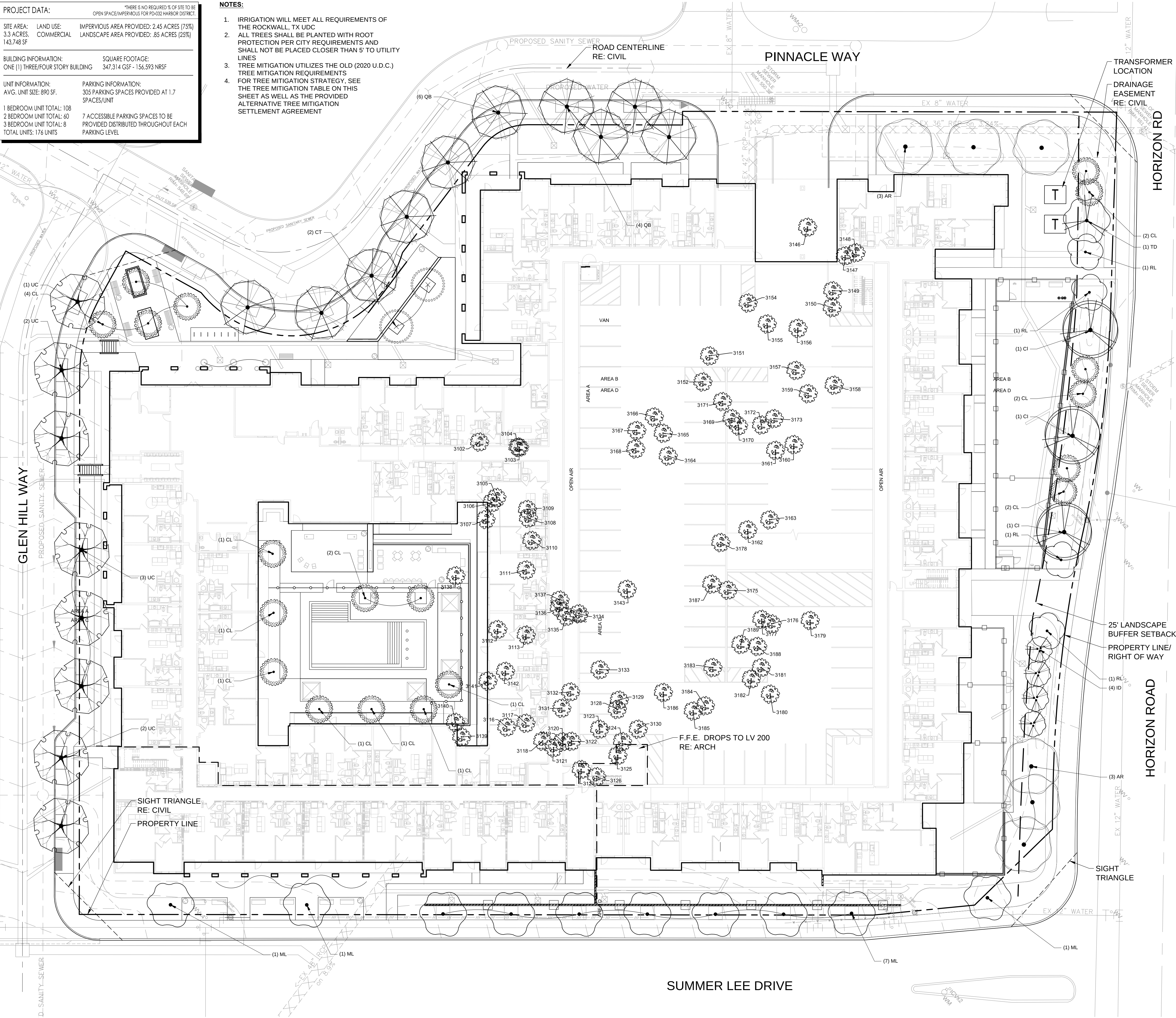


PROJECT DATA:		
THERE IS NO REQUIRED % OF SITE TO BE OPEN SPACE/IMPERVIOUS FOR PD0302 HARBOR DISTRICT.		
SITE AREA: 3.3 ACRES, 143,748 SF	LAND USE: COMMERCIAL	IMPERVIOUS AREA PROVIDED: 2.45 ACRES (73%) LANDSCAPE AREA PROVIDED: .85 ACRES (25%)
BUILDING INFORMATION: ONE (1) THREE/FOUR STORY BUILDING		SQUARE FOOTAGE: 347,314 GSF - 156,593 NRSF
UNIT INFORMATION: AVG. UNIT SIZE: 890 SF.		PARKING INFORMATION: 305 PARKING SPACES PROVIDED AT 1.7 SPACES/UNIT
1 BEDROOM UNIT TOTAL: 108 2 BEDROOM UNIT TOTAL: 60 3 BEDROOM UNIT TOTAL: 8 TOTAL UNITS: 176 UNITS		7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED THROUGHOUT EACH PARKING LEVEL

NOTES:

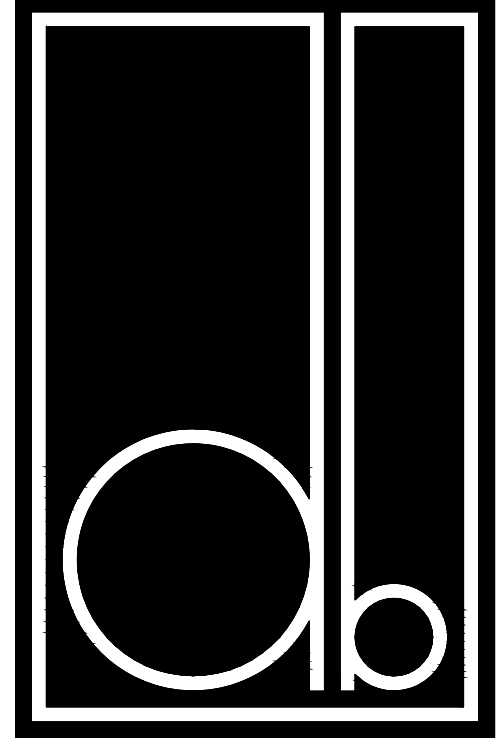
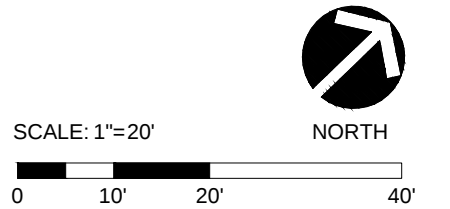
- IRRIGATION WILL MEET ALL REQUIREMENTS OF THE ROCKWALL, TX UDC
- ALL TREES SHALL BE PLANTED WITH ROOT PROTECTION PER CITY REQUIREMENTS AND SHALL NOT BE PLACED CLOSER THAN 5' TO UTILITY LINES
- TREE MITIGATION UTILIZES THE OLD (2020 U.D.C.) TREE MITIGATION REQUIREMENTS
- FOR TREE MITIGATION STRATEGY, SEE THE TREE MITIGATION TABLE ON THIS SHEET AS WELL AS THE PROVIDED ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT



EXISTING TREE MITIGATION REQUIREMENTS						
TREE #	FAMILY	HEALTH	CLASSIFIED	SIZE	MIT. RATIO	IN. REQ.
3102	OAK	HEALTHY	PRIMARY	17"	1" FOR 1"	17
3107	OAK	HEALTHY	PRIMARY	14"	1" FOR 1"	14
3108	OAK	HEALTHY	PRIMARY	23"	1" FOR 1"	23
3109	OAK	HEALTHY	PRIMARY	13"	1" FOR 1"	13
3111	OAK	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3112	OAK	HEALTHY	PRIMARY	6"	1" FOR 1"	6
3113	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3116	OAK	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3117	OAK	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3118	ELM	HEALTHY	PRIMARY	17"	1" FOR 1"	17
3119	OAK	HEALTHY	FEATURE	32"	2" FOR 1"	64
3120	HACKBERRY	HEALTHY	SECONDARY	15"	5" FOR 1"	75
3121	ELM	HEALTHY	PRIMARY	12"	1" FOR 1"	12
3122	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3123	HACKBERRY	HEALTHY	SECONDARY	12"	5" FOR 1"	6
3124	OAK	HEALTHY	PRIMARY	15"	1" FOR 1"	15
3125	OAK	HEALTHY	PRIMARY	14"	1" FOR 1"	14
3127	HACKBERRY	HEALTHY	SECONDARY	13"	5" FOR 1"	6.5
3128	OAK	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3129	ELM	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3130	OAK	HEALTHY	PRIMARY	17"	1" FOR 1"	17
3131	ELM	HEALTHY	PRIMARY	15"	1" FOR 1"	15
3132	ELM	HEALTHY	PRIMARY	12"	1" FOR 1"	12
3133	OAK	HEALTHY	PRIMARY	23"	1" FOR 1"	23
3134	HACKBERRY	HEALTHY	SECONDARY	13"	5" FOR 1"	6.5
3136	HACKBERRY	HEALTHY	SECONDARY	13"	5" FOR 1"	6.5
3137	HACKBERRY	HEALTHY	SECONDARY	12"	5" FOR 1"	6
3139	OAK	HEALTHY	PRIMARY	12"	1" FOR 1"	12
3140	OAK	HEALTHY	PRIMARY	13"	1" FOR 1"	13
3141	OAK	HEALTHY	PRIMARY	12"	1" FOR 1"	12
3143	HACKBERRY	HEALTHY	SECONDARY	14"	5" FOR 1"	7
3145	OAK	HEALTHY	PRIMARY	12"	1" FOR 1"	12
3147	PECAN	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3148	ELM	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3149	OAK	HEALTHY	PRIMARY	14"	1" FOR 1"	14
3150	OAK	HEALTHY	PRIMARY	16"	1" FOR 1"	16
3151	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3152	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3154	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3156	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3157	OAK	HEALTHY	PRIMARY	7"	1" FOR 1"	7
3158	OAK	HEALTHY	PRIMARY	17"	1" FOR 1"	17
3159	HACKBERRY	HEALTHY	SECONDARY	14"	5" FOR 1"	7
3160	OAK	HEALTHY	PRIMARY	14"	1" FOR 1"	14
3161	OAK	HEALTHY	PRIMARY	15"	1" FOR 1"	15
3162	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3163	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3164	ELM	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3165	ELM	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3166	OAK	HEALTHY	PRIMARY	16"	1" FOR 1"	16
3167	OAK	HEALTHY	PRIMARY	13"	1" FOR 1"	13
3168	OAK	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3169	ELM	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3172	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3173	HACKBERRY	HEALTHY	SECONDARY	12"	5" FOR 1"	6
3175	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3176	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3178	ELM	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3179	OAK	HEALTHY	PRIMARY	17"	1" FOR 1"	17
3180	ELM	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3181	OAK	HEALTHY	PRIMARY	9"	1" FOR 1"	9
3182	OAK	HEALTHY	PRIMARY	8"	1" FOR 1"	8
3183	OAK	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3184	OAK	HEALTHY	PRIMARY	14"	1" FOR 1"	14
3185	ELM	HEALTHY	PRIMARY	10"	1" FOR 1"	10
3187	OAK	HEALTHY	PRIMARY	11"	1" FOR 1"	11
3189	OAK	HEALTHY	PRIMARY	9"	1" FOR 1"	9

PROVIDED CANOPY TREE TABLE			
NAME	CAL.	COUNT	TOTAL IN.
OCTOBER GLORY RED MAPLE - ACER RUBRUM	4"	6	24
OCTOBER GLORY	4"	3	12
PECAN - CARYA ILLINOENSIS	4"	10	40
TEXAS RED OAK - QUERCUS BUCKLEYI	4"	1	4
BALD CYPRESS - TAXODIUM DISTICHUM	4"	1	4
LITTLE GEM MAGNOLIA - MAGNOLIA GRANDIFLORA 'LITTLE GEM'	4"	10	40
CEDAR ELM - ULMUS CRASSIFOLIA	4"	8	32
TOTAL INCHES REQUIRED TO BE MITIGATED			796
TOTAL PROVIDED NEW CANOPY TREE INCHES			152
TOTAL INCHES LEFT TO BE MITIGATED			644
NOTE: REMAINING INCHES WILL BE PURCHASED THROUGH TREE MITIGATION CREDITS \$95/INCH. SEE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT FOR MORE DETAILS.			
TOTAL COST OF REMAINING MITIGATED INCHES			\$64,400

TREESCAPE LEGEND		
TREES	CODE	COMMON NAME
	AR	October Glory Red Maple
	CI	Pecan
	CT	Texas White Redbud
	CL	Desert Willow
	ID	Possumhaw Holly
	ML	Little Gem Dwarf Southern Magnolia
	QB	Texas Red Oak
	RL	Flameleaf Sumac
	TD	Bald Cypress
	UC	Cedar Elm
		EXISTING TREE TO BE REMOVED



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR
RESIDENCES:
2550 PINNACLE WAY

DATE ISSUED:
03/07/2023

SHEET NUMBER AND TITLE:
L210
TREESCAPE PLAN

I hereby certify that the above and foregoing sit eplan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 20____.

WITNESS OUR HAND, this ____ day of _____, 20____.

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:

CASE NUMBER:
SP2023-008