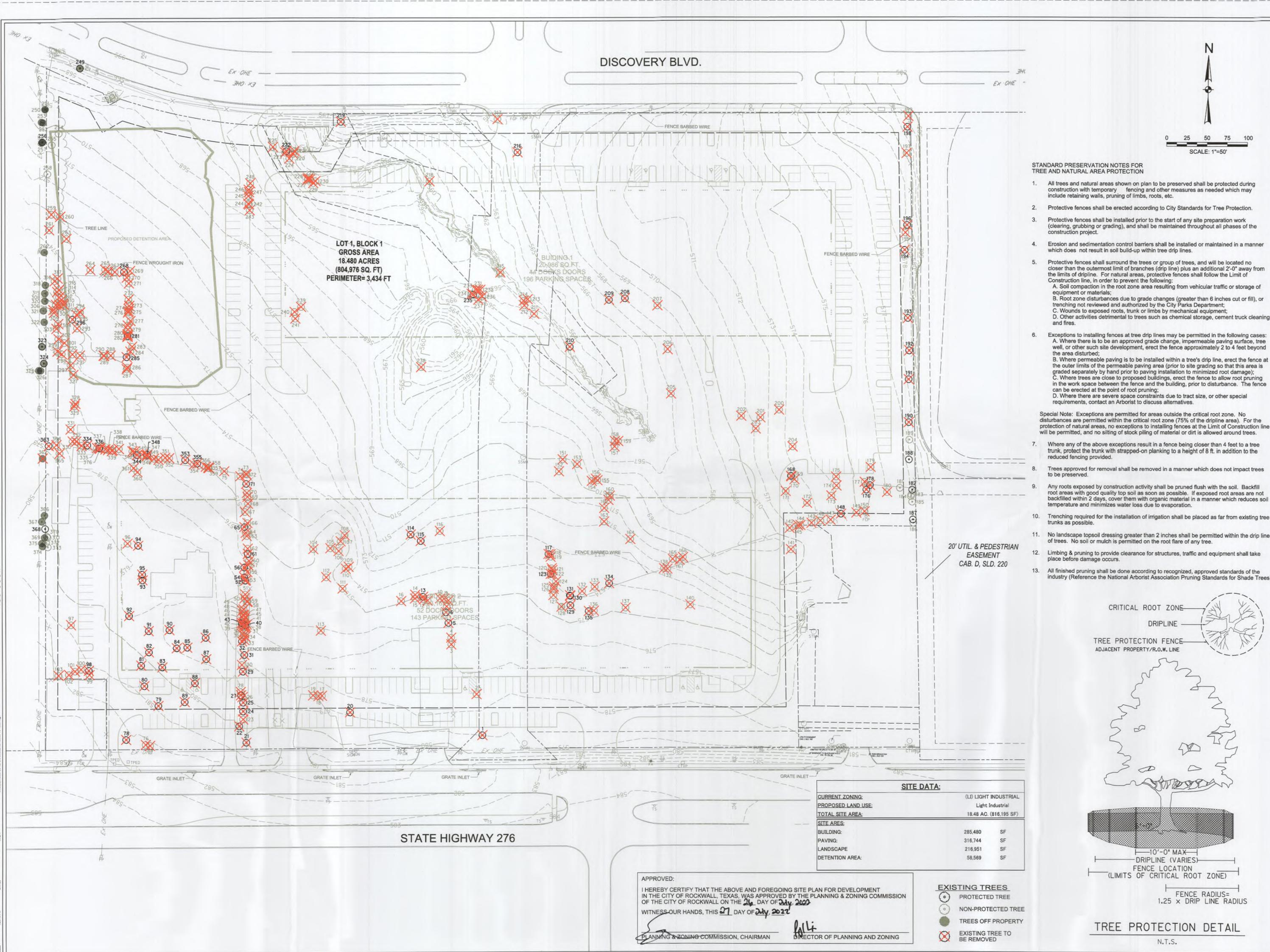
Sheet Number

CASE NUMBER: SP2022-037

R.L.A. NO. 07/05/2022

Project No.: 46587 Issued: Drawn By:

AND DETAILS



STANDARD PRESERVATION NOTES FOR TREE AND NATURAL AREA PROTECTION

- 1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
- Protective fences shall be erected according to City Standards for Tree Protection.

SCALE: 1"=50"

- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the
- 4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials; B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment; Other activities detrimental to trees such as chemical storage, cement truck cleaning,
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage); C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;

D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.

- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- 10. Trenching required for the installation of irrigation shall be placed as far from existing tree
- No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
- Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).

---10'-0" MAX---

(LIMITS OF CRITICAL ROOT ZONE)

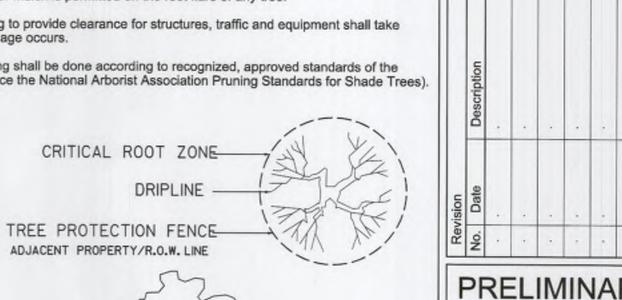
FENCE RADIUS=

1.25 × DRIP LINE RADIUS

-DRIPLINE (VARIES)-

TREE PROTECTION DETAIL

N.T.S.



PRELIMINARY

FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUBERDISMON OF

THE SUPERVISION OF:

TBPE FIRM # F-312

Project No.: 46587 Issued: JULY, 2022 Drawn By: CAD Checked By: REG Scale: AS SHOWN

Sheet Title

TREESCAPE PLAN

C0.05 Sheet Number

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75 Sugar hackberry Celtis laevigata 7.5 3X Good Nan-protected (es. 76 Eastern cottonwood Papulus deltoides 22.5 Poor Non-protected (es. 77 Sugar hackberry Celtis laevigata 6.5 4X Good Non-protected (es. 78 Eastern redbud Cercis canadensis 10 10X+ Good Primary Protected (es. 79 Poor Poor Primary Protected (es. 79 Poor Poor Poor Primary Protected (es. 79 Poor Poor Poor Primary Protected (es. 79 Poor Poor Poor Poor Primary Protected (es. 79 Poor Poor Poor Poor Poor Poor Poor Poo		Yes			2X	~,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
77 Sugar hackberry Celtis laevigata 6.5 4X Good Non-protected Yes 78 Eastern redbud Cercis canadensis 10 10X+ Good Primary Protected Yes 78 Pegan Carya illinainensis 12 2X Pagor Primary Protected Yes 80 Red mulberry Morus rubra 22.5 Good Primary Protected Fes 81 Red mulberry Morus rubra 19.5 Poor Primary Protected Yes 82 Red mulberry Morus rubra 18.5 Poor Primary Protected Yes 83 Eastern red cedar Juniperus virginiana 21.5 Good Secondary Protected Yes 84 Red mulberry Morus rubra 34 Poor Feature Protected Yes 85 Arizona ash Fraxinus volutina 14 Good Primary Protected Yes 86 Pagon Carya illinoinensis 15.5 Good Primary Protected Yes 87 Red mulberry Morus rubra 23 Poor Primary Protected Yes		Yes Yes	and the second s		300	with the second	The second secon		75
78 Recard Carya illinoinensis 12 2X Pager Primary Protected Yes 80 Red mulberry Morus rubra 22.5 Good Primary Protected Yes 81 Red mulberry Morus rubra 19.5 Poor Primary Protected Yes 82 Red mulberry Morus rubra 18.5 Poer Primary Protected Yes 83 Eastern red cedar Juniperus virginiana 21.5 Good Secondary Protected Yes 84 Red mulberry Morus rubra 34 Poer Feature Protection Yes 85 Arizona ash Fraxinus volutina 14 Good Primary Protected Yes 86 Poear Carya illinoinensis 15.5 Good Primary Protected Yes 87 Red mulberry Morus rubra 23 Poer Primary Protected Yes		Yos	Non-protected	Good		6.5	Celtis laevigata	Sugar hackberry	77
81 Red mulberry Morus rubra 19.5 Poor Primary Protected Yes 82 Red mulberry Morus rubra 18.5 Poer Primary Protected Yes 83 Eastern red cedar Juniperus virginiana 21.5 Good Secondary Protected Yes 84 Red mulberry Morus rubra 34 Poer Feature Protection Yes 85 Arizona ash Fraxinus valutina 14 Good Primary Protected Yes 86 Poean Carya illinoinensis 15.5 Good Primary Protected Yes 87 Red mulberry Morus rubra 23 Peor Primary Protected Yes	10	Yes	Primary Protected	Poor	 	12	1		
82 Red milberry Morus rubra 18.5 Poer Primary Protected Yes 83 Eastern red cedar Juniperus virginiana 21.5 Good Secondary Protected Yes 84 Red mulberry Morus rubra 34 Poer Feature Protection Yes 85 Arizona ash Fraxinus volutina 14 Good Primary Protected Yes 86 Peoen Carya Illinoinensis 15.5 Good Primary Protected Yes 87 Red mulberry Morus rubrs 23 Poer Primary Protected Yes	22.5	Yes Yes	····	an hanaan madaa aa aa					
84 Red mulberry Morus rubra 34 Poor Feature Protection Yes 85 Arizona ash Fraxinus volutina 14 Good Primary Protected Yes 86 Peoan Carya Illinoinensis 15.5 Good Primary Protected Yes 87 Red mulberry Morus rubre 23 Poor Primary Protected Yes	10.75	Yes Yes	de verience de la constitución d	···			Morus rubra	Red mulberry	82
85 Parama sain Palamas Volume. 86 Pegan Carya illinginensis 15.5 Good Primary Protected Yes 87 Red mulberry Monus rubre 23 Pega Primary Protected Yes		Yes	Feature Protection	Poor		34	Morus rubra	Red mulberry	·
87 Red mulberry Morus rubre 23 Poor Primary Protected Yes	14 15.5	Yes	Primary Protected			Carlonia de la Carlonia de Carlonia de Carlonia de C	- white a representation of the second seco	···	
88 Red mulborry Morus rubra 25 Poor Primary Protection Yes		Yes Yes							87
89 Pecan Carya Illinoinensis 10.5 Good Primary Protested Yes	10.5	Yes Yes	Primary Protested	Good		10.5	Carya illinoinensis	Ресап	89
90 Pecan Carya illinoinensis 14.5 Good Primary Protected Yes	19	Yes	Primary Protected	Good				- 	·
92 Braunoro pear Pyrus Canaryana	19.5 51	Yes Yes	****	and an angerera araway		The same of the sa			:
95 Sugar hackberry Celtis laevigate 24.5 Good Secondary Protected Yes	12.25 13	Yes Yes		na manana manana		24.5	Cultis laqvigata	Sugar hackberry	95
98 Sugar hackberry Celtis leavigata 10.5 3X Good Non-protected Yes	10	Yes	Non-protected	Good	3X	10.5	Celtis laevigata		·
9) Sos date Machia points a	11.25	Yes Yes			2X				
99 Sugar hackbarry Cellis laevigato 6.5 Good Non-protected Yes		Yes Yes			2X			Sugar hackbarry	99

TREE INVENTORY / MITIGATION

A1500 CO. CO.				MITIGA				
Tag ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition	Status	Removed	Mitigated In
101	Sugar hackberry	Celtis lacvigata	9.5	2X	Good	Non-protected	Yes	
102	Sugar hackberry	Ceitis laevigata Ceitis laevigata	4	2X	Good	Non-protected	Yes	
103 104	Sugar hackberry Eastern cottonwood	Populus deltoides	. 5	2X	Good	Non-protected	Yes	
105	Eastern cottonwood	Populus delicidas	4	3X 2X	Good	Non-protected Non-protected	Yes Yes	
106	Eastern cottonwood Eastern cottonwood	Populus deltoides Populus deltoides	5	2X	Good	Non-protected	Yes	
108	Eastern coltonwood	Populus deltoides	4		Good	Non-protected	Yes	
109	Eastern cottonwood	Populus deltoides Populus deltoides	4.5 5	3X 4X	Good	Non-protected Non-protected	Yes	
111	Eastern cottonwood	Papulus daltoidas	4		Good	Non-protected	Yes	
112	Eastern cottonwood	Populus deltoides Populus deltoides	4	2X	Good	Non-protected	Yes	
113	Eastern cottonwood Red mulberry	Marus rubra	4		Good	Primary Protected	Yes	4
115	Red mulberry	Morus rubra	7.5		Good	Primary Protected	Yas	7.5
116 117	Bois d'arc Sugar hackberry	Maclura pomiferu Celtis laevigata	20	2X	Good	Non-protected Secondary Protected	Yes Yes	5.5
118	Honey locust	Gleditsia triacanthos	7		Good	Non-protected	Yes	
119	Heney locust	Gleditsia triscanthos	5.5 5.5	ЭХ	Good	Non-protected Non-protected	Yes Yes	
120 121	Sugar hackberry Sugar hackbarry	Celtis laevigata Celtis laevigata	5.5	2X	Good	Non-protected	Yes	
122	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected	Yes	
123	Western scapbarry Sugar hackberry	Sapindus saponaria Celtis laevigata	4.5	2X	Good	Primary Protected Non-protected	Yes Yes	4.5
124	Sugar hackberry	Celtis laevigata	5	2X	Good	Non-protected	Yes	
126	Sugar hackberry	Celtis luevigatu	5	2X	Good	Non-protected	Yes	
127 128	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4.5 6.5	4X	Good	Non-protected Non-protected	Yes Yes	
129	Eastern red cadar	Juniperus virginiana	16		Good	Secondary Protected	Yes	8
130	Eastern red cedar	Juniparus Virginiana	14		Good	Secondary Protected Secondary Protected	Yes Yes	7 6.5
131	Eastern red cedar Suger hackfierry	Juniperus virginiana Geltis laevigata	6.5	2X	Good	Non-protected	Yes	0.5
133	Sugar hackborry	Celtis laevigata	В		Good	Non-protected	Yas	
134	Eastern red codar	Juniperus virginiana Celtis laevigata	16 16.5	3X 6X	Good	Secondary Protected Secondary Protected	Yes Yes	8
135 136	Sugar hackbarry Sugar hackbarry	Coltis laevigata	7	2X	Good	Non-protected	Yes	
137	Eastern red ceder	Juniperus virginiena	9	2X	Good	Non-protected	Yes Yes	
138	Sugar hackbarry Honey locust	Celtis laevigata Gleditsia triacanthos	7	3X	Good	Non-protected Non-protected	Yes	
140	Sugar hackberry	Celtis lueviguta	4.5		Good	Non-protected	Yes	
141	Black willow	Salix nigra	16.5	2X 2X	Good	Norr-protected Norr-protected	Yes	
142	Sugar hackberry Sugar hackberry	Celtis laevigata Celtis laevigata	4		Good	Normprotected	Yes	
144	Sugar hackberry	Celtis lasvigets	5.5		Good	Non-protected	Yes	
145	Sugar hackberry Sugar hackberry	Celtis laevigeta Celtis laevigeta	5.5		Good	Non-protected Non-protected	Yes Yes	
146	Sugar hackberry	Celtis leevigete	4.5		Good	Non-protected	Yes	
148	Sugar hackberry	Celtis lasvigata	24.5		Good	Secondary Protected	Yes Yes	12.25
149 150	Sugar hackberry Sugar hackberry	Celtis laovigata Celtis laovigata	22.5	4X	Good	Non-protected	Yes	
151	Sugar Hackbarry	Coitis lasvigata	8.5	2X	Good	Non-Protected	Yes	
152	Sugar Hackberry	Coltis laovigatu	8 4	2X	Good	Non-Protected Non-Protected	Yes Yes	
153 154	Sugar Hackberry Osage Orange	Caltis laovigata Maclura pomifera	5.5	2X	Good	Non-Protected	Yes	
155	Sugar Hackberry	Celtis laevigata	6	3X	Good	Non-Protected	Yes Yes	
156 157	Osage Orange Black Willow	Maclure pomifera Salix nigre	15	4X	Good	Non-Protected Non-Protected	Yes	
158	Black Willow	Salix nigra	18	6X	Good	Non-Protected	Yes	
159	Black Willow	Salix nigra	5 8.	2X 2X	Good	Non-Protected Non-Protected	Yas Yas	
161	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	4.5		Good	Non-Protected	Yes	
162	Sugar Hackbarry	Cettis laevigata	7.5	2X	Good	Non-Protected	Y#6	
183	Sugar Hackberry	Celtis laevigata	10	2X	Good	Non-Protected Nor-Protected	Yes	
164 165	Sugar Hackberry Honey Locust	Coltis leovigata Glocitala triacanthos	5		Good	Non-Protected	Yes.	
166	Sugar Nackberry	Coltis laovigata	4.5		Good	Non-Protected Non-Protected	Yes Yes	
167 168	Honey Locust Sugar Hackberry	Gladitsia triacantitos Coltis laevigeta	6 17.5		Good Good	Secondary Protected	Yes	8.75
109	Osege Orange	Maclura pomifers	15	10X+	Poor	Non-Protected	Yes	
170	Eastern Red Cedar	damperus virginiana Celtis laevigata	7.5	2X	Good	Non-Protected Non-Protected	Yes Yes	
171 172	Sugar Hackberry Sugar Hackberry	Celtis laevigats	7	10X+	Good	Non-Protected	Yes	
173	Sugar Hackberry	Coltis lasvigata	4.5	2X	Good	Non-Protected	Yes Yes	
174 175	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	8.5	3X	Good	Non-Protected Non-Protected	Yes Yes	
176	Sugar Hackberry	Coitis laevigata	13		Good	Secondary Protected	100 100 100 100 100 100 100 100 100 100	6.5
177	Honey Locust	Gleditsia triacanthos	9.5 13.5		Good	Non-Protected Secondary Protected	Yes Yes	
178	Sugar Hackberry Osage Oranga	Cettis laevigata Maclure pomifera	9.5	2X	Good	Non-Protected	Yes	
180	Honey Locust	Gleditsia triacenthos	7.5		Good	Non-Protected	No No	
181	Sugar Hackberry Sugar Hackberry	Celtis faevigata Ceitis faevigata	5.5	2X 2X	Good Good	Non-Protected Secondary Protected	No No	
182	Sugar Hackberry Sugar Hackberry	Celtis laevigata Celtis laevigata	5.5		Good	Non-Protected	No	
184	Eastern Red Gedar	Juniperus Virginiana	10	3X	Good	Non-Protected Non-Protected	No No	
185 186	Eastern Red Cedar Osage Orange	Juniporus virginiana Maclure pomifera	9.5 8.5		Good Good	Non-Protected	No.	
187	Eastern Red Coder	Juniperus virginiana	15.5	2X	Good	Secondary Protected		
188	Hercules Club	Zanthoxylum clava-herculis	10 45	4X	Good Good	Primary Protected Non-Protected	No No	
189	Sugar Hackberry Red Mulberry	Coltis laavigata Moros rubra	4.5 8.5	3X	Good	Primary Protected	Yes	8.5
191	Rea Mulberry	Morus rubra	9.5	6X	Good	Primary Protected	Yes	9.5
192	Herculas Club	Zanthoxylum clava-herculis Zanthoxylum clava-herculis	8,5 8,5	4X	Good	Primary Protected Primary Protected	Yes Yes	8.5 8.5
193 194	Hercules Club Hercules Club	Zanthoxylum clava-herculis Zanthoxylum clava-herculis	9.5	2X	Good	Primary Protected	Yes	9.5
195	Sugar Hackborry	Geltis laevigata	5.5		Good	Non-Protested	Yes	
198	Hercules Club	Zanthoxylum clava-heroulis	9.5 5.5	4X 6X	Good	Primary Protected Non-Protected	Yes Yes	9.5
		the state of the s	k		the state of the s			
197 198	Suger Hackbarry Hercules Club	Celtis laevigata Zanthoxylum clava-herculis	9.5		Poor	Primary Protected	Yes	

19					/ MITIGA			P	1,20
	Tag ID	Common Name	Scientific Name	DBH (in)	Trunka	Condition	Status	Removed	Mitigated
	20)	Honey Locust			f			Yes	
1962		The second secon		 		, , , , , , , , , , , , , , , , , , , 		Yes Yes	· · · · · · · · · · · · · · · · · · ·
]			Yes	17.11.11
	205	Osage Orange	Maclura pomífera	8.5	6X	**************************************		Yes	<u>.,</u>
	************			, 	20		· · · · · · · · · · · · · · · · · · ·	Yes	
	***************************************					1	, 	Yes	11
The Content			 		8X	Good	Primary Protected	Yas	4
The Comment	210	Bradford Pear		<u> - </u>	}			Yes	8.5
150 150	والمتحدث والمتحدث والمتحدث	Tagging and the second of the				 		Yes Yes	
Part	************	٧====================================		· · · · · · · · · · · · · · · · · · ·		} ,		Yes	77
	214	Eastern Cottonwood	Populus deltoidos	4.5	*********			Yes	
Feat Personner			1	 	2X	···		Yes Yes	
13				 	 		· 	Yes	
Total			Celtis laevigata	4.5		Poor	Non-Protected	Yes	
Company Comp			English and the second		BX			Yes	7
	narry distriction	***************************************		,	<u> </u>	}	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Yes	ļ
Description	· · · · · · · · · · · · · · · · · · ·			-	 	4,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	14 	Yes	4
	223	Ossge Orange	Maclura pomifera	12.5		Good		Yez	
	***********			.]			- }	Yes Yes	1
277					 	ring a garaga an an an an ang ang ara ,		Yes	<u> </u>
				· 	2X	1		Yes	1
	228		Juniperus virginiana			4		Yes	
Deck William					2X	·		Yes Yes	
202 Duper Hashbarry Colis benights 6 Cod				, , , , , , , , , , , , , , , , , , , 	4X		. [Yes	
Column				8				Yes	
			·		1 200			Yes Yes	
Part				6 6	2X	,	_ 	Yes	6
201				6		· · · · · · · · · · · · · · · · · · ·		Yes	
Miney Locust Geletia trisenthos 7 Good Non-Prostated Y	237	Eastern Red Coder	duniperus virginiana	 			,] -, , , , , , , , , , , , , , , , , ,	Ane	
Service Lecus. Claritius triscarentinos 4 Cood Non-Protected Y	***************************************	***************************************		~]	7X			Yes Yes	
	****	Control of the Contro				·	· · · · · · · · · · · · · · · · · · ·	Yes	
Super Hickstorny	····	The second section of the second second				Good	Non-Protected	Yes	
264 Super Nachberry Cellis terelegate 7 3X Good Nerr-Protected V 265 Super Indulterry Cellis terelegate 7 3X Good Nerr-Protected V 265 Super Indulterry Cellis terelegate 7 Good Nerr-Protected V 267 Super Indulterry Cellis terelegate 7 Good Nerr-Protected V 267 Super Indulterry Cellis terelegate 7 Good Nerr-Protected V 268 Super Indulterry Cellis terelegate 5.5 Good Nerr-Protected V 268 Super Indulterry Cellis terelegate 5.5 Good Nerr-Protected V 269 Super Indulterry Cellis terelegate 7 Good Nerr-Protected V 269 Super Indulterry V 269 Super Indul	242	Sugar Hackberry		···· {				Yes	
Super Nachberry Cattis berogator 7 DX Good Non-Protected 1 246 Super Nachberry Cattis berogator 7 DX Good Non-Protected 1 247 Super Nachberry Cattis berogator 7 Good Non-Protected 1 248 Super Nachberry Cattis berogator 5 Good Non-Protected 1 249 Super Nachberry Cattis berogator 5 Good Non-Protected 1 240 Super Nachberry Cattis berogator 5 Good Non-Protected 1 250 Eastern Red Ceder Juniparus virginians 5 Good Non-Protected 1 251 Eastern Red Ceder Juniparus virginians 5 Good Non-Protected 1 252 Eastern Red Ceder Juniparus virginians 5 Good Non-Protected 1 253 Eastern Red Ceder Juniparus virginians 6 Good Non-Protected 1 254 Inches Ceder Juniparus virginians 6 Good Non-Protected 1 255 Noney Lancet Good University virginians 8 Cood Non-Protected 1 256 Noney Lancet Good Good Non-Protected 1 257 Eastern Red Ceder Juniparus virginians 8 Cood Non-Protected 1 258 Herosles Club Zanthon, Inches Ceder 1 259 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 250 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 250 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 250 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 250 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 251 Eastern Red Ceder Juniparus virginians 6 Good Non-Protected 1 252 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 253 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 254 Super Nachberry Cedes benongers 6 Good Non-Protected 1 255 Lancet Red Ceder Juniparus virginians 6 Good Non-Protected 1 256 Eastern Red Ceder Juniparus virginians 6 Good Non-Protected 1 257 Eastern Red Ceder Juniparus virginians 6 Good Non-Protected 1 258 Super Nachberry Cedes benongers 6 Good Non-Protected 1 259 Super Nachberry Cedes benongers 7 Good Non-Protected 1 250 Super Nachberry Cedes benongers 7 Good Non-Protected 1 251 Super Nachberry Cedes benongers 7 Good Non-Protected 1 252 Super Nachberry Cedes benongers 7 Good Non-Protected 1 253 Super Nachberry Cedes benongers 7 Good Non-Protected 1 254 Super	***************************************	ACTION OF THE PROPERTY OF THE PARTY OF THE P	1	 				Yes Yes	
Super Heabberry Celtis Involgata 7. Good Non-Protected 7.			S		3X			Yes	
Super Nachberry Getts lawlgsts Super Nachberry Red Mulcerry Morus rubra 5.5 4X Good Permany Proceeded 299 Red Mulcerry Morus rubra 5.5 4X Good Permany Proceded 201 Eastern Red Coder Junipersus virginiana 6 Cood Non-Protected 251 Eastern Red Coder Junipersus virginiana 6 Cood Non-Protected 252 Eastern Red Coder 253 Eastern Red Coder 254 Honey Lamast Gettila funcanture 255 Honey Lamast Gettila funcanture 256 Honey Coder 157 Eastern Red Coder 258 Honey Coder 259 Lander Red Coder 250 Lander Red Coder 250 Lander Red Coder 251 Eastern Red Coder 252 Lander Red Coder 253 Eastern Red Coder 254 Honey Lamast Gettila funcanture 255 Honey Lamast Gettila funcanture 256 Honey Lamast Gettila funcanture 257 Lander Red Coder 258 Eastern Red Coder 259 Lander Red Coder 250 Lander Red Coder 251 Eastern Red Coder 252 Lander Red Coder 253 Lander Red Coder 254 Lander Red Coder 255 Lander Red Coder 256 Lander Red Coder 257 Lander Red Coder 258 Eastern Red Coder 259 Lander Red Coder 250 Lander Red Coder 251 Eastern Red Coder 252 Lander Red Coder 253 Morrey Locust 254 Good Non-Protected 255 Lander Red Coder 256 Super Hostoberry 257 Codel knowpsta 258 Lander Red Coder 258 Lander Red Coder 259 Lander Red Coder 250 Lander Red Coder 251 Lander Red Coder 252 Lander Red Coder 253 Morrey Locust 254 Good Non-Protected 255 Lander Red Coder 256 Super Hostoberry 257 Code Red Non-Protected 258 Lander Red Coder 259 Super Hostoberry 250 Lander Red Coder 250 Lander				7		Good	Non-Protected	Yes	
Red Mulberry	247	Suger Hackberry		**************************************				Yes	
Eastern Red Gedar Junipenus Virginians F Good Non-Protected Statem Red Godar Junipenus Virginians S Good Non-Protected Code Statem Red Godar Junipenus Virginians S Good Non-Protected Code Statem Red Codar Junipenus Virginians S Good Non-Protected Code Some Statem Red Codar Junipenus Virginians S Good Non-Protected Code Non-Protected Code Some Statem Red Codar Junipenus Virginians S Good Non-Protected Code Code S Good Non-Protected Code	*****************	la constante de la la la constante de la cons		- 1	ΔX			Yes	
Eastern Red Cedar		inamentalia de la composição de la comp		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				No	
Eastern Red Code Juniperini wrigination State Section Red Code Juniperini wrigination State Red Code Juniperini wrigination Stat	251	Eastern Red Coder	Juniperus virginiana				a kananga alamatan menangan menangan dalam dala	No	
Section Content Cledipa trinounthus S.S. D. Cond Non-Protected	gaaraan magaliika			** ***********************************				No No	
255 Nonsy Locust Gledinis tracambee 4.5 Good Non-Protected	anggang an and digital ball	· · · · · · · · · · · · · · · · · · ·		***	2X			No	
257 Eastern Red Cedar Juniperrus vergniana 9.5 2X Good Non-Protected 258 Eastern Red Cedar Juniperrus verginiana 5.5 Good Non-Protected 259 Eastern Red Cedar Juniperrus verginiana 5.5 Good Non-Protected 250 Honey Locust Gliedzeie ericeantripa 4.5 ZX Good Non-Protected 250 Honey Locust Gliedzeie ericeantripa 4.5 ZX Good Non-Protected 250 Eastern Red Cedar Juniperrus verginiana 4 Good Non-Protected 250 Non-Protected 250 Language 250		Processor Company of the Company of				Good	Non-Protected	No	
258 Eastern Red Coder Juniperus virginiana 5.5 Good Norr-Protected 258 Eastern Red Coder Juniperus virginiana 6 Good Norr-Protected 280 Honey Lecust Cleditis derivatives 4.5 2X Good Norr-Protected 281 Eastern Red Coder Juniperus virginiana 4 Good Norr-Protected 282 Eastern Red Coder Juniperus virginiana 6 Good Norr-Protected 283 Honey Lecust Gladities inicerthose 4 SX Good Norr-Protected 285 Honey Lecust Gladities inicerthose 4 SX Good Norr-Protected 285 Sugar Hackberry Colitis laverigata 4 Good Norr-Protected 285 Sugar Hackberry Colitis laverigata 4 Good Norr-Protected 285 Sugar Hackberry Colitis laverigata 4 Good Norr-Protected 286 Sugar Hackberry Colitis laverigata 4 Good Norr-Protected 286 Hercules Olid Zanthosylum claver-beroulle 6 Good Norr-Protected 288 Sugar Hackberry Colitis laverigata 6 Good Norr-Protected 288 Sugar Hackberry Colitis laverigata 6 Good Norr-Protected 2970 Sugar Hackberry Colitis laverigata 6 Good Norr-Protected 2970 Sugar Hackberry Colitis laverigata 6 Good Norr-Protected 2971 Sugar Hackberry Colitis laverigata 8.5 Good Norr-Protected 2971 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 2972 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 2973 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 2973 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 2974 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 2974 Sugar Hackberry Colitis laverigata 9.5 Good Norr-Protected 3975 Suga	****	in the second se		· · · · · · · · · · · · · · · · · · ·		iai ahtari liiku aanaa aanaa la		No	
Eastern Red Code	***************************************		***************************************		28			No No	
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291 Suger Hackberry Cettis leavigate 5.5 2X Good Non-Protected 282 Honey Legist Gleditare tracenthos 4 Good Non-Protected	-	*****************	er lander var er er	ente la constitución de la const		a kana hai marata	- Mari Parana ang mga kang kang kanana ka	Yes Yes	
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	**************					and the second second second		No	
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296 Suger Hackberry Cettle isevigete 4.5 Good Norn-Protected 296 Eastern Red Coder Jumperus virginiane 11 2X Good Secondary Protected			<u> </u>	19.00	2X		to the second se	Yes Yes	5.5
297 Sugar Hackgerry Celtis laevigata 5 2X Good Non-Protected	**************************************			erratura di mandini	****		and the control of th	Yns	3.0
293 Sugar Hackberry Celtis laevigets 5.5 Good Non-Protested 259 Sugar Hackberry Celtis laevigets 7 2X Good Non-Protected	298	Sugar Hackberry	Celtis laevigets			CO 2010 CO	aan ka ya garaan da 	Yas Yes	

	Tag ID						Non-Protected	Yes	14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
-	302	Honey Locust	Glediteia triacanthos	5.5	adatara di Gili Seggi Polasi entrolo	Good	Non-Protected	Yes	7-12-12-12
-	303	Sugar Hackbarry	Celtis laevigata	5,5		Good			
L	304	Sugar Hackberry	Celtis laevigata	4.4		Good	Non-Protected	Yes	
L	305	Sugar Hackbarry	Celtis laevigata	6,5		Good	Non-Protected	Yes	
ļ.,	306	Sugar Hackberry	Ceitis laevigata	4.5		Good	Non-Protected	Yes	
	307	Sugar Hackberry	Celtis laevigeta	7.5	2X	Good	Non-Protected	Yas	100000000000000000000000000000000000000
L	308	Sugar Hackberry	Coltis laevigata	1:14: 5 : 14:10:		Good	Nan-Protected	Yes	}
L	309	Sugar Hackberry	Celtis laevigata	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2X	Good	Non-Protested	Yes	
	310	Sugar Hackberry	Celtis laevigata	19974 5 (1996)		Good	Non-Protected	Yes	
T	311	Sugar Hackberry	Celtis laovigata	4		Good	Non-Protected	Yes	medili (pess)
Ī	312	Sugar Hackbarry	Celtis laevigata	7 343		Good	Non-Protected	Yes	************
r	313	Sugar Hackberry	Celtis leevigata	Б		Good	Non-Protected	Yes	
Ţ,	314	Sugar Hackberry	Celtis laevigata	в	2X	Good	Non-Protected	Yes	
+	315	Sugar Hackberry	Celtis laevigata	7		Good	Non-Protected	Yes	
-	316		Celtis laevigata	9		Good	Non-Protected	Yes	<u> </u>
-		Sugar Hackberry				Good	Non-Protected	Yes	
Ľ	317	Sugar Hackberry	Celtis laevigate	1000005.00000	<u> </u>	<u> </u>		***********	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
L	318	Eastern Red Cedar	Juniperus Virginiana	7.5		Good	Non-Protected	No	1 111111111111111
L	319	Esstern Red Osdar	Junipėrus virginiana	6.6		Good	Non-Protected	No	
Γ	320	Eastern Rod Coder	Juniperus virginiana	6		Good	Non-Protected	No	
Г	321	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	
	322	Eastern Red Codar	Juniperus virginlana	9.5		Gnod	Non-Protected	No	1
<u> </u>	323	Sugar Hackberry	Ceitis laevigata	24		Good	Secondary Protected	No	100000000000000000000000000000000000000
Į.	324	Sugar Hackberry	Celtis laevigata	12		Bood	Secondary Protected	No	7,000,000,000
-	325	Sugar Hackberry	Celtis Jaevigata	6.5		Good	Non-Protected	No	
-			<u> </u>	******		· 	Non-Protected	No	
1	326	Sugar Hackborry	Celtis laevigata	8.5		Good		+	
1	327	Sugar Hackberry	Celtis isovigete	4.5		Good	Non-Protected	Yes	
1	328	Sugar Hackberry	Celtis Isevigata	4	100000000000000000000000000000000000000	Good	Non-Protested	Yes	1
	329	Sugar Hackberry	Celtis laevigata	5		Good	Non-Protected	Yes	1 - 1
[330	Eastern Red Cadar	duniperus virginiana	8		Good	Non-Protected	Yes	a september
	331	Honey Locust	Gleditsia triacanthos	6		Good	Non-Protected	Yes	100000000000000000000000000000000000000
1	332	Sugar Hackborry	Celtis laevigata	5	3X	Good	Non-Protected	Yes	
1	333	Sugar Hackberry	Celtis laevigata	5 7 5	i de la colonia	Good	Non-Protected	Yes	· · · · · · · · · · · · · · · · · · ·
-	334	Herquies Club	Zanthoxylum clavarherculis	4	3X	Good	Primary Protected	Yes	4
ŀ			Celtis isevigata	4		Good	Non-Protected	Yes	7
-	335	Sugar Hackberry	***************************************	danaman araba		Good		Yes	
-	338	Hercules Club	Zanthoxylum clava-herculis	4 1133		4	Primary Protected		4
	337	Sugar Hackberry	Coltis laevigata	6	100000000000000000000000000000000000000	Good	Non-Protected	Yes	·
Ŀ	338	Sugar Hackberry	Celtis laevigata	9	2X	Poor	Non-Protested	Yes	<u> </u>
.[339	Sugar Hackberry	Coltis lacvigata	6	2X	Good	Non-Protected	Yes	
1	340	Sugar Hackbarry	Celtis laevigata	4		Good	Non-Protected	Yes	
i.	341	Sugar Hackberry	Celtis leevigata	5.5		Good	Non-Protocted	Yes	Ţ.,,
1	342	Sugar Heakberry	Celtis laevigeta	4		Good	Non-Protected	Yes	
ľ	343	Sugar Hackberry	Celtis laevigeta	8	4X	Good	Non-Protected	Yes	1
ŀ	344	Hercules Club	Zanthoxylum clava herculis	6.5		Good	Primary Protected	Yes	6.5
ŀ	345	Sugar Hackberry	Coitis laevigata	7	3X	Popr	Non-Protected	Yes	
i.	ere district and the end of the	- Control of the Cont	ᢤᠬᠵᢦᢦᡂᡎᠬᠬᠬᠬᠬᠬᠬᠬᠬᠬᠬᠬᡎ ᠮᢆ	5.5	2X	Good	Non-Protected	Yes	
ŀ	348	Sugar Hackberry	Celtis leevigate		2/1	and the second second	Nan-Protected	Yes	*
-	347	Sugar Hackberry	Celtis laevigata	4		Good			
1	348	Hercules Club	Zanthoxylum clave-herculis	5.5		Good	Primary Protected	Yes	5.5
	349	Sugar Hackberry	Celtis laevigata	1 10 10 10 10 10 10 10 10 10 10 10 10 10		Good	Non-Protected	Yes	
	350	Sugar Hackberry	Celtis laevisata	5		Good	Non-Protected	Yes	1 1111111111111111111111111111111111111
	351	Sugar Heckberry	Celtis lasvigata	10	2X	Poor	Non-Protected	Yes	9.000
्री	352	Suger Hackberry	Ceitis leevigete	10.5	4X	Good	Non-Protected	Yos	
i.	353	Sugar Hackborry	Coltis lacvigata	13	6X	Poor	Secondary Protected	Yes	
ी	354	Sugar Hackberry	Gottis laevigata	6		Cons	Non-Protected	Yes	
1	355	Suger Hackberry	Ceitis laevigața	12.5	3X	Good	Secondary Protected	Yes	6.25
ŀ	356	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	Yes	
ŀ	357	Sugar Hackberry	Ceitis laevigata	5		Good	Non-Protected	Yes	
्। F	120000000000000000000000000000000000000		a transportation and the second and	4		Good	Non-Protected	Yes	
ŀ	358	Sugar Hackberry	Celtis laevigata	\$. error error er er en			Non-Protected	., .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	359	Sugar Heckberry	Celtis laovigata	5		Good		Yes	
1	360	Sugar Heckberry	Celtis laevigata	7.5	2X	Good	Non-Protected	Yes	
1	381	Sugar Hackbarry	Ceitis laevigata	5.5		Good	Non-Protected	Yes	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
1	362	Sugar Hackberry	Celtis laavigata	7		Good	Non-Protected	Yes	
[363	Harcules Club	Zanthoxylum clava-horoulia	4.5		Good	Primary Protected	Yes	4.5
-	354	Sugar Hackberry	Geltis Igevigata	3		Good	Non-Protected	Yes	
	365	Sugar Hackberry	Geitis laevigata	5		Good	Non-Protected	Yes	
1	366	Sugar Hackberry	Celtis laovigata	5,5		Good	Non-Protected	No	· [***********************************
1	367	Sugar Hackberry	Celtis laevigata	6,5		Good	Non-Protected	No	
1	*****************	Hercules Club	Zanthoxylum clava-herculis	7		Poor	Primary Protected	No	1 44.74 4.75
1	368					******	- Company of the Comp	 	
1	359	Sugar Hackberry	Caltis laevigata	1 2000 100 7 1111 111		Good	Non-Protected	No	-
	370	Sugar Hackberry	Celtis laevigata			Good	Non-Protected	No	_
	371	Sugar Heckberry	Celtis laevigata	4		Good	Non-Protected	No	
	372	Sugar Hackberry	Celtis laovigata	4.5		Good	Non-Protected	No	
::	373	Sugar Hackberry	Celtis laovigota	7.5		Good	Non-Protected	No	
ាំ	374	Sugar Hackberry	Coltis laevigata	4		Good	Non-Protected	No	
	375	Sugar Hackberry	Celtis laevigata	4		Good	Non-Protected	No	-
				5		Good	Non-Protected	No.	
	378**	Sugar Hackberry	Celtis laevigata			жий	TOIL PROJECTED	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	
	Total	n processor i sambabbabbab			Street Street Street	1	11.	ţ	460

TREE INVENTORY / MITIGATION

Revision
No. Date Description
Inc. Date Desc

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 216 DAY OF 244, 2022

WITNESS OUR HANDS, THIS 27 DAY OF 244, 2022

PLANNING & ZONING COMMISSION, CHAIRMAN

HILI-DRECTOR OF PLANNING AND ZONING Drawn By: CAD
Checked By: REG
Scale: AS SHOWN
Sheet Title
TREESCAPE PLAN

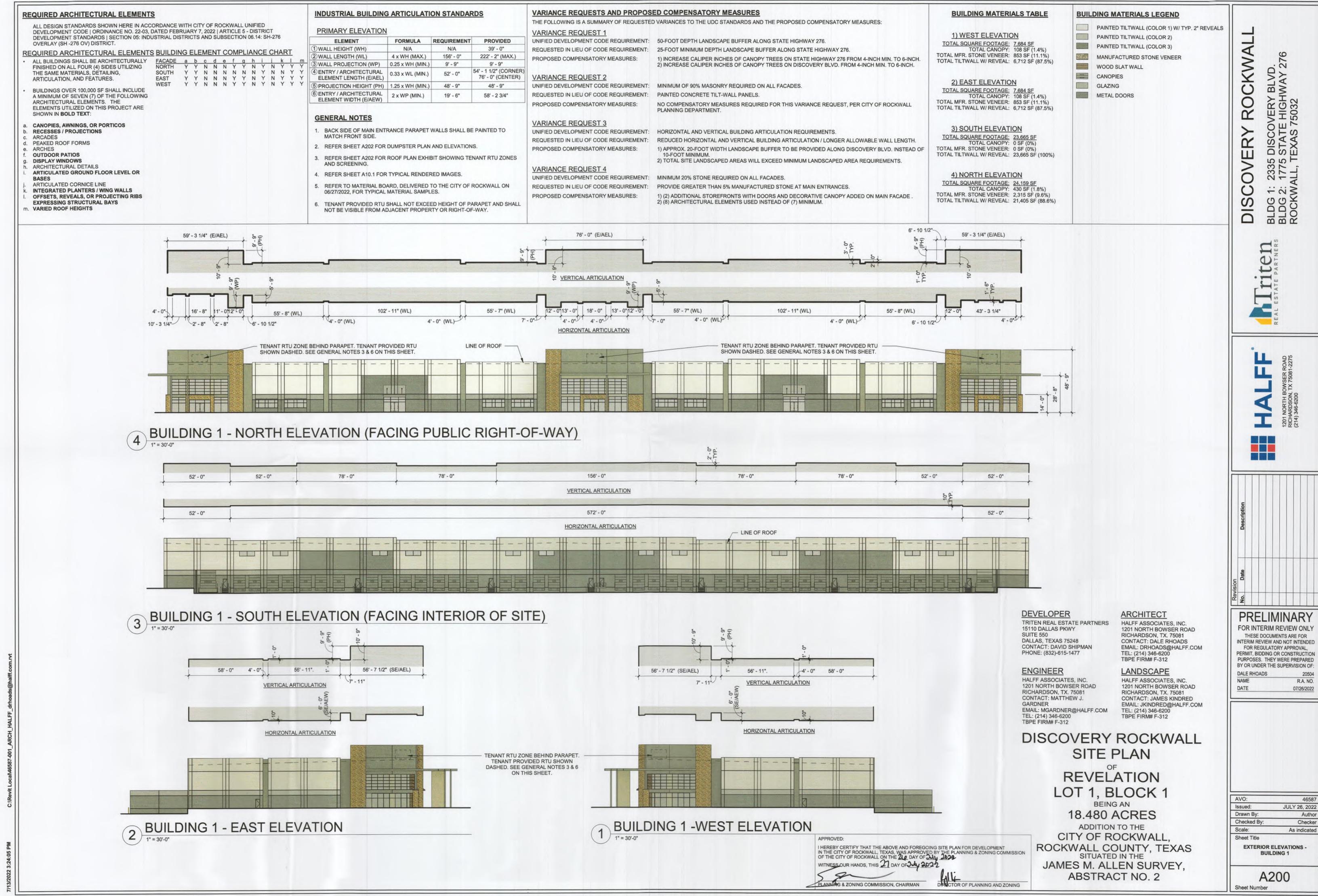
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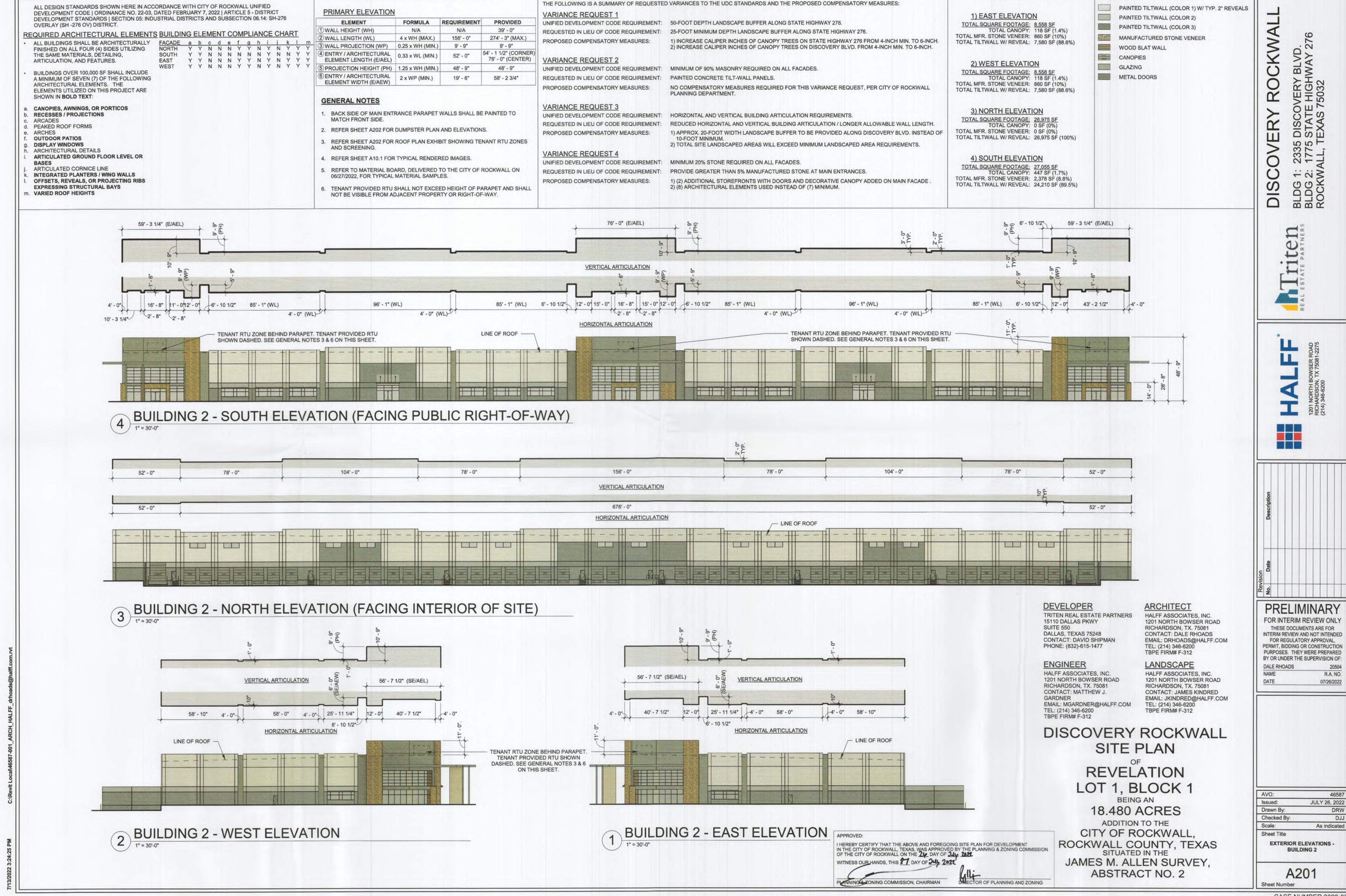
Project No.: 46587 Issued: JULY, 2022

Sheet Number

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DATE TBPE FIRM # F-312





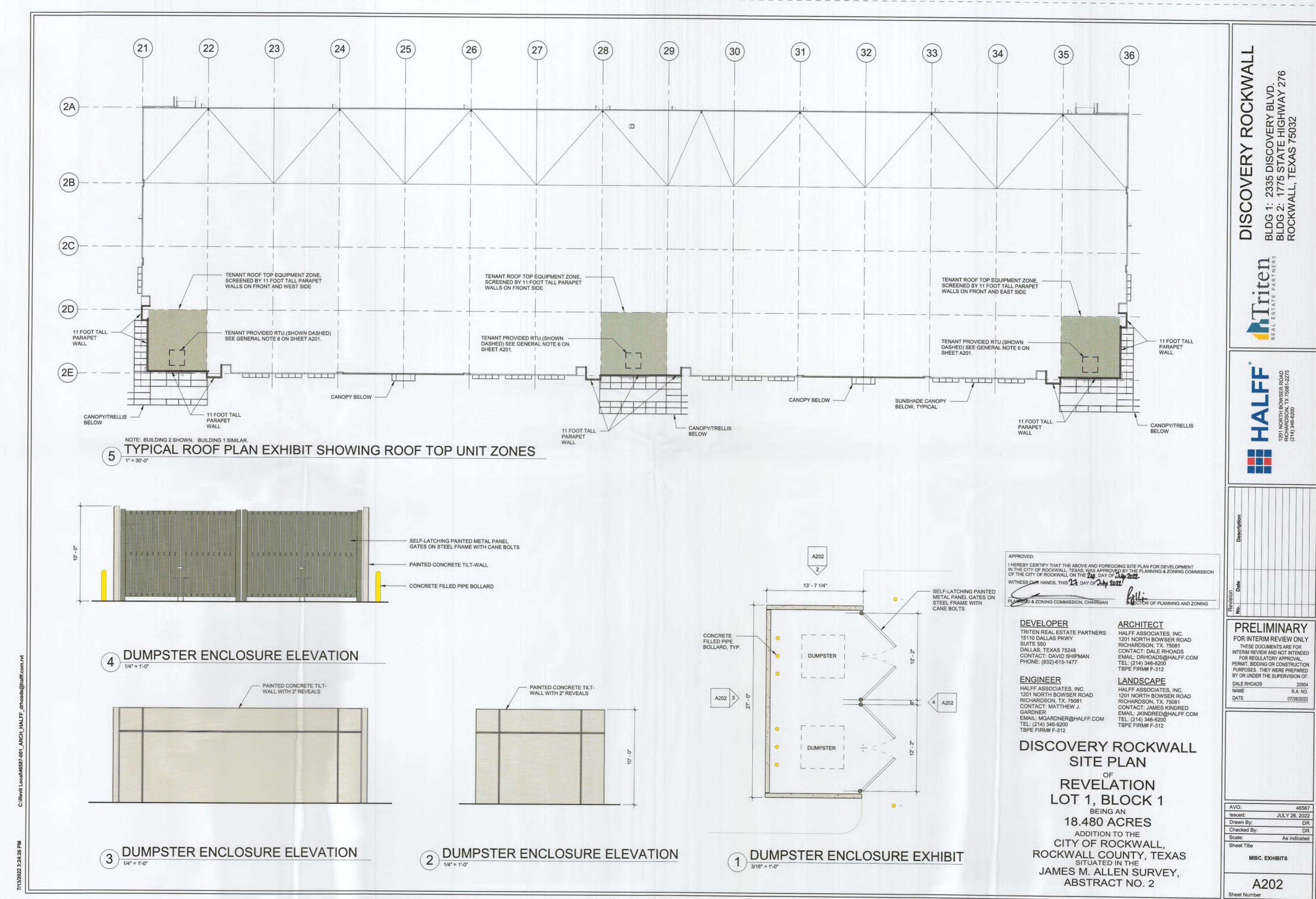
VARIANCE REQUESTS AND PROPOSED COMPENSATORY MEASURES

INDUSTRIAL BUILDING ARTICULATION STANDARDS

REQUIRED ARCHITECTURAL ELEMENTS

BUILDING MATERIALS TABLE

BUILDING MATERIALS LEGEND







I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 214 DAY OF 244 2002 WITNESS OUR HANDS, THIS 23 DAY OF 244 2022

DRICTOR OF PLANNING AND ZONING

DEVELOPER
TRITEN REAL ESTATE PARTNERS
15110 DALLAS PKWY
SUITE 550
DALLAS, TEXAS 75248
CONTACT: DAVID SHIPMAN
PHONE: (832)-615-1477

ENGINEER

HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: MATTHEW J. GARDNER EMAIL: MGARDNER@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312 **ARCHITECT**

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RICHARDSON, TX. 75081
CONTACT: DALE RHOADS
EMAIL: DRHOADS@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

LANDSCAPE

HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD CONTACT: JAMES KINDRED EMAIL: JKINDRED@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312

DISCOVERY ROCKWALL SITE PLAN

REVELATION LOT 1, BLOCK 1
BEING AN
18.480 ACRES

ADDITION TO THE

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2

DISCOVERY

PRELIMINARY

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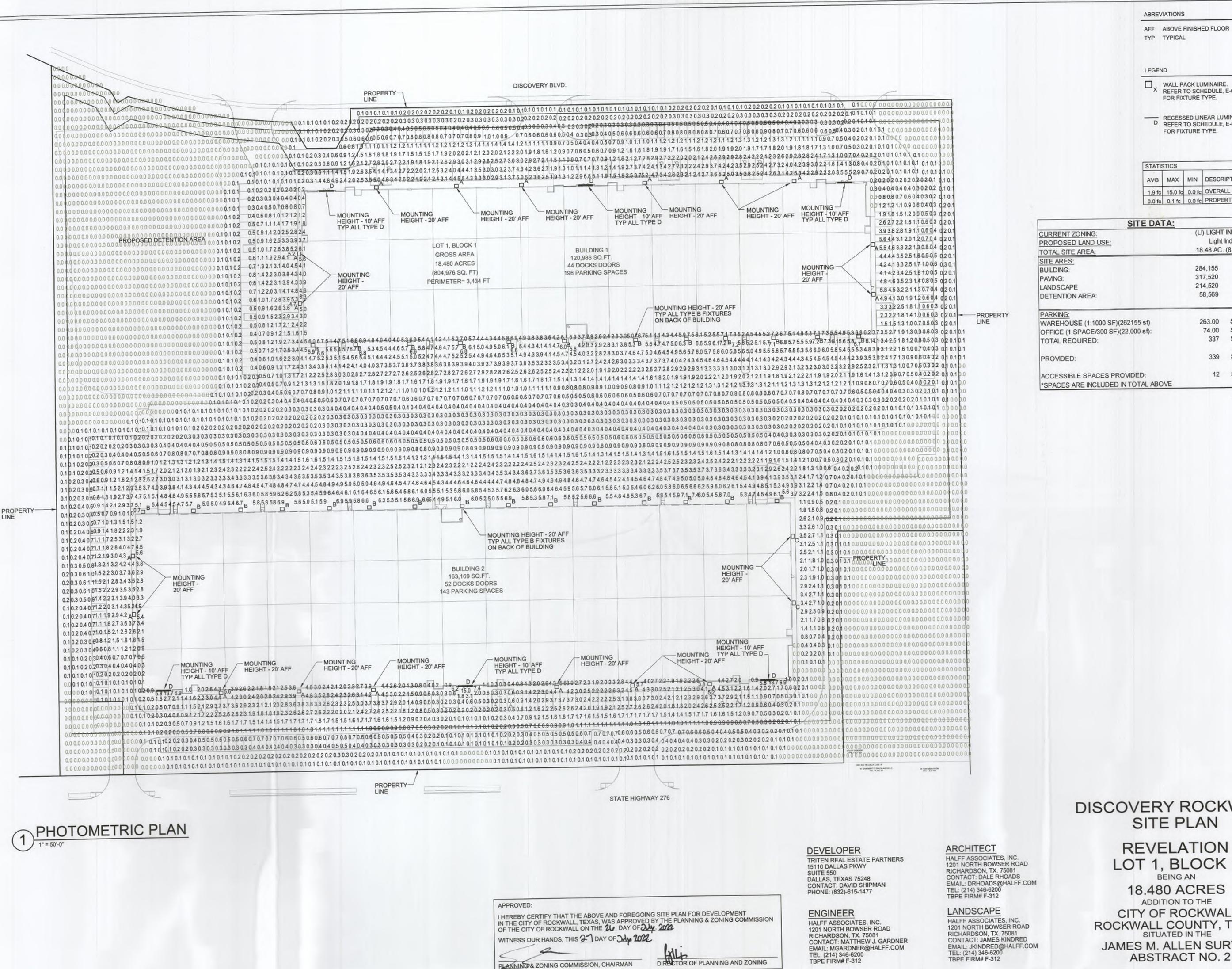
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JULY 26, 2022 Issued:

Drawn By: Checked By: Scale: Sheet Title

RENDERINGS

A10.1



ABREVIATIONS

AFF ABOVE FINISHED FLOOR TYP TYPICAL

X WALL PACK LUMINAIRE.
REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

RECESSED LINEAR LUMINAIRE. D REFER TO SCHEDULE, E-002 FOR FIXTURE TYPE.

STATISTICS AVG MAX MIN DESCRIPTION 1.9 fc 15.0 fc 0.0 fc OVERALL SITE 0.0 fc 0.1 fc 0.0 fc PROPERTY LINE

SITE DATA:							
CURRENT ZONING:	(LI) LIGHT INDUSTRIAL						
PROPOSED LAND USE:		Industrial					
TOTAL SITE AREA:	18.48 AC.	(816,195 SF)					
SITE ARES:							
BUILDING:	284,155	SF					
PAVING:	317,520	SF					
LANDSCAPE	214,520	SF					
DETENTION AREA:	58,569	SF					
PARKING:		7-03-0					
WAREHOUSE (1:1000 SF)(262155 sf)	263.00						
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00						
TOTAL REQUIRED:	337	SPACES					
PROVIDED:	339	SPACES					
ACCESSIBLE SPACES PROVIDED: *SPACES ARE INCLUDED IN TOTAL ABOVE	12	SPACES					

PRELIMINARY

FOR INTERIM REVIEW ONLY

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07/13/2022 TBPELS FIRM #F-312

DISCOVERY ROCKWALL SITE PLAN

> REVELATION LOT 1, BLOCK 1

18.480 ACRES ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS JAMES M. ALLEN SURVEY,

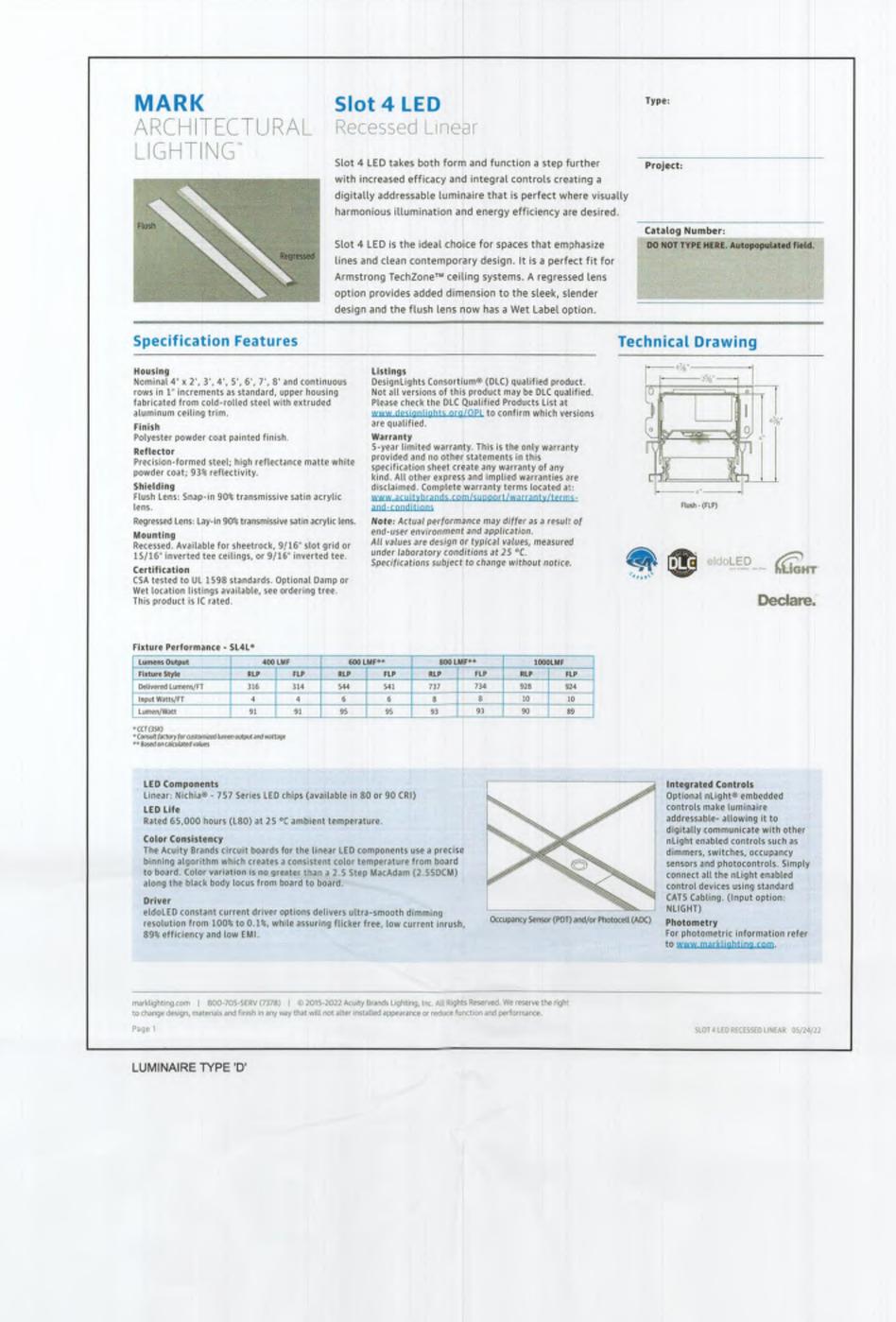
Project No.: 46587 JULY, 2022 Drawn By: BLM Checked By: PRA Scale: AS SHOWN Sheet Title

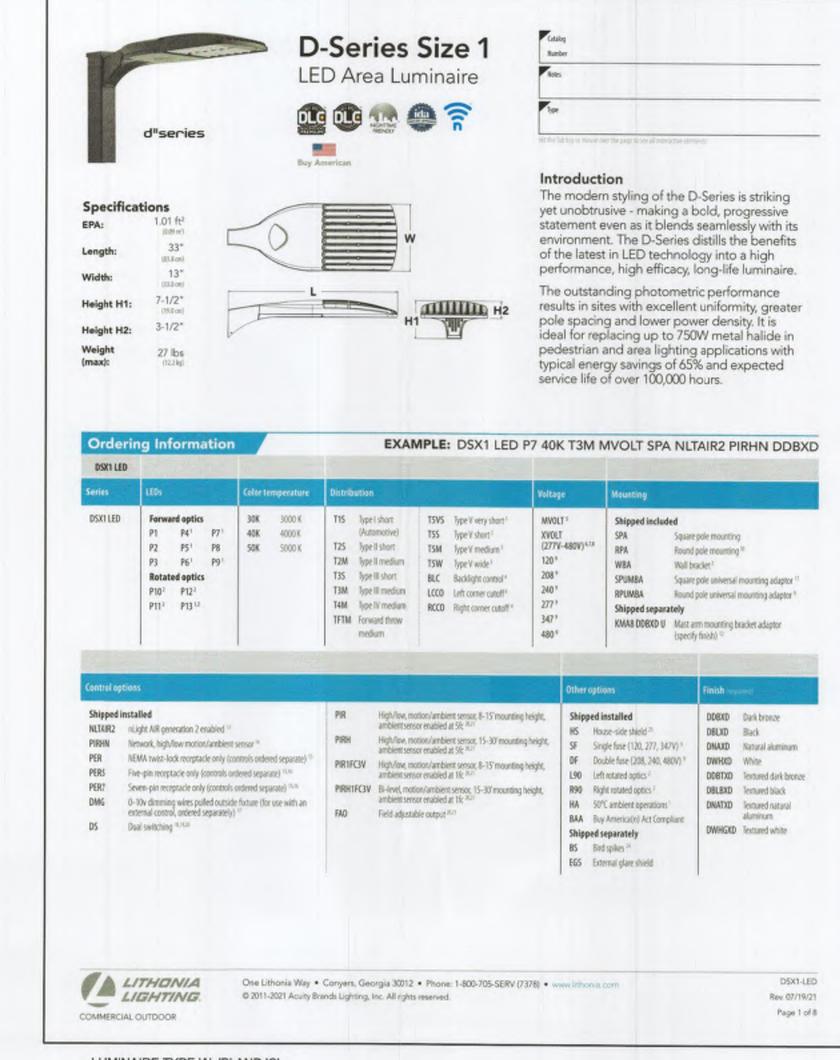
E001

ELECTRICAL SITE

PHOTOMETRIC

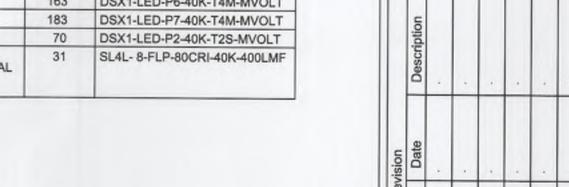
Sheet Number CASE NUMBER: SP2022-037





LUMINAIRE TYPE 'A', 'B' AND 'C'

SCHEDULE								
LABEL	MANUFACTUER	WATTAGE	DESCRIPTION					
Α	LITHONIA	163	DSX1-LED-P6-40K-T4M-MVOLT					
В	LITHONIA	183	DSX1-LED-P7-40K-T4M-MVOLT					
С	LITHONIA	70	DSX1-LED-P2-40K-T2S-MVOLT					
D	MARK ARCHITECTURAL LIGHTING	31	SL4L- 8-FLP-80CRI-40K-400LMF					



PRELIMINARY

OCKWA

ROCKWALL,

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PHILLIP R. APPLEBAUM 68404 DATE TBPELS FIRM #F-312

SITE PLAN REVELATION

DISCOVERY ROCKWALL

LOT 1, BLOCK 1 BEING AN

18.480 ACRES ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SITUATED IN THE

ABSTRACT NO. 2

Project No.: 46587 Issued: JULY, 2022 Drawn By: BLM Checked By: PRA Scale: AS SHOWN Sheet Title

> **ELECTRICAL** SCHEDULE

E002

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 210 DAY OF 244. 2022 WITNESS OUR HANDS, THIS 21 DAY OF 24, 2021 PLANNING & ZONING COMMISSION, CHAIRMAN

DEVELOPER TRITEN REAL ESTATE PARTNERS 15110 DALLAS PKWY SUITE 550 DALLAS, TEXAS 75248 CONTACT: DAVID SHIPMAN PHONE: (832)-615-1477

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RICHARDSON, TX. 75081 CONTACT: DALE RHOADS EMAIL: DRHOADS@HALFF.COM TEL: (214) 346-6200 TBPE FIRM# F-312 LANDSCAPE

HALFF ASSOCIATES, INC.

1201 NORTH BOWSER ROAD

ARCHITECT

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JAMES M. ALLEN SURVEY,

TEL: (214) 346-6200 DIRECTOR OF PLANNING AND ZONING TBPE FIRM# F-312

Sheet Number CASE NUMBER: SP2022-037