PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-025 **P&Z DATE** 6/25/2019 **P&Z CC DATE** 7/9/2019 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2019-025

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

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)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($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)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	2424 Ridge Road, Rockwall, Texas		
Subdivision		Lot	Block
General Location	Southwest corner of Ridge Road and Turtle Cove		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District		Current Use	Vacant	
Proposed Zoning	Commercial (C) District		Proposed Use	Office	
Acreage	9.6990	Lots [Current]	1	Lots [Proposed]	2

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

[ ] Owner	2424 MTA REALTY LLC	[✓] Applicant	Kimley Horn
Contact Person	Kevin J. Lloyd	Contact Person	Matt Lucas, P.E.
Address	1900 Dalrock Rd	Address	13455 Noel Road
			Suite 700
City, State & Zip	Rowlett, TX 75088	City, State & Zip	Dallas TX 75240
Phone	469.298.15	Phone	9727701372
E-Mail	KLLoyd@KEAtax.com	E-Mail	matt.lucas@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin J. Lloyd [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 443.98 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14 *day of* June *, 20* 19 *. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 14 *day of* June *, 20* 19 .

Owner's/Applicant's Signature Kevin J. Lloyd

Notary Public in and for the State of Texas K Bataineh

KAYLA BATAINEH
Notary ID #129756147
My Commission Expires
~~March 20, 2022~~

My Commission Expires March 20, 2022

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 6/18/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: **SP2019-025**

Project Name: **KE Andrews**

Project Type: **SITE PLAN**

Applicant Name: **[APPLICANT]**

Owner Name: **REALTY LLC, 2424 MTA**

Project Description:

RECEIPT

Project Number: SP2019-025
Job Address: RIDGE RD
ROCKWALL, TX 75087

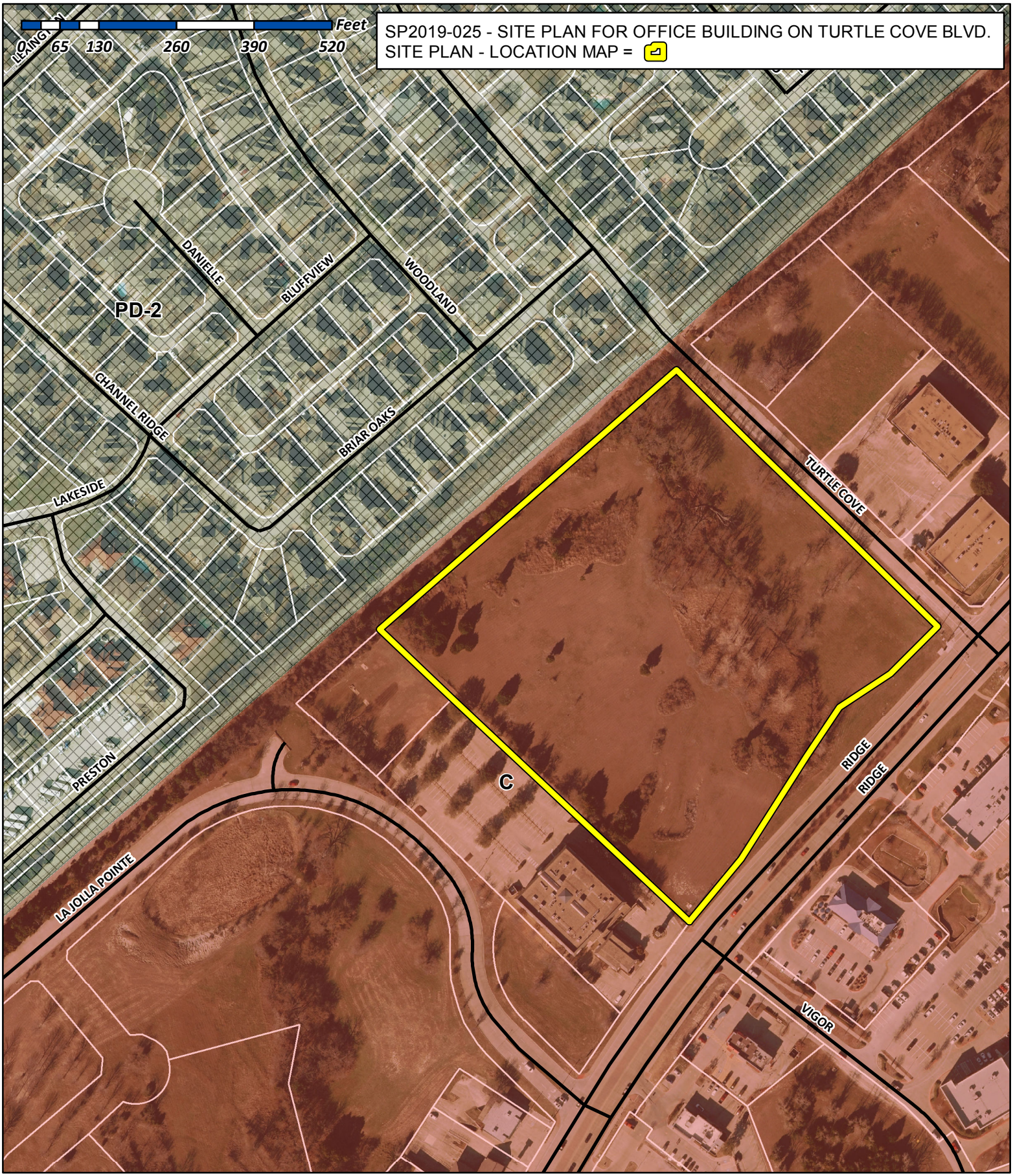
Receipt Number: B85626

Printed: 6/18/2019 10:11 am

Fee Description	Account Number	Fee Amount
SITE PLANNING		
	01-4280	$ 443.98

Total Fees Paid: **$ 443.98**

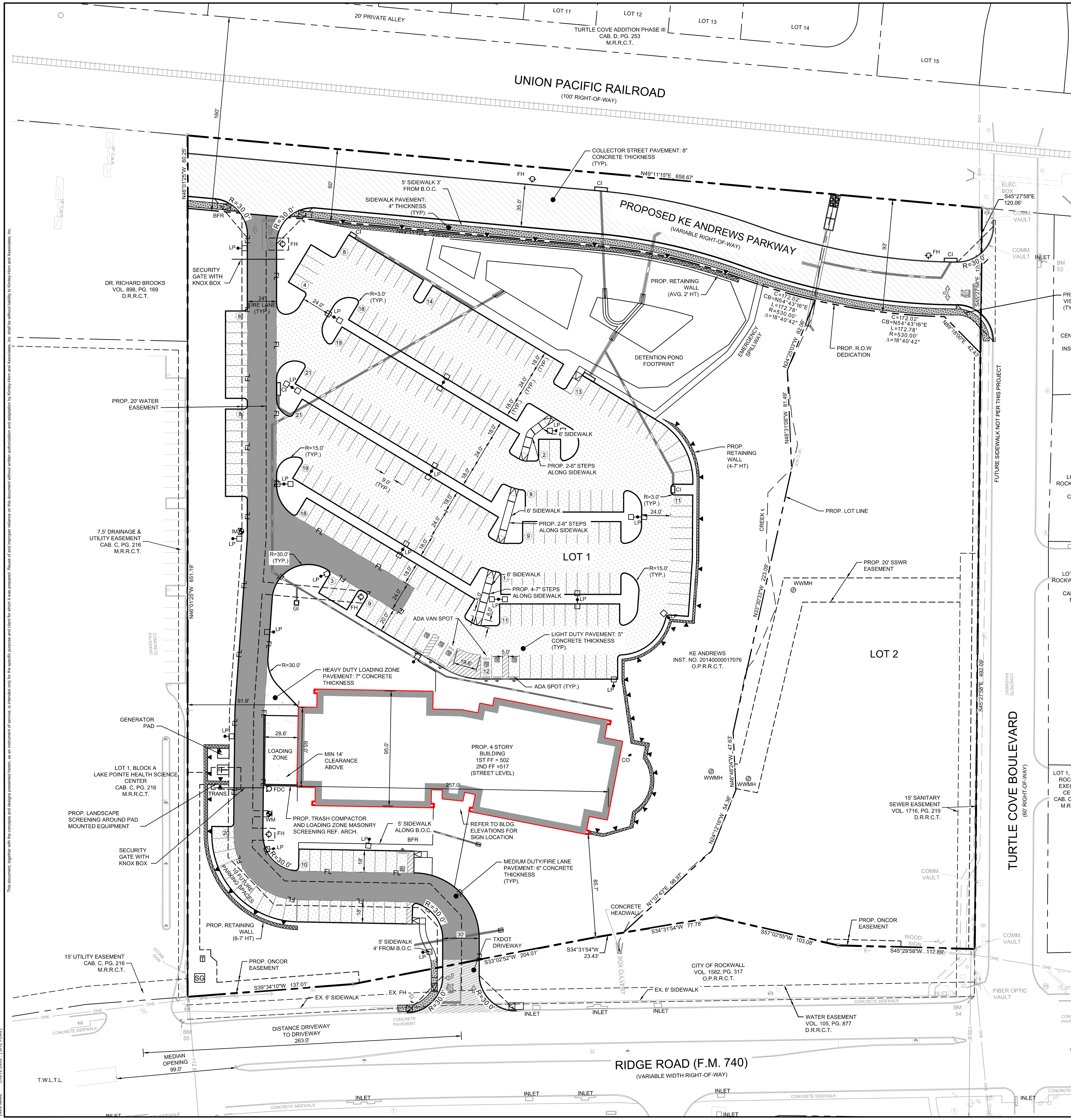
Date Paid: 6/18/2019 12:00:00AM
Paid By: MARK ANDREWS
Pay Method: CHECK 1014
Received By: KB



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.



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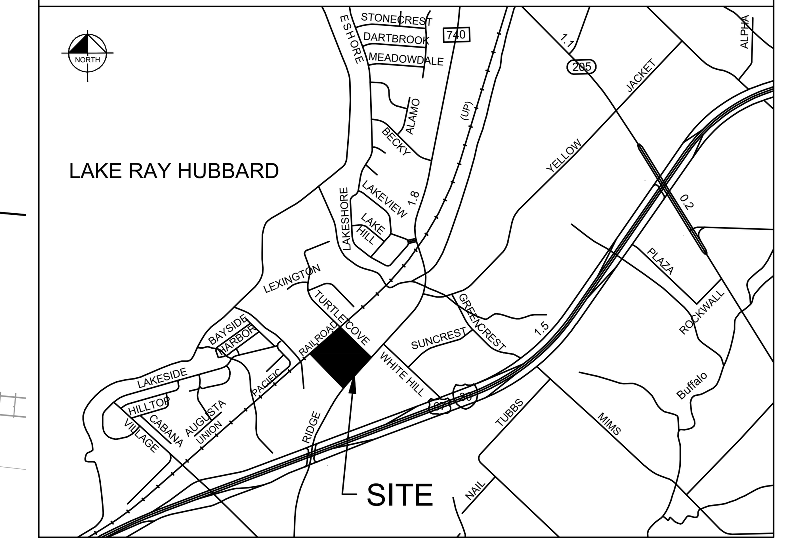
DWG NAME C-SITE.DWG , [SITE PLAN]

VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET
0 20 40 80

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND	
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
MEDIUM DUTY CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING			
REQUIRED PER PD		**PROVIDED**	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL	7 SPACES	TOTAL	7 SPACES
(INCLUDES 2 VAN SPOTS)		(INCLUDES 2 VAN SPOTS)	

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

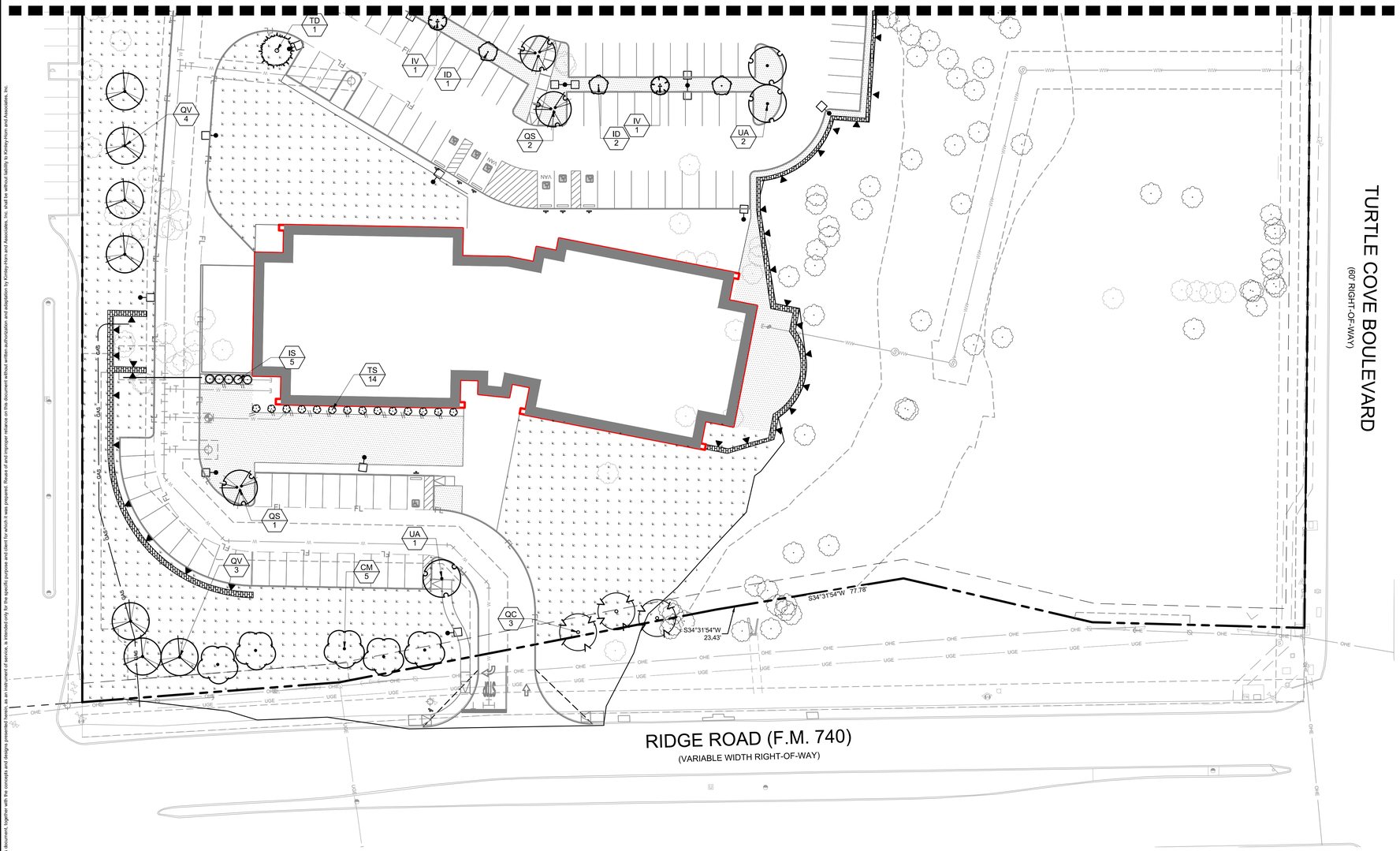
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064539200	6/14/2019	AS SHOWN	JWH	ZEH	MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. XXX-XXX

SHEET NUMBER
C-101

MATCHLINE SHEET LP 1.01



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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IMAGES
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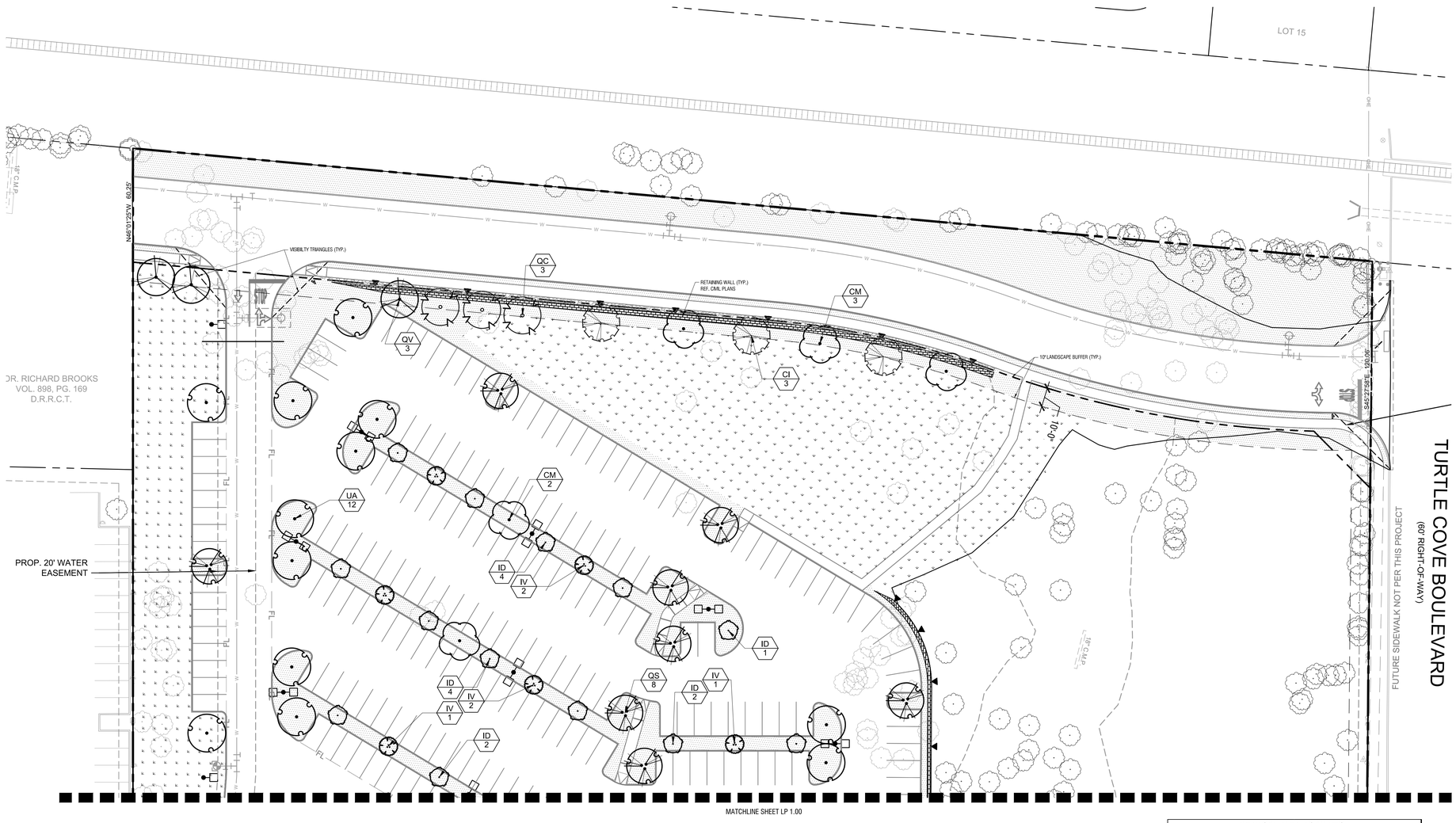

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	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
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	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards		
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 422,488 SF x 15% = 63,373 SF	15% (63,373 SF)	60.5% (255,700 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	N/A
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
Ridge Road - 334' / 50' = 7 Trees	7 Trees	7 Trees
Collector Road - 486' / 50' = 10 Trees	10 Trees	10 Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

SITE INFORMATION			
OVERALL AREA			
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STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		**PROVIDED**	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
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CONTACT: KEVIN LLOYD
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No.	REVISIONS	DATE	BY

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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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THE PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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IMAGES
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dbee rvetsee rwolf c4240 ia rkody xlandscape xtrees xsoft xlighting

PLANT SCHEDULE

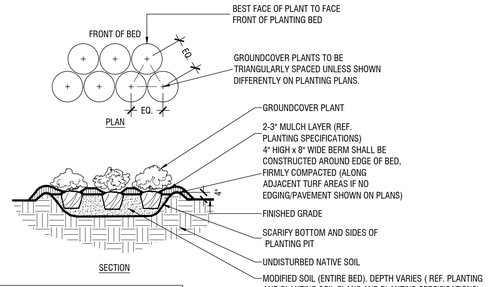
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	15	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM	10	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` H.	FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	QS	11	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	8	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	44,280 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	76,646 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

PLANTING NOTES:

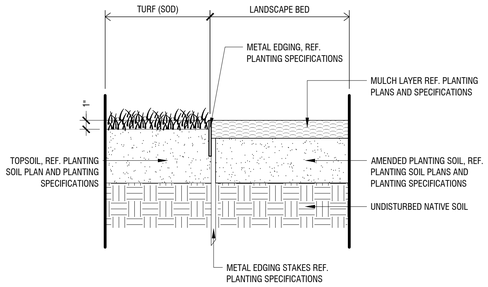
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — B

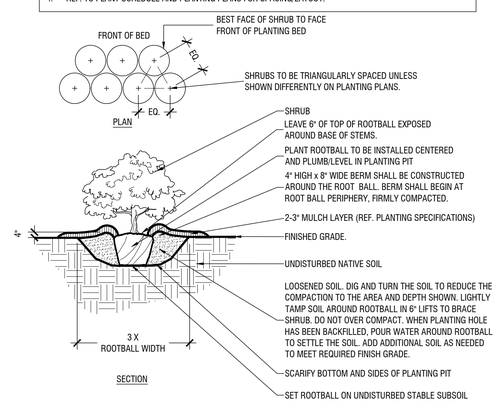
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

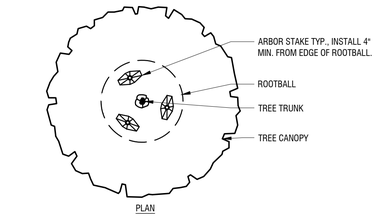
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

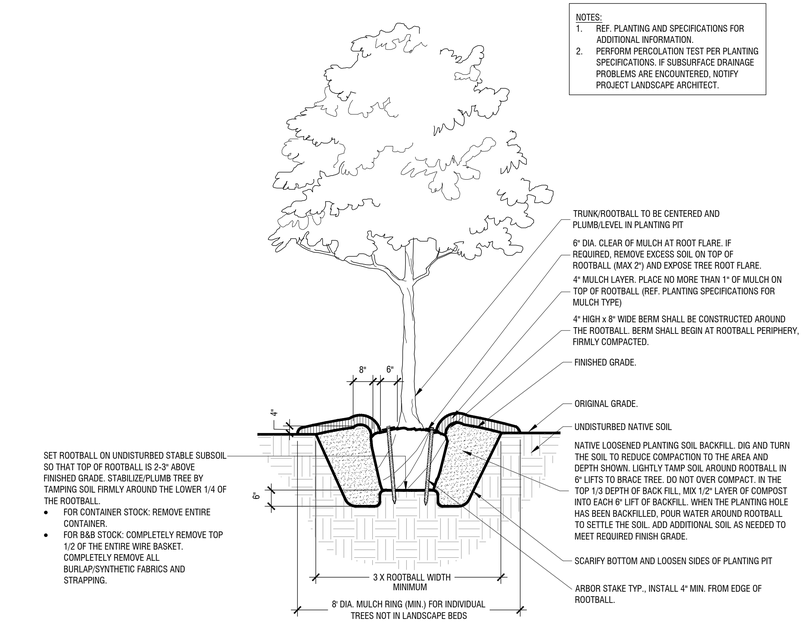


TYPICAL SHRUB PLANTING — C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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IMAGES:
XREFS:
MASS GRADED:
PLOTTED BY:
PLOTTED ON:
DWG NAME:
Shrub Planting Details - steel edge @ Rock Cobble - Tree Fence Details - Steel edge @ landscape - Tree Planting Details - x2436 - la - landscape
6/14/2019 8:22 AM
M:\KAD\064539200 - KE ANDREWS OFFICE, ROCKWALL, TX\DWG\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
MIKUS, K. BLANE
LP 3.00 - PLANTING DETAILS.DWG [LP 3.00 PLANTING DETAILS]

SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT RELATED SERVICES AND SUPERVISION NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF THE LAWNS AND GRASSES AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.

B. WORK INCLUDED:
   1. SOIL PREPARATION AND FINE GRADING.
   2. FERTILIZATION.
   3. GRASS SODDING

1.2 SUBMITTALS

A. DELIVERY RECEIPTS AND INVOICES: SUBMIT ORIGINAL DELIVERY RECEIPTS AND INVOICES FOR MATERIALS USED.

B. PRODUCT DATA: SUBMIT SAMPLE LABEL OR SPECIFICATION OF FERTILIZER.

C. CERTIFICATE: SUBMIT STATE CERTIFICATE STATING VARIETY AND PURITY OF GRASS SOD.

D. SOIL FERTILITY TEST REPORTS:
   1. SUBMIT ANALYSIS, TEST RESULTS AND CORRECTIVE RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE.
   2. ONE TEST PER MEDIAN IS REQUIRED OF EXISTING SOIL TAKEN AT DIFFERENT LOCATIONS ON THE PROJECT SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.3 PROTECTION

A. PROTECT PAVING SURFACES, CURBS, UTILITIES, PLANT MATERIALS, AND OTHER EXISTING IMPROVEMENTS FROM DAMAGE BY HEAVY EQUIPMENT.

B. LOCATE AND STAKE IRRIGATION HEADS, VALVE RISERS AND EQUIPMENT PRIOR TO BEGINNING SOIL PREPARATION WORK.

C. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND GRASS LOSSES DUE TO EROSION.

D. PROTECT IN PLACE WORK FROM DAMAGE BY HEAVY EQUIPMENT. PREPARE, GRADE, LEVEL, AND REPLANT DAMAGED AREAS.

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED WHEN THE WORK PERFORMED UNDER THE CONTRACT HAS BEEN REVIEWED AND FOUND, TO THE OWNER'S REPRESENTATIVE'S BEST KNOWLEDGE, INFORMATION, AND BELIEF, TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT OR PORTION THEREOF IS ALSO THE DATE OF COMMENCEMENT OF APPLICABLE GUARANTEES AS SPECIFIED.

B. A LIST OF ITEMS TO BE COMPLETED OR CORRECTED WILL BE ATTACHED TO THE CERTIFICATE OR SUBSTANTIAL COMPLETION. THE FAILURE TO INCLUDE ANY ITEMS ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. THE CONTRACTOR WILL COMPLETE OR CORRECT THE WORK ON THE LIST OF ITEMS WITHIN A SPECIFIC NUMBER OF DAYS AS SHOWN ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

D. UPON COMPLETION AND RE-INSPECTION OF ALL CORRECTED ITEMS LISTED, THE OWNER'S REPRESENTATIVE WILL RECOMMEND TO THE OWNER THAT THE WORK OF THIS SECTION IS READY FOR FINAL ACCEPTANCE.

1.5 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE SUPERVISION BY A QUALIFIED FOREMAN.

1.6 GUARANTEE

A. GUARANTEE LAWNS AND GRASSES FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AT THE END OF THIS GUARANTEE PERIOD, ALL LAWN AND GRASS AREAS WILL HAVE ACHIEVED COVERAGE OF THE SPECIFIED GRASS AT A DENSITY OF 100% COVERAGE, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE.

B. REPLACE LAWNS AND GRASSES WITH SAME KIND AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. PROTECT IRRIGATION SYSTEM AND OTHER PIPING, CONDUIT, OR OTHER WORK DURING REPLACEMENT. REPAIR DAMAGE IMMEDIATELY.

1.7 JOB CONDITIONS

A. DO NOT INSTALL SOD ON SATURATED OR FROZEN SOIL.

B. SOD INSTALLATION SHALL BE SUBJECT TO SUITABILITY OF THE WEATHER AND OTHER CONDITIONS AFFECTING SOD GROWTH.

1.8 PROGRESS MEETINGS

A. CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS AS REQUESTED BY THE OWNER'S REPRESENTATIVE DURING INSTALLATION.

1.9 QUANTITY VERIFICATION

A. THE BIDDING CONTRACTOR IS RESPONSIBLE FOR THE INCLUSION OF ALL MATERIALS, LABOR AND EQUIPMENT AS OUTLINED IN THE PLANS AND SPECIFICATION. THE PLANT LIST IS PROVIDED TO THE BIDDING CONTRACTOR AS A CONVENIENCE AND THE QUANTITIES ARE APPROXIMATE. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL OF BID.

PART 2 PRODUCTS

2.1 GRASS

A. GENERAL:
   1. SOD SHALL BE NURSERY GROWN ON CULTIVATED AGRICULTURAL SOILS. SOD SHALL HAVE BEEN MOWED REGULARLY AND CAREFULLY AND OTHERWISE MAINTAINED FROM PLANTING TO HARVEST.
   2. SOD SHALL BE OF SPECIES INDICATED.
   3. THICKNESS OF CUT: SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS .25 INCHES ON WIDTH AND PLUS OR MINUS 5% ON LENGTH.
   4. BROKEN STRIPS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED.
   5. STRENGTH OF SOD STRIPS: SOD STRIPS SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE IF SUSPENDED VERTICALLY WHEN GRASPED IN THE UPPER 10% OF THE SECTION.
   6. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD SHALL BE STORED IN A COMPACT GROUP TO PREVENT DRYING OUT OR FREEZING.
   7. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED, AND TRANSPLANTED WITHIN A 30-HOUR PERIOD UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ITS INSTALLATION.
   8. THATCH: SOD SHALL BE FREE OF THATCH.
   9. DISEASES, NEMATODES AND INSECTS: SOD SHALL BE FREE OF DISEASES, NEMATODES, AND SOIL-BORNE INSECTS.
   10. WEEDS: SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.

B. SOD:
   1. CYNODON DACTYLON (COMMON BERMUDA GRASS)

2.2 FERTILIZER

A. GENERAL:
   1. FERTILIZER SHALL BE COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
   2. DELIVER FERTILIZER TO SITE IN FULLY LABELED ORIGINAL CONTAINERS.
   3. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE HAS BECOME CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE.

B. INITIAL APPLICATION:
   1. 17% NITROGEN
   2. 17% PHOSPHORIC ACID
   3. 17% POTASH

C. SECOND APPLICATION:
   1. 21% NITROGEN
   2. 0% PHOSPHORIC ACID
   3. 0% POTASH

PART 3 EXECUTION

3.1 GENERAL

A. EXECUTE GRASS PLANTING OPERATIONS ACROSS SLOPE AND PARALLEL TO FINISHED GRADE CONTOURS.

3.2 PRE-PLANT WEED CONTROL

A. IRRIGATED AND NON-IRRIGATED GRASS AREAS:
   1. IF GRASSY OR BROADLEAF WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS TO ALLOW SYSTEMIC KILL.
   2. CLEAR AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT PARTS AT LEAST 0.25 INCHES BELOW THE SURFACE OF THE SOIL OVER THE ENTIRE AREA TO BE PLANTED.

B. IRRIGATED GRASS AREAS ONLY:
   1. AFTER IRRIGATION SYSTEM IS OPERATIONAL, APPLY WATER FOR 5 TO 10 DAYS AS NEEDED TO ACHIEVE WEED GERMINATION. APPLY CONTACT HERBICIDES AND WAIT AS NEEDED BEFORE PLANTING. REPEAT AS NEEDED.
   2. MAINTAIN LAWN AND GRASS AREAS WEED FREE UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE UTILIZING MECHANICAL AND CHEMICAL TREATMENT.

3.3 SOIL PREPARATION

A. TILLAGE:
   1. TILLAGE SHALL BE ACCOMPLISHED TO LOOSEN ALL AREAS OF COMPACTED SOIL. WHEN PLACEMENT OF TOPSOIL IS SPECIFIED, TILL COMPACTED AREAS PRIOR TO PLACEMENT.
   2. TILL WITH HEAVY DUTY DISC, ROTOTILLER, OR CHISEL-TYPE BREAKING PLOW, CHISELS SET NOT MORE THAN 10 INCHES APART. TILL TO A DEPTH OF 1 TO 3 INCHES.
   3. INITIAL TILLAGE SHALL BE DONE IN CROSSING PATTERN FOR DOUBLE COVERAGE THEN FOLLOWED BY A DISC HARROW.

B. CLEANING:
   1. REMOVE DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS, AND STONES LARGER THAN 1 INCH IN DIAMETER.
   2. USE ROCK PICK OR OTHER MACHINERY TO GATHER SURFACE STONES LARGER THAN 1 INCH IN DIAMETER.

C. FINE GRADING:
   1. AFTER TILLAGE AND PLACEMENT OF TOPSOIL, LEVEL, FINE GRADE, AND DRAG WITH A WEIGHTED SPIKE HARROW OR FLOAT DRAG.
   2. ELIMINATE RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS.

3.4 FERTILIZING

A. THE FERTILIZER TYPES AND RATES SPECIFIED HEREIN ARE APPLICABLE UNLESS COUNTERMANDED BY THE SOIL FERTILITY TEST CORRECTIVE RECOMMENDATIONS, IN WHICH CASE THEY WILL BE APPLICABLE.

B. BERMUDA SODDING:
   1. INITIAL APPLICATION: APPLY NO MORE THAN 5 DAYS PRIOR TO COMMENCEMENT OF SODDING OPERATIONS AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. INCORPORATE INTO SOIL WITH A CHAIN HARROW.
   2. SECOND AND THIRD APPLICATIONS: APPLY EVERY 25 DAYS AFTER SODDING AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
   3. IRRIGATE THE AREA WITH A MINIMUM OF .25 INCHES OF WATER TO PROPERLY INCORPORATE THE FERTILIZER INTO THE TURF.

3.5 PLANTING SOD

A. WEATHER CONDITIONS:
   1. SCHEDULE WORK FOR PERIODS OF FAVORABLE WEATHER.
   2. SOD PLACEMENT ON DAYS WHICH, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, ARE TOO HOT, COLD, SUNNY, DRY, OR WINDY FOR OPTIMAL INSTALLATION MAY BE PROHIBITED.

B. PLACEMENT PATTERN:
   1. THE FIRST ROW SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PARALLEL TO THE FIRST ROW AND TIGHTLY ABUTTING EACH OTHER.
   2. LATERAL JOINTS SHALL BE STAGGERED. CARE SHALL BE EXERCISED TO ENSURE THAT THE SOD IS NEITHER STRETCHED NOR OVERLAPPED. JOINTS MUST BE BUTTED TIGHTLY TO PREVENT VOIDS THAT COULD PERMIT AIR TO DRY OUT ROOT.
   3. IMMEDIATELY AFTER PLACING, SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING TO ELIMINATE AIR POCKETS. FOLLOWING TAMPING, SCREENED TOPSOIL SHALL BE USED TO FILL ALL CRACKS AND EXCESS SOIL SHALL BE WORKED INTO THE SOD WITH RAKES OR OTHER SUITABLE EQUIPMENT. SOD SHALL NOT BE SMOTHERED WITH EXCESS FILL SOIL.
   4. ON SLOPES STEEPER THAN 3 TO 1, SOD SHALL BE SECURED BY GALVANIZED PINS, WOOD PEGS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
   5. IMMEDIATELY AFTER SODDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE SHALL BE COMPACTED WITH A ROLLER OR OTHER APPROVED EQUIPMENT. THE COMPLETED AREA AFTER SODDING SHALL BE UNIFORMLY EVEN, FIRM, AND TRUE TO FINISHED GRADE LINES.

C. WATERING:
   1. INITIAL INSTALLATION: WATER MUST BE APPLIED WITHIN 2 HOURS OF EXPOSURE OF THE SOD TO SUN OR WIND. WATER NEWLY LAID SOD UNTIL SATURATION OF THE ENTIRE AREA IS APPARENT. AS A RESULT OF INITIAL IRRIGATION, STANDING WATER MAY BE PRESENT AND MODERATE TO HEAVY RUN OFF MAY OCCUR. CONTINUE TO IRRIGATE DAILY IN SHORTER DURATIONS SO THE ENTIRE AREA STAYS THOROUGHLY WET BUT WITHOUT STANDING WATER. THE LENGTH OF IRRIGATION TIME AND FREQUENCY OF APPLICATIONS WILL VARY AT DIFFERENT LOCATIONS DUE TO WEATHER CONDITIONS AND INDIVIDUAL SITE CHARACTERISTICS.
   2. AFTER 7 TO 10 DAYS: CHECK FOR NEW ROOT GROWTH BY LIFTING CORNERS OF SOD BLOCKS. IF CONSISTENT ROOT GROWTH OVER THE ENTIRE SITE IS OBSERVED, WATER APPLICATIONS CAN BE REDUCED TO ONCE EVERY OTHER DAY.
   3. AFTER 12 TO 14 DAYS: RECHECK FOR ADDITIONAL ROOTING. IF SOD BLOCKS ARE DIFFICULT TO PULL UP OR ADDITIONAL NEW ROOTS ARE PRESENT ALLOW THE AREA TO DRY TO THE EXTENT THAT MOWING CAN BE PERFORMED.

3.6 GRADING

A. MAINTAIN EXISTING ESTABLISHED GRADES, PROTECT TRUE AND EVEN DURING OPERATIONS.

3.7 EROSION CONTROL

A. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND TURF GRASS LOSSES DUE TO EROSION.

3.8 CLEAN-UP

A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.9 MAINTENANCE

A. UNTIL FINAL ACCEPTANCE, MAINTAIN LAWN AND GRASS AREAS BY WATERING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP THE TURF AND GRASS IN A VIGOROUS, HEALTHY CONDITION.
   1. WATERING: AS NECESSARY.
   2. MOWING:
      a) MOW NEWLY PLANTED GRASS AREAS WEEKLY AFTER INITIAL GROWTH REACHES 1.5 TO 2 INCHES.
   3. WEEDING: REMOVE WEEDS AND FOREIGN GRASS OVER LAWN AND GRASS AREAS AT LEAST ONCE A WEEK. HERBICIDES MAY BE USED ONLY WHEN APPROVED BY THE OWNER'S REPRESENTATIVE.

END OF SECTION 329210

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K:\KH_TX\ROCKWALL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
K:\KH_TX\ROCKWALL\064539200 - ROCKWALL OFFICE\CAD\LP4.02 LAWN & GRASSES SPECIFICATION.DWG
4:39 PM
BAKULIK, BLAINE @ 4/2/2019 9:23 AM
LP 4.02 LAWN & GRASSES SPECIFICATION
LP 4.02 - LAWN & GRASSES SPECIFICATION.DWG

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

LAWN & GRASSES SPECIFICATION

SHEET NUMBER
LP 4.02

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

PROP. 20' SSWR EASEMENT

LOT 1

LOT 2

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' NORTH-OF-WAY)

FUTURE SIDEWALK NOT PART OF THIS PLAN

N46°01'25"W 60.24'

S34°31'54"W 77.76'

S34°31'54"W 23.43'

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
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KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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LAST SAVED 6/14/2019 9:27 AM
PLOTTED BY MIKULIK, BLANKE, CLAYTON (9:48:34)
PLOTTED ON 6/14/2019 9:48:34 AM
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xData: ca - clearfly - cbase - cbody - cedraw - cexcut - cfexes - cutil - ctext fences details

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

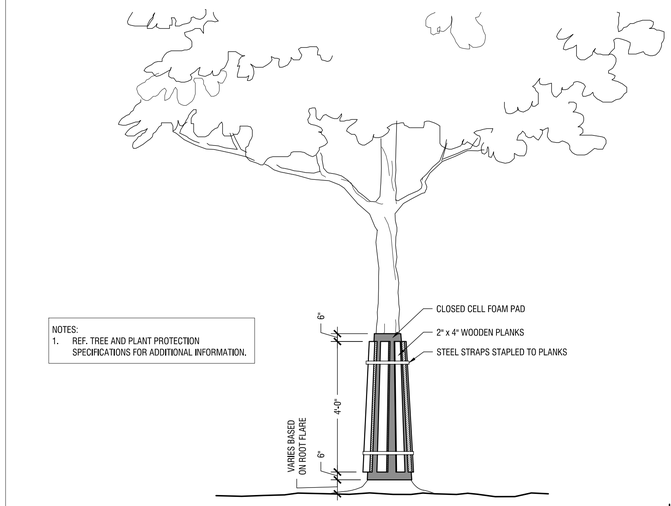
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		240
NET TOTAL TREE INCHES AFTER MITIGATION		0.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

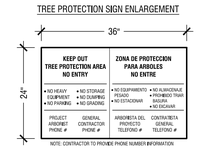
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

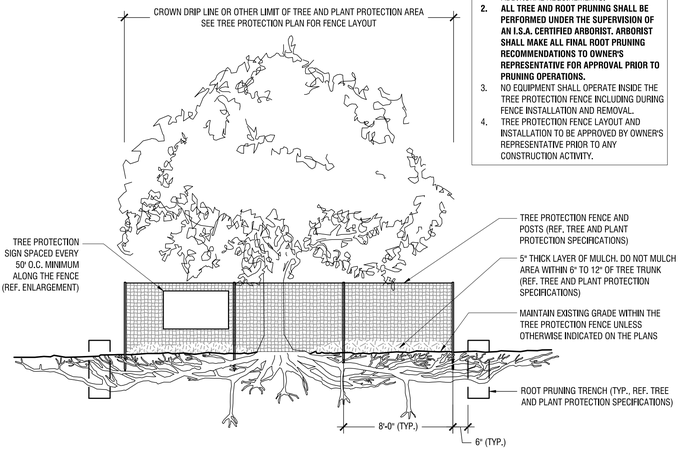


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION — Scale: NTS — B

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING — Scale: NTS — A

KE ANDREWS OFFICE

LOTS 1 & 2
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ABSTRACT NO. 64
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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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xDWR: LA - viewRp - xbase - xbody - xeobase - xexsuti - xtrees - z_xcti - tree fence details
6/14/2019 9:27 AM
MIGUEL BLANCE (FUSION 24-69-A)
J:\COL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN.DWG (TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS)

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY								
Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.5
90758	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90759	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90760	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90761	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90762	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90763	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90764	7.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90765	20.0	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90766	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90767	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90768	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90769	6.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90772	30.2	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90773	27.5	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90774	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90775	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90776	10.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90777	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90778	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90779	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90780	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90781	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90782	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90783	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90784	14.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	7.0
90785	18.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	REMOVE	.5:1	9.2
90786	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90787	11.8	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90788	17.3	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90789	13.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90790	10.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90791	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	5.5
90792	10.7	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90793	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90794	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90795	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90796	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90797	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	.5:1	6.9
90798	8.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90799	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90800	9.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90801	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90802	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90803	8.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90804	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE

PREPARED FOR
KE ANDREWS

CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA

SHEET NUMBER
TP 3.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS x2436 - LA : osurffg : xbase : xbndy : xexbase : xexutil : xtrees : xutil : tree fence details
LAST SAVED 6/14/2019 9:27 AM
PLOTTED BY MIKULIK, BLAINE 6/14/2019 9:48 AM
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DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG , [TP 3.00 TREE MITIGATION REFERENCE DATA]

VMX LED Specifications

Project Name:

Catalog Number:

Type:

The VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMX-1	T1 T2 T3 T4 T4A T5 T5W T5WR	48LC 64LC 80LC 96LC	3 350mA 5 530mA 7 700mA 10 1050mA *Not available in 96LC	3K 3000K 4K 4000K 5K 5000K	UNV *120-277V 8 347V 5 480V *347V & 480V not available in 32LC 350mA	AM Arm Mount WM Wall Mount *Requires BAWP Round Pole Plate Adaptors (RPP) are to be ordered separately. BAWP to be ordered separately.	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic CC Custom Color	PCR-120 Photocell & Receptacle PCR-208 Photocell & Receptacle PCR-240 Photocell & Receptacle PCR-277 Photocell & Receptacle PCR-480 Photocell & Receptacle PER 3 Pin Photo Receptacle w/shorting cap 5PINPER 5 Pin Photo Receptacle w/shorting cap Requires Dimming Driver 7PINPER 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver DIM 0-10v Dimming Driver WSC-8 Motion Sensor 8' Mounting Height WSC-20 Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mounting Height This option will require (1) FSIR 100 remote for programing VWC Visionaire Wireless Controls *Consult Factory	RPP3 For 3"Ø Pole - Round Pole Plate Adaptor RPP4 For 4"Ø Pole - Round Pole Plate Adaptor RPP5 For 5"Ø Pole - Round Pole Plate Adaptor UPMA-S Universal Square Pole Mount Adaptor UPMA-R Universal Round Pole Mount Adaptor BAWP Cast Wall Plate ROT-R Rotated Optics Right Side ROT-L Rotated Optics Left Side CLS Back Side Cutoff Louver Shield RCLS Right Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield

VISIONAIRE LIGHTING

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Features & Specifications VMX

Heatsink
· Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
·Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.
Meets ANSI C136.31-2010 1.5G Vibration Standards.

Thermal Management
· The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
· The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
· The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, II, III, IV and V are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
· CRI values are 70..

Quali-Guard® Finish
· The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
· Finish is guaranteed for five (5) years.

Electrical Assembly
· The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
· 10 kV surge protector supplied as standard.
· Terminal block supplied as standard.

Warranty
· Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
· Photocell & receptacle
· Photo receptacle
· Round pole plate adapter
· Cast Wall Plate
· 0-10v Dimming Driver
· Motion Sensor
· Wireless Control
· Universal Pole Mount Adaptor
· Cut-Off Louver Shield
· Emergency Battery Pack

Listings
· The VMX Series is cUL Listed
· IP65 Rated
· Powder Coated Tough
· DLC Listed
· IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
•□	VMX-T-T1-64LC-7-4K-UNV-SINGLE	11
□•□	VMX-T-T1-64LC-7-4K-UNV-DUAL	10

NOTES
1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 24' IN HEIGHT
6. FIXTURES ARE 140 WATTS

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
TP 1.00

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IMAGES x2436 - LA : xphoto : xlighting
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DWG NAME TP 1.00 - PHOTOMETRIC PLAN.DWG , [TP 1.00 TREE REMOVAL PLAN]

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

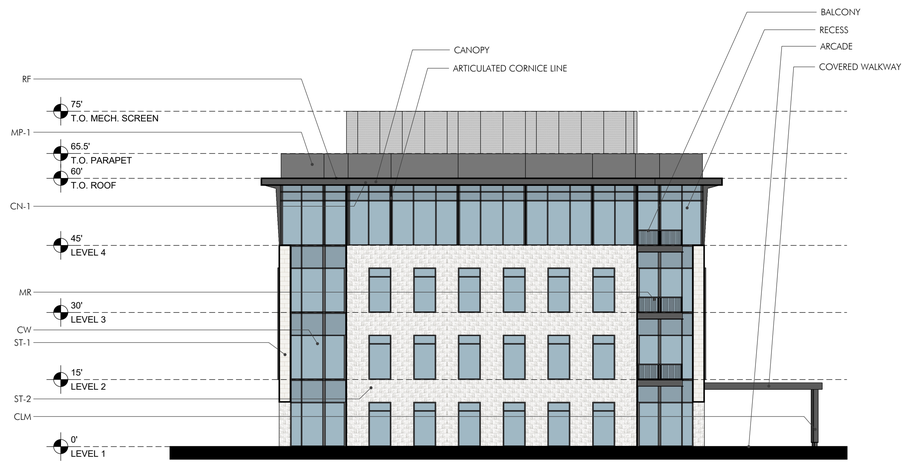
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

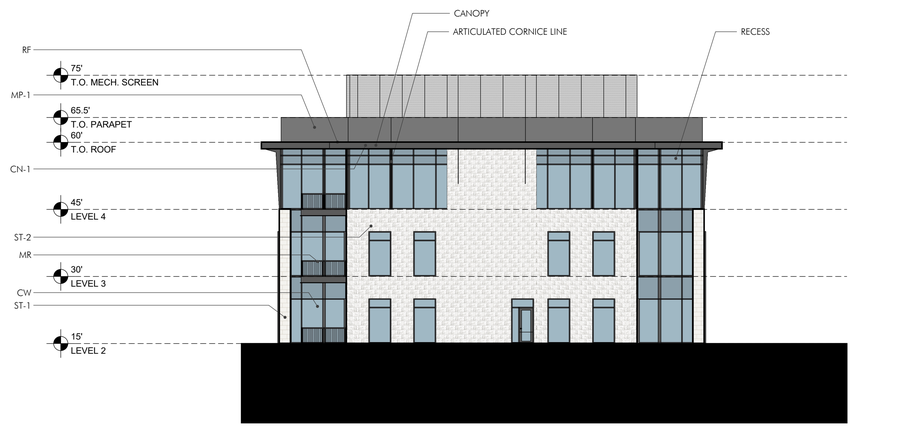
Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**



3 EAST ELEVATION
Scale: 1/16" : 1'



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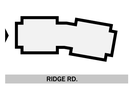
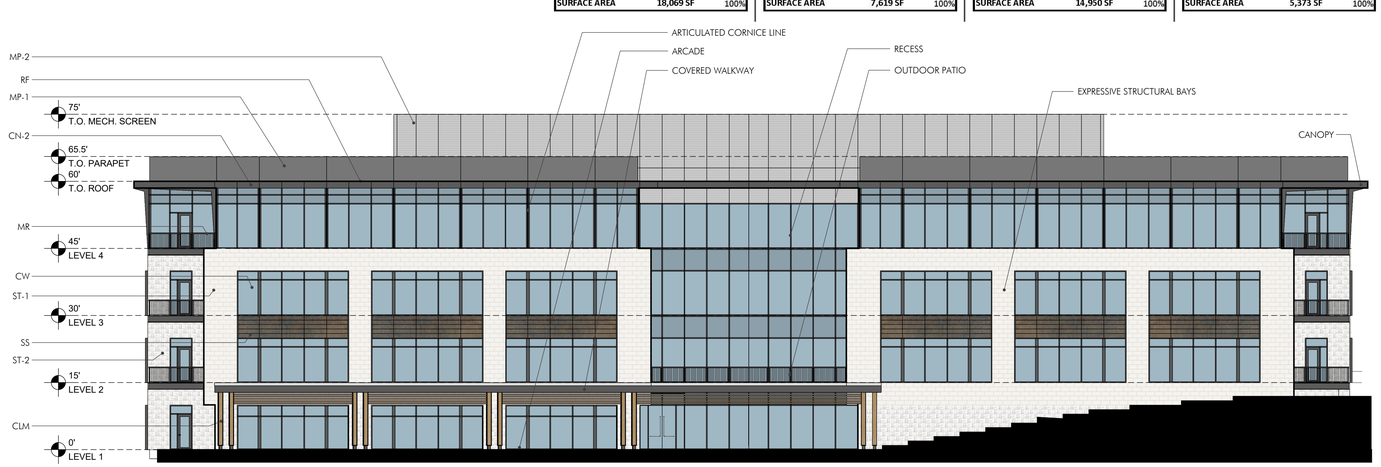
Scale: 1/16" : 1'





1 NORTH ELEVATION
Scale: 1/16" : 1'

2 SOUTH ELEVATION
Scale: 1/16" : 1'

PROPOSED BUILDING MATERIAL LEGEND
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MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

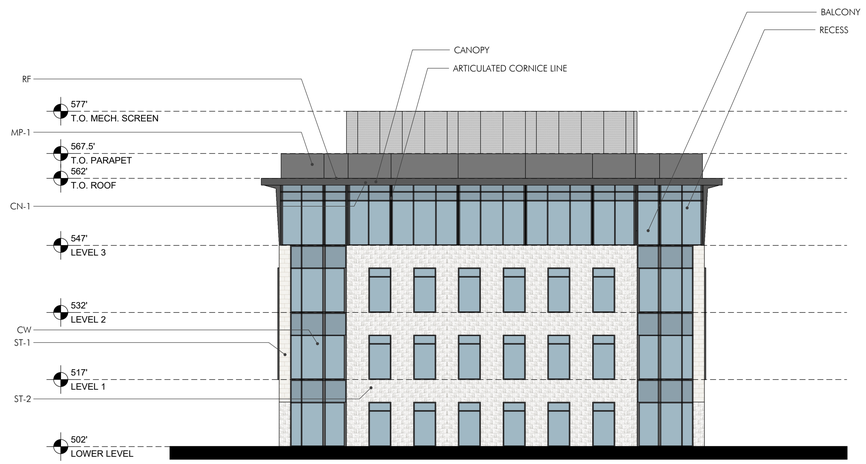
South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

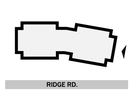
West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

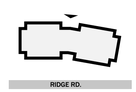
ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN



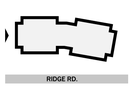
3 EAST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



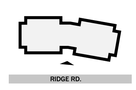
1 NORTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



4 WEST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



2 SOUTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



City of Rockwall

Project Plan Review History

Project Number	SP2019-025	**Owner**	REALTY LLC, 2424 MTA	**Applied**	6/17/2019 KB
Project Name	KE Andrews	**Applicant**	KIMLEY HORN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2460 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	15		15	0064-0000-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/17/2019	6/24/2019	6/18/2019	1	APPROVED	
ENGINEERING	Sarah Hager	6/17/2019	6/24/2019	6/21/2019	4	COMMENTS	

(6/21/2019 11:48 AM SH)
- KE Andrews Pkwy must be 37' back to back with a 60' ROW.
- Water line must be centered in a 20' easement.
- Minimum easement is 20'.
- No grate inlets allowed.
- All parking against the building to be 20'x9'. All other parking to be 18'x9' with a 2' clear overhang.
- If parking isle median is planned to have lights and trees, the median must be 5' minimum. Two feet of clear overhang is required.
- Parking islands for fire hydrants must be 10' wide. The hydrant must be set 5' back from the curb.
- No aerial sewer crossing allowed.
- Include the lot and block numbers for the small parcel to the west of KE Andrews Pkwy.
- Must label all driveway spacing.
- Show wetland/WOUS dedication per IES report
- Must show dedicated 100yr water surface in eng. plans w/ erosion hazard set back.
- show proposed and ex. utilities on plan

(water & sewer)
- Retaining wall along the floodplain must have a traffic rated guardrail
- Trees close to the sidewalk will cause uplifting later on
- No trees within 5' of any utility.
- Move the water connection out from under the bushes.
- Dumpster to drian to an oil/water separator and then to the storm lines.
- Retaining wall is not allowed in the ROW.
- Must show existing and proposed utilities.

The following is for your information for engineering design
- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm.
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Show wetland/WOUS dedication per IES report
- Must show dedicated 100yr water surface in eng. plans w/ erosion hazard set back.
- show proposed and ex. utilities on plan

(water & sewer)
- Must meet all City Standards of Design and Construction

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	6/17/2019	6/24/2019	6/21/2019	4	APPROVED	
GIS	Lance Singleton	6/17/2019	6/24/2019	6/19/2019	2	APPROVED	See comments
(6/19/2019 11:40 AM LS) Address assignment will be: 2460 RIDGE RD, ROCKWALL, TX 75087							
PLANNING	David Gonzales	6/17/2019	6/24/2019	6/20/2019	3	COMMENTS	See comments

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (06.20.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-025" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. To allow for allow for secondary materials to exceed a maximum of 10% (i.e. MP-1 & MP-2).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Delineate and label the minimum 20-ft landscape buffer along the property line Ridge Road and minimum 10-ft along Andrews Parkway.
2. Provide a hatch or use a lighter gray scale for 10 future parking spaces.
3. Remove label "Medium Duty Firelance..."
4. Provide detail for minimum 10-ft tall masonry screening wall for loading zone/dock.
5. Label firelane as "24-ft Firelane, Public Access, and Utility Easement".
6. Provide label on unused portion of lot next to rail road tracks as "Open Space to be Maintained by Property Owner."

Landscape Plan:
1. 1. Delineate and label the minimum 20-ft landscape buffer along the property line Ridge Road and minimum 10-ft along KE Andrews Parkway.
2. Provide a minimum of two (2), four (4)-caliper inch canopy trees and four (4) accent trees for each 100 linear feet within the 20-ft landscape buffer along Ridge Road.
3. Provide one (1), three (3)-caliper inch canopy tree for each 50 linear feet within the landscape buffer along KE Andrews Parkway.
4. Correct Planting Details - Plant Schedule Table to indicate a minimum four (4)-caliper inch canopy tree(s) to be lcoated within the Ridge Road landscape buffer.
5. Planting Plan Sheet LP 1.01: Correct table to indicate minimum 20-ft Landscape Buffer for Scenic Overlay (Ridge Road).
6. Planting Plan Sheet LP1.01: Correct table to indicate a minimum of two (2), four (4)-caliper inch trees (i.e. 7 trees) & four (4) accent trees (i.e. 13) per 100 linear feet within the 20-ft Landscape Buffer (Scenic Overlay District Standard).

Treescape Plan:
1. Recalculate tree mitigation based on city's tree preservation ordinance. Call to discuss if necessary.

Photometric Plan:
1. Provide foot candle reading coverage for site to all property lines All readings are not to exceed 0.2-FC at the property lines. Revise plan.
2. Pole height not to exceed 20-ft OAH (include base, pole, and attachments). Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (i.e. wall mounted fixtures). Exterior lighting fixtures are to be shielded with a full cut-off so as to not create glare.

Building Elevations:
1. See all exception being requested based on sumbittal at top of report.
2. Provide color rendering for Architectural Review Board (ARB) review.
3. Dash in RTU's on elevations. RTU's and other roof top equipement must be visually screened from adjacent properties and rights of way.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

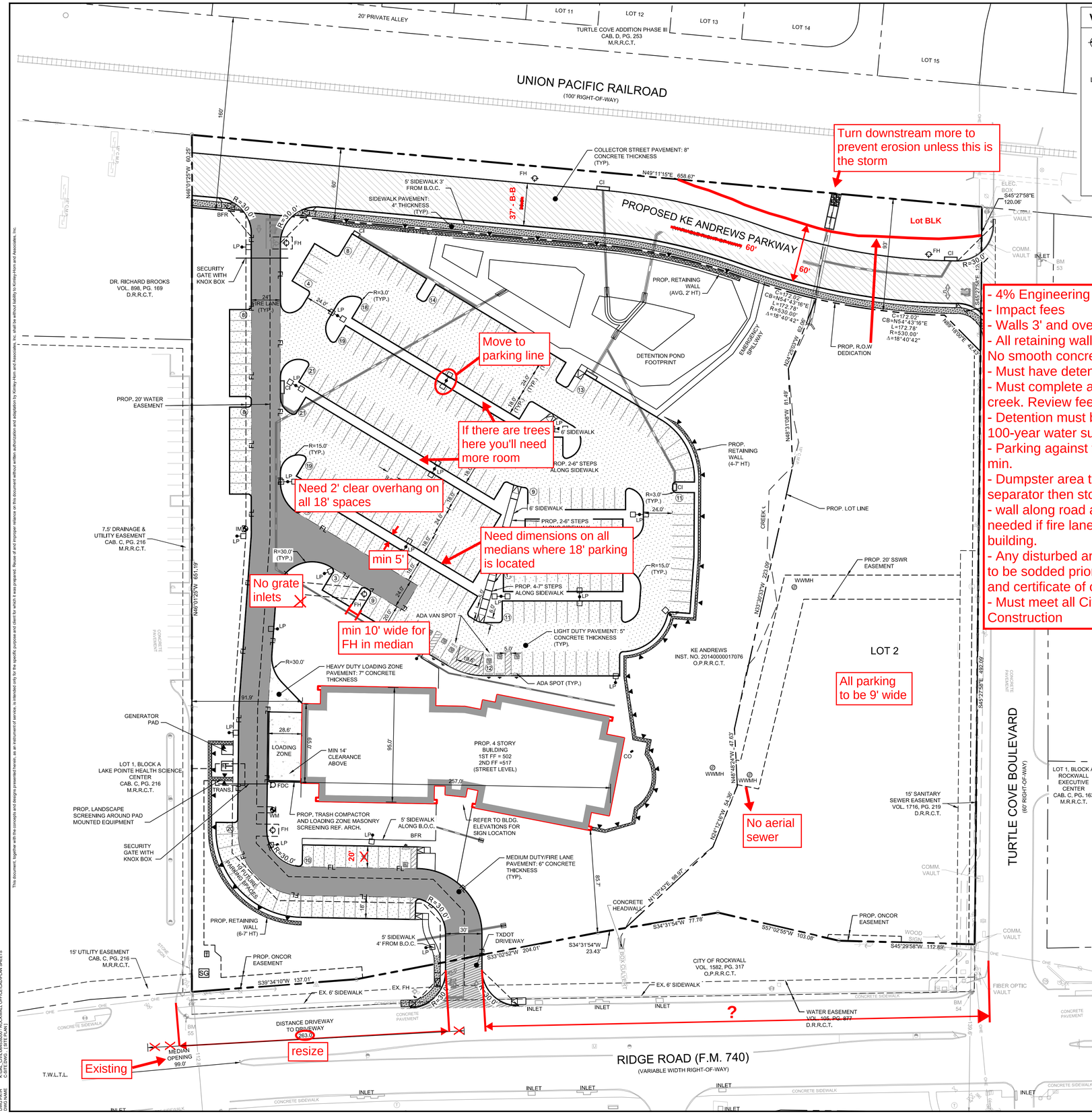
Meeting Dates to Attend:

Architectural Review Board - June 25, 2019 (5:00 p.m.) [ARB to provide comments]

Planning - Work Session: June 25, 2019 (6:00p.m.) [Applicant to present/discuss project]

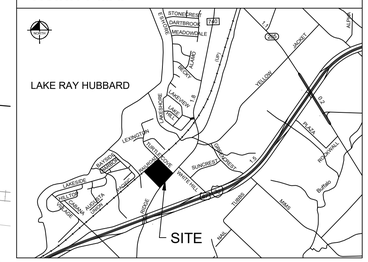
Architectural Review Board - July 9, 2019 (5:00 p.m.) [ARB to provide recommendation]

Planning - Action: July 9, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
MEDIUM DUTY CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

SITE INFORMATION

OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING

REQUIRED PER PD		PROVIDED	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

DEVELOPMENT INFORMATION

ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064539200
DATE 6/14/2019
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY ZEH
CHECKED BY MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. XXX-XXX

SHEET NUMBER
C-101

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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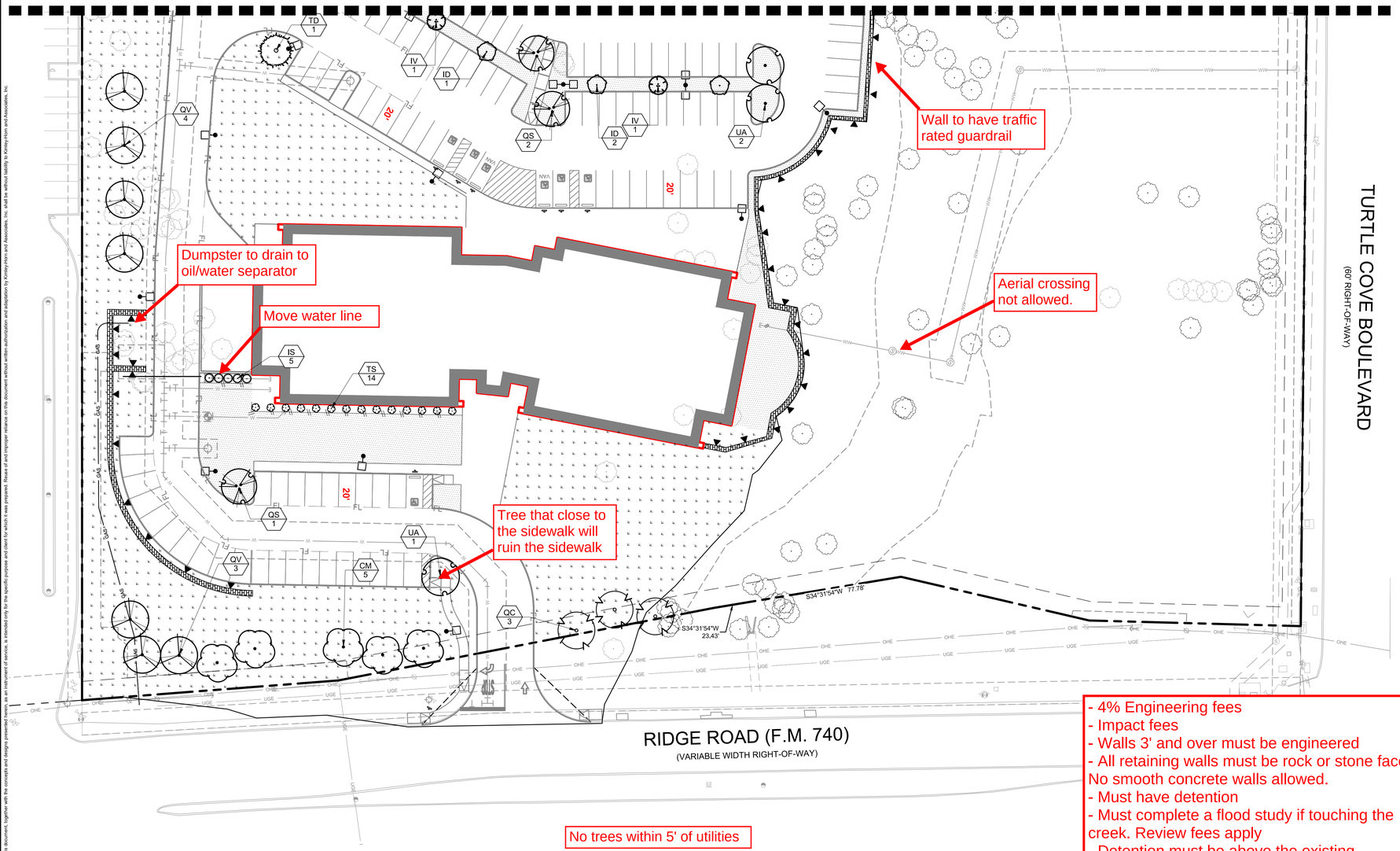
MATCHLINE SHEET LP 1.01



No trees within 5' of utilities

- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm .
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Must meet all City Standards of Design and Construction

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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RELEASED FOR REVIEW
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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IMAGES
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PLANT SCHEDULE

TREES | CODE | BOTANICAL / COMMON NAME

End and plug

Water line to be centered in 20' Easement

Retaining wall not allowed in ROW

- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm .
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Must meet all City Standards of Design and Construction

All parking to hour 2' clear overhang no shrubs, trees, etc.

Traffic-rated guardrail on top of wall

Sewer Line?

No trees within 5' of utilities

TURTLE COVE BOULEVARD
(60' RIGHT-OF-WAY)

FUTURE SIDEWALK NOT PER THIS PROJECT

LOT 15

OR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

MATCHLINE SHEET LP 1.00

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 422,488 SF x 15% = 63,373 SF	15% (63,373 SF)	60.5% (255,700 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	N/A
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
Ridge Road - 334' / 50' = 7 Trees	7 Trees	7 Trees
Collector Road - 486' / 50' = 10 Trees	10 Trees	10 Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING	
REQUIRED PER PD	PROVIDED
1 PER 300 SQ. FT. 268 SPACES	PROPOSED 268 SPACES FUTURE 010 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)	TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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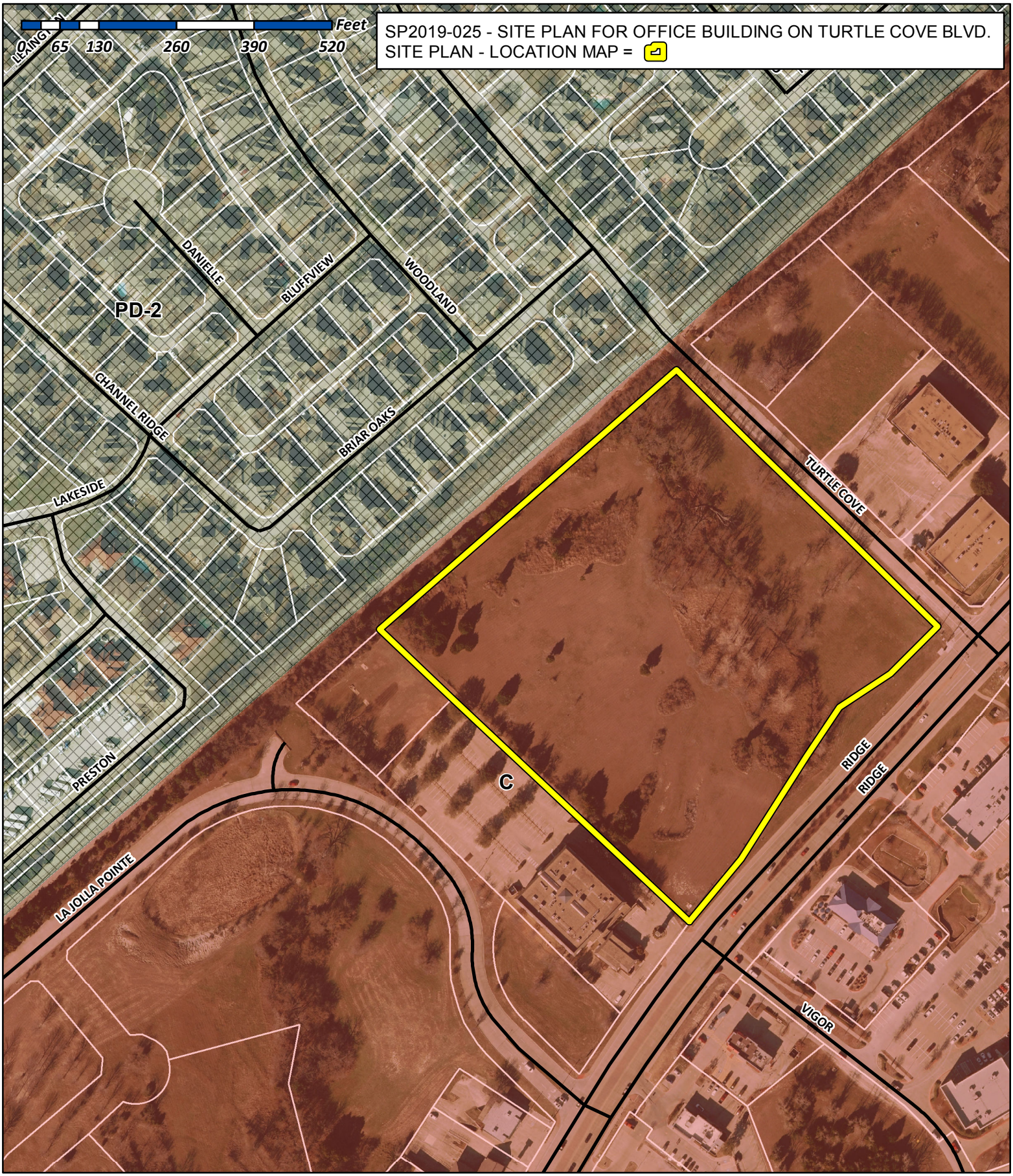
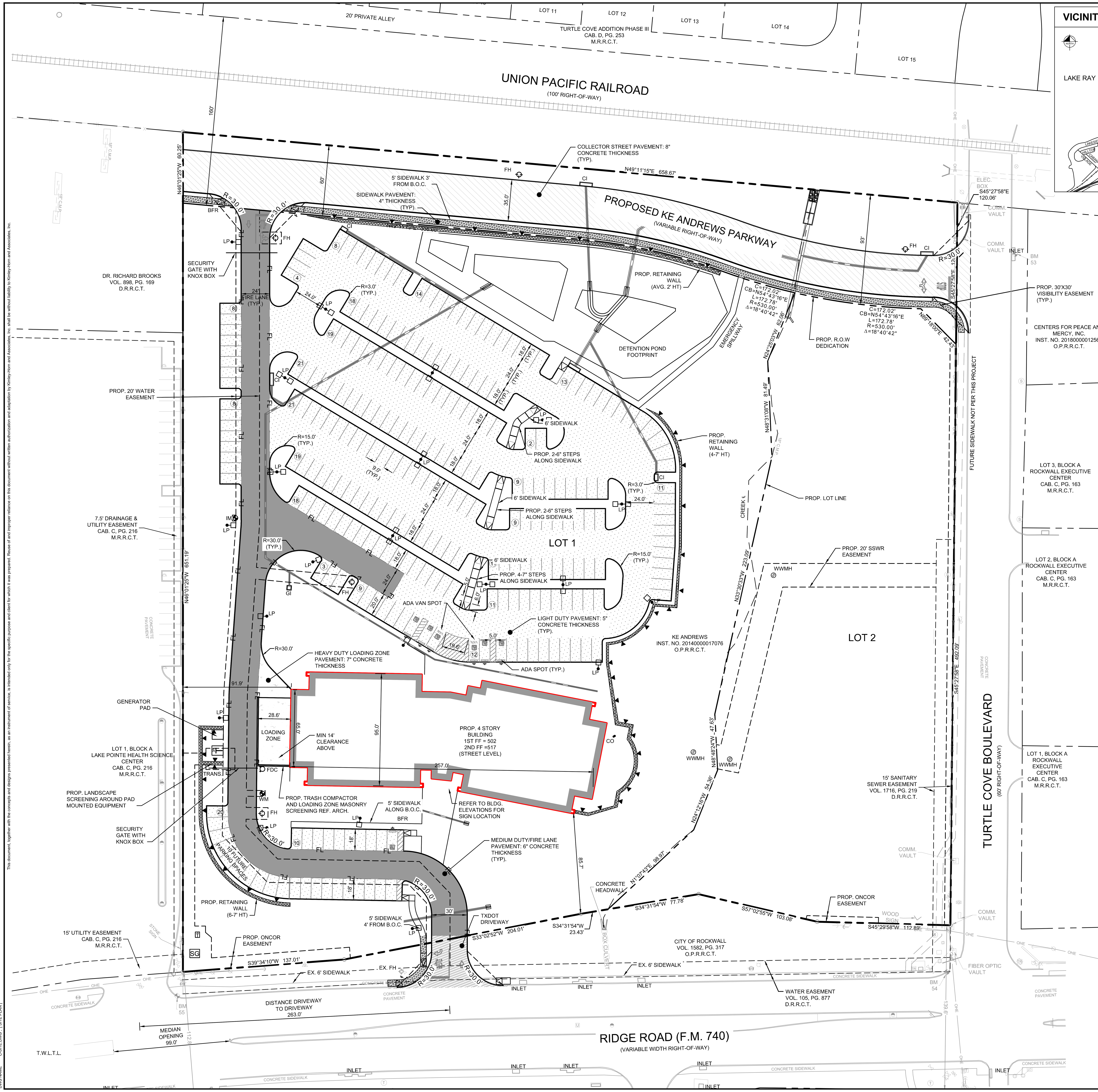
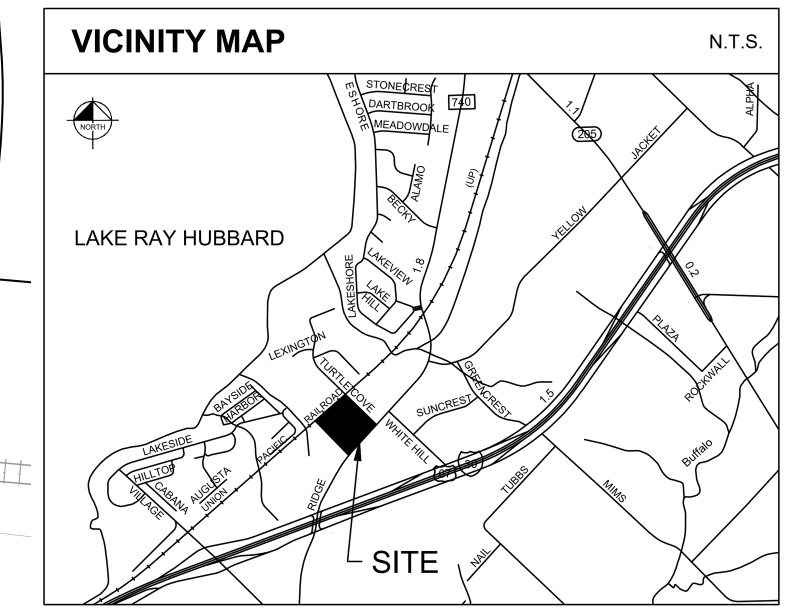


City of Rockwall

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.





GRAPHIC SCALE IN FEET
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NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND
PROPERTY LINE
SAWCUT LINE
PROPOSED CURB
LIGHT DUTY CONCRETE
MEDIUM DUTY CONCRETE
HEAVY DUTY CONCRETE
PUBLIC STREET CONCRETE
PROPOSED PUBLIC SIDEWALK

SITE INFORMATION			
OVERALL AREA			
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LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
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TOTAL	279,442 SF	6.42 ACRES	

PARKING			
REQUIRED PER PD		**PROVIDED**	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL	7 SPACES	TOTAL	7 SPACES
(INCLUDES 2 VAN SPOTS)		(INCLUDES 2 VAN SPOTS)	

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064539200	6/14/2019	AS SHOWN	JWH	ZEH	MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. XXX-XXX

SHEET NUMBER
C-101

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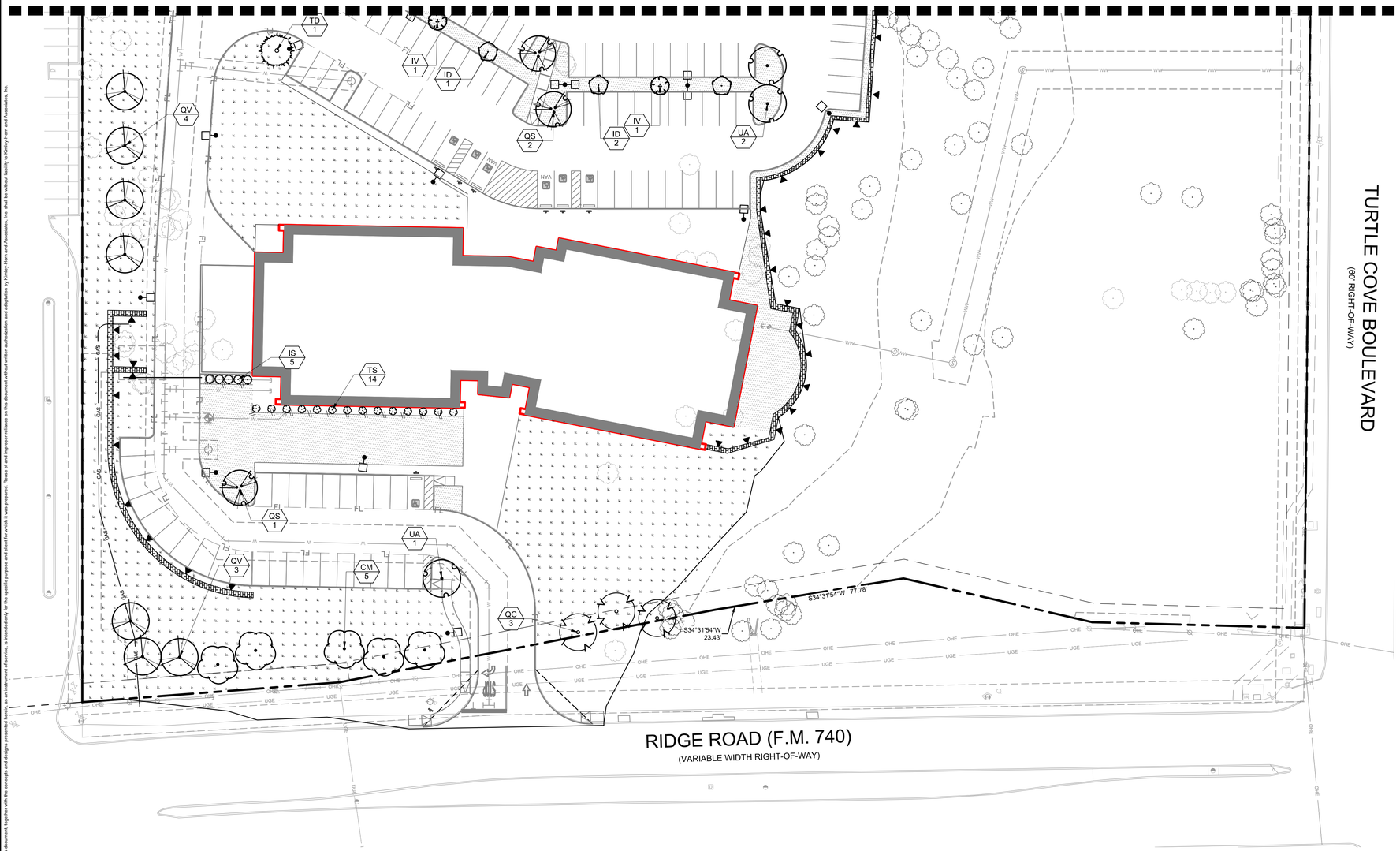
MATCHLINE SHEET LP 1.01



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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EMAIL: KLLOYD@KEATAX.COM

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TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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IMAGES
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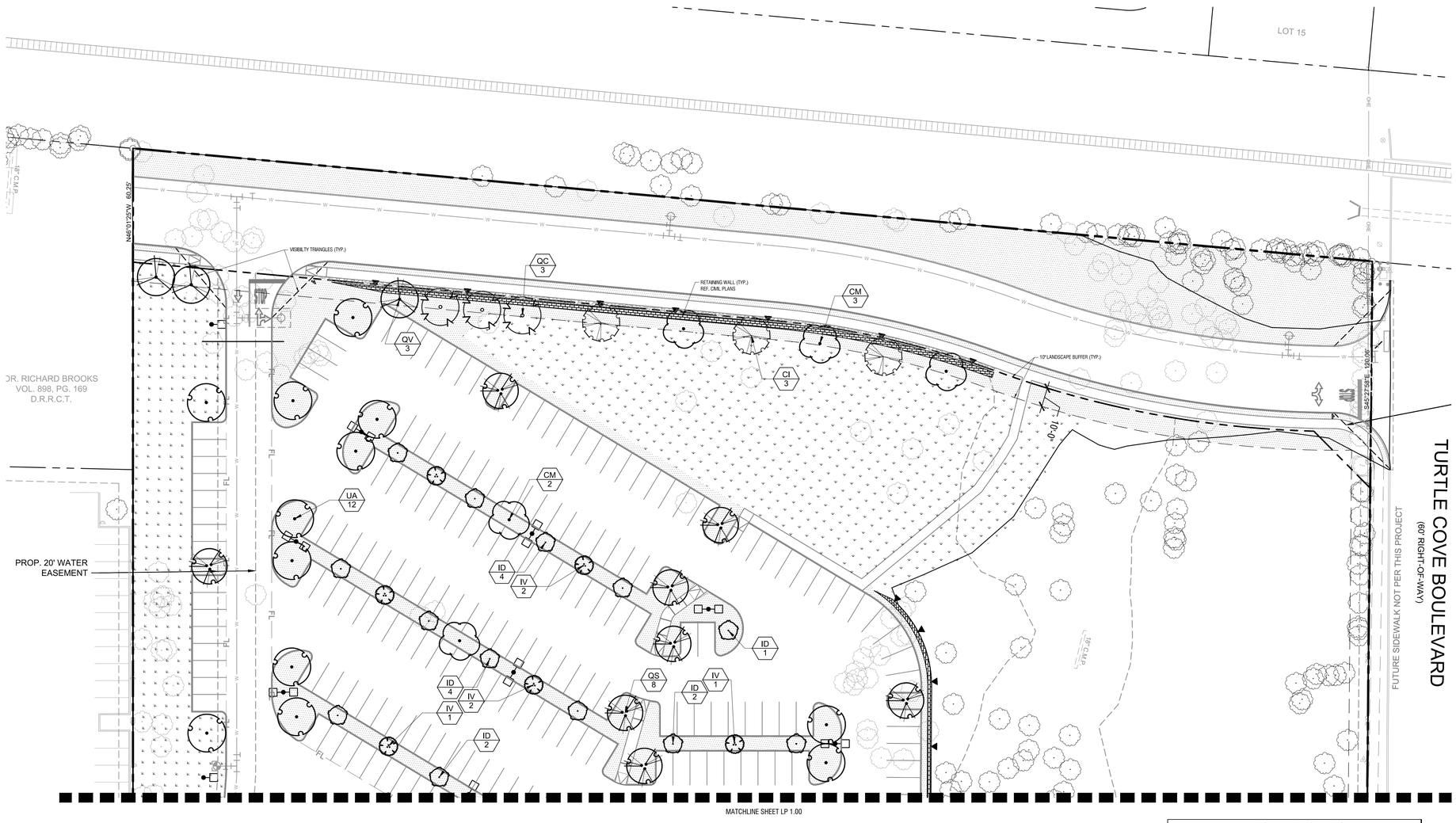

PLANT SCHEDULE

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	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards		
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 422,488 SF x 15% = 63,373 SF	15% (63,373 SF)	60.5% (255,700 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	N/A
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
Ridge Road - 334' / 50' = 7 Trees	7 Trees	7 Trees
Collector Road - 486' / 50' = 10 Trees	10 Trees	10 Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

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FLOOR AREA RATIO (FAR)	0.19
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1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
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GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

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ABSTRACT NO. 64
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No.	REVISIONS	DATE	BY

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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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PLANT SCHEDULE

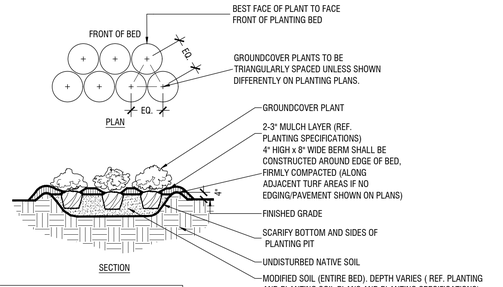
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	15	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM	10	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` H.	FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	QS	11	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	8	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	44,280 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	76,646 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

PLANTING NOTES:

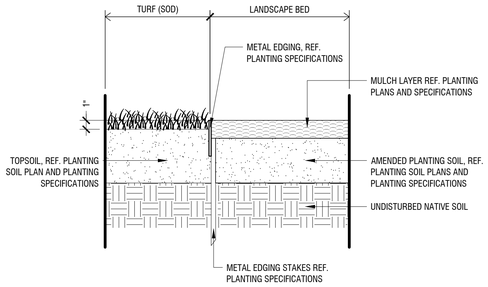
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — B

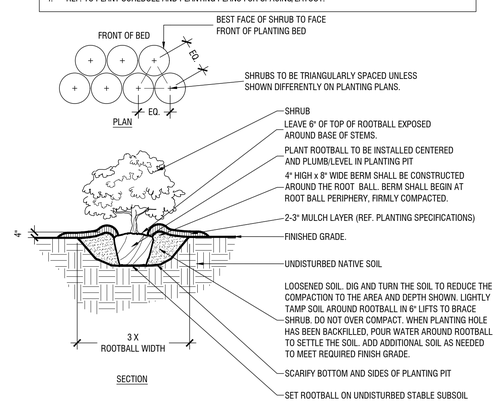
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

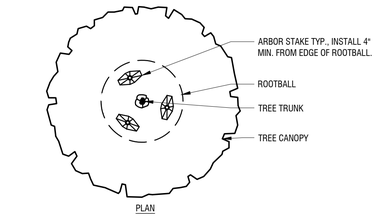
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

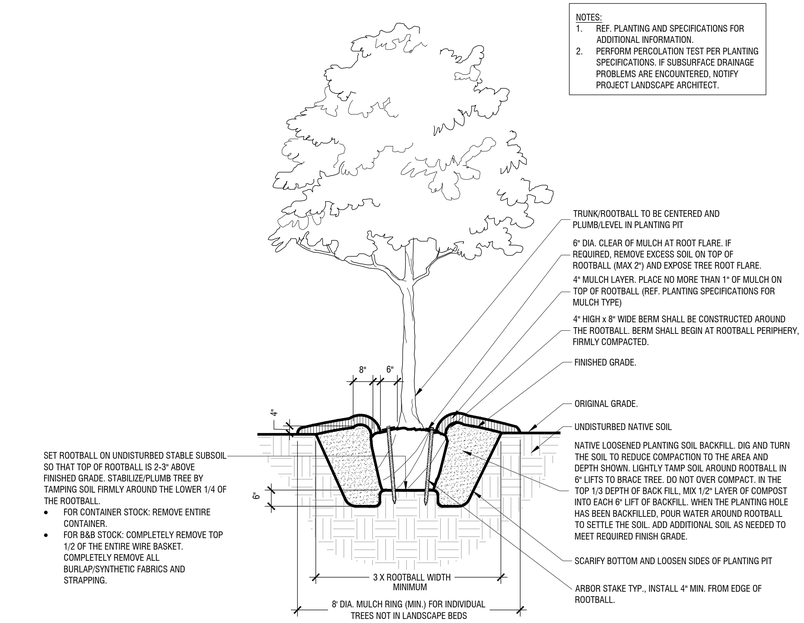


TYPICAL SHRUB PLANTING — C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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IMAGES:
XREFS:
MASS GRADED:
PLOTTED BY:
PLOTTED ON:
DWG NAME:
Shrub Planting Details - steel edge @ Rock Cobble - Tree Fence Details - Steel edge @ landscape - Tree Planting Details - x2436 - la - landscape
6/14/2019 8:22 AM
M:\KAD\064539200 - KE ANDREWS OFFICE, ROCKWALL, TX\DWG\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
MIKUS, K. BLANE
LP 3.00 - PLANTING DETAILS.DWG [LP 3.00 PLANTING DETAILS]

SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT RELATED SERVICES AND SUPERVISION NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF THE LAWNS AND GRASSES AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.

B. WORK INCLUDED:
   1. SOIL PREPARATION AND FINE GRADING.
   2. FERTILIZATION.
   3. GRASS SODDING

1.2 SUBMITTALS

A. DELIVERY RECEIPTS AND INVOICES: SUBMIT ORIGINAL DELIVERY RECEIPTS AND INVOICES FOR MATERIALS USED.

B. PRODUCT DATA: SUBMIT SAMPLE LABEL OR SPECIFICATION OF FERTILIZER.

C. CERTIFICATE: SUBMIT STATE CERTIFICATE STATING VARIETY AND PURITY OF GRASS SOD.

D. SOIL FERTILITY TEST REPORTS:
   1. SUBMIT ANALYSIS, TEST RESULTS AND CORRECTIVE RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE.
   2. ONE TEST PER MEDIAN IS REQUIRED OF EXISTING SOIL TAKEN AT DIFFERENT LOCATIONS ON THE PROJECT SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.3 PROTECTION

A. PROTECT PAVING SURFACES, CURBS, UTILITIES, PLANT MATERIALS, AND OTHER EXISTING IMPROVEMENTS FROM DAMAGE BY HEAVY EQUIPMENT.

B. LOCATE AND STAKE IRRIGATION HEADS, VALVE RISERS AND EQUIPMENT PRIOR TO BEGINNING SOIL PREPARATION WORK.

C. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND GRASS LOSSES DUE TO EROSION.

D. PROTECT IN PLACE WORK FROM DAMAGE BY HEAVY EQUIPMENT. PREPARE, GRADE, LEVEL, AND REPLANT DAMAGED AREAS.

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED WHEN THE WORK PERFORMED UNDER THE CONTRACT HAS BEEN REVIEWED AND FOUND, TO THE OWNER'S REPRESENTATIVE'S BEST KNOWLEDGE, INFORMATION, AND BELIEF, TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT OR PORTION THEREOF IS ALSO THE DATE OF COMMENCEMENT OF APPLICABLE GUARANTEES AS SPECIFIED.

B. A LIST OF ITEMS TO BE COMPLETED OR CORRECTED WILL BE ATTACHED TO THE CERTIFICATE OR SUBSTANTIAL COMPLETION. THE FAILURE TO INCLUDE ANY ITEMS ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. THE CONTRACTOR WILL COMPLETE OR CORRECT THE WORK ON THE LIST OF ITEMS WITHIN A SPECIFIC NUMBER OF DAYS AS SHOWN ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

D. UPON COMPLETION AND RE-INSPECTION OF ALL CORRECTED ITEMS LISTED, THE OWNER'S REPRESENTATIVE WILL RECOMMEND TO THE OWNER THAT THE WORK OF THIS SECTION IS READY FOR FINAL ACCEPTANCE.

1.5 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE SUPERVISION BY A QUALIFIED FOREMAN.

1.6 GUARANTEE

A. GUARANTEE LAWNS AND GRASSES FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AT THE END OF THIS GUARANTEE PERIOD, ALL LAWN AND GRASS AREAS WILL HAVE ACHIEVED COVERAGE OF THE SPECIFIED GRASS AT A DENSITY OF 100% COVERAGE, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE.

B. REPLACE LAWNS AND GRASSES WITH SAME KIND AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. PROTECT IRRIGATION SYSTEM AND OTHER PIPING, CONDUIT, OR OTHER WORK DURING REPLACEMENT. REPAIR DAMAGE IMMEDIATELY.

1.7 JOB CONDITIONS

A. DO NOT INSTALL SOD ON SATURATED OR FROZEN SOIL.

B. SOD INSTALLATION SHALL BE SUBJECT TO SUITABILITY OF THE WEATHER AND OTHER CONDITIONS AFFECTING SOD GROWTH.

1.8 PROGRESS MEETINGS

A. CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS AS REQUESTED BY THE OWNER'S REPRESENTATIVE DURING INSTALLATION.

1.9 QUANTITY VERIFICATION

A. THE BIDDING CONTRACTOR IS RESPONSIBLE FOR THE INCLUSION OF ALL MATERIALS, LABOR AND EQUIPMENT AS OUTLINED IN THE PLANS AND SPECIFICATION. THE PLANT LIST IS PROVIDED TO THE BIDDING CONTRACTOR AS A CONVENIENCE AND THE QUANTITIES ARE APPROXIMATE. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL OF BID.

PART 2 PRODUCTS

2.1 GRASS

A. GENERAL:
   1. SOD SHALL BE NURSERY GROWN ON CULTIVATED AGRICULTURAL SOILS. SOD SHALL HAVE BEEN MOWED REGULARLY AND CAREFULLY AND OTHERWISE MAINTAINED FROM PLANTING TO HARVEST.
   2. SOD SHALL BE OF SPECIES INDICATED.
   3. THICKNESS OF CUT: SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS .25 INCHES ON WIDTH AND PLUS OR MINUS 5% ON LENGTH.
   4. BROKEN STRIPS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED.
   5. STRENGTH OF SOD STRIPS: SOD STRIPS SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE IF SUSPENDED VERTICALLY WHEN GRASPED IN THE UPPER 10% OF THE SECTION.
   6. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD SHALL BE STORED IN A COMPACT GROUP TO PREVENT DRYING OUT OR FREEZING.
   7. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED, AND TRANSPLANTED WITHIN A 30-HOUR PERIOD UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ITS INSTALLATION.
   8. THATCH: SOD SHALL BE FREE OF THATCH.
   9. DISEASES, NEMATODES AND INSECTS: SOD SHALL BE FREE OF DISEASES, NEMATODES, AND SOIL-BORNE INSECTS.
   10. WEEDS: SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.

B. SOD:
   1. CYNODON DACTYLON (COMMON BERMUDA GRASS)

2.2 FERTILIZER

A. GENERAL:
   1. FERTILIZER SHALL BE COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
   2. DELIVER FERTILIZER TO SITE IN FULLY LABELED ORIGINAL CONTAINERS.
   3. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE HAS BECOME CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE.

B. INITIAL APPLICATION:
   1. 17% NITROGEN
   2. 17% PHOSPHORIC ACID
   3. 17% POTASH

C. SECOND APPLICATION:
   1. 21% NITROGEN
   2. 0% PHOSPHORIC ACID
   3. 0% POTASH

PART 3 EXECUTION

3.1 GENERAL

A. EXECUTE GRASS PLANTING OPERATIONS ACROSS SLOPE AND PARALLEL TO FINISHED GRADE CONTOURS.

3.2 PRE-PLANT WEED CONTROL

A. IRRIGATED AND NON-IRRIGATED GRASS AREAS:
   1. IF GRASSY OR BROADLEAF WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS TO ALLOW SYSTEMIC KILL.
   2. CLEAR AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT PARTS AT LEAST 0.25 INCHES BELOW THE SURFACE OF THE SOIL OVER THE ENTIRE AREA TO BE PLANTED.

B. IRRIGATED GRASS AREAS ONLY:
   1. AFTER IRRIGATION SYSTEM IS OPERATIONAL, APPLY WATER FOR 5 TO 10 DAYS AS NEEDED TO ACHIEVE WEED GERMINATION. APPLY CONTACT HERBICIDES AND WAIT AS NEEDED BEFORE PLANTING. REPEAT AS NEEDED.
   2. MAINTAIN LAWN AND GRASS AREAS WEED FREE UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE UTILIZING MECHANICAL AND CHEMICAL TREATMENT.

3.3 SOIL PREPARATION

A. TILLAGE:
   1. TILLAGE SHALL BE ACCOMPLISHED TO LOOSEN ALL AREAS OF COMPACTED SOIL. WHEN PLACEMENT OF TOPSOIL IS SPECIFIED, TILL COMPACTED AREAS PRIOR TO PLACEMENT.
   2. TILL WITH HEAVY DUTY DISC, ROTOTILLER, OR CHISEL-TYPE BREAKING PLOW, CHISELS SET NOT MORE THAN 10 INCHES APART. TILL TO A DEPTH OF 1 TO 3 INCHES.
   3. INITIAL TILLAGE SHALL BE DONE IN CROSSING PATTERN FOR DOUBLE COVERAGE THEN FOLLOWED BY A DISC HARROW.

B. CLEANING:
   1. REMOVE DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS, AND STONES LARGER THAN 1 INCH IN DIAMETER.
   2. USE ROCK PICK OR OTHER MACHINERY TO GATHER SURFACE STONES LARGER THAN 1 INCH IN DIAMETER.

C. FINE GRADING:
   1. AFTER TILLAGE AND PLACEMENT OF TOPSOIL, LEVEL, FINE GRADE, AND DRAG WITH A WEIGHTED SPIKE HARROW OR FLOAT DRAG.
   2. ELIMINATE RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS.

3.4 FERTILIZING

A. THE FERTILIZER TYPES AND RATES SPECIFIED HEREIN ARE APPLICABLE UNLESS COUNTERMANDED BY THE SOIL FERTILITY TEST CORRECTIVE RECOMMENDATIONS, IN WHICH CASE THEY WILL BE APPLICABLE.

B. BERMUDA SODDING:
   1. INITIAL APPLICATION: APPLY NO MORE THAN 5 DAYS PRIOR TO COMMENCEMENT OF SODDING OPERATIONS AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. INCORPORATE INTO SOIL WITH A CHAIN HARROW.
   2. SECOND AND THIRD APPLICATIONS: APPLY EVERY 25 DAYS AFTER SODDING AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
   3. IRRIGATE THE AREA WITH A MINIMUM OF .25 INCHES OF WATER TO PROPERLY INCORPORATE THE FERTILIZER INTO THE TURF.

3.5 PLANTING SOD

A. WEATHER CONDITIONS:
   1. SCHEDULE WORK FOR PERIODS OF FAVORABLE WEATHER.
   2. SOD PLACEMENT ON DAYS WHICH, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, ARE TOO HOT, COLD, SUNNY, DRY, OR WINDY FOR OPTIMAL INSTALLATION MAY BE PROHIBITED.

B. PLACEMENT PATTERN:
   1. THE FIRST ROW SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PARALLEL TO THE FIRST ROW AND TIGHTLY ABUTTING EACH OTHER.
   2. LATERAL JOINTS SHALL BE STAGGERED. CARE SHALL BE EXERCISED TO ENSURE THAT THE SOD IS NEITHER STRETCHED NOR OVERLAPPED. JOINTS MUST BE BUTTED TIGHTLY TO PREVENT VOIDS THAT COULD PERMIT AIR TO DRY OUT ROOT.
   3. IMMEDIATELY AFTER PLACING, SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING TO ELIMINATE AIR POCKETS. FOLLOWING TAMPING, SCREENED TOPSOIL SHALL BE USED TO FILL ALL CRACKS AND EXCESS SOIL SHALL BE WORKED INTO THE SOD WITH RAKES OR OTHER SUITABLE EQUIPMENT. SOD SHALL NOT BE SMOTHERED WITH EXCESS FILL SOIL.
   4. ON SLOPES STEEPER THAN 3 TO 1, SOD SHALL BE SECURED BY GALVANIZED PINS, WOOD PEGS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
   5. IMMEDIATELY AFTER SODDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE SHALL BE COMPACTED WITH A ROLLER OR OTHER APPROVED EQUIPMENT. THE COMPLETED AREA AFTER SODDING SHALL BE UNIFORMLY EVEN, FIRM, AND TRUE TO FINISHED GRADE LINES.

C. WATERING:
   1. INITIAL INSTALLATION: WATER MUST BE APPLIED WITHIN 2 HOURS OF EXPOSURE OF THE SOD TO SUN OR WIND. WATER NEWLY LAID SOD UNTIL SATURATION OF THE ENTIRE AREA IS APPARENT. AS A RESULT OF INITIAL IRRIGATION, STANDING WATER MAY BE PRESENT AND MODERATE TO HEAVY RUN OFF MAY OCCUR. CONTINUE TO IRRIGATE DAILY IN SHORTER DURATIONS SO THE ENTIRE AREA STAYS THOROUGHLY WET BUT WITHOUT STANDING WATER. THE LENGTH OF IRRIGATION TIME AND FREQUENCY OF APPLICATIONS WILL VARY AT DIFFERENT LOCATIONS DUE TO WEATHER CONDITIONS AND INDIVIDUAL SITE CHARACTERISTICS.
   2. AFTER 7 TO 10 DAYS: CHECK FOR NEW ROOT GROWTH BY LIFTING CORNERS OF SOD BLOCKS. IF CONSISTENT ROOT GROWTH OVER THE ENTIRE SITE IS OBSERVED, WATER APPLICATIONS CAN BE REDUCED TO ONCE EVERY OTHER DAY.
   3. AFTER 12 TO 14 DAYS: RECHECK FOR ADDITIONAL ROOTING. IF SOD BLOCKS ARE DIFFICULT TO PULL UP OR ADDITIONAL NEW ROOTS ARE PRESENT ALLOW THE AREA TO DRY TO THE EXTENT THAT MOWING CAN BE PERFORMED.

3.6 GRADING

A. MAINTAIN EXISTING ESTABLISHED GRADES, PROTECT TRUE AND EVEN DURING OPERATIONS.

3.7 EROSION CONTROL

A. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND TURF GRASS LOSSES DUE TO EROSION.

3.8 CLEAN-UP

A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.9 MAINTENANCE

A. UNTIL FINAL ACCEPTANCE, MAINTAIN LAWN AND GRASS AREAS BY WATERING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP THE TURF AND GRASS IN A VIGOROUS, HEALTHY CONDITION.
   1. WATERING: AS NECESSARY.
   2. MOWING:
      a) MOW NEWLY PLANTED GRASS AREAS WEEKLY AFTER INITIAL GROWTH REACHES 1.5 TO 2 INCHES.
   3. WEEDING: REMOVE WEEDS AND FOREIGN GRASS OVER LAWN AND GRASS AREAS AT LEAST ONCE A WEEK. HERBICIDES MAY BE USED ONLY WHEN APPROVED BY THE OWNER'S REPRESENTATIVE.

END OF SECTION 329210

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PLOT DATE
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K:\KH_TX\ROCKWALL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
K:\KH_TX\ROCKWALL\064539200 - ROCKWALL OFFICE\CAD\LP4.02 LAWN & GRASSES SPECIFICATION.DWG
4:39 PM
BAKULIK, BLAINE @ 4/2/2019 9:23 AM
LP 4.02 LAWN & GRASSES SPECIFICATION
LP 4.02 - LAWN & GRASSES SPECIFICATION.DWG

No.	REVISIONS	DATE	BY

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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

LAWN & GRASSES SPECIFICATION

SHEET NUMBER
LP 4.02

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

SECTION 329300: PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH FURNISHING, DELIVERY, AND INSTALLATION OF PLANT (ALSO KNOWN AS "LANDSCAPING") COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

B. THE SCOPE OF WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. LOCATE, PURCHASE, DELIVER AND INSTALL ALL SPECIFIED PLANTS.
2. WATER ALL SPECIFIED PLANTS.
3. MULCH, FERTILIZE, STAKE, AND PRUNE ALL SPECIFIED PLANTS.
4. MAINTENANCE OF ALL SPECIFIED PLANTS UNTIL THE BEGINNING OF THE WARRANTY PERIOD.
5. PLANT WARRANTY.
6. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.
7. MAINTENANCE OF ALL SPECIFIED PLANTS DURING THE WARRANTY PERIOD.

1.2 CONTRACT DOCUMENTS

A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE CONSTRUCTION DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION
2. RELATED SPECIFICATION SECTIONS
   a. IRRIGATION
   b. LAWN AND GRASSES

B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER THE MORE STRINGENT REQUIREMENT SHALL PREVAIL OR AS DETERMINED BY THE OWNERS REPRESENTATIVE.

1. ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION.
2. ANSI A 300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE, MOST CURRENT EDITION AND ALL PARTS.
3. INTERPRETATION OF PLANT NAMES AND DESCRIPTIONS SHALL REFERENCE THE FOLLOWING DOCUMENTS. WHERE THE NAMES OR PLANT DESCRIPTIONS DISAGREE BETWEEN THE SEVERAL DOCUMENTS, THE MOST CURRENT DOCUMENT SHALL PREVAIL.
   a. USDA - THE GERMPLASM RESOURCES INFORMATION NETWORK (WWW.ARS-GRIN.GOV/NPGS.HTML)
   b. MANUAL OF WOODY LANDSCAPE PLANTS; MICHAEL DIRR; STIPES PUBLISHING, CHAMPAIGN, ILLINOIS; MOST CURRENT EDITION.
   c. THE NEW SUNSET WESTERN GARDEN BOOK, OXMOOR HOUSE, MOST CURRENT EDITION.
4. PRUNING PRACTICES SHALL CONFORM TO RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" MOST CURRENT EDITION; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA.
5. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

B. IN THE CASE OF A DISCREPANCY IN THE PLANT QUANTITIES BETWEEN THE PLAN DRAWINGS AND THE PLANT CALL OUTS, LIST OR PLANT SCHEDULE, THE NUMBER OF PLANTS OR SQUARE FOOTAGE OF THE PLANTING BED ACTUALLY DRAWN ON THE PLAN DRAWINGS SHALL BE DEEMED CORRECT AND PREVAIL.

1.5 PERMITS AND REGULATIONS

A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.

B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.

C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.

1.7 CHANGES IN THE WORK

A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

B. ALL CHANGES IN THE WORK, NOTIFICATIONS AND CONTRACTOR'S REQUEST FOR INFORMATION (RFI) SHALL CONFORM TO THE CONTRACT GENERAL CONDITION REQUIREMENTS.

1.8 CORRECTION OF WORK

A. THE CONTRACTOR, AT THEIR OWN COST, SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST AS POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.

A. BOXED TREES: A CONTAINER ROOT BALL PACKAGE MADE OF WOOD IN THE SHAPE OF A FOUR-SIDED BOX.

B. CONTAINER PLANT: PLANTS THAT ARE GROWN IN AND/OR ARE CURRENTLY IN A CONTAINER INCLUDING BOXED TREES.

C. DEFECTIVE PLANT: ANY PLANT THAT FAILS TO MEET THE PLANT QUALITY REQUIREMENT OF THIS SPECIFICATION.

D. END OF WARRANTY FINAL ACCEPTANCE: THE DATE WHEN THE OWNER'S REPRESENTATIVE ACCEPTS THAT THE PLANTS AND WORK IN THIS SECTION MEET ALL THE REQUIREMENTS OF THE WARRANTY. IT IS INTENDED THAT THE MATERIALS AND WORKMANSHIP WARRANTY FOR PLANTING, PLANTING SOIL, AND IRRIGATION WORK RUN CONCURRENT WITH EACH OTHER.

E. FIELD GROWN TREES (B&B): TREES GROWING IN FIELD SOIL FOR AT LEAST 12 MONTHS PRIOR TO HARVEST.

F. HEALTHY: PLANTS THAT ARE GROWING IN A CONDITION THAT EXPRESSES LEAF SIZE, CROWN DENSITY, COLOR; AND WITH ANNUAL GROWTH RATES TYPICAL OF THE SPECIES AND CULTIVAR'S HORTICULTURAL DESCRIPTION, ADJUSTED FOR THE PLANTING SITE SOIL, DRAINAGE AND WEATHER CONDITIONS.

G. KINKED ROOT: A ROOT WITHIN THE ROOT PACKAGE THAT BENDS MORE THAN 90 DEGREES.

H. MAINTENANCE: ACTIONS THAT PRESERVE THE HEALTH OF PLANTS AFTER INSTALLATION AND AS DEFINED IN THIS SPECIFICATION.

I. MAINTENANCE PERIOD: THE TIME PERIOD, AS DEFINED IN THIS SPECIFICATION, WHICH THE CONTRACTOR IS TO PROVIDE MAINTENANCE.

J. NORMAL: THE PREVAILING PROTOCOL OF INDUSTRY STANDARD(S).

K. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.

L. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY, IT IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS, BUT THAT SOME ACCEPTED INDUSTRY PROTOCOLS AND STANDARDS RESULT IN PLANTS UNACCEPTABLE TO THIS PROJECT.

WHEN REASONABLE OR REASONABLY IS USED IN RELATION TO OTHER ISSUES SUCH AS WEEDS, DISEASED, INSECTS, IT SHALL MEAN AT LEVELS LOW ENOUGH THAT NO TREATMENT WOULD BE REQUIRED WHEN APPLYING RECOGNIZED INTEGRATED PLANT MANAGEMENT PRACTICES.

THIS SPECIFICATION RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSIONAL JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE'S EXPERT SHALL DETERMINE WHEN CONDITIONS ARE JUDGED AS REASONABLE.

M. ROOT BALL: THE MASS OF ROOTS INCLUDING ANY SOIL OR SUBSTRATE THAT IS SHIPPED WITH THE TREE WITHIN THE ROOT BALL PACKAGE.

N. ROOT BALL PACKAGE. THE MATERIAL THAT SURROUNDS THE ROOT BALL DURING SHIPPING. THE ROOT PACKAGE MAY INCLUDE THE MATERIAL IN WHICH THE PLANT WAS GROWN, OR NEW PACKAGING PLACED AROUND THE ROOT BALL FOR SHIPPING.

O. ROOT COLLAR (ROOT CROWN, ROOT FLARE, TRUNK FLARE, FLARE): THE REGION AT THE BASE OF THE TRUNK WHERE THE MAJORITY OF THE STRUCTURAL ROOTS JOIN THE PLANT STEM, USUALLY AT OR NEAR GROUND LEVEL.

P. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 15 FEET.

Q. SPADE HARVESTED AND TRANSPLANTED: FIELD GROWN TREES THAT ARE MECHANICALLY HARVESTED AND IMMEDIATELY TRANSPLANTED TO THE FINAL GROWING SITE WITHOUT BEING REMOVED FROM THE DIGGING MACHINE.

R. STEM: THE TRUNK OF THE TREE.

S. SUBSTANTIAL COMPLETION ACCEPTANCE: THE DATE AT THE END OF THE PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION WHERE THE OWNER'S REPRESENTATIVE ACCEPTS THAT ALL WORK IN THESE SECTIONS IS COMPLETE AND THE WARRANTY PERIOD HAS BEGUN. THIS DATE MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.

T. STEM GIRDLING ROOT: ANY ROOT MORE THAN ¼ INCH DIAMETER CURRENTLY TOUCHING THE TRUNK, OR WITH THE POTENTIAL TO TOUCH THE TRUNK, ABOVE THE ROOT COLLAR APPROXIMATELY TANGENT TO THE TRUNK CIRCUMFERENCE OR CIRCLING THE TRUNK. ROOTS SHALL BE CONSIDERED AS STEM GIRDLING THAT HAVE, OR ARE LIKELY TO HAVE IN THE FUTURE, ROOT TO TRUNK BARK CONTACT.

U. STRUCTURAL ROOT: ONE OF THE LARGEST ROOTS EMERGING FROM THE ROOT COLLAR.

V. TREE: SINGLE AND MULTI-STEMMED PLANTS WITH MATURE HEIGHT APPROXIMATELY GREATER THAN 15 FEET.

1.10 SUBMITTALS

A. SEE CONTRACT GENERAL CONDITIONS FOR POLICY AND PROCEDURE RELATED TO SUBMITTALS.

B. SUBMIT ALL PRODUCT SUBMITTALS 4 WEEKS PRIOR TO INSTALLATION OF PLANTINGS.

C. PRODUCT DATA: SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL FOUR WEEKS BEFORE THE INSTALLATION OF PLANTS.

D. SAMPLES: SUBMIT SAMPLES OF EACH PRODUCT AND MATERIAL WHERE REQUIRED BY THE SPECIFICATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. LABEL SAMPLES TO INDICATE PRODUCT, CHARACTERISTICS, AND LOCATIONS IN THE WORK. SAMPLES WILL BE REVIEWED FOR APPEARANCE ONLY. COMPLIANCE WITH ALL OTHER REQUIREMENTS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

E. CLOSE OUT SUBMITTALS: SUBMIT TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1. PLANT MAINTENANCE DATA AND REQUIREMENTS.

F. WARRANTY PERIOD SITE VISIT RECORD: IF THERE IS NO MAINTENANCE DURING THE WARRANTY PERIOD, AFTER EACH SITE VISIT DURING THE WARRANTY PERIOD, BY THE CONTRACTOR, AS REQUIRED BY THIS SPECIFICATION, SUBMIT A WRITTEN RECORD OF THE VISIT, INCLUDING ANY PROBLEMS, POTENTIAL PROBLEMS, AND ANY RECOMMENDED CORRECTIVE ACTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1.11 OBSERVATION OF THE WORK

A. THE OWNER'S REPRESENTATIVE MAY OBSERVE THE WORK AT ANY TIME. THEY MAY REMOVE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATIONS. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE COST OF TESTING MATERIALS NOT MEETING SPECIFICATIONS SHALL BE PAID BY THE CONTRACTOR.

B. THE OWNER'S REPRESENTATIVE SHALL BE INFORMED OF THE PROGRESS OF THE WORK SO THE WORK MAY BE OBSERVED AT THE FOLLOWING KEY TIMES IN THE CONSTRUCTION PROCESS. THE OWNER'S REPRESENTATIVE SHALL BE AFFORDED SUFFICIENT TIME TO SCHEDULE VISIT TO THE SITE. FAILURE OF THE OWNER'S REPRESENTATIVE TO MAKE FIELD OBSERVATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM MEETING ALL THE REQUIREMENTS OF THIS SPECIFICATION.

1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: REVIEW THE SOIL AND DRAINAGE CONDITIONS.
2. COMPLETION OF THE PLANT LAYOUT STAKING: REVIEW OF THE PLANT LAYOUT.
3. PLANT QUALITY: REVIEW OF PLANT QUALITY AT THE TIME OF DELIVERY AND PRIOR TO INSTALLATION. REVIEW TREE QUALITY PRIOR TO UNLOADING WHERE POSSIBLE, BUT IN ALL CASES PRIOR TO PLANTING.
4. COMPLETION OF THE PLANTING: REVIEW THE COMPLETED PLANTING.

1.12 PRE-CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.

1.13 QUALITY ASSURANCE

A. SUBSTANTIAL COMPLETION ACCEPTANCE - ACCEPTANCE OF THE WORK PRIOR TO THE START OF THE WARRANTY PERIOD:

1. ONCE THE CONTRACTOR COMPLETES THE INSTALLATION OF ALL ITEMS IN THIS SECTION, THE OWNER'S REPRESENTATIVE WILL OBSERVE ALL WORK FOR SUBSTANTIAL COMPLETION ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF THE OBSERVATION.
2. SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER'S REPRESENTATIVE SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER AND QUALITY AND NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.
3. ANY PLANTS THAT ARE DEEMED DEFECTIVE AS DEFINED UNDER THE PROVISIONS BELOW SHALL NOT BE ACCEPTED.

B. THE OWNER'S REPRESENTATIVE WILL PROVIDE THE CONTRACTOR WITH WRITTEN ACKNOWLEDGMENT OF THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND THE BEGINNING OF THE WARRANTY PERIOD AND PLANT MAINTENANCE PERIOD (IF PLANT MAINTENANCE IS INCLUDED).

C. CONTRACTOR'S QUALITY ASSURANCE RESPONSIBILITIES: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK.

D. INSTALLER QUALIFICATIONS: THE INSTALLER SHALL BE A FIRM HAVING AT LEAST 5 YEARS OF SUCCESSFUL EXPERIENCE OF A SCOPE SIMILAR TO THAT REQUIRED FOR THE WORK, INCLUDING THE HANDLING AND PLANTING OF LARGE SPECIMEN TREES IN URBAN AREAS. THE SAME FIRM SHALL INSTALL PLANTING SOIL (WHERE APPLICABLE) AND PLANT MATERIAL.

1. INSTALLER FIELD SUPERVISION: WHEN ANY PLANTING WORK IS IN PROGRESS, INSTALLER SHALL MAINTAIN, ON SITE, A FULL-TIME SUPERVISOR WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
2. INSTALLER'S FIELD SUPERVISOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE AS A FIELD SUPERVISOR INSTALLING PLANTS AND TREES OF THE QUALITY AND SCALE OF THE PROPOSED PROJECT, AND WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
3. THE INSTALLER'S CREW SHALL HAVE A MINIMUM OF 3 YEARS EXPERIENCED IN THE INSTALLATION OF PLANTING SOIL, PLANTINGS, AND IRRIGATION (WHERE APPLICABLE) AND INTERPRETATION OF SOIL PLANS, PLANTING PLANS AND IRRIGATION PLANS.
4. SUBMIT REFERENCES OF PAST PROJECTS, EMPLOYEE TRAINING CERTIFICATIONS THAT SUPPORT THAT THE CONTRACTORS MEETS ALL OF THE ABOVE INSTALLER QUALIFICATIONS AND APPLICABLE LICENSURES.

1.14 PLANT WARRANTY

A. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE.

B. PLANTS WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSED BY PLANT TYPE:

1. TREES - 1 YEAR.
2. SHRUBS - 1 YEAR.
3. GROUND COVER AND PERENNIAL FLOWER PLANTS - 1 YEAR.
4. BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.

C. WHEN THE WORK IS ACCEPTED IN PARTS, THE WARRANTY PERIODS SHALL EXTEND FROM EACH OF THE PARTIAL SUBSTANTIAL COMPLETION ACCEPTANCES TO THE TERMINAL DATE OF THE LAST WARRANTY PERIOD. THUS, ALL WARRANTY PERIODS FOR EACH CLASS OF PLANT WARRANTY, SHALL TERMINATE AT ONE TIME.

D. ALL PLANTS SHALL BE WARRANTIED TO MEET ALL THE REQUIREMENTS FOR PLANT QUALITY AT INSTALLATION IN THIS SPECIFICATION. DEFECTIVE PLANTS SHALL BE DEFINED AS PLANTS NOT MEETING THESE REQUIREMENTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION THAT PLANTS ARE DEFECTIVE.

E. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.

F. ANY WORK REQUIRED BY THIS SPECIFICATION OR THE OWNER'S REPRESENTATIVE DURING THE PROGRESS OF THE WORK, TO CORRECT PLANT DEFECTS INCLUDING THE REMOVAL OF ROOTS OR BRANCHES, TO OBSERVE FOR OR CORRECT ROOT DEFECTS SHALL NOT BE CONSIDERED AS GROUNDS TO VOID ANY CONDITIONS OF THE WARRANTY. IN THE EVENT THAT THE CONTRACTOR DECIDES THAT SUCH REMEDIATION WORK MAY COMPROMISE THE FUTURE HEALTH OF THE PLANT, THE PLANT OR PLANTS IN QUESTION SHALL BE REJECTED AND REPLACED WITH PLANTS THAT DO NOT CONTAIN DEFECTS THAT REQUIRE REMEDIATION OR CORRECTION.

G. THE CONTRACTOR IS EXEMPT FROM REPLACING PLANTS, AFTER SUBSTANTIAL COMPLETION ACCEPTANCE AND DURING THE WARRANTY PERIOD, THAT ARE REMOVED BY OTHERS, LOST OR DAMAGED DUE TO OCCUPANCY OF PROJECT, LOST OR DAMAGED BY A THIRD PARTY, VANDALISM, OR ANY NATURAL DISASTER.

H. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION. MAKE ALL NECESSARY REPAIRS DUE TO PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

I. THE WARRANTY OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL ONE-YEAR PERIOD FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE MAY ELECT ONE MORE REPLACEMENT ITEMS OR CREDIT FOR EACH ITEM. THESE TERTIARY REPLACEMENT ITEMS ARE NOT PROTECTED UNDER A WARRANTY PERIOD.

J. DURING AND BY THE END OF THE WARRANTY PERIOD, REMOVE ALL ABOVE GROUND TREE ASSESSMENTS PRESENT (IE.: TREE WRAP, TIES, AND GUYING) UNLESS AGREED TO BY THE OWNER'S REPRESENTATIVE TO REMAIN IN PLACE. ALL TREES THAT DO NOT HAVE SUFFICIENT CALIPER TO REMAIN UPRIGHT, OR THOSE REQUIRING ADDITIONAL ANCHORAGE IN WINDY LOCATIONS, SHALL BE STAKED OR REMAIN STAKED, IF REQUIRED BY THE OWNER'S REPRESENTATIVE.

K. END OF WARRANTY FINAL ACCEPTANCE - ACCEPTANCE OF PLANTS AT THE END OF THE WARRANTY PERIOD.

1. AT THE END OF THE WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE SHALL OBSERVE ALL WARRANTED WORK, UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL OBSERVATION.
2. END OF WARRANTY FINAL ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL THE REQUIREMENTS OF THE WORK UNDER THIS SPECIFICATION AND IN SPECIFICATION SECTION IRRIGATION HAVE BEEN MET.

1.15 SELECTION AND OBSERVATION OF PLANTS

A. THE OWNER'S REPRESENTATIVE MAY REVIEW ALL PLANTS SUBJECT TO APPROVAL OF SIZE, HEALTH, QUALITY, CHARACTER, ETC. REVIEW OR APPROVAL OF ANY PLANT DURING THE PROCESS OF SELECTION, DELIVERY, INSTALLATION AND ESTABLISHMENT PERIOD SHALL NOT PREVENT THAT PLANT FROM LATER REJECTION IN THE EVENT THAT THE PLANT QUALITY CHANGES OR PREVIOUSLY EXISTING DEFECTS BECOME APPARENT THAT WERE NOT OBSERVED.

B. PLANT SELECTION: THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO SELECT AND OBSERVE ALL PLANTS AT THE NURSERY PRIOR TO DELIVERY AND TO REJECT PLANTS THAT DO NOT MEET SPECIFICATIONS AS SET FORTH IN THIS SPECIFICATION. IF A PARTICULAR DEFECT OR SUBSTANDARD ELEMENT CAN BE CORRECTED AT THE NURSERY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, THE AGREED UPON REMEDY MAY BE APPLIED BY THE NURSERY OR THE CONTRACTOR PROVIDED THAT THE CORRECTION ALLOWS THE PLANT TO MEET THE REQUIREMENTS SET FORTH IN THIS SPECIFICATION. ANY WORK TO CORRECT PLANT DEFECTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

1. THE OWNER'S REPRESENTATIVE MAY MAKE INVASIVE OBSERVATION OF THE TREE'S ROOT SYSTEM IN THE AREA OF THE ROOT COLLAR AND THE TOP OF THE ROOT BALL IN GENERAL IN ORDER TO DETERMINE THAT THE TREE MEETS THE QUALITY REQUIREMENTS FOR DEPTH OF THE ROOT COLLAR AND PRESENCE OF ROOTS ABOVE THE ROOT COLLAR. SUCH OBSERVATIONS WILL NOT HARM THE PLANT.
2. CORRECTIONS ARE TO BE UNDERTAKEN AT THE NURSERY PRIOR TO SHIPPING.

C. THE CONTRACTOR SHALL BEAR ALL COST RELATED TO PLANT CORRECTIONS.

D. ALL PLANTS THAT ARE REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE REPLACEMENT PLANTS PROVIDED AT NO COST TO THE OWNER.

E. SUBMIT TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PLANT SOURCES INCLUDING THE NAMES AND LOCATIONS OF NURSERIES PROPOSED AS SOURCES OF ACCEPTABLE PLANTS, AND A LIST OF THE PLANTS THEY WILL PROVIDE. THE PLANT LIST SHALL INCLUDE THE BOTANICAL AND COMMON NAME AND THE SIZE AT THE TIME OF SELECTION. OBSERVE ALL NURSERY MATERIALS TO DETERMINE THAT THE MATERIALS MEET THE REQUIREMENTS OF THIS SECTION.

F. TREES SHALL BE PURCHASED FROM THE GROWING NURSERY. RE-WHOLESALE PLANT SUPPLIERS SHALL NOT BE USED AS SOURCES UNLESS THE CONTRACTOR CAN CERTIFY THAT THE REQUIRED TREES ARE NOT DIRECTLY AVAILABLE FROM A GROWING NURSERY. WHEN RE-WHOLESALE SUPPLIERS ARE UTILIZED, THE CONTRACTOR SHALL SUBMIT THE NAME AND LOCATION OF THE GROWING NURSERY FROM WHERE THE TREES WERE OBTAINED BY THE RE-WHOLESALE SELLER. THE RE-WHOLESALE NURSERY SHALL BE RESPONSIBLE FOR ANY REQUIRED PLANT QUALITY CERTIFICATIONS.

G. THE CONTRACTOR SHALL REQUIRE THE GROWER OR RE-WHOLESALE SUPPLIER TO PERMIT THE OWNER'S REPRESENTATIVE TO OBSERVE THE ROOT SYSTEM OF ALL PLANTS AT THE NURSERY OR JOB SITE PRIOR TO PLANTING INCLUDING RANDOM REMOVAL OF SOIL OR SUBSTRATE AROUND THE BASE OF THE PLANT. OBSERVATION MAY BE AS FREQUENT AND AS EXTENSIVE AS NEEDED TO VERIFY THAT THE PLANTS MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND CONFORM TO REQUIREMENTS.

H. EACH TREE SHALL HAVE A NUMBERED SEAL APPLIED BY THE CONTRACTOR. THE SEAL SHALL BE PLACED ON A LATERAL BRANCH ON THE NORTH SIDE OF THE TREE. THE SEAL SHALL BE A TAMPER PROOF PLASTIC SEAL BEARING THE CONTRACTORS NAME AND A UNIQUE SEVEN-DIGIT NUMBER EMBOSSED ON THE SEAL.

1. DO NOT PLACE SEALS ON BRANCHES THAT ARE SO LARGE THAT THERE IS NOT SUFFICIENT ROOM FOR THE BRANCH GROWTH OVER THE PERIOD OF THE WARRANTY.

I. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO ATTACH THEIR SEAL TO EACH PLANT, OR A REPRESENTATIVE SAMPLE. VIEWING AND/OR SEALING OF PLANTS BY THE OWNER'S REPRESENTATIVE AT THE NURSERY DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ANY UP CHARGE FOR THE OWNER'S REPRESENTATIVE TO ATTACH THEIR SEAL TO SPECIFIC PLANTS.

J. WHERE REQUESTED BY THE OWNER'S REPRESENTATIVE, SUBMIT PHOTOGRAPHS OF PLANTS OR REPRESENTATIVE SAMPLES OF PLANTS. PHOTOGRAPHS SHALL BE LEGIBLE AND CLEARLY DEPICT THE PLANT SPECIMEN. EACH SUBMITTED IMAGE SHALL CONTAIN A HEIGHT REFERENCE, SUCH AS A MEASURING STICK. THE APPROVAL OF PLANTS BY THE OWNER'S REPRESENTATIVE VIA PHOTOGRAPH DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION. REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED WITH A LIST OF NURSERIES CONTACTED IN THE SEARCH FOR THE REQUIRED PLANT AND A RECORD OF OTHER ATTEMPTS TO LOCATE THE REQUIRED MATERIAL. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT THAN SPECIFIED, OR PLANTS OF THE SAME GENUS AND SPECIES BUT DIFFERENT CULTIVAR ORIGIN, OR WHICH MAY OTHERWISE NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS, BUT WHICH MAY BE AVAILABLE FOR SUBSTITUTION.

1.17 SITE CONDITIONS

A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUB-SURFACE CONDITIONS, AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT THE HEALTH OF PLANTINGS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

1. SHOULD SUBSURFACE DRAINAGE OR SOIL CONDITIONS BE ENCOUNTERED WHICH WOULD BE DETRIMENTAL TO GROWTH OR SURVIVAL OF PLANT MATERIAL, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING, STATING THE CONDITIONS AND SUBMIT A PROPOSAL COVERING COST OF CORRECTIONS. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, HE/SHE SHALL REMAIN RESPONSIBLE FOR PLANT MATERIAL UNDER THE WARRANTY CLAUSE OF THE SPECIFICATIONS.

B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE LOCAL GROWING CONDITIONS, AND IF ANY SPECIFIED PLANTS WILL BE IN CONFLICT WITH THESE CONDITIONS. REPORT ANY POTENTIAL CONFLICTS, IN WRITING, TO THE OWNER'S REPRESENTATIVE.

C. THIS SPECIFICATION REQUIRES THAT ALL PLANTING SOIL AND IRRIGATION (IF APPLICABLE) WORK BE COMPLETED AND ACCEPTED PRIOR TO THE INSTALLATION OF ANY PLANTS.

1. PLANTING OPERATIONS SHALL NOT BEGIN UNTIL SUCH TIME THAT THE IRRIGATION SYSTEM IS COMPLETELY OPERATIONAL FOR THE AREA(S) TO BE PLANTED, AND THE IRRIGATION SYSTEM FOR THAT AREA HAS BEEN PRELIMINARILY OBSERVED AND APPROVED BY THE OWNER'S REPRESENTATIVE.

D. ACTUAL PLANTING SHALL BE PERFORMED DURING THOSE PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICES.

1. DO NOT INSTALL PLANTS INTO SATURATED OR FROZEN SOILS. DO NOT INSTALL PLANTS DURING INCLEMENT WEATHER, SUCH AS RAIN OR SNOW OR DURING EXTREMELY HOT, COLD OR WINDY CONDITIONS.

1.18 PLANTING AROUND UTILITIES

A. CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL, RECORD, AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH THE EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING.

B. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER THAT WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL PARTIES CONCERNED MUTUALLY AGREE UPON REMOVAL.

C. NOTIFICATION OF LOCAL UTILITY LOCATOR SERVICE (AS NOTED ON DRAWINGS) IS REQUIRED FOR ALL PLANTING AREAS THE CONTRACTOR IS RESPONSIBLE FOR KNOWING THE LOCATION AND AVOIDING UTILITIES THAT ARE NOT COVERED BY THE LOCAL UTILITY LOCATOR SERVICE.

PART 2 PRODUCTS

2.1 PLANTS: GENERAL

A. STANDARDS AND MEASUREMENT: PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY OR CULTIVARS AS SHOWN AND SCHEDULED IN CONTRACT DOCUMENTS.

1. ALL PLANTS, INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO, SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, UNLESS MODIFIED BY PROVISIONS IN THIS SPECIFICATION. WHEN THERE IS A CONFLICT BETWEEN THIS SPECIFICATION AND ANSI Z60.1, THIS SPECIFICATION SECTION SHALL BE CONSIDERED CORRECT.
2. PLANTS LARGER THAN SPECIFIED MAY BE USED IF ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE ACCEPTED THE ROOT BALL SIZE SHALL BE IN ACCORDANCE WITH ANSI Z-60.1. LARGER PLANTS MAY NOT BE ACCEPTABLE IF THE RESULTING ROOT BALL CANNOT BE FIT INTO THE REQUIRED PLANTING SPACE.
3. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM AND MAXIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED.

B. PROPER IDENTIFICATION: ALL TREES SHALL BE TRUE TO NAME AS ORDERED OR SHOWN ON PLANTING PLANS AND SHALL BE LABELED INDIVIDUALLY OR IN GROUPS BY GENUS, SPECIES, VARIETY AND CULTIVAR.

C. COMPLIANCE: ALL TREES SHALL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS REQUIRING OBSERVATION FOR PLANT DISEASE, PESTS, AND WEEDS. OBSERVATION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS.

1. CLEARANCE FROM THE LOCAL COUNTY AGRICULTURAL COMMISSIONER, IF REQUIRED, SHALL BE OBTAINED BEFORE PLANTING TREES ORIGINATING OUTSIDE THE COUNTY IN WHICH THEY ARE TO BE PLANTED.

D. PLANT QUALITY:

1. GENERAL: PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT
2. PLANT QUALITY ABOVE THE SOIL LINE:
   a. PLANTS SHALL BE HEALTHY WITH THE COLOR, SHAPE, SIZE AND DISTRIBUTION OF TRUNK, STEMS, BRANCHES, BUDS AND LEAVES NORMAL TO THE PLANT TYPE SPECIFIED. TREE QUALITY ABOVE THE SOIL LINE SHALL COMPLY WITH THE PROJECT CROWN ACCEPTANCE DETAILS AND THE FOLLOWING:
      1.) CROWN: THE FORM AND DENSITY OF THE CROWN SHALL BE TYPICAL FOR A YOUNG SPECIMEN OF THE SPECIES OR CULTIVAR PRUNED TO A CENTRAL AND DOMINANT LEADER.
         A.) CROWN SPECIFICATIONS DO NOT APPLY TO PLANTS THAT HAVE BEEN SPECIFICALLY TRAINED IN THE NURSERY AS TOPIARY, ESPALIER, MULTI-STEM, CLUMP, OR UNIQUE SELECTIONS SUCH AS CONTORTED OR WEEPING CULTIVARS.
      2.) LEAVES: THE SIZE, COLOR, AND APPEARANCE OF LEAVES SHALL BE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES OR CULTIVAR. TREES SHALL NOT SHOW SIGNS OF PROLONGED MOISTURE STRESS OR OVER WATERING AS INDICATED BY WILTED, SHRIVELED, OR DEAD LEAVES.
      3.) BRANCHES: SHOOT GROWTH (LENGTH AND DIAMETER) THROUGHOUT THE CROWN SHOULD BE APPROPRIATE FOR THE AGE AND SIZE OF THE SPECIES OR CULTIVAR. TREES SHALL NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED, OR OTHERWISE INJURED BRANCHES.
         A.) MAIN BRANCHES SHALL BE DISTRIBUTED ALONG THE CENTRAL LEADER NOT CLUSTERED TOGETHER. THEY SHALL FORM A BALANCED CROWN APPROPRIATE FOR THE CULTIVAR/SPECIES.
         B.) BRANCH DIAMETER SHALL BE NO LARGER THAN TWO-THIRDS (ONE-HALF IS PREFERRED) THE DIAMETER OF THE CENTRAL LEADER MEASURED 1 INCH ABOVE THE BRANCH UNION.
         C.) THE ATTACHMENT OF THE LARGEST BRANCHES (SCAFFOLD BRANCHES) SHALL BE FREE OF INCLUDED BARK.
      4.) TRUNK: THE TREE TRUNK SHALL BE RELATIVELY STRAIGHT, VERTICAL, AND FREE OF WOUNDS THAT PENETRATE TO THE WOOD (PROPERLY MADE PRUNING CUTS, CLOSED OR NOT, ARE ACCEPTABLE AND ARE NOT CONSIDERED WOUNDS), SUNBURNED AREAS, CONKS (FUNGAL FRUITING BODIES), WOOD CRACKS, SAP LEAKAGE, SIGNS OF BORING INSECTS, GALLS, CANKERS, GIRDLING TIES, OR LESIONS (MECHANICAL INJURY).
      5.) TEMPORARY BRANCHES, UNLESS OTHERWISE SPECIFIED, CAN BE PRESENT ALONG THE LOWER TRUNK BELOW THE LOWEST MAIN (SCAFFOLD) BRANCH, PARTICULARLY FOR TREES LESS THAN 1 INCH IN CALIPER. THESE BRANCHES SHOULD BE NO GREATER THAN 3/8-INCH DIAMETER. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF THE TOTAL HEIGHT OF THE TREE, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS (WHICHEVER IS GREATER).
   b. TREES SHALL HAVE ONE CENTRAL LEADER AS NOTED IN PLANT LIST. IF THE LEADER WAS HEADED, A NEW LEADER (WITH A LIVE TERMINAL BUD) AT LEAST ONE-HALF THE DIAMETER OF THE PRUNING CUT SHALL BE PRESENT.
      1.) ALL TREES ARE ASSUMED TO HAVE ONE CENTRAL LEADER TREES UNLESS A DIFFERENT FORM IS SPECIFIED IN THE PLANT LIST OR DRAWINGS.
   c. ALL GRAFT UNIONS, WHERE APPLICABLE, SHALL BE COMPLETELY CLOSED WITHOUT VISIBLE SIGN OF GRAFT REJECTION. ALL GRAFTS SHALL BE VISIBLE ABOVE THE SOIL LINE.
   d. TRUNK CALIPER AND TAPER SHALL BE SUFFICIENT SO THAT THE LOWER FIVE FEET OF THE TRUNK REMAINS VERTICAL WITHOUT A STAKE. AUXILIARY STAKE MAY BE USED TO MAINTAIN A STRAIGHT LEADER IN THE UPPER HALF OF THE TREE.
3. PLANT QUALITY AT OR BELOW THE SOIL LINE:
   a. PLANT ROOTS SHALL BE NORMAL TO THE PLANT TYPE SPECIFIED. ROOT OBSERVATIONS SHALL TAKE PLACE WITHOUT IMPACTING TREE HEALTH. ROOT QUALITY AT OR BELOW THE SOIL LINE SHALL COMPLY WITH THE PROJECT ROOT ACCEPTANCE DETAILS AND THE FOLLOWING:
      1.) THE ROOTS SHALL BE REASONABLY FREE OF SCRAPES, BROKEN OR SPLIT WOOD.
      2.) THE ROOT SYSTEM SHALL BE REASONABLY FREE OF INJURY FROM BIOTIC (E.G., INSECTS AND PATHOGENS) AND ABIOTIC (E.G., HERBICIDE TOXICITY AND SALT INJURY) AGENTS. WOUNDS RESULTING FROM ROOT PRUNING USED TO PRODUCE A HIGH QUALITY ROOT SYSTEM ARE NOT CONSIDERED INJURIES.
      3.) A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK (NOT CLUSTERED ON ONE SIDE) SHALL BE FOUND IN EACH PLANT. ROOT DISTRIBUTION SHALL BE UNIFORM THROUGHOUT THE ROOT BALL, AND GROWTH SHALL BE APPROPRIATE FOR THE SPECIES.
         A.) PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
      4.) THE ROOT COLLAR SHALL BE WITHIN THE UPPER 2 INCHES OF THE SUBSTRATE/SOIL. TWO STRUCTURAL ROOTS SHALL REACH THE SIDE OF THE ROOT BALL NEAR THE TOP SURFACE OF THE ROOT BALL. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL STEM GIRDLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE ROOT BALL.
      5.) THE ROOT SYSTEM SHALL BE REASONABLY FREE OF STEM GIRDLING ROOTS OVER THE ROOT COLLAR OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES.
      6.) AT TIME OF OBSERVATIONS AND DELIVERY, THE ROOT BALL SHALL BE MOIST THROUGHOUT. ROOTS SHALL NOT SHOW SIGNS OF EXCESS SOIL MOISTURE CONDITIONS AS INDICATED BY STUNTED, DISCOLORED, DISTORTED, OR DEAD ROOTS.

2. 2 ROOT BALL PACKAGE OPTIONS: THE FOLLOWING ROOT BALL PACKAGES ARE PERMITTED. SPECIFIC ROOT BALL PACKAGES SHALL BE REQUIRED WHERE INDICATED ON THE PLANT LIST OR IN THIS SPECIFICATION. ANY TYPE OF ROOT BALL PACKAGES THAT IS NOT SPECIFICALLY DEFINED IN THIS SPECIFICATION SHALL NOT BE PERMITTED.

A. BALLED AND BURLAPPED PLANTS

1. ALL BALLED AND BURLAPPED PLANTS SHALL BE FIELD GROWN, AND THE ROOT BALL PACKAGED IN A BURLAP AND TWINE AND/OR BURLAP AND WIRE BASKET PACKAGE.
2. PLANTS SHALL BE HARVESTED WITH THE FOLLOWING MODIFICATIONS TO STANDARD NURSERY PRACTICES.
   a. PRIOR TO DIGGING ANY TREE THAT FAILS TO MEET THE REQUIREMENT FOR MAXIMUM SOIL AND ROOTS ABOVE THE ROOT COLLAR, CAREFULLY REMOVED THE SOIL FROM THE TOP OF THE ROOT BALL OF EACH PLANT, USING HAND TOOLS, WATER OR AN AIR SPADE, TO LOCATE THE ROOT COLLAR AND ATTAIN THE SOIL DEPTH OVER THE STRUCTURAL ROOTS REQUIREMENTS. REMOVE ALL STEM GIRDLING ROOTS ABOVE THE ROOT COLLAR. CARE MUST BE EXERCISED NOT TO DAMAGE THE SURFACE OF THE ROOT COLLAR AND THE TOP OF THE STRUCTURAL ROOTS.
   b. TREES SHALL BE DUG FOR A MINIMUM OF 4 WEEKS AND A MAXIMUM OF 52 WEEKS PRIOR TO SHIPPING. TREES DUG 4 TO 52 WEEKS PRIOR TO SHIPPING ARE DEFINED AS HARDENED-OFF. DIGGING IS DEFINED AS CUTTING ALL ROOTS AND LIFTING THE TREE OUT OF THE GROUND AND EITHER MOVING IT TO A NEW LOCATION IN THE NURSERY OR PLACING IT BACK INTO THE SAME HOLE. TRESS THAT ARE STORED OUT OF THE GROUND SHALL BE PLACED IN A HOLDING AREA PROTECTED FROM EXTREMES OF WIND AND SUN WITH THE ROOT BALL PROTECTED BY COVERING WITH MULCH OR STRAW AND IRRIGATED SUFFICIENTLY TO KEEP MOISTURE IN THE ROOT BALL ABOVE WILT POINT AND BELOW SATURATION
   c. TWINE AND BURLAP USED FOR WRAPPING THE ROOT BALL PACKAGE SHALL BE NATURAL, BIODEGRADABLE MATERIAL. IF THE BURLAP DECOMPOSES AFTER DIGGING THE TREE THEN THE ROOT BALL SHALL BE RE-WRAPPED PRIOR TO SHIPPING IF ROOTS HAVE NOT YET GROWN TO KEEP ROOT BALL INTACT DURING SHIPPING.

B. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

1. CONTAINER PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING, IN THIS SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
2. PROVIDE PLANTS SHALL BE ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS.
3. CONTAINER CLASS SIZE SHALL CONFORM TO ANSI Z60.1 FOR CONTAINER PLANTS FOR EACH SIZE AND TYPE OF PLANT.

2.3 PLANTING SOIL

A. PLANTING SOIL AS USED IN THIS SPECIFICATION MEANS THE SOIL AT THE PLANTING SITE, OR IMPORTED AS MODIFIED AND DEFINED IN SPECIFICATION SECTION PLANTING SOIL. IF THERE IS NO PLANTING SOIL SPECIFICATION, THE TERM PLANTING SOIL SHALL MEAN THE SOIL AT THE PLANTING SITE WITHIN THE PLANTING HOLE.

B. PLANTING SOIL SHALL BE PER PLANTING SOILS PLAN.

2.4 MULCH

A. MULCH SHALL BE COARSE, GROUND, FROM HARDWOOD TREES AND WOODY BRUSH SOURCES. THE SIZE RANGE SHALL BE A MINIMUM (LESS THAN 25% OR LESS OF VOLUME) FINE PARTICLES 3/8 INCH OR LESS IN SIZE, AND A MAXIMUM SIZE OF INDIVIDUAL PIECES (LARGEST 20% OR LESS OF VOLUME) SHALL BE APPROXIMATELY 1 TO 1-1/2 INCH IN DIAMETER AND MAXIMUM LENGTH APPROXIMATELY 4 TO 8". PIECES LARGER THAN 8 INCH LONG THAT ARE VISIBLE ON THE SURFACE OF THE MULCH AFTER INSTALLATION SHALL BE REMOVED.

1. IT IS UNDERSTOOD THAT MULCH QUALITY WILL VARY SIGNIFICANTLY FROM SUPPLIER TO SUPPLIER AND REGION TO REGION. THE ABOVE REQUIREMENTS MAY BE MODIFIED TO CONFORM TO THE SOURCE MATERIAL FROM LOCALLY RELIABLE SUPPLIERS AS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. SUBMIT SUPPLIER'S PRODUCT SPECIFICATION DATA SHEET AND A ONE GALLON SAMPLE FOR APPROVAL.

2.5 TREE STAKING AND GUYING MATERIAL

A. TREE STAKING SHALL BE PER PLANTING DETAILS.

B. ARBOR STAKE OR APPROVED EQUAL.

1. MANUFACTURER: WWW.ARBORSTAKES.COM

C. SUBMIT MANUFACTURER'S PRODUCT DATA FOR APPROVAL

2.6 CHEMICAL OR BIOLOGICAL ADDITIVES

A. PER SOILS TEST RESULTS.

2.7 COMPOST

A. LIVING EARTH COMPOST OR APPROVED EQUAL

1. MANUFACTURER: LIVING EARTH: 972-869-4332

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. EXAMINE THE SURFACE GRADES AND SOIL CONDITIONS TO CONFIRM THAT THE REQUIREMENTS OF THE SPECIFICATION SECTION - PLANTING SOIL - AND THE SOIL AND DRAINAGE MODIFICATIONS INDICATED ON THE PLANTING SOIL PLAN AND DETAILS (IF APPLICABLE) HAVE BEEN COMPLETED. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS.

3.2 DELIVERY, STORAGE AND HANDLING

A. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND STORAGE. ADEQUATELY PROTECT PLANTS FROM DRYING OUT, EXPOSURE OF ROOTS TO SUN, WIND OR EXTREMES OF HEAT AND COLD TEMPERATURES. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, SET PLANTS IN A LOCATION PROTECTED FROM SUN AND WIND. PROVIDE ADEQUATE WATER TO THE ROOT BALL PACKAGE DURING THE SHIPPING AND STORAGE PERIOD.

1. ALL PLANT MATERIALS MUST BE AVAILABLE FOR OBSERVATION PRIOR TO PLANTING.
2. USING A SOIL MOISTURE METER, PERIODICALLY CHECK THE SOIL MOISTURE IN THE ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE PLANTS ARE BEING ADEQUATELY WATERED. VOLUMETRIC SOIL MOISTURE SHALL BE MAINTAINED ABOVE WILTING POINT AND BELOW FIELD CAPACITY FOR THE ROOT BALL SUBSTRATE OR SOIL.

B. DO NOT DELIVER MORE PLANTS TO THE SITE THAN THERE IS SPACE WITH ADEQUATE STORAGE CONDITIONS. PROVIDE A SUITABLE REMOTE STAGING AREA FOR PLANTS AND OTHER SUPPLIES.

1. THE OWNER'S REPRESENTATIVE OR CONTRACTOR SHALL APPROVE THE DURATION, METHOD AND LOCATION OF STORAGE OF PLANTS.

C. PROVIDE PROTECTIVE COVERING OVER ALL PLANTS DURING TRANSPORTING.

3.3 PLANTING SEASON

A. PLANTING SHALL ONLY BE PERFORMED WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE FOR PLANTING THE MATERIALS SPECIFIED IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE BELOW UNLESS OTHERWISE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THE CONTRACTOR REQUEST PLANTING OUTSIDE THE DATES OF THE PLANTING SEASON, APPROVAL OF THE REQUEST DOES NOT CHANGE THE REQUIREMENTS OF THE WARRANTY.

3.4 ADVERSE WEATHER CONDITIONS

A. NO PLANTING SHALL TAKE PLACE DURING EXTREMELY HOT, DRY, WINDY OR FREEZING WEATHER.

3.5 COORDINATION WITH PROJECT WORK

A. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.

B. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.

C. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.6 LAYOUT AND PLANTING SEQUENCE

A. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. NOTIFY THE OWNER'S REPRESENTATIVE, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE OWNER'S REPRESENTATIVE'S APPROVAL. SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

C. WHEN APPLICABLE, PLANT TREES BEFORE OTHER PLANTS ARE INSTALLED.

D. IT IS UNDERSTOOD THAT PLANTS ARE NOT PRECISE OBJECTS AND THAT MINOR ADJUSTMENTS IN THE LAYOUT WILL BE REQUIRED AS THE PLANTING PLAN IS CONSTRUCTED. THESE ADJUSTMENTS MAY NOT BE APPARENT UNTIL SOME OR ALL OF THE PLANTS ARE INSTALLED. MAKE ADJUSTMENTS AS REQUIRED BY THE OWNER'S REPRESENTATIVE INCLUDING RELOCATING PREVIOUSLY INSTALLED PLANTS.

3.7 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. PROTECT SOIL FROM COMPACTION DURING THE DELIVERY OF PLANTS TO THE PLANTING LOCATIONS, DIGGING OF PLANTING HOLES AND INSTALLING PLANTS.

1. WHERE POSSIBLE DELIVER AND PLANT TREES THAT REQUIRE THE USE OF HEAVY MECHANIZED EQUIPMENT PRIOR TO FINAL SOIL PREPARATION AND TILLING. WHERE POSSIBLE, RESTRICT THE DRIVING LANES TO ONE AREA INSTEAD OF DRIVING OVER AND COMPACTING A LARGE AREA OF SOIL.
2. TILL TO A DEPTH OF 6 INCHES, ALL SOIL THAT HAS BEEN DRIVEN OVER DURING THE INSTALLATION OF PLANTS.

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING SPECIFICATIONS

SHEET NUMBER
LP 4.00

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3.8 SOIL MOISTURE

A. VOLUMETRIC SOIL MOISTURE LEVEL, IN BOTH THE PLANTING SOIL AND THE ROOT BALLS OF ALL PLANTS, PRIOR TO, DURING AND AFTER PLANTING SHALL BE ABOVE PERMANENT WILTING POINT AND BELOW FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE WITHIN THE FOLLOWING RANGES.

SOIL TYPE	PERMANENT WILTING POINT	FIELD CAPACITY
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12-18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27-36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

1. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL MOISTURE METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DSMM500 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT.

B. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND PLANTING OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.9 INSTALLATION OF PLANTS: GENERAL

A. OBSERVE EACH PLANT AFTER DELIVERY AND PRIOR TO INSTALLATION FOR DAMAGE OF OTHER CHARACTERISTICS THAT MAY CAUSE REJECTION OF THE PLANT. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONDITION OBSERVED.

B. NO MORE PLANTS SHALL BE DISTRIBUTED ABOUT THE PLANTING BED AREA THAN CAN BE PLANTED AND WATERED ON THE SAME DAY.

C. THE ROOT SYSTEM OF EACH PLANT, REGARDLESS OF ROOT BALL PACKAGE TYPE, SHALL BE OBSERVED BY THE CONTRACTOR, AT THE TIME OF PLANTING TO CONFIRM THAT THE ROOTS MEET THE REQUIREMENTS FOR PLANT ROOT QUALITY IN PART 2 PRODUCTS: PLANTS GENERAL: PLANT QUALITY. THE CONTRACTOR SHALL UNDERTAKE AT THE TIME OF PLANTING, ALL MODIFICATIONS TO THE ROOT SYSTEM REQUIRED BY THE OWNER'S REPRESENTATIVE TO MEET THESE QUALITY STANDARDS.

1. MODIFICATIONS, AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSTABLE OR STRESS THE PLANT TO THE POINT THAT THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.
2. ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OUTLINED IN PART 2 PRODUCTS: PLANTS GENERAL: QUALITY, OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT BALL PACKAGE, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID THE PLANT WARRANTY.
3. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. THE OWNER'S REPRESENTATIVE MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE TREE IS NOT HEALTHY AT THE END OF THE WARRANTY PERIOD. SUCH PLANTS SHALL STILL BE COVERED UNDER THE WARRANTY
4. THE CONTRACTOR REMAINS RESPONSIBLE TO CONFIRM THAT THE GROWER HAS MADE ALL REQUIRED ROOT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS.

D. CONTAINER AND BOXED ROOT BALL SHAVING (IF REQUIRED -SEE DRAWINGS FOR CONDITIONS): THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS AND BOXES, INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, SHARP SHOVELS OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.

E. EXPOSED STEM TISSUE AFTER MODIFICATION: THE REQUIRED ROOT BALL MODIFICATIONS MAY RESULT IN STEM TISSUE THAT HAS NOT FORMED TRUNK BARK BEING EXPOSED ABOVE THE SOIL LINE. IF SUCH CONDITION OCCURS, WRAP THE EXPOSED PORTION OF THE STEM IN A PROTECTIVE WRAPPING WITH A WHITE FILTER FABRIC. SECURE THE FABRIC WITH BIODEGRADABLE MASKING TAPE. DO NOT USE STRING, TWINE, GREEN NURSERY TIES OR ANY OTHER MATERIAL THAT MAY GIRDLE THE TRUNK IF NOT REMOVED.

F. EXCAVATION OF THE PLANTING SPACE: USING HAND TOOLS OR TRACKED MINI-EXCAVATOR, EXCAVATE THE PLANTING HOLE INTO THE PLANTING SOIL TO THE DEPTH OF THE ROOT BALL MEASURED AFTER ANY ROOT BALL MODIFICATION TO CORRECT ROOT PROBLEMS, AND WIDE ENOUGH FOR WORKING ROOM AROUND THE ROOT BALL OR TO THE SIZE INDICATED ON THE DRAWING OR AS NOTED BELOW.

1. FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST 12 INCHES OVER A DISTANCE OF MORE THAN 10 FEET RADIUS FROM EACH TREE, OR 5 FEET RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE DRAWINGS.
   a. THE AREA OF LOOSENING SHALL BE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO 2 TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.
   b. LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED. LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.
2. IF AN AUGER IS USED TO DIG THE INITIAL PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.
3. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.
4. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS, OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF 6 INCHES.

G. FOR TREES TO BE PLANTED IN PREPARED PLANTING SOIL THAT IS DEEPER THAN THE ROOT BALL DEPTH, COMPACT THE SOIL UNDER THE ROOT BALL USING A MECHANICAL TAMPER TO ASSURE A FIRM BEDDING FOR THE ROOT BALL. IF THERE IS MORE THAN 12 INCHES OF PLANTING SOIL UNDER THE ROOT BALL EXCAVATE AND TAMP THE PLANTING SOIL IN LIFTS NOT TO EXCEED 12 INCHES.

H. SET TOP OUTER EDGE OF THE ROOT BALL AT THE AVERAGE ELEVATION OF THE PROPOSED FINISH. SET THE PLANT PLUMB AND UPRIGHT IN THE CENTER OF THE PLANTING HOLE. THE TREE GRAFT, IF APPLICABLE, SHALL BE VISIBLE ABOVE THE GRADE. DO NOT PLACE SOIL ON TOP OF THE ROOT BALL.

I. THE OWNER'S REPRESENTATIVE MAY REQUEST THAT PLANTS ORIENTATION BE ROTATED WHEN PLANTED BASED ON THE FORM OF THE PLANT.

J. BACKFILL THE SPACE AROUND THE ROOT BALL WITH THE SAME PLANTING SOIL OR EXISTING SOIL THAT WAS EXCAVATED FOR THE PLANTING SPACE. SEE SPECIFICATION SECTION PLANTING SOIL, FOR REQUIREMENTS TO MODIFY THE SOIL WITHIN THE PLANTING BED.

K. BRACE ROOT BALL BY TAMPING PLANTING SOIL AROUND THE LOWER PORTION OF THE ROOT BALL. PLACE ADDITIONAL PLANTING SOIL AROUND BASE AND SIDES OF BALL IN SIX-INCH (6") LIFTS. LIGHTLY TAMP EACH LIFT USING FOOT PRESSURE OR HAND TOOLS TO SETTLE BACKFILL, SUPPORT THE TREE AND ELIMINATE VOIDS. DO NOT OVER COMPACT THE BACKFILL OR USE MECHANICAL OR PNEUMATIC TAMPING EQUIPMENT. OVER COMPACTION SHALL BE DEFINED AS GREATER THAN 85% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR OR GREATER THAN 250 PSI AS MEASURED BY A CONE PENETROMETER WHEN THE VOLUMETRIC SOIL MOISTURE IS LOWER THAN FIELD CAPACITY.

1. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED TO THREE QUARTERS OF ITS DEPTH, WATER SHALL BE POURED AROUND THE ROOT BALL AND ALLOWED TO SOAK INTO THE SOIL TO SETTLE THE SOIL. DO NOT FLOOD THE PLANTING SPACE. IF THE SOIL IS ABOVE FIELD CAPACITY, ALLOW THE SOIL TO DRAIN TO BELOW FIELD CAPACITY BEFORE FINISHING THE PLANTING. AIR POCKETS SHALL BE ELIMINATED AND BACKFILL CONTINUED UNTIL THE PLANTING SOIL IS BROUGHT TO GRADE LEVEL.

L. WHERE INDICATED ON THE DRAWINGS, BUILD A 4 INCH HIGH, LEVEL BERM OF PLANTING SOIL AROUND THE OUTSIDE OF THE ROOT BALL TO RETAIN WATER. TAMP THE BERM TO REDUCE LEAKING AND EROSION OF THE SAUCER.

M. THOROUGHLY WATER THE PLANTING SOIL AND ROOT BALL IMMEDIATELY AFTER PLANTING.

N. REMOVE ALL NURSERY PLANT IDENTIFICATION TAGS AND RIBBONS AS PER OWNER'S REPRESENTATIVE INSTRUCTIONS. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON PLANTS UNTIL THE END OF THE WARRANTY PERIOD.

O. REMOVE ANY CORRUGATED CARDBOARD TRUNK PROTECTION AFTER PLANTING.

P. FOLLOW ADDITIONAL REQUIREMENTS FOR THE PERMITTED ROOT BALL PACKAGES.

3.10 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

A. THE FOLLOWING ARE PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS THAT SHALL BE FOLLOWED DURING THE PLANTING PROCESS IN ADDITION TO THE ABOVE GENERAL PLANTING REQUIREMENTS.

B. BALLED AND BURLAPPED PLANTS

1. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP OF THE ROOT BALL. CUT THE BURLAP AWAY AS INDICATED ON DRAWINGS; DO NOT FOLD DOWN ONTO THE PLANTING SOIL.
2. IF THE PLANT IS SHIPPED WITH A WIRE BASKET REMOVE THE BASKET WIRES JUST BEFORE THE FINAL BACKFILLING OF THE TREE AS INDICATED ON THE DRAWINGS.
3. EARTH ROOT BALLS SHALL BE KEPT INTACT EXCEPT FOR ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE ROOT PACKAGE COMPLY WITH THE REQUIREMENT IN PART 2 PRODUCTS.

C. CONTAINER PLANTS

1. THIS SPECIFICATION ASSUMES THAT MOST CONTAINER PLANTS HAVE SIGNIFICANT STEM GIRDLING AND CIRCLING ROOTS, AND THAT THE ROOT COLLAR IS TOO LOW IN THE ROOT BALL.
2. REMOVE THE CONTAINER.
3. PERFORM ROOT BALL SHAVING AS DEFINED IN INSTALLATION OF PLANTS: GENERAL ABOVE.
4. REMOVE ALL ROOTS AND SUBSTRATE ABOVE THE ROOT COLLAR AND THE MAIN STRUCTURAL ROOTS ACCORDING TO ROOT CORRECTION DETAILS SO ROOT SYSTEM CONFORMS TO ROOT OBSERVATIONS DETAIL.
5. REMOVE ALL SUBSTRATE AT THE BOTTOM OF THE ROOT BALL THAT DOES NOT CONTAIN ROOTS.
6. USING A HOSE, POWER WASHER OR AIR EXCAVATION DEVICE, WASH OUT THE SUBSTRATE FROM AROUND THE TRUNK AND TOP OF THE REMAINING ROOT BALL AND FIND AND REMOVE ALL STEM GIRDLING ROOTS WITHIN THE ROOT BALL ABOVE THE TOP OF THE STRUCTURAL ROOTS.

3.11 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL BE APPLIED AT LEAST 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.

B. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.

C. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE FIRST ROW OF ANNUAL FLOWER PLANTS SHALL BE 6 INCHES FROM THE BED EDGE UNLESS OTHERWISE DIRECTED.

D. DIG PLANTING HOLES SUFFICIENTLY LARGE ENOUGH TO INSERT THE ROOT SYSTEM WITHOUT DEFORMING THE ROOTS. SET THE TOP OF THE ROOT SYSTEM AT THE GRADE OF THE SOIL.

E. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.

F. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.

G. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.

H. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.

I. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

3.12 STAKING AND GUYING

A. DO NOT STAKE TREES UNLESS SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS, OR IN THE EVENT THAT THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB.

1. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
2. TREES THAT REQUIRED HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
3. PLANTS SHALL STAND PLUMB AFTER STAKING.
4. STAKES SHALL BE DRIVEN TO SUFFICIENT DEPTH TO HOLD THE TREE RIGID.

3.13 STRAIGHTENING PLANTS

B. MAINTAIN ALL PLANTS IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. STRAIGHTEN ALL TREES THAT MOVE OUT OF PLUMB INCLUDING THOSE NOT STAKED. PLANTS TO BE STRAIGHTENED SHALL BE EXCAVATED AND THE ROOT BALL MOVED TO A PLUMB POSITION, AND THEN RE-BACKFILLED.

C. DO NOT STRAIGHTEN PLANTS BY PULLING THE TRUNK WITH GUYS.

3.14 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. DO NOT APPLY ANY SOLUBLE FERTILIZER TO PLANTINGS DURING THE FIRST YEAR AFTER TRANSPLANTING UNLESS SOIL TEST DETERMINES THAT FERTILIZER OR OTHER CHEMICAL ADDITIVES IS REQUIRED. APPLY CHEMICAL ADDITIVES ONLY UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. CONTROLLED RELEASE FERTILIZERS SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, STANDARD HORTICULTURAL PRACTICES, AND PER THE SOIL TEST RECOMMENDATIONS.

3.15 PRUNING OF TREES AND SHRUBS

A. PRUNE PLANTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING TREES SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS IN "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" PUBLISHED BY URBAN TREE FOUNDATION, VISALIA CA.

B. ALL PRUNING SHALL BE PERFORMED BY A PERSON EXPERIENCED IN STRUCTURAL TREE PRUNING.

C. EXCEPT FOR PLANTS SPECIFIED AS MULTI-STEMMED OR AS OTHERWISE INSTRUCTED BY THE OWNER'S REPRESENTATIVE, PRESERVE OR CREATE A CENTRAL LEADER.

D. PRUNING OF LARGE TREES SHALL BE DONE USING POLE PRUNERS OR IF NEEDED, FROM A LADDER OR HYDRAULIC LIFT TO GAIN ACCESS TO THE TOP OF THE TREE. DO NOT CLIMB IN NEWLY PLANTED TREES. SMALL TREES CAN BE STRUCTURALLY PRUNED BY LAYING THEM OVER BEFORE PLANTING. PRUNING MAY ALSO BE PERFORMED AT THE NURSERY PRIOR TO SHIPPING.

E. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING THAT OCCURRED IN THE NURSERY OR AFTER.

F. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

G. NO TREE PAINT OR SEALANTS SHALL BE USED.

3.16 MULCHING OF PLANTS

A. APPLY MULCH BEFORE SETTLEMENT TO DEPTH SHOWN ON PLANS, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.

B. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 4 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS.

C. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

3.17 PLANTING BED FINISHING

A. AFTER PLANTING, SMOOTH OUT ALL GRADES BETWEEN PLANTS BEFORE MULCHING.

B. SEPARATE THE EDGES OF PLANTING BEDS AND LAWN AREAS WITH A SMOOTH, FORMED EDGE CUT INTO THE TURF WITH THE BED MULCH LEVEL SLIGHTLY LOWER, 1 AND 2 INCHES, THAN THE ADJACENT TURF SOD OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. BED EDGE LINES SHALL BE A DEPICTED ON THE DRAWINGS.

3.18 WATERING

A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL OR ADJUST FOR LESS WATER USING HOSES AS REQUIRED.

B. HAND WATER ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE ROOT BALLS HAVE MOISTURE ABOVE WILT POINT AND BELOW FIELD CAPACITY. TEST THE MOISTURE CONTENT IN EACH ROOT BALL AND THE SOIL OUTSIDE THE ROOT BALL TO DETERMINE THE WATER CONTENT.

3.19 CLEAN-UP

A. DURING INSTALLATION, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK.

1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.

B. ONCE INSTALLATION IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS AND THAT ALL TAGS AND FLAGGING TAPE ARE REMOVED FROM THE SITE. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON THE TREES AND REMOVED AT THE END OF THE WARRANTY PERIOD.

C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE BY THE PLANT INSTALLER TO THE WORK OR OTHER WORK AT THE SITE.

D. REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE BY THE CONTRACTOR.

3.20 PROTECTION DURING CONSTRUCTION

A. THE CONTRACTOR SHALL PROTECT PLANTING AND RELATED WORK AND OTHER SITE WORK FROM DAMAGE DUE TO PLANTING OPERATIONS, OPERATIONS BY OTHER CONTRACTORS OR TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE. TREAT, REPAIR OR REPLACE DAMAGED WORK IMMEDIATELY.

B. DAMAGE DONE BY THE CONTRACTOR, OR ANY OF THEIR SUB-CONTRACTORS TO EXISTING OR INSTALLED PLANTS, OR ANY OTHER PARTS OF THE WORK OR EXISTING FEATURES TO REMAIN, INCLUDING ROOTS, TRUNK OR BRANCHES OF LARGE EXISTING TREES, SOIL, PAVING, UTILITIES, LIGHTING, IRRIGATION, OTHER FINISHED WORK AND SURFACES INCLUDING THOSE ON ADJACENT PROPERTY, SHALL BE CLEANED, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. THE OWNER'S REPRESENTATIVE SHALL DETERMINE WHEN SUCH CLEANING, REPLACEMENT OR REPAIR IS SATISFACTORY.

3.21 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. DURING THE PROJECT WORK PERIOD AND PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANTS.

B. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING OF TREE STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES. MULCH AREAS SHALL BE KEPT REASONABLY FREE OF WEEDS, GRASS.

3.22 SUBSTANTIAL COMPLETION ACCEPTANCE

A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND MAKE A DETERMINATION IF THE WORK IS SUBSTANTIALLY COMPLETE.

1. NOTIFICATION SHALL BE AT LEAST 7 DAYS PRIOR TO THE DATE THE CONTRACTOR IS REQUESTING THE REVIEW.

B. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNER'S REPRESENTATIVE ACCEPTS THAT ALL WORK IN PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION SECTIONS IS COMPLETE.

C. THE PLANT WARRANTY PERIOD BEGINS AT DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNER'S REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.

3.23 MAINTENANCE DURING THE WARRANTY PERIOD BY OTHERS

A. AFTER SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAKE SUFFICIENT SITE VISITS TO OBSERVE THE OWNER'S MAINTENANCE AND BECOME AWARE OF PROBLEMS WITH THE MAINTENANCE IN TIME TO REQUEST CHANGES, UNTIL THE DATE OF END OF WARRANTY FINAL ACCEPTANCE.

1. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING IF MAINTENANCE, INCLUDING WATERING, IS NOT SUFFICIENT TO MAINTAIN PLANTS IN A HEALTHY CONDITION. SUCH NOTIFICATION MUST BE MADE IN A TIMELY PERIOD SO THAT THE OWNER'S REPRESENTATIVE MAY TAKE CORRECTIVE ACTION.

A. NOTIFICATION MUST DEFINE THE MAINTENANCE NEEDS AND DESCRIBE ANY CORRECTIVE ACTION REQUIRED.

2. IN THE EVENT THAT THE CONTRACTOR FAILS TO VISIT THE SITE AND OR NOTIFY, IN WRITING, THE OWNER'S REPRESENTATIVE OF MAINTENANCE NEEDS, LACK OF MAINTENANCE SHALL NOT BE USED AS GROUNDS FOR VOIDING OR MODIFYING THE PROVISIONS OF THE WARRANTY.

3.24 MAINTENANCE DURING THE WARRANTY PERIOD BY THE PLANT INSTALLER

A. DURING THE WARRANTY PERIOD, PROVIDE ALL MAINTENANCE FOR ALL PLANTINGS TO KEEP THE PLANTS IN A HEALTHY STATE AND THE PLANTING AREAS CLEAN AND NEAT.

B. GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE UNDERTAKEN BY TRAINED PLANTING CREWS UNDER THE SUPERVISION OF A FOREMAN WITH A MINIMUM OF 5 YEARS EXPERIENCE SUPERVISING COMMERCIAL PLANT MAINTENANCE CREWS.
2. ALL CHEMICAL AND FERTILIZER APPLICATIONS SHALL BE MADE BY LICENSED APPLICATORS FOR THE TYPE OF CHEMICALS TO BE USED. ALL WORK AND CHEMICAL USE SHALL COMPLY WITH ALL APPLICABLE LOCAL, PROVINCIAL AND FEDERAL REQUIREMENTS.
3. ASSURE THAT HOSES AND WATERING EQUIPMENT AND OTHER MAINTENANCE EQUIPMENT DOES NOT BLOCK PATHS OR BE PLACED IN A MANNER THAT MAY CREATE TRIPPING HAZARDS. USE STANDARD SAFETY WARNING BARRIERS AND OTHER PROCEDURES TO MAINTAIN THE SITE IN A SAFE MANNER FOR VISITORS AT ALL TIMES.
4. ALL WORKERS SHALL WEAR REQUIRED SAFETY EQUIPMENT AND APPAREL APPROPRIATE FOR THE TASKS BEING UNDERTAKEN.
5. THE CONTRACTOR SHALL NOT STORE MAINTENANCE EQUIPMENT AT THE SITE AT TIMES WHEN THEY ARE NOT IN USE UNLESS AUTHORIZED IN WRITING BY THE OWNER'S REPRESENTATIVE.
6. MAINTENANCE VEHICLES SHALL NOT PARK ON THE SITE INCLUDING WALKS AND LAWN AREAS AT ANY TIME WITHOUT THE OWNER'S REPRESENTATIVE'S WRITTEN PERMISSION.
7. MAINTAIN A DETAILED LOG OF ALL MAINTENANCE ACTIVITIES INCLUDING TYPES OF TASKS, DATE OF TASK, TYPES AND QUANTITIES OF MATERIALS AND PRODUCTS USED, WATERING TIMES AND AMOUNTS, AND NUMBER OF EACH CREW. PERIODICALLY REVIEW THE LOGS WITH THE OWNER'S REPRESENTATIVE, AND SUBMIT A COPY OF THE LOGS AT THE END OF EACH YEAR OF THE MAINTENANCE AGREEMENT.
8. MEET WITH THE OWNER'S REPRESENTATIVE A MINIMUM OF THREE TIMES A YEAR TO REVIEW THE PROGRESS AND DISCUSS ANY CHANGES THAT ARE NEEDED IN THE MAINTENANCE PROGRAM. AT THE END OF THE WARRANTY PERIOD ATTEND A HAND OVER MEETING TO FORMALLY TRANSFER THE RESPONSIBILITIES OF MAINTENANCE TO THE OWNER'S REPRESENTATIVE. PROVIDE ALL INFORMATION ON PAST MAINTENANCE ACTIVITIES AND PROVIDE A LIST OF CRITICAL TASKS THAT WILL BE NEEDED OVER THE NEXT 12 MONTHS. PROVIDE ALL MAINTENANCE LOGS AND SOIL TEST DATA. MAKE THE CONTRACTOR'S SUPERVISOR AVAILABLE FOR A MINIMUM OF ONE YEAR AFTER THE END OF THE WARRANTY PERIOD TO ANSWER QUESTIONS ABOUT PAST MAINTENANCE.

C. PROVIDE THE FOLLOWING MAINTENANCE TASKS:

1. WATERING; PROVIDE ALL WATER REQUIRED TO KEEP SOIL WITHIN AND AROUND THE ROOT BALLS AT OPTIMUM MOISTURE CONTENT FOR PLANT GROWTH.
   a. MAINTAIN ALL WATERING SYSTEMS AND EQUIPMENT AND KEEP THEM OPERATIONAL.
   b. MONITOR SOIL MOISTURE TO PROVIDE SUFFICIENT WATER. CHECK SOIL MOISTURE AND ROOT BALL MOISTURE WITH A SOIL MOISTURE METER ON A REGULAR BASIS AND RECORD MOISTURE READINGS. DO NOT OVER WATER.
2. SOIL NUTRIENT LEVELS: TAKE A MINIMUM OF 4 SOIL SAMPLES FROM AROUND THE SITE IN THE SPRING AND FALL AND HAVE THEM TESTED BY AN ACCREDITED AGRICULTURAL SOIL TESTING LAB FOR CHEMICAL COMPOSITION OF PLANT REQUIRED NUTRIENTS, PH, SALT AND % ORGANIC MATTER. TEST RESULTS SHALL INCLUDE LABORATORY RECOMMENDATIONS FOR NUTRIENT APPLICATIONS. APPLY FERTILIZERS AT RATES RECOMMENDED BY THE SOIL TEST.
   a. MAKE ANY OTHER SOIL TEST AND/OR PLANT TISSUE TEST THAT MAY BE INDICATED BY PLANT CONDITIONS THAT MAY NOT BE RELATED TO SOIL NUTRIENT LEVELS SUCH AS SOIL CONTAMINATED BY OTHER CHEMICALS OR LACK OF CHEMICAL UPTAKE BY THE PLANT.
3. PLANT PRUNING: REMOVE CROSS OVER BRANCHING, SHORTEN OR REMOVE DEVELOPING CO DOMINANT LEADERS, DEAD WOOD AND WINTER-DAMAGED BRANCHES. UNLESS DIRECTED BY THE OWNER'S REPRESENTATIVE, DO NOT SHEAR PLANTS OR MAKE HEADING CUTS.
4. RESTORE PLANTS: RESET ANY PLANTS THAT HAVE SETTLED OR ARE LEANING AS SOON AS THE CONDITION IS NOTICED.
5. GUYING AND STAKING: MAINTAIN PLANT GUYS IN A TAUGHT POSITION. REMOVE TREE GUYS AND STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY OWNER'S REPRESENTATIVE.
6. WEED CONTROL: KEEP ALL BEDS FREE OF WEEDS. HAND-REMOVE ALL WEEDS AND ANY PLANTS THAT DO NOT APPEAR ON THE PLANTING PLAN. CHEMICAL WEED CONTROL IS PERMITTED ONLY WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. SCHEDULE WEEDING AS NEEDED BUT NOT LESS 12 TIMES PER YEAR.
7. TRASH REMOVAL: REMOVE ALL TRASH AND DEBRIS FROM ALL PLANTING BEDS AND MAINTAIN THE BEDS IN A NEAT AND TIDY APPEARANCE. THE NUMBER OF TRASH AND DEBRIS REMOVAL VISITS SHALL BE NO LESS THAN 12 TIMES PER YEAR AND MAY COINCIDE WITH OTHER MAINTENANCE VISITS.
8. PLANT PEST CONTROL: MAINTAIN DISEASE, INSECTS AND OTHER PESTS AT MANAGEABLE LEVELS. MANAGEABLE LEVELS SHALL BE DEFINED AS DAMAGE TO PLANTS THAT MAY BE NOTICEABLE TO A PROFESSIONAL BUT NOT TO THE AVERAGE PERSON. USE LEAST INVASIVE METHODS TO CONTROL PLANT DISEASE AND INSECT OUTBREAKS.

D. THE OWNER'S REPRESENTATIVE MUST APPROVE IN ADVANCE THE USE OF ALL CHEMICAL PESTICIDE APPLICATIONS.

1. PLANT REPLACEMENT: REPLACE ALL PLANTS THAT ARE DEFECTIVE AS DEFINED IN THE WARRANTY PROVISIONS, AS SOON AS THE PLANT DECLINE IS OBVIOUS AND IN SUITABLE WEATHER AND SEASON FOR PLANTING AS OUTLINED IN ABOVE SECTIONS. PLANTS THAT BECOME DEFECTIVE DURING THE MAINTENANCE PERIOD SHALL BE COVERED AND REPLACED UNDER THE WARRANTY PROVISIONS.
2. MULCH: REFRESH MULCH ONCE A YEAR TO MAINTAIN COMPLETE COVERAGE BUT DO NOT OVER MULCH. AT NO TIME SHALL THE OVERALL MULCH THICKNESS BE GREATER THAT 4 INCHES. DO NOT APPLY MULCH WITHIN 6 INCHES OF THE TRUNKS OR STEMS OF ANY PLANTS. REPLACEMENT MULCH SHALL MEET THE REQUIREMENTS OF THE ORIGINAL APPROVED MATERIAL. MULCH SHALL BE NO MORE THAN ONE INCH ON TOP OF THE ROOT BALL SURFACE.
3. BED EDGING: CHECK AND MAINTAIN EDGES BETWEEN MULCH AND LAWN AREAS IN SMOOTH NEAT LINES AS ORIGINALLY SHOWN ON THE DRAWINGS.
4. LEAF, FRUIT AND OTHER PLANT DEBRIS REMOVAL: REMOVE FALL LEAF, SPENT FLOWERS, FRUIT AND PLANT PART ACCUMULATIONS FROM BEDS AND PAVED SURFACES. MAINTAIN ALL SURFACE WATER DRAINS FREE OF DEBRIS. DEBRIS REMOVAL SHALL BE UNDERTAKEN AT EACH VISIT TO WEED OR PICK UP TRASH IN BEDS.
5. DAMAGE FROM SITE USE: REPAIR OF DAMAGE BY SITE VISITORS AND EVENTS, BEYOND NORMAL WEAR, ARE NOT PART OF THIS MAINTENANCE. THE OWNER'S REPRESENTATIVE MAY REQUEST THAT THE CONTRACTOR REPAIR DAMAGE BEDS OR PLANTINGS FOR AN ADDITIONAL COST. ALL ADDITIONAL WORK SHALL BE APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE.

3.25 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION

A. AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD THE OWNER'S REPRESENTATIVE SHALL OBSERVE THE WORK AND ESTABLISH THAT ALL PROVISIONS OF THE CONTRACT ARE COMPLETE AND THE WORK IS SATISFACTORY.

1. IF THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL OBSERVATION.
2. IF THE WORK IS DEEMED UNSATISFACTORY, THE MAINTENANCE PERIOD WILL CONTINUE AT NO ADDITIONAL EXPENSE TO THE OWNER UNTIL THE WORK HAS BEEN COMPLETED, OBSERVED, AND APPROVED BY THE OWNER'S REPRESENTATIVE.

B. FAILURE TO PASS OBSERVATION: IF THE WORK FAILS TO PASS FINAL OBSERVATION, ANY SUBSEQUENT OBSERVATIONS MUST BE RESCHEDULED AS PER ABOVE. THE COST TO THE OWNER FOR ADDITIONAL OBSERVATIONS WILL BE CHARGED TO THE CONTRACTOR AT THE PREVAILING HOURLY RATE OF THE OWNERS REPRESENTATIVE.

END OF SECTION 32 9300

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DWG PATH \\KIMLEY-HORN.COM\TX_DAL\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
DWG NAME LP 4.00-4.01 PLANTING SPECIFICATIONS.DWG , [LP 4.01 PLANTING SPECIFICATIONS]

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING SPECIFICATIONS

SHEET NUMBER
LP 4.01

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

PROP. 20' SSWR EASEMENT

LOT 1

LOT 2

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' NORTH-OF-WAY)

FUTURE SIDEWALK NOT PART OF THIS PLAN

N46°01'25"W 60.24'

S34°31'54"W 77.76'

S34°31'54"W 23.43'

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700 DALLAS, TX 75240
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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xData: ca - clearfly - cbase - cbody - cedraw - cexcut - cfexes - cutil - ctext fences details

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.5
90758	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90759	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90760	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90761	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90762	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90763	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90764	7.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90765	20.0	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90766	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90767	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90768	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90769	6.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90772	30.2	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90773	27.5	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90774	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90775	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90776	10.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90777	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90778	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90779	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90780	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90781	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90782	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90783	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90784	14.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	7.0
90785	18.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	REMOVE	.5:1	9.2
90786	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90787	11.8	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90788	17.3	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90789	13.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90790	10.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90791	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	5.5
90792	10.7	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90793	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90794	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90795	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90796	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90797	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	.5:1	6.9
90798	8.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90799	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90800	9.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90801	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90802	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90803	8.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90804	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA

SHEET NUMBER
TP 3.00

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IMAGES
XREFS x2436 - LA : osurffg : xbase : xbndy : xexbase : xexutil : xtrees : xutil : tree fence details
LAST SAVED 6/14/2019 9:27 AM
PLOTTED BY MIKULIK, BLAINE 6/14/2019 9:48 AM
DWG PATH \\KIMLEY-HORN.COM\TX_DAL\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG , [TP 3.00 TREE MITIGATION REFERENCE DATA]

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

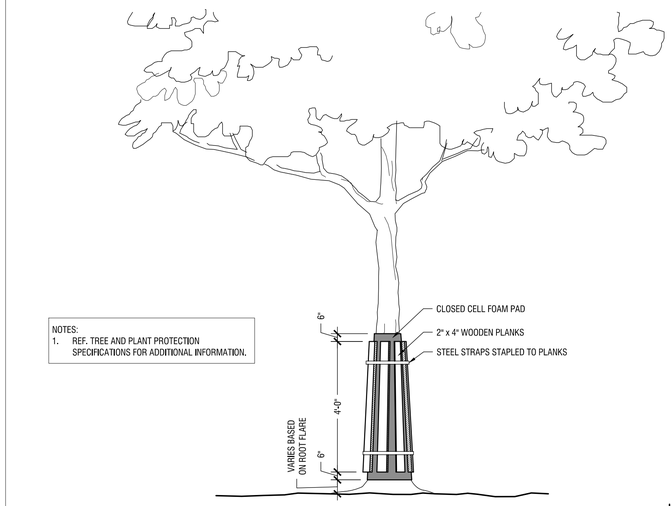
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		240
NET TOTAL TREE INCHES AFTER MITIGATION		0.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

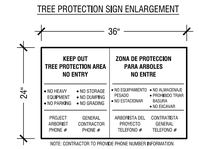
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

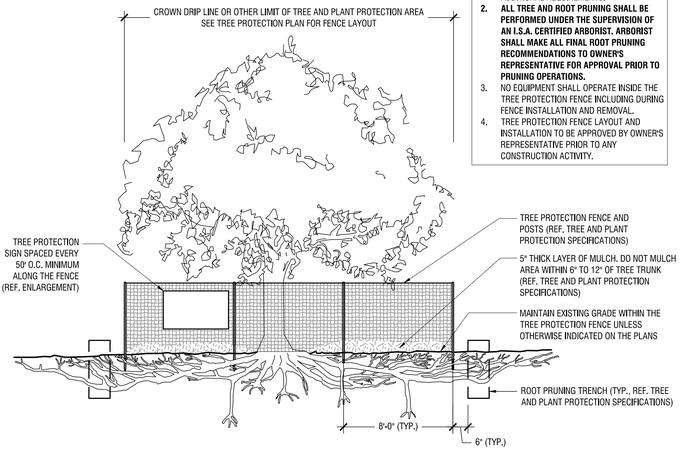


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION — Scale: NTS — B

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING — Scale: NTS — A

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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IMAGES
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PLOTTED BY
PLOT DATE
DWG NAME

xDWR: LA - viewRp - xbase - xbody - xeobase - xexsuti - xfrees - l_xcti - tree fence details
6/14/2019 9:27 AM
MIKELA BLANKENSHIP
J:\COL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN (DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]

VMX LED Specifications

Project Name:

Catalog Number:

Type:

The VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMX-1	T1 T2 T3 T4 T4A T5 T5W T5WR	48LC 64LC 80LC 96LC	3 350mA 5 530mA 7 700mA 10 1050mA *Not available in 96LC	3K 3000K 4K 4000K 5K 5000K	UNV *120-277V 8 347V 5 480V *347V & 480V not available in 32LC 350mA	AM Arm Mount WM Wall Mount *Requires BAWP Round Pole Plate Adaptors (RPP) are to be ordered separately. BAWP to be ordered separately.	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic CC Custom Color	PCR-120 Photocell & Receptacle PCR-208 Photocell & Receptacle PCR-240 Photocell & Receptacle PCR-277 Photocell & Receptacle PCR-480 Photocell & Receptacle PER 3 Pin Photo Receptacle w/shorting cap 5PINPER 5 Pin Photo Receptacle w/shorting cap Requires Dimming Driver 7PINPER 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver DIM 0-10v Dimming Driver WSC-8 Motion Sensor 8' Mounting Height WSC-20 Motion Sensor 9-20' Mounting Height WSC-40 Motion Sensor 21-40' Mounting Height This option will require (1) FSIR 100 remote for programing VWC Visionaire Wireless Controls *Consult Factory	RPP3 For 3"Ø Pole - Round Pole Plate Adaptor RPP4 For 4"Ø Pole - Round Pole Plate Adaptor RPP5 For 5"Ø Pole - Round Pole Plate Adaptor UPMA-S Universal Square Pole Mount Adaptor UPMA-R Universal Round Pole Mount Adaptor BAWP Cast Wall Plate ROT-R Rotated Optics Right Side ROT-L Rotated Optics Left Side CLS Back Side Cutoff Louver Shield RCLS Right Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield

VISIONAIRE LIGHTING

36

Features & Specifications VMX

Heatsink
· Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
·Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.
Meets ANSI C136.31-2010 1.5G Vibration Standards.

Thermal Management
· The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
· The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
· The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, II, III, IV and V are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
· CRI values are 70..

Quali-Guard® Finish
· The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
· Finish is guaranteed for five (5) years.

Electrical Assembly
· The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
· 10 kV surge protector supplied as standard.
· Terminal block supplied as standard.

Warranty
· Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
· Photocell & receptacle
· Photo receptacle
· Round pole plate adapter
· Cast Wall Plate
· 0-10v Dimming Driver
· Motion Sensor
· Wireless Control
· Universal Pole Mount Adaptor
· Cut-Off Louver Shield
· Emergency Battery Pack

Listings
· The VMX Series is cUL Listed
· IP65 Rated
· Powder Coated Tough
· DLC Listed
· IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
●□	VMX-T-T1-64LC-7-4K-UNV-SINGLE	11
□●□	VMX-T-T1-64LC-7-4K-UNV-DUAL	10

NOTES
1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 24' IN HEIGHT
6. FIXTURES ARE 140 WATTS

KE ANDREWS OFFICE

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064539200	06/14/2019	AS SHOWN	PBH	BDM	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
TP 1.00

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IMAGES x2436 - LA : xphoto : xlighting
XREFS
LAST SAVED 6/14/2019 9:50 AM
PLOTTED BY MIKULIK, BLAINE 6/14/2019 9:53 AM
DWG PATH K:\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
DWG NAME TP 1.00 - PHOTOMETRIC PLAN.DWG , [TP 1.00 TREE REMOVAL PLAN]

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

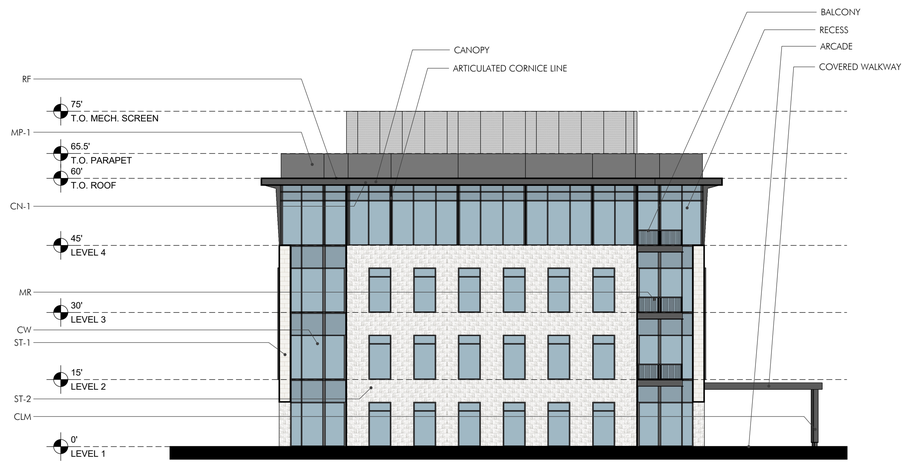
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

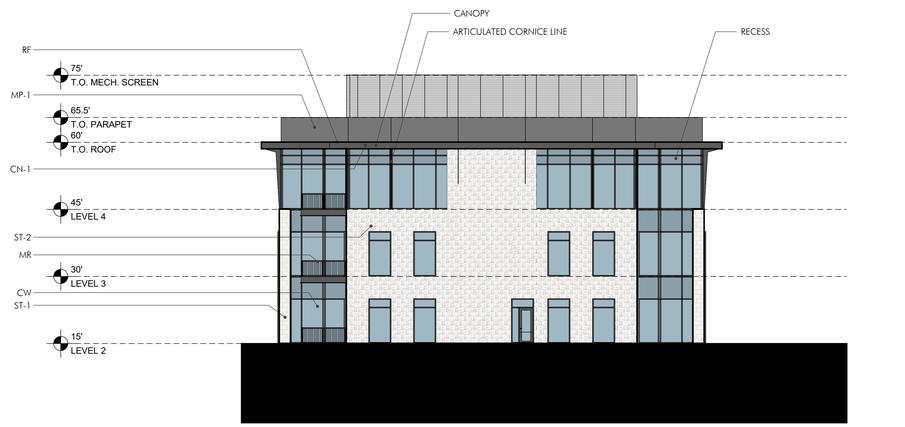
Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**



3 EAST ELEVATION
Scale: 1/16" : 1'



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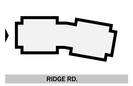
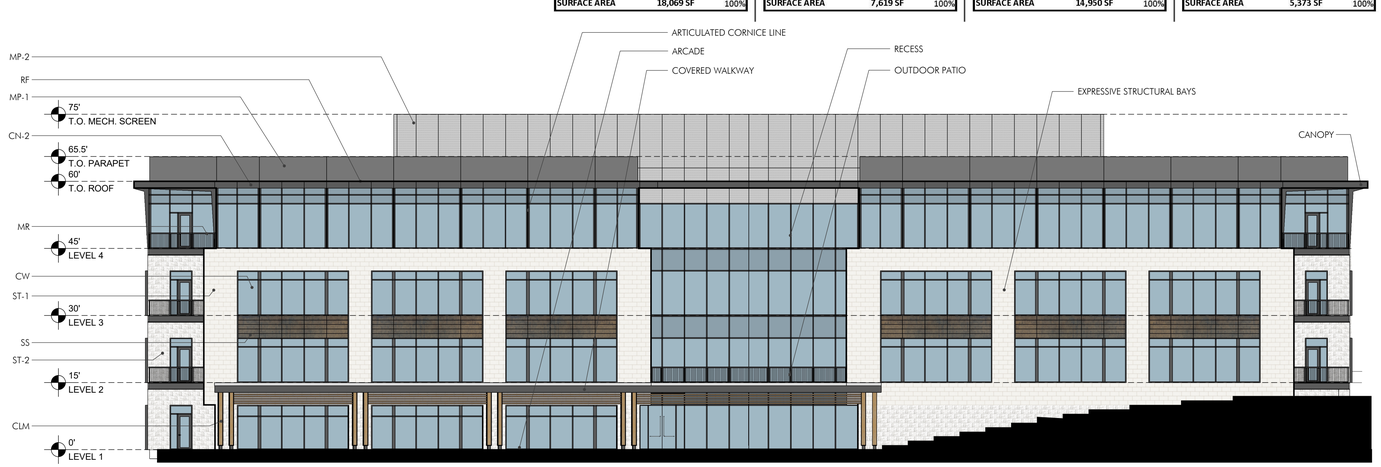




1 NORTH ELEVATION
Scale: 1/16" : 1'

2 SOUTH ELEVATION
Scale: 1/16" : 1'

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

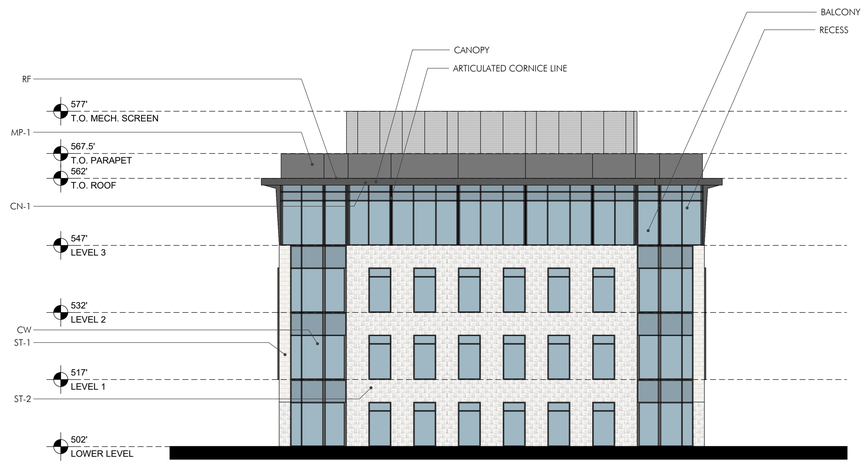
South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

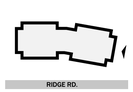
West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

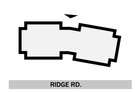
ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN



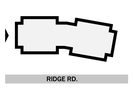
3 EAST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



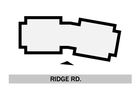
1 NORTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



4 WEST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



2 SOUTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	07/09/2019
APPLICANT:	Matt Lucas, P.E.; *Kimley Horn*
CASE NUMBER:	SP2019-025; *Site Plan for Office Building on Ridge Road*

SUMMARY

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04.* On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 19-05, SUP No. S-203*] allowing an office building exceeding 36-feet in height within the Scenic Overlay (SOV) District on the subject property. According to the City's historic zoning maps, the subject property has been zoned Commercial (C) District since at least January 3, 1972.

PURPOSE

On June 14, 2019, the applicant -- *Matt Lucas, P.E. of Kimley Horn* -- submitted an application requesting the approval of a site plan for the purpose of constructing a four (4) story office complex. The site is subject to the requirements and land uses stipulated for the Commercial (C) District and the Scenic Overlay (SOV) District as stipulated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 100-feet of railroad right-of-way owned by the Union Pacific Railroad. Adjacent to the northern line of the railroad right-of-way is the Turtle Cove Subdivision, Phase III, which contains 99 single family residential lots on 21.104-acres. The property is zoned Planned Development District 2 (PD-2) for single family residential uses. Beyond this is the city-limit line followed by the Lake Ray Hubbard Take-Line.

South: Directly south of the subject property is Ridge Road [*FM-740*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadways is the Ridge Road Town Center, which is a commercial/retail shopping center situated on a 7.68-acre parcel of land zoned Commercial (C) District.

East: Directly east of the subject property is Turtle Cove Boulevard, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) office buildings and two (2) vacant tracts of land that are zoned Commercial (C) District.

West: Directly west of the subject property is a medical office building on a 2.427-acre parcel of land zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. general office*) is allowed *by-right* in a Commercial (C) District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay (SOV) District and the Unified Development Code (UDC) for a property located within a Commercial (C) District. In addition, the site plan conforms to the Specific Use Permit (SUP) ordinance [*i.e. Ordinance No. 19-05*], which was approved by the City Council on January 7, 2019.

The proposed four (4) story office building will consist of a total of approximately 80,236 SF, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four (4) stories as stipulated by the *S-203*. The building design will be finished architecturally with a curtain wall system that incorporates natural stone (*i.e. buff and rocked limestone*), sintered stone accents, canopies, ACM paneling, and wood lattice work. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=422,488 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>634-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>651-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>87-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*36-Feet w/o SUP*	*x>36-Feet; In Conformance w/SUP*
Max Building/Lot Coverage	*60%*	*x=8.32%37%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*268 Spaces*	*268 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x=60.5%; In Conformance*
Maximum Impervious Coverage	*85-95%*	*46%; In Conformance*

TREESCAPE AND LANDSCAPE PLAN

According to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent than lower intensity districts [*e.g. Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts*]. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D (*i.e. major collector, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variance to the requirements of Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the *Unified Development Code* (UDC):

(1) Materials and Masonry Composition.

(a) *Secondary Materials*. "(A)re any materials that are not deemed to be *Primary Materials*…", which includes materials like aluminum composite materials (ACM), metal panels, acrylic products (*i.e. EIFS products*), cast stone, etc. In this case, the applicant's proposed development exceeds the maximum 10% secondary materials allowed by the Unified Development Code (UDC). Specifically, the building parapet walls are constructed with aluminum composite material (ACM) panels, and the roof-top units (RTU's) are screened with vertical metal panels. The percentage combination for both materials on each elevation is as follows; north=17%, south=19%, east=15%, and west=21%. Since the building design exceeds the maximum amount of secondary materials on each façade, a variance to the material requirements is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

This variance is a discretionary decision for the Planning and Zoning Commission and requires approval by a ¾ majority vote. In the event that the variance is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties; however, Section 02.04, *Industrial/Office*, of Chapter 1, *Land Use and Growth Management*, lays out a goal of reserving adequate land for high quality "*Class A*" office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses. In addition, *Policy #1* under this section states that "…(h)igh quality, multi-story office buildings should be encourage to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard. In this case, the applicant's proposal conforms with the vision in the Comprehensive Plan.

INFRASTRUCTURE

As part of the proposed development the applicant will be required to construct a two (2) land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the *Minor Collector* specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variance to the secondary material requirements, and approved a motion to recommend approval of the building elevations and variance by a vote of 7-0.

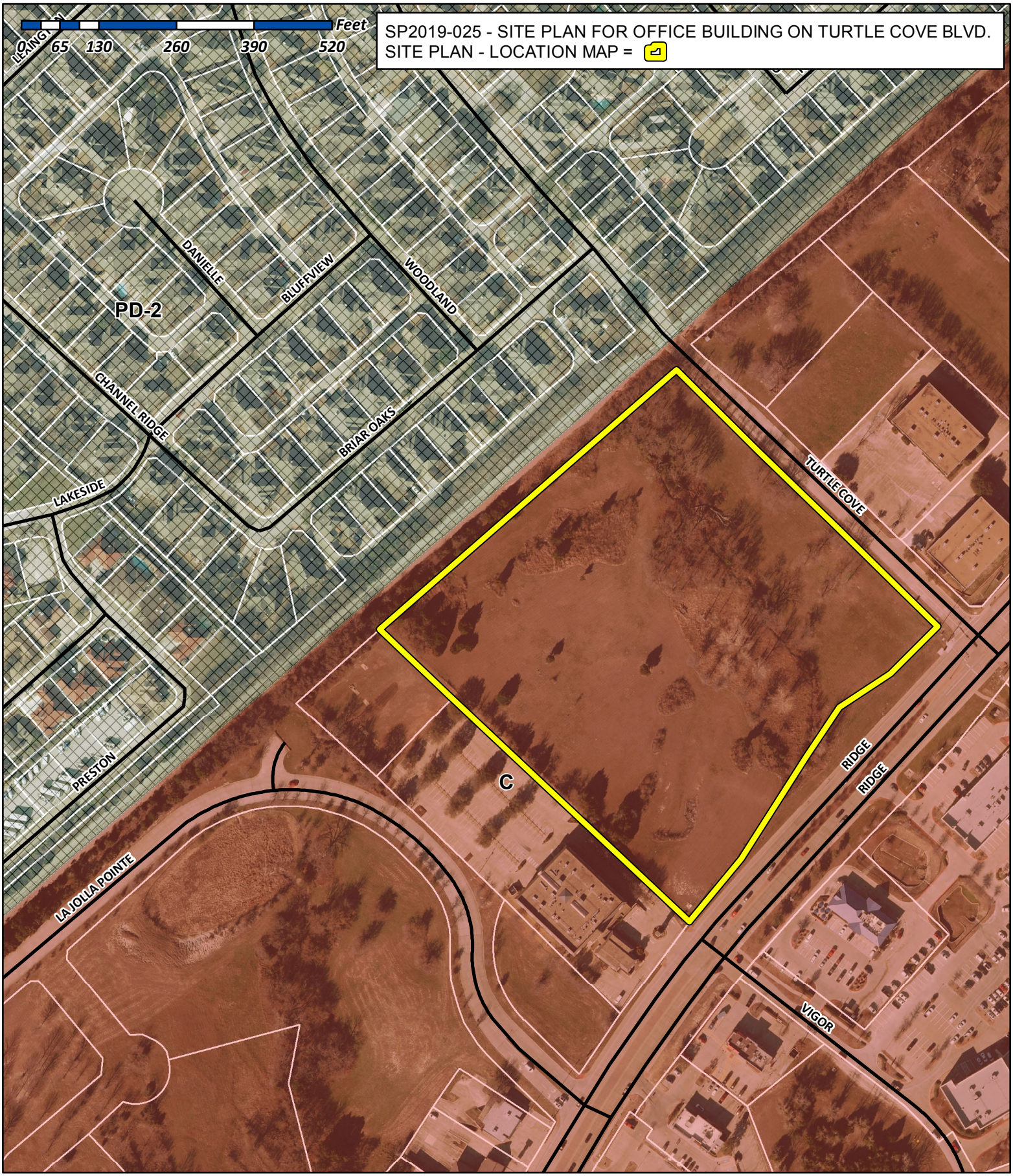
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;

(2) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,

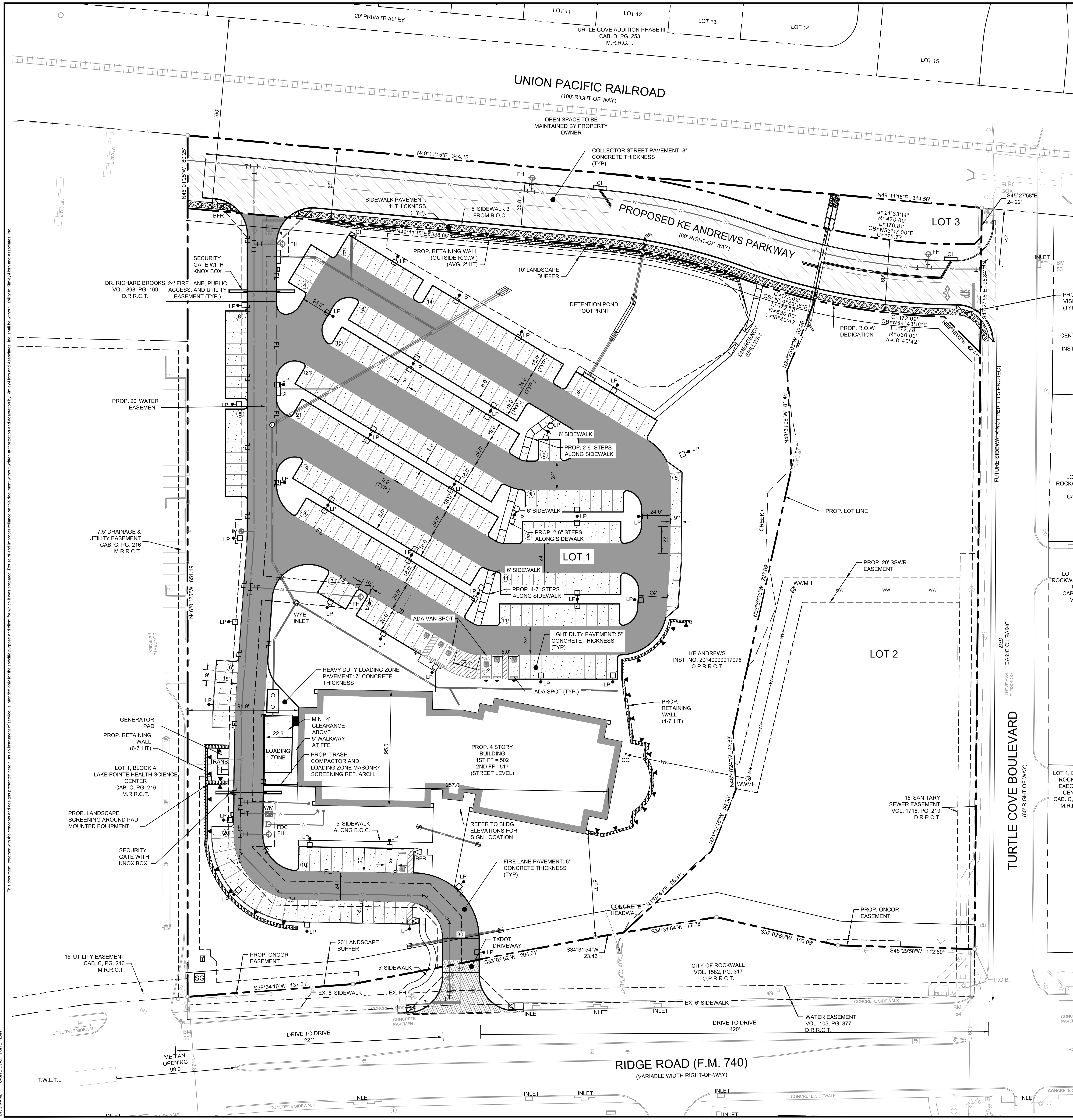
(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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.



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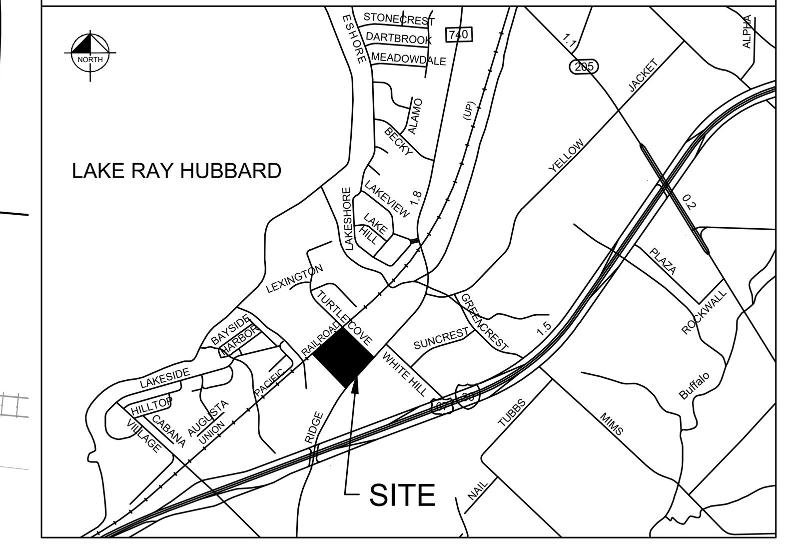
PLOTTED BY CALDWELL, BRIAN 7/2/2019 7:32 AM
DWG PATH K:\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS
DWG NAME C-SITE.DWG , [SITE PLAN]

VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET
0 20 40 80

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- PROPOSED CURB
- LIGHT DUTY CONCRETE
- FIRE LANE CONCRETE
- HEAVY DUTY CONCRETE
- PUBLIC STREET CONCRETE
- PROPOSED PUBLIC SIDEWALK

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
LOT 3	6,103 SF	0.14 ACRES	(1.44%)
RIGHT OF WAY	40,298 SF	0.93 ACRES	(9.54%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING			
REQUIRED PER PD		**PROVIDED**	
1 PER 300 SQ. FT.	268 SPACES	PROPOSED	273 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 "☒" CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 "☒" CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 "☒" CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 "☒" CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JOSEPH HORNISHER
P.E. No. 124909 Date 7/2/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY ZEH
CHECKED BY MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. SP2019-025

SHEET NUMBER
C-101

CASE NO. SP2019-025

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

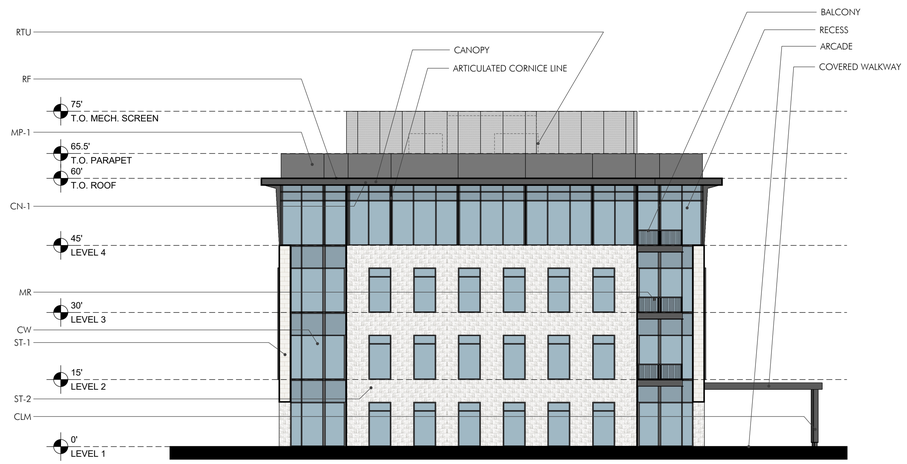
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

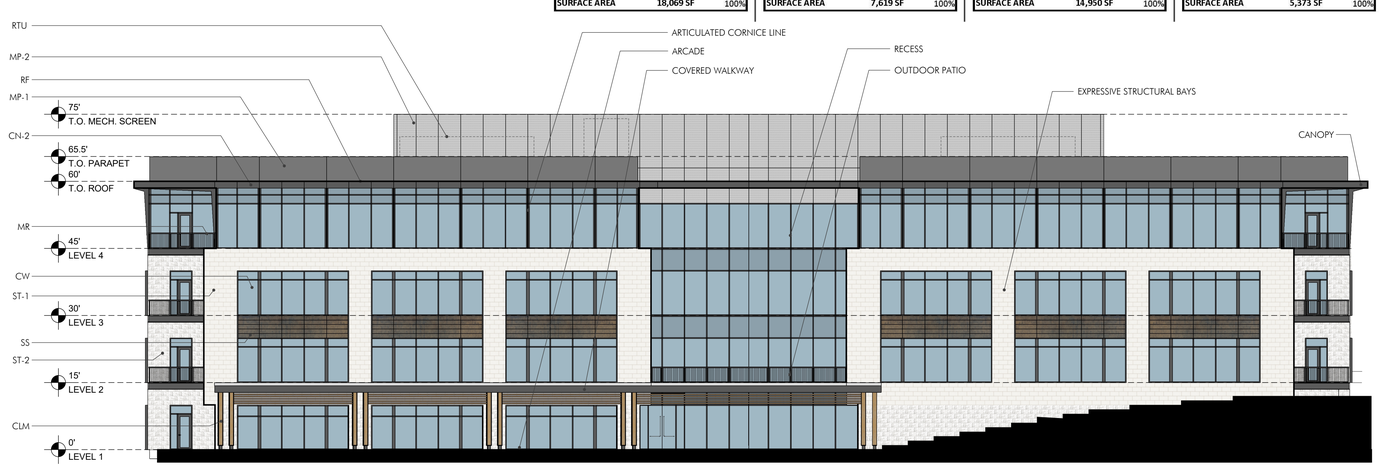
West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**



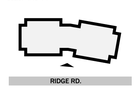
3 EAST ELEVATION
Scale: 1/16" : 1'

4 WEST ELEVATION
Scale: 1/16" : 1'



1 NORTH ELEVATION
Scale: 1/16" : 1'

2 SOUTH ELEVATION
Scale: 1/16" : 1'



PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
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Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
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CN	790 SF	4%
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ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
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CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

Material	SF	% of Overall Façade
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MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
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PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

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Material	SF	% of Overall Façade
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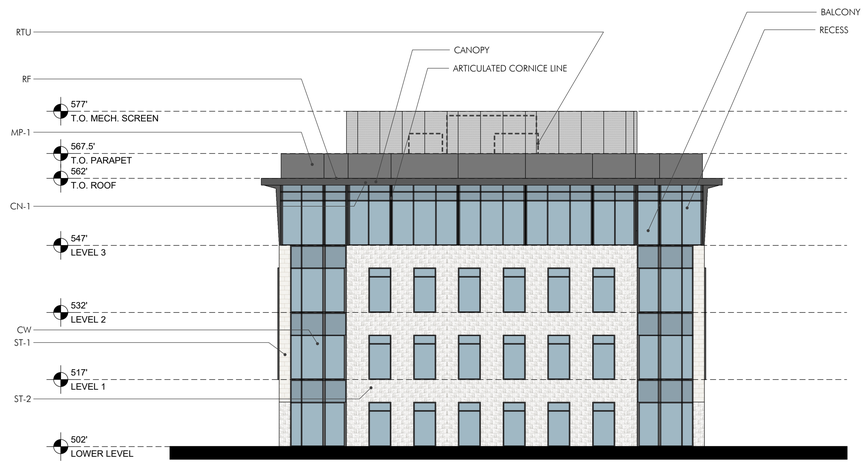
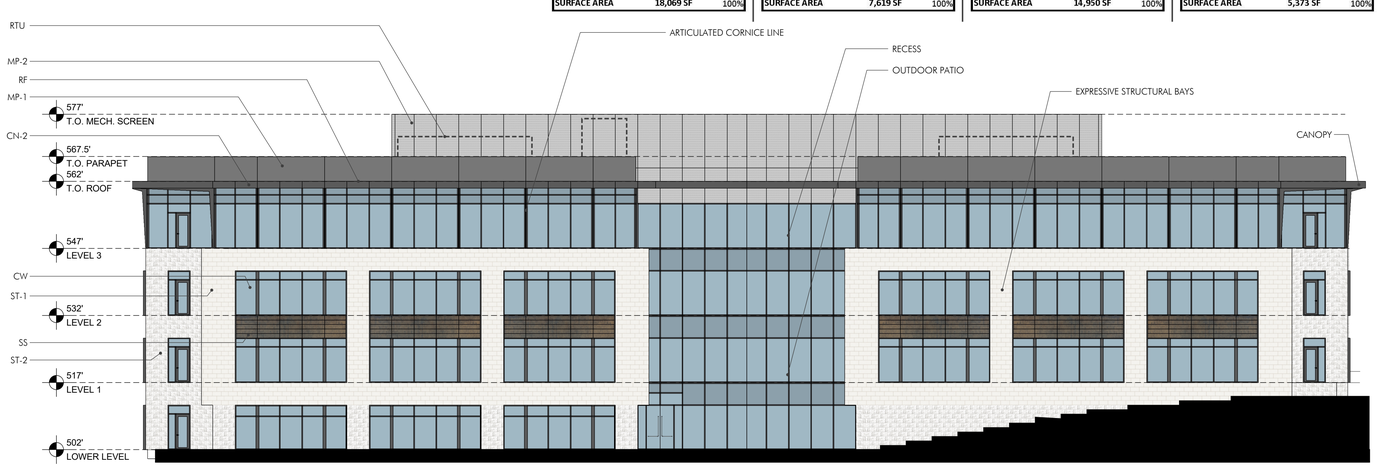
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN



3 EAST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'

4 WEST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



1 NORTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'

2 SOUTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'

Applicant Information
BOKA Powell
8070 Park Ln. Suite 300, Dallas, TX 75231

Owner Information
2424 MTA Realty LLC
1900 Dalrock Rd., Rowlett, TX 75088

2424 MTA REALTY LLC
Case No. SP2019-025

MATCHLINE SHEET LP 1.01

LOT 1

LOT 2

FUTURE PARKING AREA TO BE SODDED UNTIL BUILT. REF. CIVIL PLANS

PROP. 20' SSWR EASEMENT

RETAINING WALL (TYP.) REF. CIVIL PLANS

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

15' SANITARY SEWER EASEMENT
VOL. 1716, PG. 219
D.R.R.C.T.

TURTLE COVE BOULEVARD
(60' RIGHT-OF-WAY)

BOX CULVERT

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

20' SCENIC OVERLAY LANDSCAPE BUFFER (TYP.)

VISIBILITY TRIANGLES (TYP.)

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

112.8'

139.6'

TD 1
IV 1
ID 2
QS 3
UA 2
IS 5
TS 14
QS 1
CM 1
QM2 2
IV 3
QC2 2
ID 3
CM2 2
CM2 1
CC 3
CC 4

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM2	QUERCUS MACROCARPA / BURR OAK
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	CM2	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QC2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
	IV	ILEX VOMITORIA / YAUPON HOLLY
SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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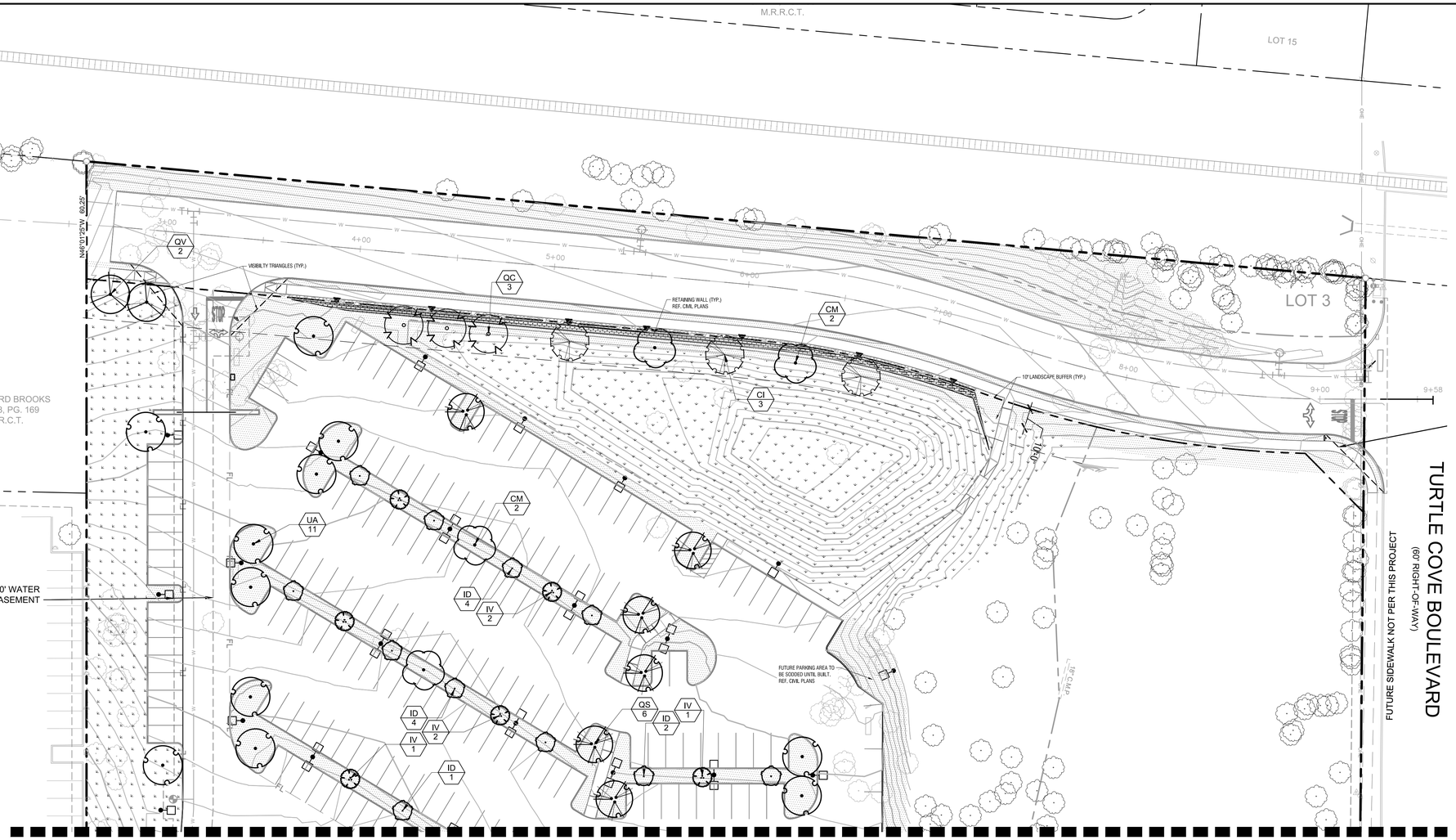
xrefs: xsdtree | xsstuff | x2438 | la | s2x42 | xtrees | xutil | xlighting | xsurftg



MATCHLINE SHEET LP 1.00

PLANT SCHEDULE

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	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 279,442 SF x 15% = 41,916 SF	15% (41,916 SF)	30.5% (137,361 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
For the Scenic Overlay, there shall be a minimum 20' landscape buffer.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	Yes
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
KE Andrews Parkway - 486' / 50' = 10 Trees	10 Trees	10 Trees
For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required inside the 20' landscape buffer per 100 linear feet of R.O.W.		
Ridge Road - 334' / 50' = 7 Trees, 13 Accent Trees	7 Trees (4") 13 Accent Trees	7 Trees (4") 13 Accent Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		PROVIDED	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
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SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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LP 1.01 - PLANTING PLAN.DWG - [LP 1.01 PLANTING PLAN]

PLANT SCHEDULE

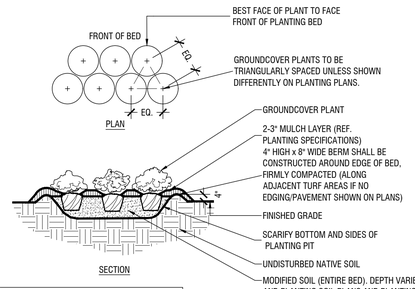
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	13	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM2	2	QUERCUS MACROCARPA / BURR OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	CM	5	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM2	3	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	4" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	QC	3	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC2	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	QV	2	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	QS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	7	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	B & B	3 - 1" CANES MIN.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	11	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	41,174 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	75,573 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

PLANTING NOTES:

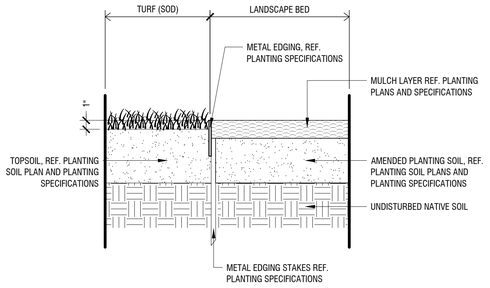
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — B

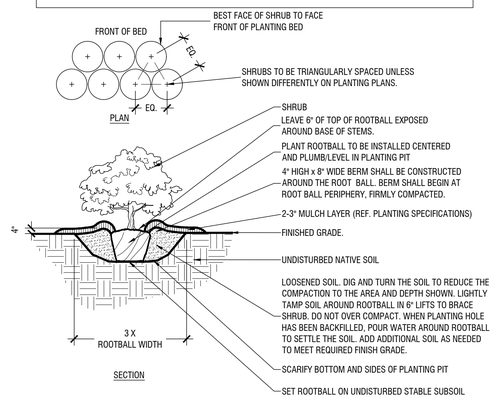
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

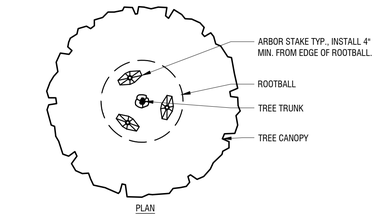
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

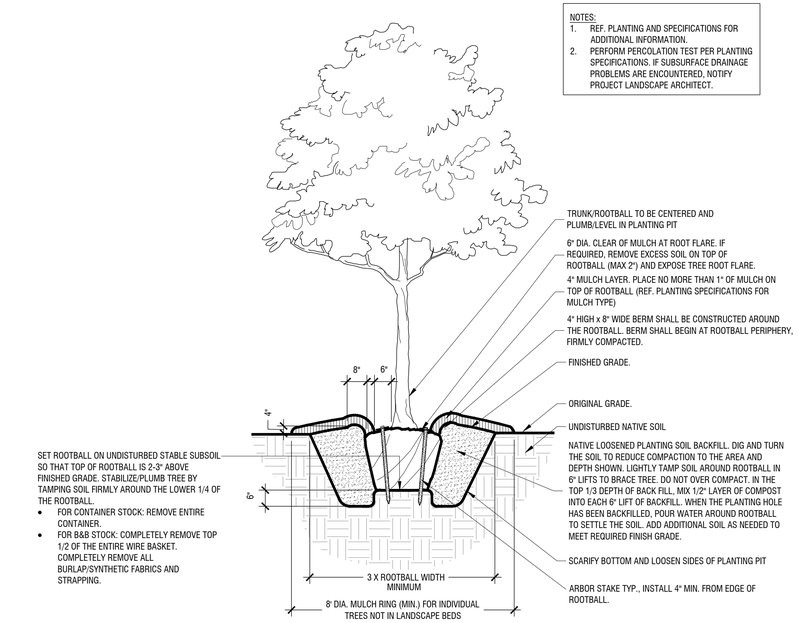


TYPICAL SHRUB PLANTING — C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/02/2019

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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PLOTTED ON: 7/1/2019 4:58 PM
DWG NAME: K:\DAL_Client\KE ANDREWS\064539200 - KE ANDREWS OFFICE\CAD\PLAN SHEETS\LANDSCAPE\LP 3.00 - PLANTING DETAILS.DWG [LP 3.00 PLANTING DETAILS]

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

N46°01'25"W 60.24'

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

LOT 1

PROP. 20' SSWR EASEMENT

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 2

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK, NOT PART OF THIS PROJECT

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	Morus alba	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	Ulmus crassifolia	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	Acer negundo	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	Salix nigra	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	Morus alba	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	Ulmus crassifolia	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	Celtis laevigata	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	Sideroxylon lanuginosum	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	Quercus shumardii	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	Juniperus virginiana	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	Pyrus calleryana	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	Ulmus americana	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	Acer negundo	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	Ulmus americana	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	Acer negundo	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	Ulmus americana	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	Salix nigra	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	Salix nigra	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	Morus alba	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90414	7.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	Zanthoxylum clava-herculis	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	Celtis laevigata	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	Celtis laevigata	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	Celtis laevigata	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	Celtis laevigata	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	Zanthoxylum clava-herculis	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	Celtis laevigata	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	Zanthoxylum clava-herculis	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	Maclura pomifera	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	Celtis laevigata	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	Celtis laevigata	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	Celtis laevigata	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	Ulmus americana	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	Ulmus americana	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	Celtis laevigata	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	Morus alba	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	Fraxinus pennsylvanica	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	Fraxinus pennsylvanica	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	Fraxinus pennsylvanica	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	Fraxinus pennsylvanica	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	Morus alba	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	Ulmus americana	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	Morus alba	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	Populus deltoides	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	Ulmus crassifolia	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	Celtis laevigata	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	Maclura pomifera	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	Diospyros virginiana	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	Fraxinus pennsylvanica	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	Fraxinus pennsylvanica	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	Celtis laevigata	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	5.5
90758	7.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90759	10.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90760	10.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90761	9.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90762	9.6	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90763	7.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90764	7.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90765	20.0	Hackberry	Celtis laevigata	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90766	7.5	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90767	14.3	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	7.2
90768	12.7	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
90769	6.5	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771	7.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90772	30.2	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1	0.0
90773	27.5	Pecan	Carya illinoinensis	Healthy	Single	PROTECT	2:1	0.0
90774	8.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90775	9.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90776	10.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90777	6.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90778	9.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90779	11.0	Osage-Orange	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90780	8.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90781	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90782	13.2	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	PROTECT	.5:1	0.0
90783	9.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90784	14.0	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	7.0
90785	18.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	REMOVE	.5:1	9.2
90786	8.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90787	11.8	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90788	17.3	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90789	13.0	Osage-Orange	Maclura pomifera	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90790	10.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90791	11.0	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	.5:1	5.5
90792	10.7	Osage-Orange	Maclura pomifera	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90793	9.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90794	9.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90795	9.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90796	6.9	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90797	13.8	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	.5:1	6.9
90798	8.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90799	8.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90800	9.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90801	9.2	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90802	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90803	8.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90804	8.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA

SHEET NUMBER
TP 3.00

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IMAGES
XREFS x2436 - LA : osurffg : xbase : xbndy : xexbase : xexutil : xtrees : xutil : tree fence details
LAST SAVED 6/14/2019 10:51 AM
PLOTTED BY MIKULIK, BLAINE 7/1/2019 4:57 PM
DWG PATH K:\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG , [TP 3.00 TREE MITIGATION REFERENCE DATA]

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

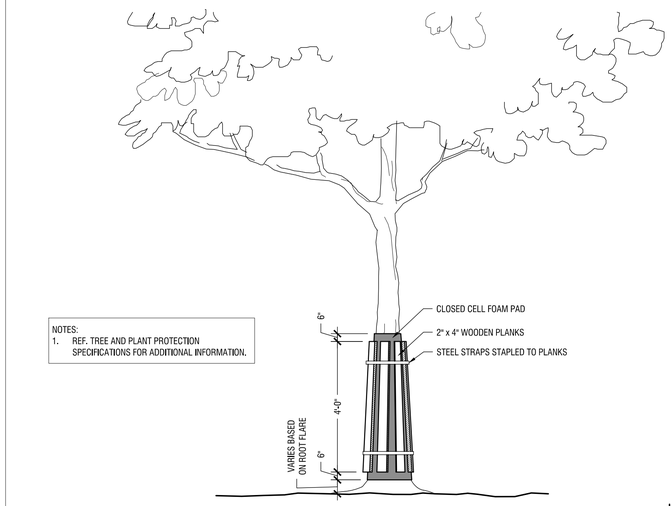
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

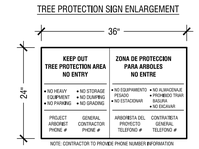
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

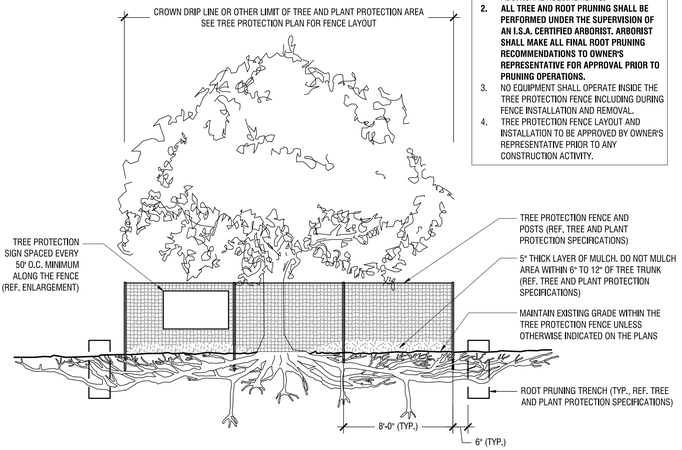


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION B
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING A
Scale: NTS

KE ANDREWS OFFICE
LOTS 1 & 2
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ABSTRACT NO. 64
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CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]

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IMAGES
VSX-1

c:\KHA_CA - photo - ies\proj - 15' light pole
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MIKAILIK, BLAINE (T1020 #4-2-08 SW
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PLOTTED BY
PLOT DATE
DWG NAME

VSX ARRAY LED Specifications

Project Name:

Catalog Number:

Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years; and is available in standard or custom colors.

The VSX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** Type I **T2** Type II **T3** Type III **T4** Type IV **T4A** Type IV Automotive **T5SR** Type V Short Round **T5LR** Type V Long Round **T5LS** Type V Long Square	**5L** **10L** **15L** **20L** **25L**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adapters (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle 105-135V **PCR-208** Photocell & Receptacle 208V **PCR-240** Photocell & Receptacle 240V **PCR-277** Photocell & Receptacle 277V **PCR-480** Photocell & Receptacle 480V **PER** 5-Pin Photo Receptacle WITHOUT Photocell **5PINPER** 5-Pin Photo Receptacle WITHOUT Photocell Required Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/Shorting cap Required Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Wireless Sensor 8' Mounting Height **WSC-20** Wireless Sensor Adjustable Mounting Height 20' Max **WSC-40** Wireless Sensor Adjustable Mounting Height The control will require a separate 7-pin receptacle for dimming **VWC** Visionaire Wireless Control **DALI2** (Digital Addressable Lighting Interface) *Comes with Factory exact offerings	**RPP3** For 3"OD Max - Round Pole Plate Adapter **RPP4** For 4"OD Max - Round Pole Plate Adapter **RPP5** For 5"OD Max - Round Pole Plate Adapter **UPMA-S** Universal Square Pole Mount Adapter **UPMA-R** Universal Round Pole Mount Adapter **BAWP** Back Arm Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side

VISIONAIRE LIGHTING

50

Features & Specifications — VSX ARRAY

Housing
- Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

Optical System
- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, IVA, VSR, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology
- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX Array LED series is supplied with a choice of 350, 530, 700,1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- The VSX Array Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

Listings
- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
	VSX-1-T1-15L-4K-SINGLE	28
	VSX-1-T1-15L-4K-DUAL	11

NOTES
1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 16' IN HEIGHT
6. FIXTURES ARE 140 WATTS

KE ANDREWS OFFICE

LOTS 1 & 2
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KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
PH 1.00

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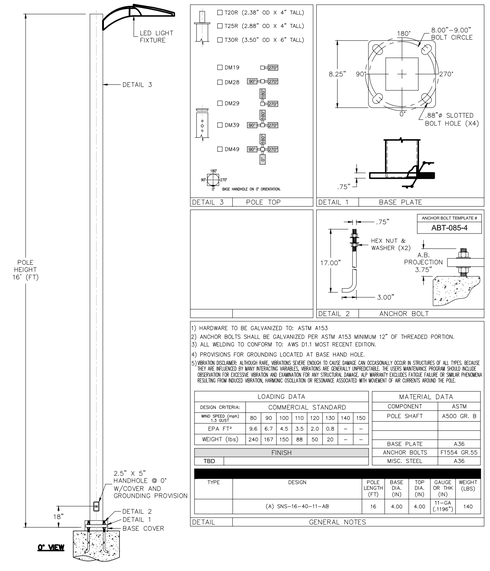

1) HARDWARE TO BE GALVANIZED TO: ASTM A153.
2) ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 MINIMUM 12" OF THREADED PORTION.
3) ALL WELDING TO CONFORM TO AWS D1.1 MOST RECENT EDITION.
4) PROVISIONS FOR GROUNDING LOCATED AT BASE, HAND HOLE.
5) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONAL SLEWS INDUCED TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES, BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR OTHER PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA	COMMERCIAL STANDARD							
WIND SPEED (MPH) (3 SEC GUST)	80	90	100	110	120	130	140	150
EPA Ft*	9.6	6.7	4.5	3.5	2.0	0.8	–	–
WEIGHT (lbs)	240	167	150	88	50	20	–	–

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	(A) SNS-16-40-11-AB	16	4.00	4.00	11-GA (.1196")	140

DETAIL GENERAL NOTES

Site Lighting Fixture
Scale: NTS

A

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
PH 3.00

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

N46°01'25"W 60.24'

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

LOT 1

PROP. 20' SSWR EASEMENT

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 2

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK, NOT PART OF THIS PROJECT

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.5
90758	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90759	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90760	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90761	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90762	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90763	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90764	7.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90765	20.0	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90766	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90767	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90768	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90769	6.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90772	30.2	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90773	27.5	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90774	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90775	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90776	10.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90777	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90778	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90779	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90780	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90781	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90782	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90783	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90784	14.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	7.0
90785	18.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	REMOVE	.5:1	9.2
90786	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90787	11.8	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90788	17.3	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90789	13.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90790	10.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90791	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	5.5
90792	10.7	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90793	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90794	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90795	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90796	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90797	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	.5:1	6.9
90798	8.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90799	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90800	9.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90801	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90802	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90803	8.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90804	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA

SHEET NUMBER
TP 3.00

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IMAGES
XREFS x2436 - LA : osurffg : xbase : xbndy : xexbase : xexutil : xtrees : xutil : tree fence details
LAST SAVED 6/14/2019 10:51 AM
PLOTTED BY MIKULIK, BLAINE 7/1/2019 4:57 PM
DWG PATH K:\DAL_CIVIL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG , [TP 3.00 TREE MITIGATION REFERENCE DATA]

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

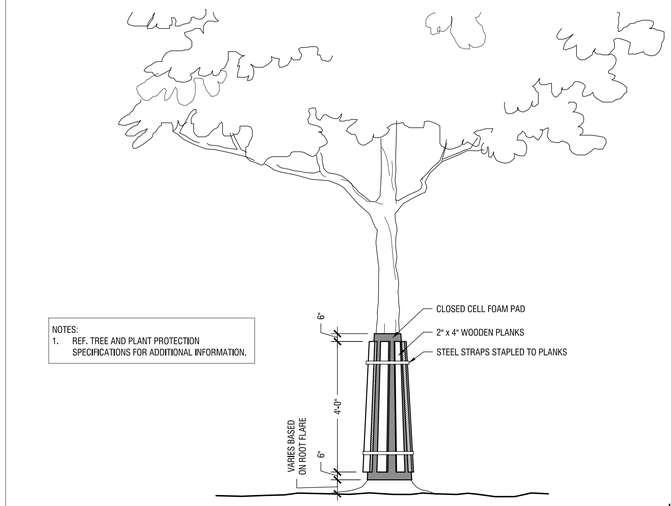
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

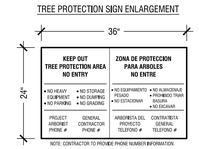
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

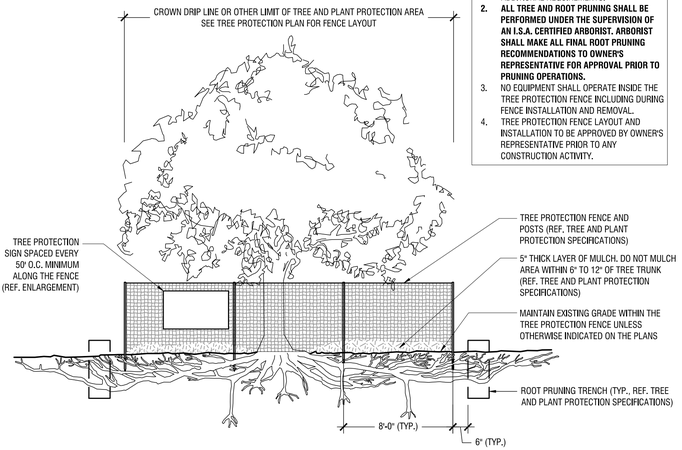


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION B
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING A
Scale: NTS

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
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TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]

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IMAGES
VSX-1

c:\KHA_CA - photo - ies\proj - 15' light pole
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PLOT DATE
DWG NAME

VSX ARRAY LED Specifications

Project Name:

Catalog Number:

Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years; and is available in standard or custom colors.

The VSX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** Type I **T2** Type II **T3** Type III **T4** Type IV **T4A** Type IV Automotive **T5SR** Type V Short Round **T5LR** Type V Long Round **T5LS** Type V Long Square	**5L** **10L** **15L** **20L** **25L**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adapters (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle 105-135V **PCR-208** Photocell & Receptacle 208V **PCR-240** Photocell & Receptacle 240V **PCR-277** Photocell & Receptacle 277V **PCR-480** Photocell & Receptacle 480V **PER** 5-Pin Photo Receptacle WITHOUT Photocell **5PINPER** 5-Pin Photo Receptacle WITHOUT Photocell Required Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/Shorting cap Required Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Wireless Sensor 8' Mounting Height **WSC-20** Wireless Sensor Adjustable Mounting Height 20' Max **WSC-40** Wireless Sensor Adjustable Mounting Height The control will require a separate 7-pin receptacle for dimming **VWC** Visionaire Wireless Control **DALI2** (Digital Addressable Lighting Interface) *Comes with Factory exact offerings	**RPP3** For 3"OD Max - Round Pole Plate Adapter **RPP4** For 4"OD Max - Round Pole Plate Adapter **RPP5** For 5"OD Max - Round Pole Plate Adapter **UPMA-S** Universal Square Pole Mount Adapter **UPMA-R** Universal Round Pole Mount Adapter **BAWP** Back Arm Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side

VISIONAIRE LIGHTING

50

Features & Specifications — VSX ARRAY

Housing
- Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

Optical System
- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, IVA, VSR, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology
- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX Array LED series is supplied with a choice of 350, 530, 700,1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- The VSX Array Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

Listings
- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
	VSX-1-T1-15L-4K-SINGLE	28
	VSX-1-T1-15L-4K-DUAL	11

NOTES
1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 16' IN HEIGHT
6. FIXTURES ARE 140 WATTS

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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LANDSCAPE ARCHITECT:
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TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

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WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

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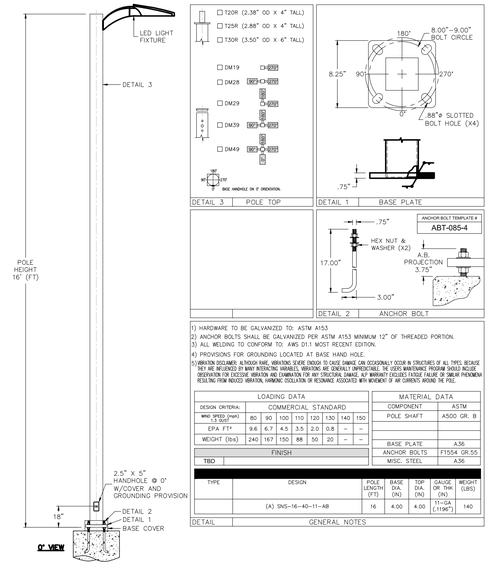

1) HARDWARE TO BE GALVANIZED TO: ASTM A153.
2) ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 MINIMUM 12" OF THREADED PORTION.
3) ALL WELDING TO CONFORM TO AWS D1.1 MOST RECENT EDITION.
4) PROVISIONS FOR GROUNDING LOCATED AT BASE, HAND HOLE.
5) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONAL SLEWS INDUCED TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES, BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR OTHER PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA	COMMERCIAL STANDARD							
WIND SPEED (MPH) (3 SEC GUST)	80	90	100	110	120	130	140	150
EPA Ft*	9.6	6.7	4.5	3.5	2.0	0.8	–	–
WEIGHT (lbs)	240	167	150	88	50	20	–	–

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	(A) SNS-16-40-11-AB	16	4.00	4.00	11-GA (.1196")	140

DETAIL GENERAL NOTES

Site Lighting Fixture
Scale: NTS

A

KE ANDREWS OFFICE

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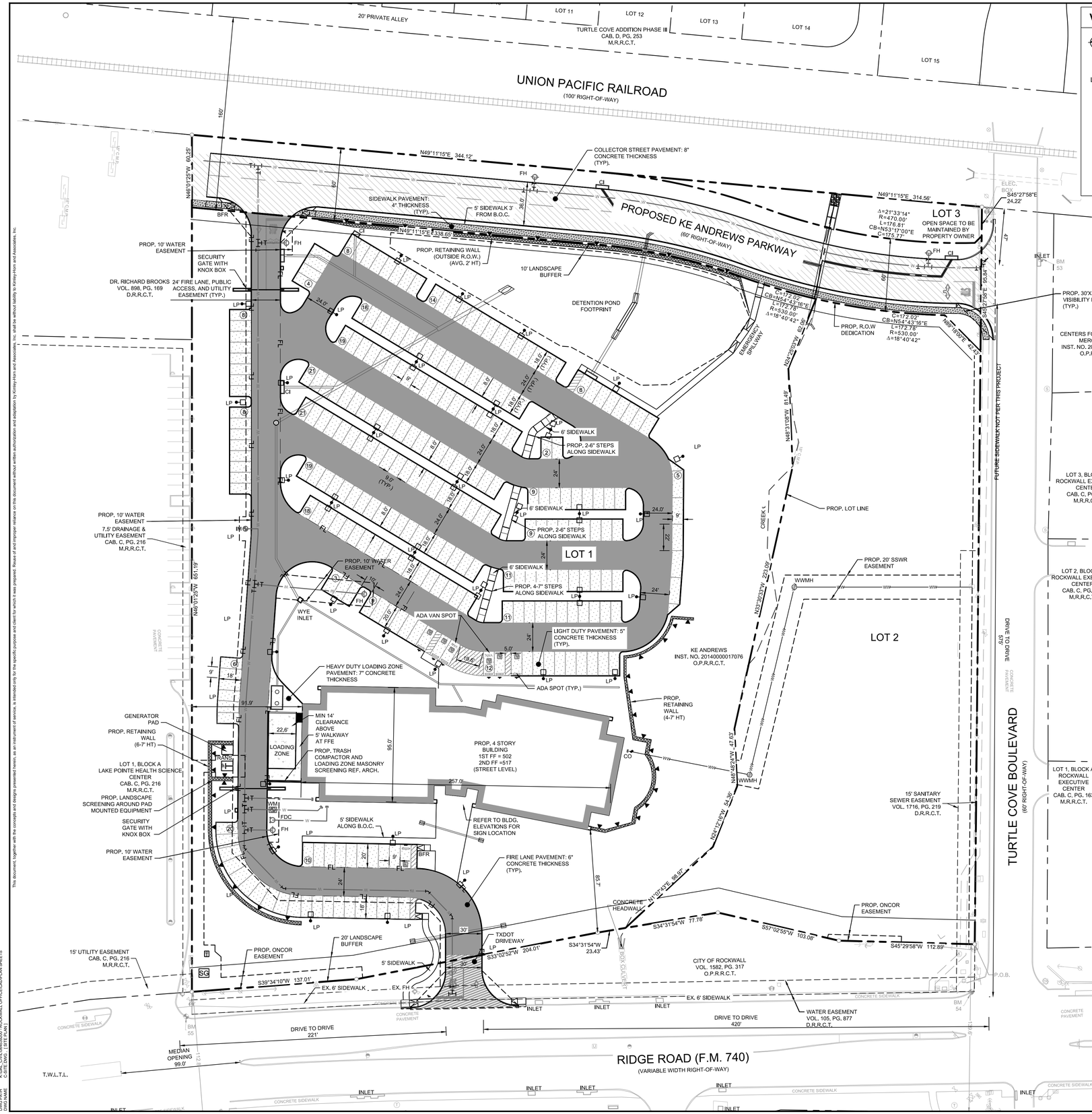
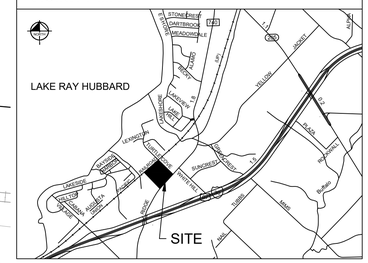
PHOTOMETRIC DETAILS

SHEET NUMBER
PH 3.00



VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET
0 20 40 80

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

SITE INFORMATION

OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
LOT 3	6,103 SF	0.14 ACRES	(1.44%)
RIGHT OF WAY	40,298 SF	0.93 ACRES	(9.54%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING

REQUIRED PER PD		PROVIDED	
1 PER 300 SQ. FT.	268 SPACES	PROPOSED	273 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

DEVELOPMENT INFORMATION

ZONING - C, SCENIC OVERLAY DISTRICT

BUILDING AREA 1 (HT = 60 FT)

STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
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Kimley»Horn
Engineer JOSEPH HORNISHER
P.E. No. 124809 Date 07/15/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY ZEH
CHECKED BY MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. SP2019-025

SHEET NUMBER
C-101

CASE NO. SP2019-025

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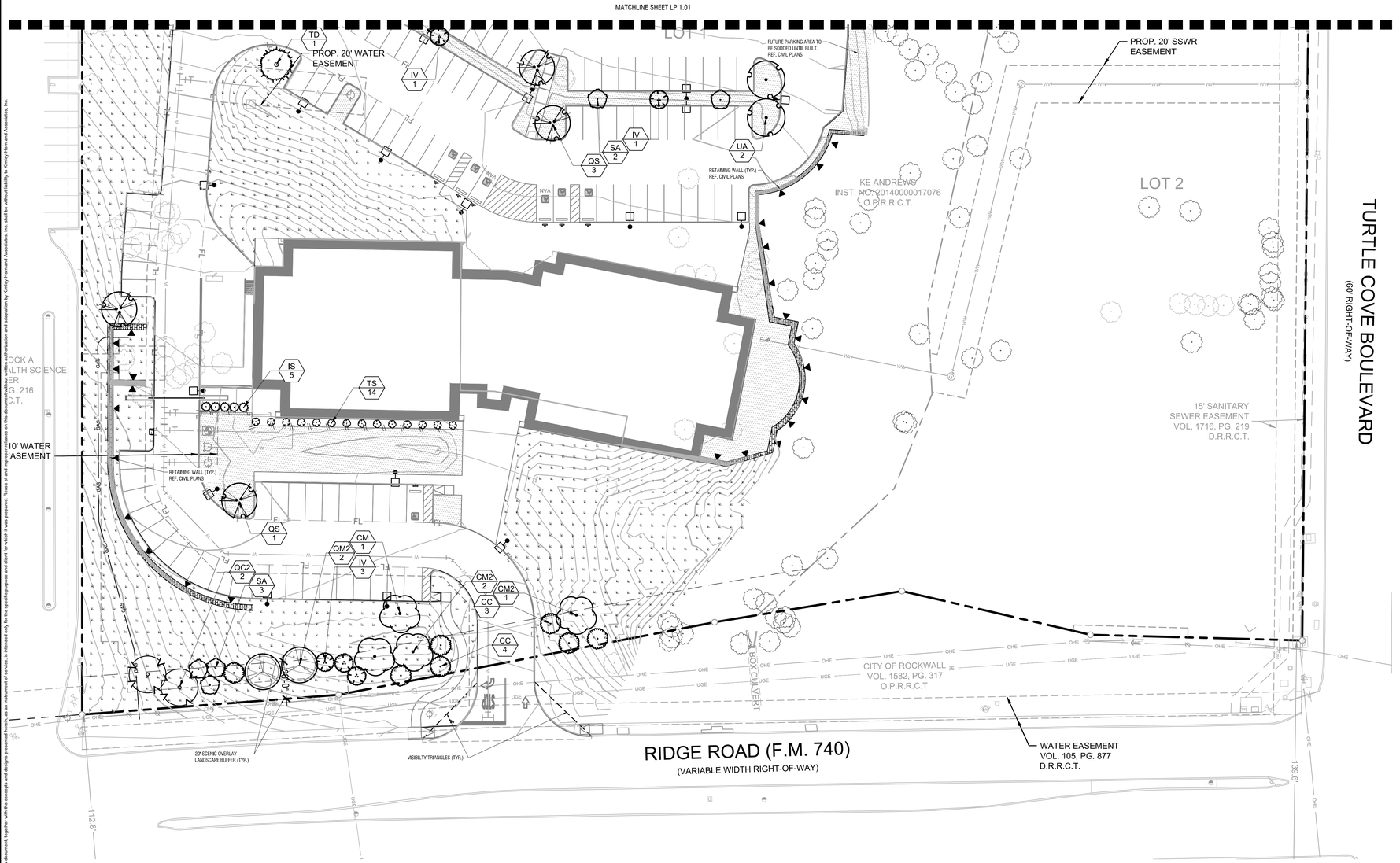

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM2	QUERCUS MACROCARPA / BURR OAK
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	CM2	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QC2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	SA	SOPHORA AFRINIS / EVE`S NECKLACE
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
	IV	ILEX VOMITORIA / YAUPON HOLLY
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT	064539200
DATE	07/15/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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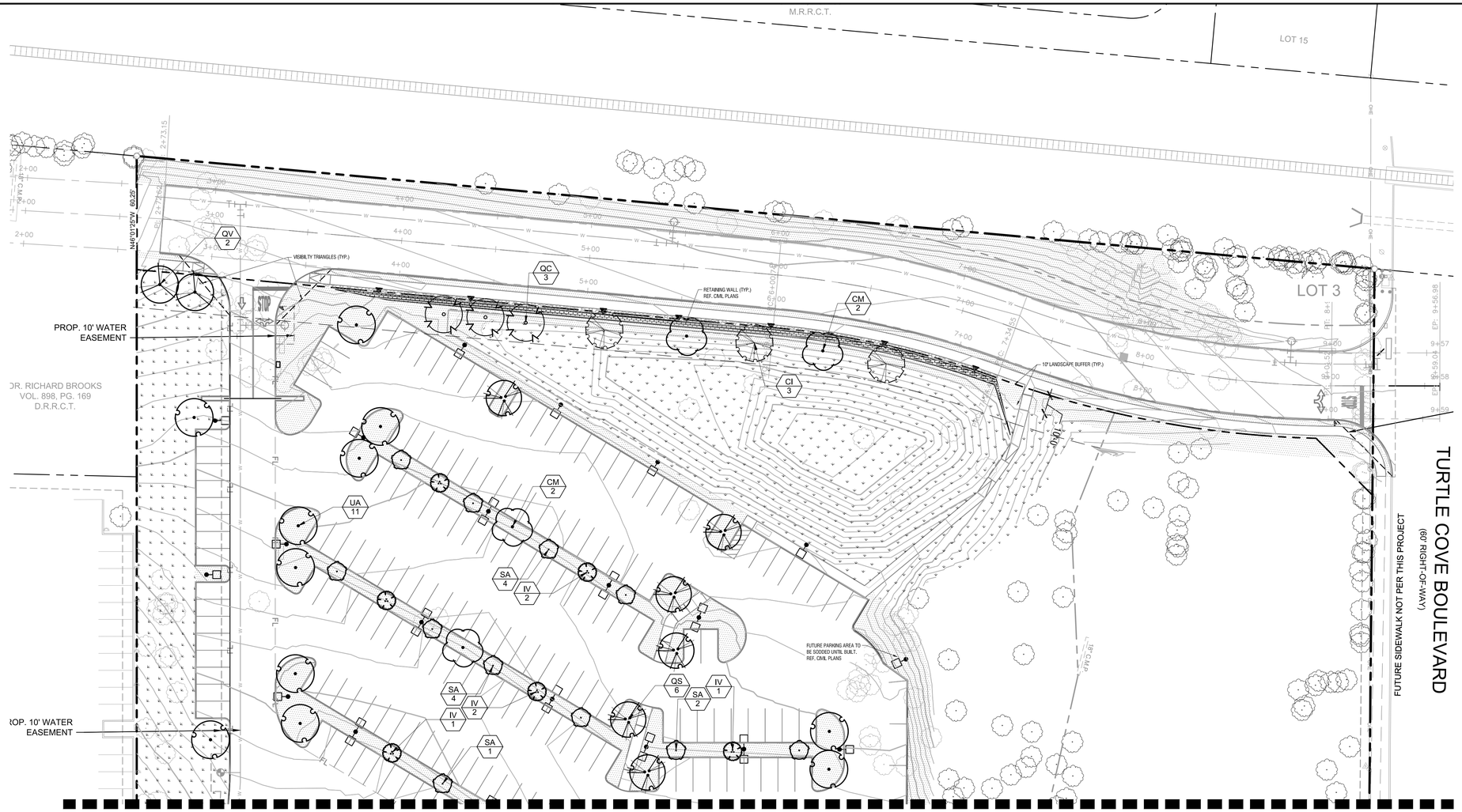

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM2	QUERCUS MACROCARPA / BURR OAK
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	CM2	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QC2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	SA	SOPHORA AFFINIS / EVE`S NECKLACE
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 279,442 SF x 15% = 41,916 SF	15% (41,916 SF)	30.5% (137,361 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
For the Scenic Overlay, there shall be a minimum 20' landscape buffer.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	Yes
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
KE Andrews Parkway - 486' / 50' = 10 Trees	10 Trees	10 Trees
For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required inside the 20' landscape buffer per 100 linear feet of R.O.W.		
Ridge Road - 334' / 50' = 7 Trees, 13 Accent Trees	7 Trees (4") 13 Accent Trees	7 Trees (4") 13 Accent Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		PROVIDED	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
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No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/15/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	13	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM2	2	QUERCUS MACROCARPA / BURR OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	CM	5	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM2	3	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	4" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	QC	3	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC2	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	SA	16	SOPHORA AFFINIS / EVE`S NECKLACE	B & B	3" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	2	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	7	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	B & B	3" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	11	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3" CAL.	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	41,174 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	75,573 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

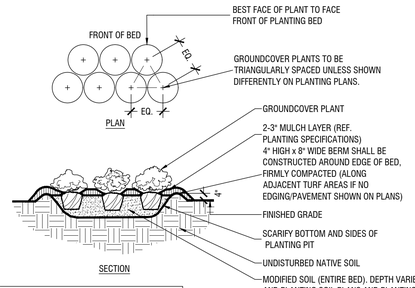
NOTE:

TOTAL CALIPER INCHES BEING ADDED FOR TREE MITIGATION = 241"

PER CONVERSATION WITH DAVID GONZALES AND THE CITY OF ROCKWALL ON DATE 07/11/2019, ACCENT TREES WITH A DBH OF 3" AND A MATURE HEIGHT OF 15' ARE TO BE COUNTED TOWARDS CITY OF ROCKWALL TREE REPLACEMENT/MITIGATION REQUIREMENTS.

PLANTING NOTES:

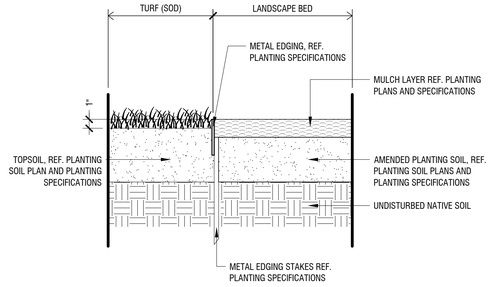
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

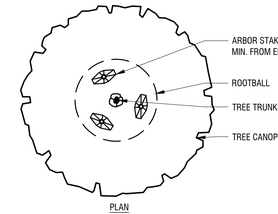
TYPICAL GROUNDCOVER PLANTING — B

Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

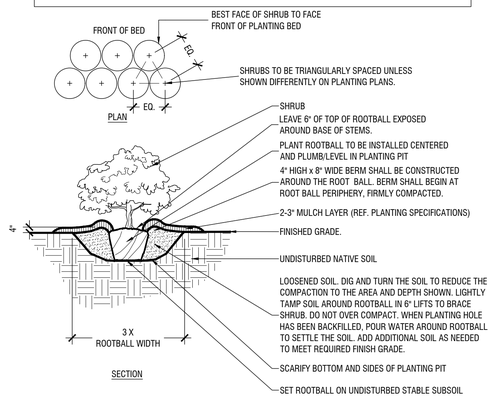
Scale: 1 1/2" = 1'-0"



PLAN

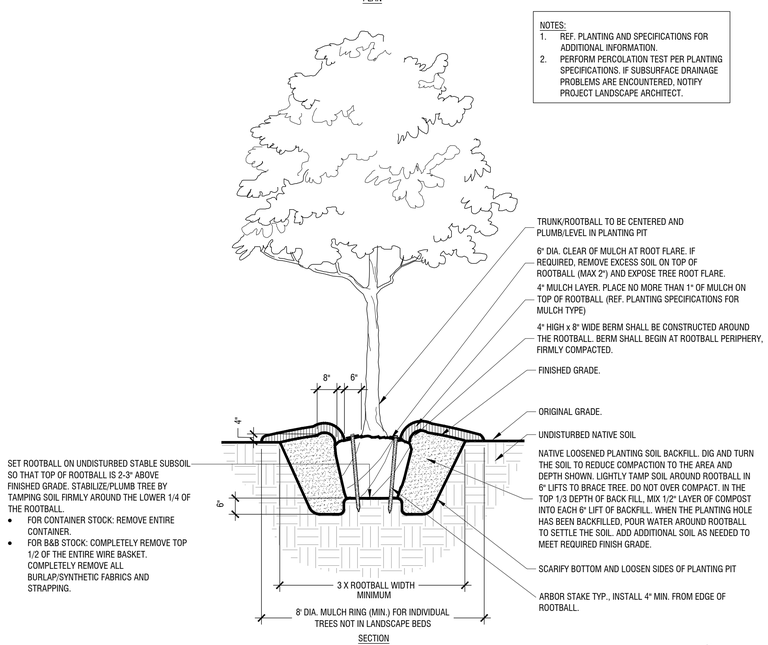
NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING — C

Scale: NTS



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT	064539200
DATE	07/15/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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IMAGES
XREFS
MATERIALS
PLOTTED BY
PLOTTED ON
DWG NAME

Shrub Planting Details - steel edgr @ Rock Crabs - Tree Fence Details - Steel edgr @ landscape - Tree Planting Details - x24.fdt - ra - xlandscape
7/15/2019 8:44 AM
MIKULIK, BLAINE 7/15/2019 10:03 AM
J:\DFW\LANDSCAPE\064539200 - KE ANDREWS OFFICE\CAD\PLAN SHEETS\LANDSCAPE PLANS\LP 3.00 - PLANTING DETAILS.DWG
[LP 3.00 PLANTING DETAILS]

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

PROP. 10' WATER EASEMENT

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 10' WATER EASEMENT

PROP. 20' WATER EASEMENT

LOT 1

PROP. 20' SSWR EASEMENT

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 2

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

PROP. 10' WATER EASEMENT

TREE PROTECTION FENCING (TYP.)

TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK, NOT PART OF THIS PROJECT

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

N46°01'25"W 60.24'

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
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SUITE 700 DALLAS, TX 75240
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT	064539200
DATE	07/15/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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IMAGES
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DWGNAME P:\...\KE ANDREWS OFFICE\DATA\PLAN SHEETS\LANDSCAPE PLANS\TP 1.00 - TREE REMOVAL PLAN.DWG
xbase: f:\a - staff\p - pbaar - kh\dy - andrews - xrefs - drwgs - xref - tree fence details

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.5
90758	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90759	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90760	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90761	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90762	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90763	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90764	7.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90765	20.0	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90766	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90767	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90768	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90769	6.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90772	30.2	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90773	27.5	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90774	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90775	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90776	10.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90777	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90778	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90779	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90780	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90781	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90782	13.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90783	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90784	14.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	7.0
90785	18.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	REMOVE	.5:1	9.2
90786	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90787	11.8	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90788	17.3	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90789	13.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90790	10.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90791	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	5.5
90792	10.7	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90793	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90794	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90795	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90796	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90797	13.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	.5:1	6.9
90798	8.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90799	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90800	9.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90801	9.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90802	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90803	8.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90804	8.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
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ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/15/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA

SHEET NUMBER
TP 3.00

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IMAGES
XREFS x2436 - LA : osurffg : xbase : xbndy : xexbase : xexutil : xtrees : xutil : tree fence details
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DWG NAME TP 1.00 - TREE REMOVAL PLAN.DWG , [TP 3.00 TREE MITIGATION REFERENCE DATA]

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

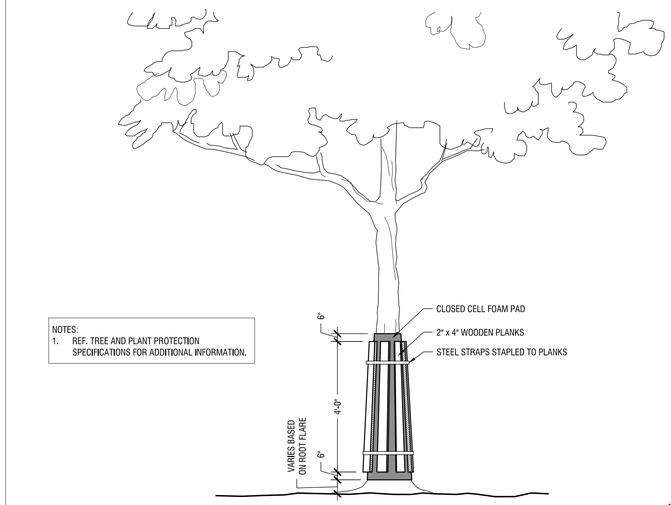
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

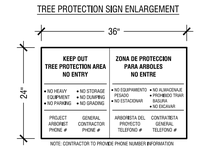
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

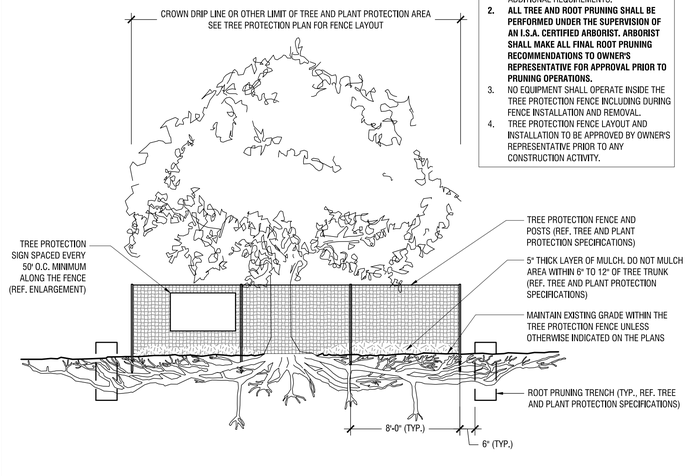


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION B
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING A
Scale: NTS

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/15/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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PLOT STYLE KHA_24.ctb
DWG NAME C:\USERS\MIKALA.BLAME\DESKTOP\KE ANDREWS OFFICE\DAD\PLAN SHEETS\LANDSCAPE TP 1.00 - TREE REMOVAL PLAN.DWG [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]

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7/1/2019 3:22 PM
MIKAL.BLAME.IT\2200 W ROCKWALL
7/1/2019 3:22 PM
K:\DFW_Civil\064539200 - KE ANDREWS OFFICE\CAD\PLAN SHEETS\LANDSCAPE
PH 1.00 - PHOTOMETRIC PLAN.DWG - [PH 1.00 PHOTOMETRIC PLAN]

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
	VSX-1-T1-15L-4K-SINGLE	28
	VSX-1-T1-15L-4K-DUAL	11

NOTES
1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 16' IN HEIGHT
6. FIXTURES ARE 140 WATTS

VSX ARRAY LED Specifications

Project Name:

Catalog Number:

Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years; and is available in standard or custom colors.

The VSX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** Type I Short **T2** Type II Short **T3** Type III Short **T4** Type IV Short **T4A** Type IV Automotive **T5SR** Type V Short Round **T5LR** Type V Long Round **T5LS** Type V Long Square	**5L** 5000 Lumens **10L** 10000 Lumens **15L** 15000 Lumens **20L** 20000 Lumens **25L** 25000 Lumens	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 80V **5** 50V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adapters (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle 120V **PCR-208** Photocell & Receptacle 208V **PCR-240** Photocell & Receptacle 240V **PCR-277** Photocell & Receptacle 277V **PCR-480** Photocell & Receptacle 480V **PER** 3-Pin Photo Receptacle WITHOUT Photocell **5PINPER** 5-Pin Photo Receptacle WITHOUT Photocell Required Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/Shorting Cap Required Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Wireless Control Module @ Mounting Height **WSC-20** Wireless Control Module @ 20' Mounting Height **WSC-40** Wireless Control Module @ 40' Mounting Height *The control will require a separate 120V dimming driver **VWC** Visionaire Wireless Control Module **DALI2** (Digital Addressable Lighting Interface) *Comes with Factory exact offerings	**RPP3** For 3"IM Max - Round Pole Plate Adapter **RPP4** For 4"IM Max - Round Pole Plate Adapter **RPP5** For 5"IM Max - Round Pole Plate Adapter **UPMA-S** Universal Square Pole Mount Adapter **UPMA-R** Universal Round Pole Mount Adapter **BAWP** Cast Iron Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side

VISIONAIRE LIGHTING

50

Features & Specifications — VSX ARRAY

Housing
- Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

Optical System
- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, IVA, VSR, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology
- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX Array LED series is supplied with a choice of 350, 530, 700,1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

Listings
- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
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KHA PROJECT 064539200
DATE 07/15/2019
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DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
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CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
PH 1.00

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PLOTTED BY MIGUEL BLANES
PLOTTED ON 7/2/2019 8:00 AM
DWG NAME P:\150 - PHOTOMETRIC PLAN.DWG [PH 3.00 PHOTOMETRIC DETAILS]
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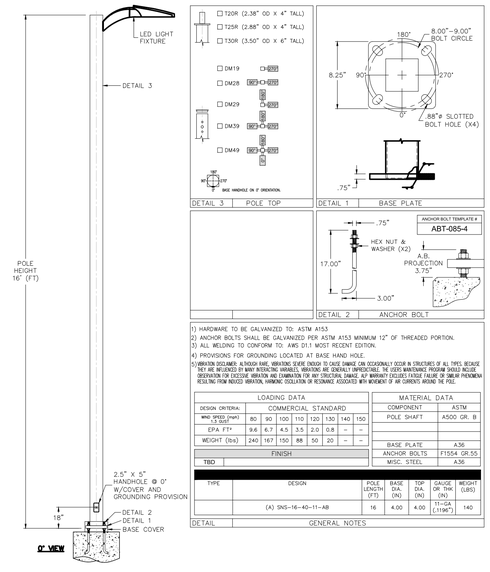
K:\DAL\KE_ANDREWS_OFFICE\CAD\PLAN SHEETS\LANDSCAPE



1) HARDWARE TO BE GALVANIZED TO: ASTM A153.
2) ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 MINIMUM 12" OF THREADED PORTION.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) PROVISIONS FOR GROUNDING LOCATED AT BASE, HAND HOLE.
5) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES, BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR OTHER PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA	COMMERCIAL STANDARD							
WIND SPEED (mph)	80	90	100	110	120	130	140	150
EPA Ft*	9.6	6.7	4.5	3.5	2.0	0.8	–	–
WEIGHT (lbs)	240	167	150	88	50	20	–	–

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	(A) SNS-16-40-11-AB	16	4.00	4.00	11-GA (.1196")	140

DETAIL GENERAL NOTES

Site Lighting Fixture
Scale: NTS

A

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064539200
DATE 07/15/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
PH 3.00

July 17, 2019

ATTN: MATT LUCAS
KIMLEY HORN
13455 NOEL ROAD, SUITE 700
Dallas, TX 75240

RE: SITE PLAN (SP2019-025), KE Andrews

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 07/09/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;

(2) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,

(3) Any construction resulting from the approval of this site plan 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 COMMISION:

On July 9, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and ARB recommendations passed by a vote of 6 to 0 with Commission Fishman absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX