PLANNI City of Roo Planning a 385 S. Golia Rockwall, Te

☐ TREESCAPE PLAN

PLANNING AND ZONING CASE CHECKLIST

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

FECTURAL REVIEW BOARD DATE	HPAB DATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	☐ COPY OF ORDINANCE (ORD.#
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT	ZONING MAP UPDATED



DEVELOPMENT APPLICATION

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

STAFF USE ONLY	0
PLANNING & ZONING CASE NO.	HO010 5/07
PLANNING & ZONING CASE NO.	15019-047

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:

PΙ	ease check the appro	priate box below to indic	cate the type of development	t request (Resolution No.	05-22) [SELECT	ONLY ONE BOX1:

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 [] 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 INF	ORMATION [PLEASE PRINT]					
Address	2424 Ridge Road, Rockwall,	Texas				
Subdivision	1			Lot	Block	
General Location	Southwest corner of Ridge I	Road and Turtle Cov	e			
ZONING, SITE P	PLAN AND PLATTING INFO	ORMATION IDLEAS	F DRINT1			
	Commercial (C) District		Current Use	· Vacant		
Proposed Zoning	Commercial (C) District		Proposed Use			
Acreage		Lots [Current]	1	Lots [Propos	sed] #3	
212.009 of the	lats: By checking the box at the le Local Government Code. CANT/AGENT INFORMAT					
[] Owner	2424 MTA REALTY LLC		[] Applicant		MED AND REGOINED	
Contact Person	Kevin 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-hor	n.com	
Before me, the undersign formation on this app of the application fee of \$ 20 14. By signing the public. The City is associated or in responsiven under my hand ar Owne	cation [Required] gned authority, on this day personally lication to be true and certified the form the owner, or duly authorized age to cover the cost this application I agree that the City of also authorized and permitted to refer to a request for public information. In diseal of office on this the 21 cer's/Applicant's Signature and for the State of Texas	ollowing: ont of the owner, for the position of this application, has been for the following of the followi	een paid to the City og authorized and perm information submitt	ration; all information	the undersigned, who stated the undersigned, who stated the undersigned to the undersigne	



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

	[>	(]	PLAT TYPE.
			[] MINOR/AMENDING PLAT. [] MASTER PLAT. [] PRELIMINARY PLAT. [] REPLAT. [] VACATION PLAT.
			Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a <i>Tri-Fold</i> with the project title or identifier facing out.
	[X	[]	DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
			[X] ONE (1) PDF COPY OF THE PLAT [X] ONE (1) SURVEY BOUNDARY CLOSURE REPORT.
			* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE
	[X]	TREESCAPE PLAN [IF APPLICABLE].
	[x]	LANDSCAPE PLAN [IF APPLICABLE].
	[X]	APPLICATION AND APPLICATION FEE.
SIT	Ε	PL/	AN APPLICATION SUBMITTAL REQUIREMENTS
	[]	PLAN SET. A plan set is composed of the following items:
			 SITE PLAN. LANDSCAPE PLAN. TREESCAPE PLAN. PHOTOMETRIC PLAN. BUILDING ELEVATIONS.
			Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" <i>Tri-Fold</i> with the project title or identifier facing out.
1	[]	BUILDING MATERIAL SAMPLE BOARD. See the Material Sample Board Design Guidelines in this development packet.
[]		APPLICATION AND APPLICATION FEE.
ZOI	NI	NG	CHANGE APPLICATION SUBMITTAL REQUIREMENTS
[LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
]			ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.
[LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
[APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:			Case Number
☐ Minor/Amending Plat ☐ Replat ☐ Preliminary Pla	t		Reviewed By:
☐ Master Plat ☐ Vacation Plat			Review Date:
NOTES: The requirements listed below are based on the below a Replat, Minor Subdivision Plat, and Vacation F	ne case type, Plat would be	which is ir required t	ndicated in the $^\prime$ I^\prime below the requirement description. On the checklist to meet all the same requirements as a Final Plat.
Requirements	√= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat] Items Necessary for Plat Review:	×		The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
 ✓ Plat ✓ Treescape Plan ✓ Landscape Plan ✓ Plat Reinstatement Request 			[Final Plat, Preliminary Plat & Master Plat] If Applicable [Final Plat & Preliminary Plat] If Applicable [Final Plat & Preliminary Plat] Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	X		Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	X		Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block: Type of Plat [Master, Preliminary, Final or Replat] Subdivision Name (Proposed or Approved) Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County			Provide the title block information in the lower right-hand corner.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	X		This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]			The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	×		A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	[X]		The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	X		Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	X		Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	×		Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]		X	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	X		Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	X		Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits			Indicate the location of the City Limits, contiguous or within the platting
[Final Plat, Preliminary Plat & Master Plat]			area.
Utilities (P)		X	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	×		Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	×	0	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	×		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]		\bowtie	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]		X	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]		×	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]			Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	X		Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]		X	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]		X	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]		X	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]		×	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]		X	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		×	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]		×	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]		K	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	×		Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]		×	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each
Dedication [Final Plat, Preliminary Plat & Master Plat]	×		phase of the master plan. Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		×	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have
Standard Plat Wording [Final Plat]	X		adequate capacity to serve the development. Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	X		Place the Legal Description (Metes and Bounds Description/Field Notes)
Storm Drainage Improvements Statement [Final Plat]	×		where indicated in the Owner's Certificate per the application packet. Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]			Provide the instrument of deulcation or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]		X	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	冥		Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	X I		Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]		X	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	X		Review the proposed plans and plat with electric, gas, cable and phone companies.



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: 11/21/2019

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, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/26/2019 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: P2019-047

Project Name: KE ANDREWS OFFICE

Project Type: PLAT

Applicant Name: KIMLEY HORN

Owner Name: 2424 MTA REALTY LLC

Project Description:



RECEIPT

Project Number: P2019-047
Job Address: RIDGE RD
ROCKWALL, TX 75087

Receipt Number: B87470
Printed: 11/21/2019 10:13 am

Fee Description Account Number Fee Amount

PLATTING

01-4280

\$ 493.98

Total Fees Paid:

Date Paid: 11/21/2019 12:00:00AM

Paid By: KEVIN LLOYD Pay Method: CHECK 9401

Received By: LM

\$ 493.98



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: November 26, 2019

APPLICANT: Matt Lucus, PE; Kimley Horn

CASE NUMBER: P2019-047; Lots 1, 2, & 3, Block A, MTA Andrews Addition

SUMMARY

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 Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as 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, addressed as 2424 Ridge Road, and take any action necessary.

PLAT INFORMATION

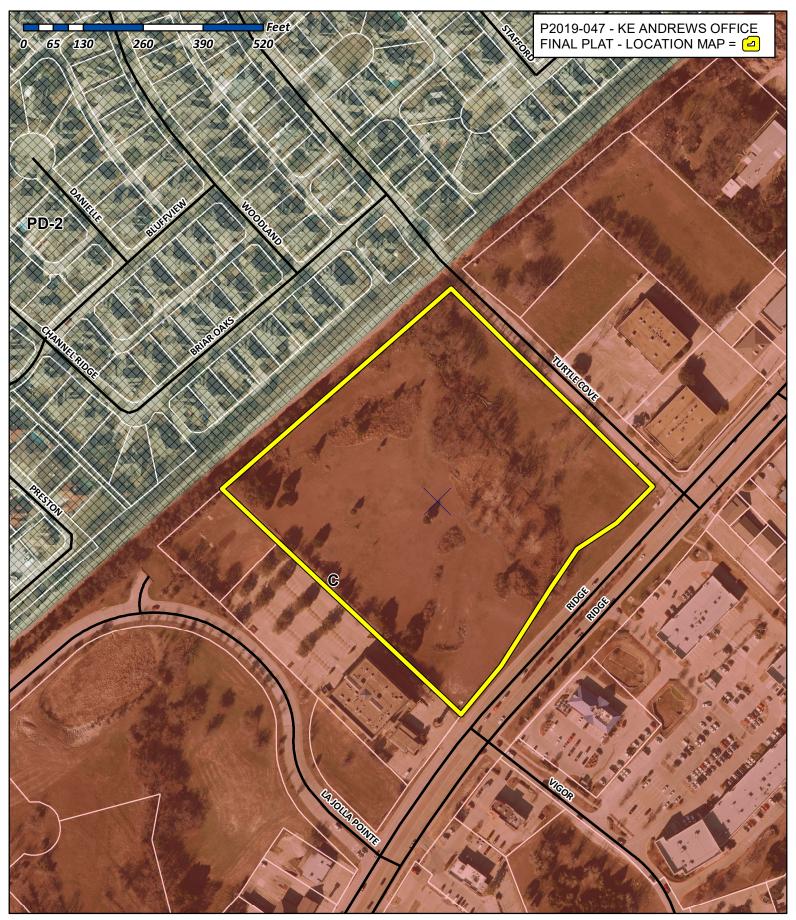
- ☑ The applicant is requesting the approval of a final plat for a 9.6990-acre tract of land [i.e. Lots 1, 2, & 3, Block A, MTA Andrews Addition] for the purpose of establishing firelane, public access, drainage, and utility easements for the purpose of constructing a four (4) story office complex. The subject property is zoned Commercial (C) District and is addressed as 2424 Ridge Road.
- ☑ On November 19, 2018, Andrew Bennett of BOKA, LLC submitted a request for a Specific Use Permit (SUP) [i.e. Z2018-054] to allow for a building to exceed 36-feet in height within the Scenic Overlay (SOV) District. On January 7, 2019, the City Council approved the Specific Use Permit (SUP) [i.e. Ordinance No. 19-05, SUP No. S-203].
- ☑ On June 14, 2019, Matt Lucas, PE of Kimley Horn on behalf of Kevin Lloyd of 2424 MTA Realty, LLC submitted a site plan [i.e. Case No. SP2019-025] proposing the construction of a four (4) story, 80,236 SF office complex. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested. Additionally, the Planning and Zoning Commission included a condition that the outstanding tree mitigation balance had to be satisfied at the time of final plat. The applicant has provided an updated treescape and landscape plan that indicates the mitigation balance will be satisfied.
- ☑ The applicant is dedicating a 0.925-acre [i.e. 40,299 SF] portion as right-of-way for the purpose of constructing a two (2) lane 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.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lots 1, 2, & 3, Block A, MTA Andrews Addition,* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat 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.

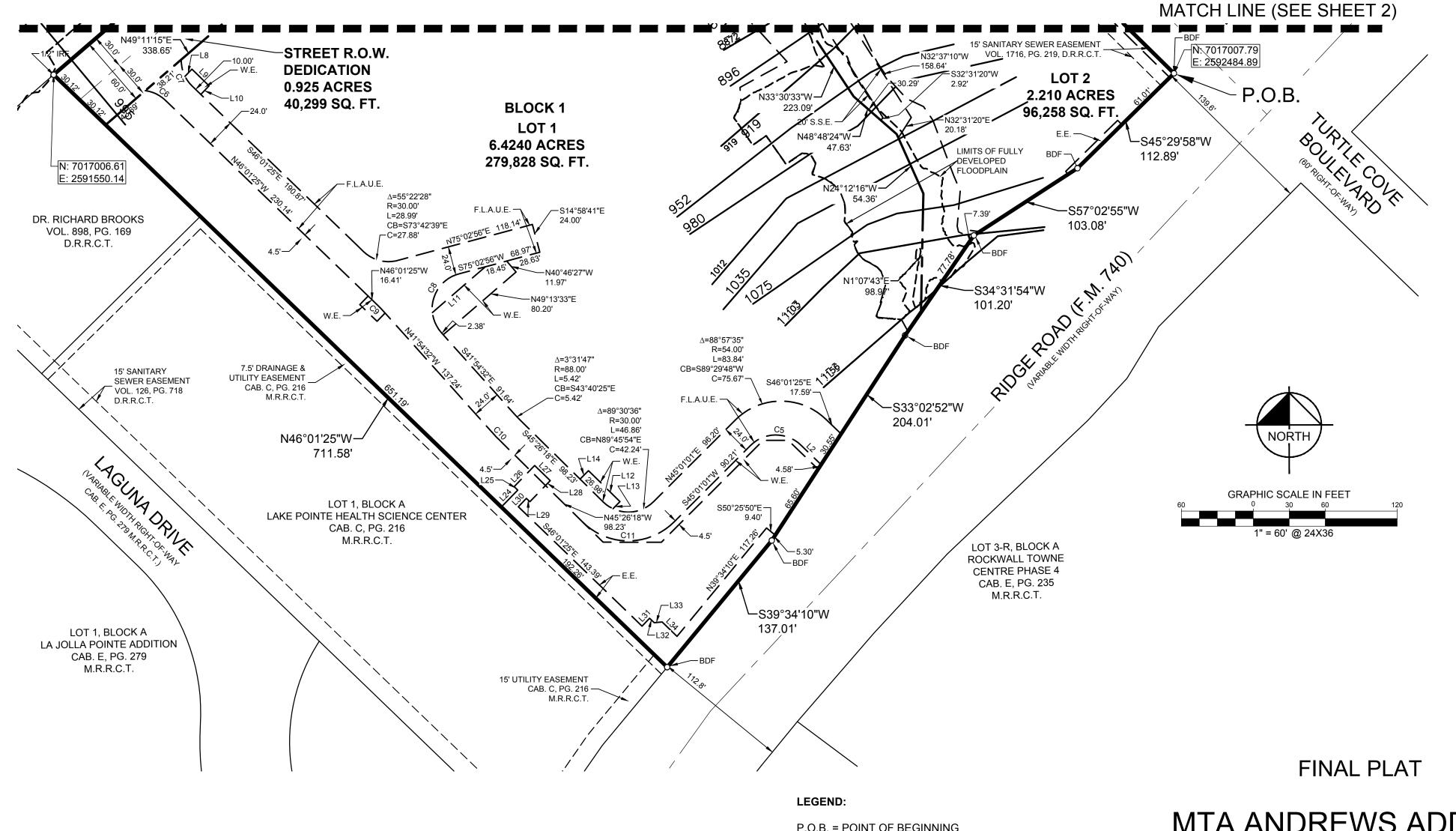




City of Rockwall

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.





NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

- The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

P.O.B. = POINT OF BEGINNING IRSC = 5/8" IRON ROD W/ "KHA" CAP SET IRFC = IRON ROD W/CAP FOUND IRF = IRON ROD FOUND BDF = BRASS DISK FOUND D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS

M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

D.E. = DRAINAGE EASEMENT

E.E. = ELECTRIC EASEMENT

F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT F.E.H.S. = FLOODPLAIN AND EROSION HAZARD SETBACK

S.S.E. = SANITARY SEWER EASEMENT

W.E. = WATER EASEMENT 500' = BASE FLOOD ELEVATION

MTA ANDREWS ADDITION

LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

PHONE: CONTACT: **ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972-770-1300 CONTACT:

Kimley» Horn

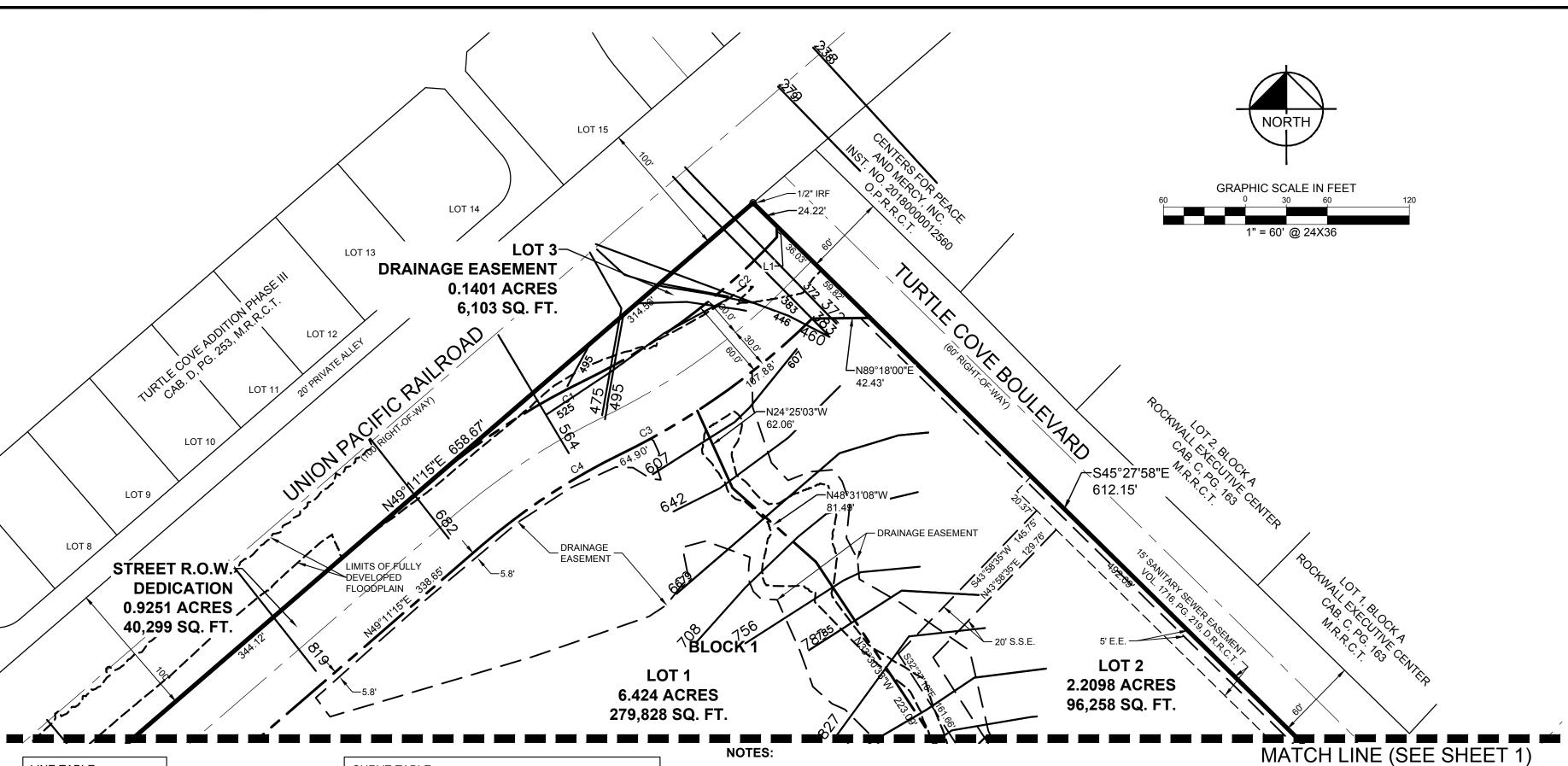
Drawn by Checked by 1" = 60' SRD MCB

Tel. No. (972) 770-1300 Fax No. (972) 239-3820 FIRM # 10115500 Tower, Suite 700, Dallas, Texas 75240 Project No. AUG. 2019 064539200

Sheet No.

1 OF 3

NOT TO SCALE **VICINITY MAP** LAKE RAY HUBBARD



LINE TABLE				
NO.	BEARING	LENGTH		
L1	N00°52'25"W	8.05'		
L2	N46°01'25"W	23.49'		
L8	S43°58'35"W	8.28'		
L9	N46°01'25"W	20.00'		
L10	N43°58'35"E	10.00'		
L11	S49°13'33"W	58.32'		
L12	N45°26'18"W	36.85'		
L13	N44°33'42"E	8.29'		
L14	S45°01'01"W	10.00'		
L24	N43°58'35"E	19.49'		
L25	N46°01'25"W	4.08'		
L26	N43°58'35"E	24.50'		
L27	S46°01'25"E	18.08'		
L28	S43°58'35"W	24.50'		
L29	N46°01'25"W	4.00'		
L30	S43°58'35"W	9.65'		
L31	N43°58'35"E	9.18'		
L32	S46°01'25"E	5.41'		
L33	N84°34'10"E	6.58'		
L34	S46°01'25"E	17.29'		

CUF	CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
C1	14°52'22"	530.00'	137.58'	S56°37'26"W	137.19'		
C2	21°33'14"	470.00'	176.81'	N53°17'00"E	175.77'		
СЗ	7°00'57"	530.00'	64.90'	N60°33'09"E	64.86'		
C4	14°52'22"	470.00'	122.00'	S56°37'26"W	121.66'		
C5	88°57'11"	30.00'	46.58'	S89°30'00"W	42.04'		
C6	36°35'58"	30.00'	19.16'	N64°19'23"W	18.84'		
C7	47°01'17"	30.00'	24.62'	S22°30'46"E	23.94'		
C8	118°53'34"	30.00'	62.25'	S17°30'08"W	51.67'		
C9	4°06'53"	88.00'	6.32'	N43°57'58"W	6.32'		
C10	3°31'47"	112.00'	6.90'	S43°40'25"E	6.90'		
C11	89°30'36"	54.00'	84.37'	N89°46'33"E	76.05'		

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the

until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

- 2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- 3. The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- 4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- 5. Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

FINAL PLAT

MTA ANDREWS ADDITION LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE
E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

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

Kinley» Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

 Scale
 Drawn by
 Checked by

 1" = 60'
 SRD
 MCB

 Date
 Project No.
 Sheet No.

 AUG. 2019
 064539200
 2 OF 3

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MTA Andrews Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MTA Andrews Addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

Mark Andrews, its Sole Manager

STATE OF TEXAS

COUNTY OF ____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2019.

Notary Public in and for the State of Texas

prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Michael C. Billingsley Registered Professional Land Surveyor No. 6558 Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Ph. 817-770-6511

michael.billingsley@kimley-horn.com

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3" brass disk found stamped "TxDOT RIGHT-OF-WAY" found (hereafter called brass disk found) at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances to wit:

South 45°29'58" West, a distance of 112.89 feet (Deed: 113.22 feet) to a brass disk found for corner;

South 57°02'55" West, a distance of 103.08 feet (Deed: 103.07 feet) to a brass disk found for corner;

South 34°31'54" West, a distance of 101.20 feet (Deed: 101.12 feet) to a brass disk found for corner; South 33°02'52" West, a distance of 204.01 feet (Deed: 204.12 feet) to a brass disk found for corner;

South 39°34'10" West, a distance of 137.01 feet (Deed: 136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 711.44 feet (Deed: 711.59 feet) to a 1/2" iron rod found in the southeast right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said Brooks tract;

THENCE with said southeast right-of-way line, North 49°11'15" East, a distance of 658.67 feet (Deed: 658.84 feet) to a 1/2" iron rod found at the intersection of said southeast right-of-way line and said southwest right-of-way line of Turtle Cove

THENCE with said southwest right-of-way line, South 45°27'58" East, a distance of 612.15 feet (Deed: 612.21 feet) to the POINT OF BEGINNING and containing 9.6990 acres or 422,488 square feet of land.

RECO	MMENDED FOR FINAL APP	ROVAL
Planning and Zoning Commission		Date
	APPROVED	
I hereby certify that the above and approved by the City Council of the	0 0.	to the City of Rockwall, Texas, was _ day of, 2019.
1		addition is recorded in the office of deighty (180) days from said date of
WITNESS OUR HANDS, this	day of	_, 2019.
Mayor, City of Rockwall	City Secretary	City Engineer

FINAL PLAT

MTA ANDREWS ADDITION LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Checked by

Drawn by

<u>Scale</u>

N/A

FIRM # 10115500 Tower, Suite 700, Dallas, Texas 75240

Fax No. (972) 239-3820

<u>Date</u> Project No. AUG. 2019 064539200

Sheet No. 3 OF 3

SURVEYOR'S STATEMENT

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was

Dated this the day of

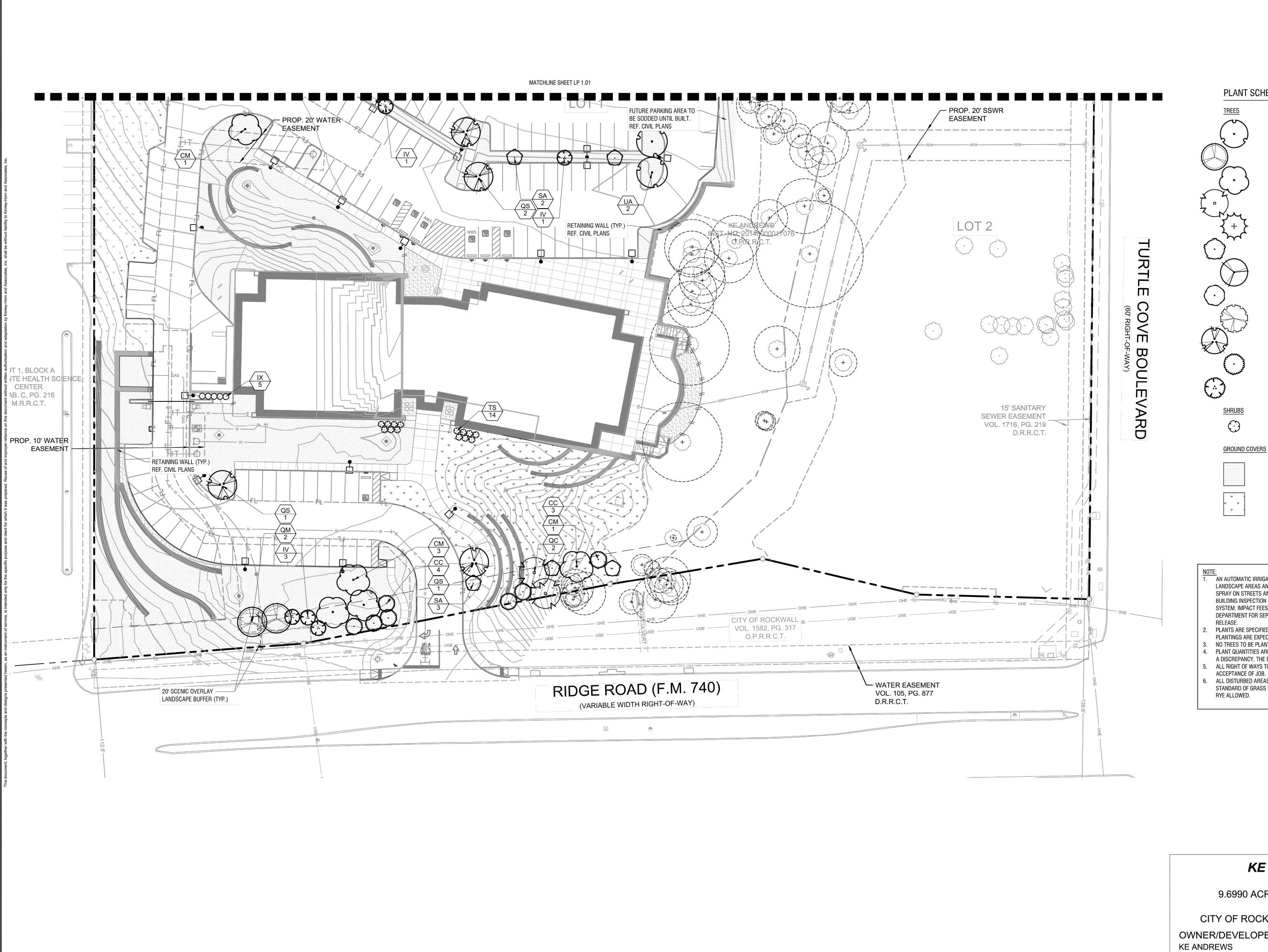
ENGINEER:

PHONE:

CONTACT:

OWNER/APPLICANT:

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



PLANT SCHEDULE

CODE BOTANICAL / COMMON NAME UA Ulmus parvifolia `Allee` / Allee Lacebark Elm QM Quercus macrocarpa / Burr Oak CM Acer saccharum `Caddo` / Caddo Maple QC Quercus muehlenbergii / Chinkapin Oak JE Juniperus virginiana / Eastern Red Cedar SA Sophora affinis / Eve`s Necklace QV Quercus virginiana / Live Oak IX Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly CI Carya illinoinensis / Pecan QS Quercus shumardii / Shumard Red Oak CC Cercis canadensis `texensis` / Texas Redbud IV Ilex vomitoria / Yaupon Holly TS Leucophyllum frutescens / Texas Sage CODE BOTANICAL / COMMON NAME

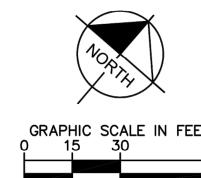
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES

NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES.

SOD Cynodon dactylon / Bermuda Grass

Native Mix / Wildflower Seed

- A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
- ALL RIGHT OF WAYS TO BE SODDED WHERE DISTURBED PRIOR TO
- ALL DISTURBED AREAS SHALL HAVE 75-80% MINIMUM COVERAGE OF A 1" STANDARD OF GRASS BEFORE ACCEPTANCE. NO BARE SPOTS OR WINTER RYE ALLOWED.



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: 1900 DALROCK ROAD ROWLETT, TEXAS 75088 CONTACT: KEVIN LLOYD EMAIL: KLLOYD@KEATAX.COM

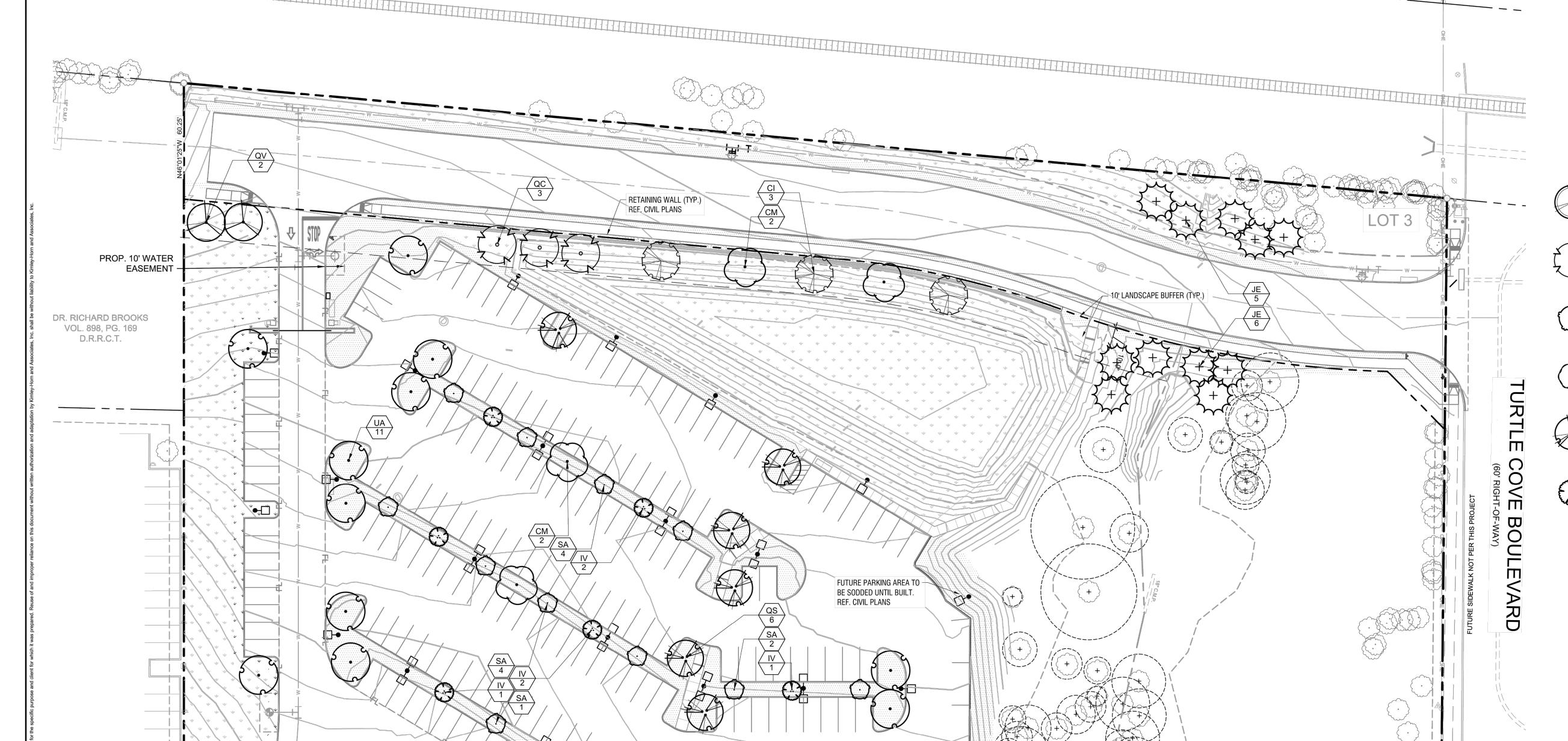
LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 TEL. NO. 972-770-1300 CONTACT: PAT HART, PLA

LP 1.00

FOR REVIEW ONLY
Not for construction or permit purposes Kimley»Horn P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

ANDREWS OF PREPARED FOR KE ANDREWS

SHEET NUMBER



MATCHLINE SHEET LP 1.00

City of Rockwall - Article VIII - Landscape Standards

Minimum square footage requirements for landscaping shall be provided and maintained in

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.

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.

One large tree shall be provided in the required buffer in numbers equal to one tree for each

conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around

50 feet of street frontage (excluding driveways and access-ways) Due to existing utility

For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required

Off-street loading docks in commercial zoning classifications must be screening from:

2. Any residential district that abuts or is directly across a public street or alley from the lot.

Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in

every ten required parking spaces shall be required internal to the parking lot. (268 required

No required parking space may be located more than 80 feet from the trunk of a large canopy

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.

the interior of the parking lot in landscaping. Such landscaping shall be counted toward the

If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for

For the Scenic Overlay, there shall be a minimum 20' landscape buffer.

KE Andrews Parkway - 486' / 50' = 10 Trees

inside the 20' landscape buffer per 100 linear feet of R.O.W.

SCREENING OF OFF-STREET LOADING DOCKS

total landscaping. Total Parking Area = 106,191 sf

Ridge Road - 334' / 50' = 7 Trees, 13 Accent Trees

TOTAL LANDSCAPE AREA REQUIREMENT

279,442 SF x 15% = 41,916 SF

the zoning districts.

STREET LANDSCAPING

All public streets

DETENTION BASINS

PARKING LOT LANDSCAPING

parking spaces / 10 = 27 trees)

(20,813 sf / 1500 sf = 14 Shrubs)

All trees must be internal to the parking lot.

No tree shall be planted closer than 2 1/2 to the pavement.

ANDSCAPE BUFFER STRIP

DEVELOPMENT INFORMATION							
ZONING - C,	SCENIC OVER	LAY DISTRICT					
BUILDIN	G AREA 1 (HT	= 60 FT)					
STORY		AREA (GSF)					
LL							
FLOOR AREA RATIO (FAR)			0.29				
FOLINDATION TVDE	REINF	ORCED CONCRETE S	STRAIGHT				
FOUNDATION TYPE		SHAFT DRIL	LED PIERS				
				'			
	PARKING						
REQUIRED PER PD PROVIDED							
1 PER 300 SQ. FT.	268 SPACES	PROPOSED		271 SPAC			

7 SPACES TOTAL

ACCESSIBLE SPOTS PROV.

(INCLUDES 2 VAN SPOTS)

30.5%

(41,916 SF) (137,361 SF)

10 Trees 10 Trees

13 Accent Trees | 13 Accent Trees

(5,310 sf)

27 Trees

7 Trees (4")

10.6%

(11,293 sf)

27 Trees

Yes

Yes

14 Shrubs and 14 Shrubs and

Native Grasses | Native Grasses

	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	
			•

PLANT SCHEDULE

CODE BOTANICAL / COMMON NAME

Quercus macrocarpa / Burr Oak

Acer saccharum `Caddo` / Caddo Maple

Quercus muehlenbergii / Chinkapin Oak

Juniperus virginiana / Eastern Red Cedar

llex x `Nellie R. Stevens` / Nellie R. Stevens Holly

Quercus shumardii / Shumard Red Oak

Leucophyllum frutescens / Texas Sage

Cynodon dactylon / Bermuda Grass

Native Mix / Wildflower Seed

Cercis canadensis `texensis` / Texas Redbud

Sophora affinis / Eve`s Necklace

Quercus virginiana / Live Oak

Carya illinoinensis / Pecan

llex vomitoria / Yaupon Holly

Ulmus parvifolia `Allee` / Allee Lacebark Elm

		100		
(GRAPI) 1		ALE IN	FEET 6

NOTE	
1.	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.

ACCESSIBLE SPOTS REQ.

(INCLUDES 2 VAN SPOTS)

- PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
- NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES. 4. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. ALL RIGHT OF WAYS TO BE SODDED WHERE DISTURBED PRIOR TO
- ALL DISTURBED AREAS SHALL HAVE 75-80% MINIMUM COVERAGE OF A 1" STANDARD OF GRASS BEFORE ACCEPTANCE. NO BARE SPOTS OR WINTER RYE ALLOWED.

C

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

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Kimley»Horn

P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

SHEET NUMBER LP 1.01

la : xbndy : xlandscape : xtrees : xutil : xlighting : osurffg : xhardscape	:31 AM /IL\1064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE LP 1.01 PLANTING PLAN]	This document, together with the concepts and designs presented herein, as an instrumer
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Ś	UA	13	Ulmus parvifolia `Allee` / Allee Lacebark Elm	B & B	3" Cal.	12`-14` HT.	Single Straight Central Leader, Full and Matchin
	QM	2	Quercus macrocarpa / Burr Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matchin

QM	2	Quercus macrocarpa / Burr Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matchin
СМ	9	Acer saccharum `Caddo` / Caddo Maple	B & B	3" Cal.	12`-14` HT.	Single Straight Central Leader, Full and Matchin
OC	5	Quarcus muahlanhargii / Chinkanin Qak	R & R	3" Cal	1/1`-16` HT	Single Straight Central Leader Full and Matchin

QC	5	Quercus muehlenbergii / Chinkapin Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching
JE	11	Juniperus virginiana / Eastern Red Cedar	B & B	3" Cal.	10`-12` HT.	

Sophora affinis / Eve`s Necklace B & B 3" Cal. 8`-10` HT. Single Straight Central Leader, Full and Matching B & B QV Quercus virginiana / Live Oak 3" Cal. 14`-16` HT. Single Straight Central Leader, Full and Matching

Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly 3" cal, 10` ht, 3` spr Single Straight Central Leader, Full and Matching B & B 3" Cal. 14`-16` HT. Single Straight Central Leader, Full and Matching Carya illinoinensis / Pecan

B & B QS Quercus shumardii / Shumard Red Oak 3" Cal. 14`-16` HT. Single Straight Central Leader, Full and Matching (Parking Lot, Site Landscaping, and Buffers)

3" Cal.

8`-10` HT. Single Straight Central Leader, Full and Matching

Cont. 3" Cal. 8`-10` HT. Multi-trunk (3-5 stems), Full and Matching 11 Ilex vomitoria / Yaupon Holly

CODE QTY BOTANICAL / COMMON NAME CONT. Cont. TS 14 Leucophyllum frutescens / Texas Sage 30" h x 24" w 48" O.C. Full and Matching GROUND COVERS CODE QTY <u>CONT</u> SIZE <u>SPACING</u> BOTANICAL / COMMON NAME REMARKS

Cercis canadensis `texensis` / Texas Redbud B & B

Cynodon dactylon / Bermuda Grass Sod to have tight, sand filled joints and be free of

Native Mix / Wildflower Seed Prepare soild and broadcast at recommended

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.

> BEST FACE OF PLANT TO FACE FRONT OF PLANTING BED FRONT OF BED GROUNDCOVER PLANTS TO BE -TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS. ✓ GROUNDCOVER PLANT 2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS) 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND EDGE OF BED, FIRMLY COMPACTED (ALONG ADJACENT TURF AREAS IF NO EDGING/PAVEMENT SHOWN ON PLANS) -FINISHED GRADE SCARIFY BOTTOM AND SIDES OF PLANTING PIT -UNDISTURBED NATIVE SOIL SECTION -MODIFIED SOIL (ENTIRE BED). DEPTH VARIES (REF. PLANTING AND PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS). LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO REF. PLANTING SPECIFICATIONS FOR BRACE PLANT. DO NOT OVER COMPACT. WHEN PLANTING ADDITIONAL INFORMATION. HOLE HAS BEEN BACKFILLED, POUR WATER AROUND REF. PLANT SCHEDULE AND PLANTING ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS PLANS FOR SPACING/LAYOUT. REQUIRED TO MEET REQUIRED FINISH GRADE

> > TYPICAL GROUNDCOVER PLANTING

Scale: NTS

0

PRELIMINARY

FOR REVIEW ONLY

Kimley»Horn

L.A. No. 3404 Date 11/15/2019

P.L.A. NIKOLAUS B. ADAMS

ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL. **A** - ROOTBALL TREE TRUNK TREE CANOPY

> REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. PERFORM PERCOLATION TEST PER PLANTING

SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT

6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE. 4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)

4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOTBALL PERIPHERY, FIRMLY COMPACTED.

FINISHED GRADE.

ORIGINAL GRADE.

— 3 X ROOTBALL WIDTH ———

8' DIA. MULCH RING (MIN.) FOR INDIVIDUAL

TREES NOT IN LANDSCAPE BEDS

SECTION

- UNDISTURBED NATIVE SOIL

NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.

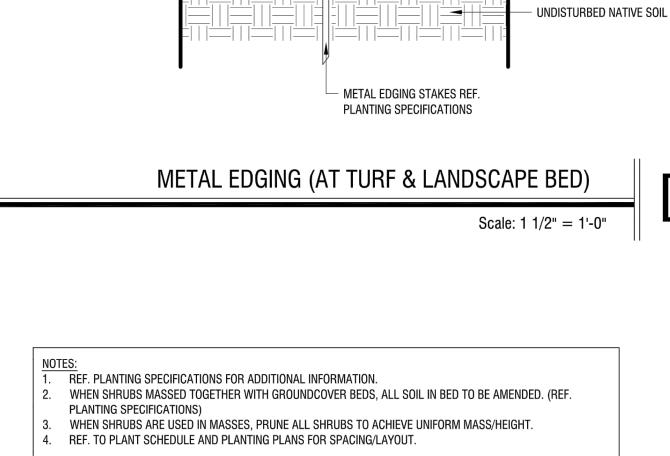
SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT

ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF

TYPICAL TREE PLANTING

Scale: NTS

- 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
- 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 AURTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



TURF (SOD)

TOPSOIL, REF. PLANTING

SOIL PLAN AND PLANTING

SPECIFICATIONS

LANDSCAPE BED

- METAL EDGING, REF. PLANTING SPECIFICATIONS

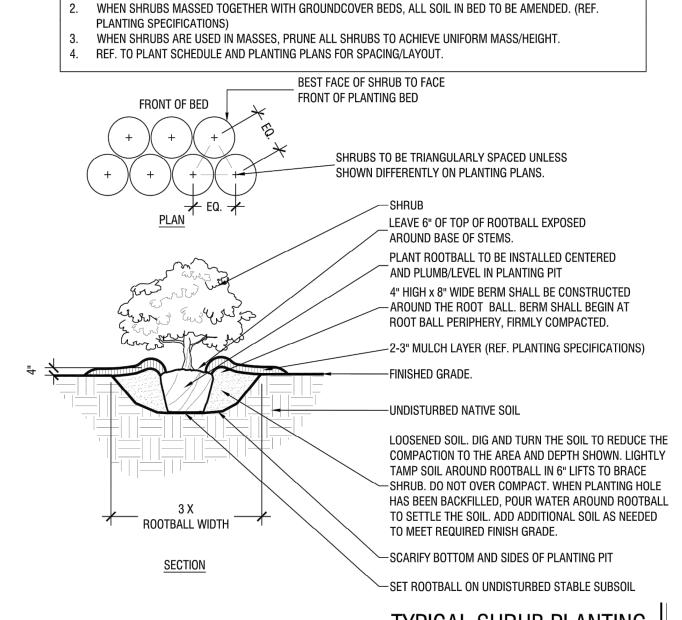
- MULCH LAYER REF. PLANTING

PLANS AND SPECIFICATIONS

AMENDED PLANTING SOIL, REF.

PLANTING SOIL PLANS AND

PLANTING SPECIFICATIONS



TYPICAL SHRUB PLANTING

Scale: NTS

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL-

TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF

SO THAT TOP OF ROOTBALL IS 2-3" ABOVE

THE ROOTBALL.

CONTAINER.

STRAPPING.

FINISHED GRADE. STABILIZE/PLUMB TREE BY

FOR CONTAINER STOCK: REMOVE ENTIRE

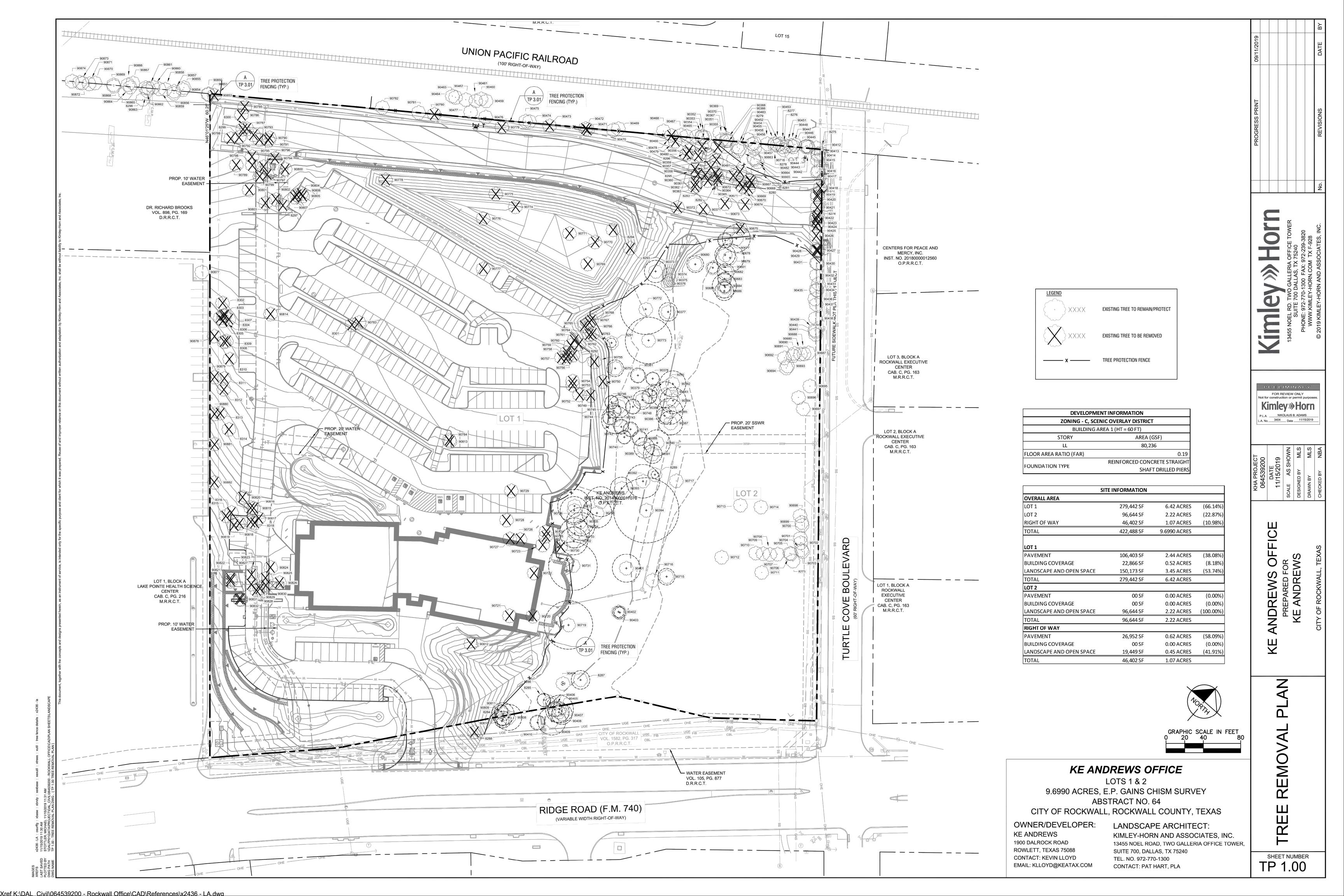
1/2 OF THE ENTIRE WIRE BASKET.

BURLAP/SYNTHETIC FABRICS AND

COMPLETELY REMOVE ALL

FOR B&B STOCK: COMPLETELY REMOVE TOP

LP 3.00



			KE ANDREWS - ROCKWALL	OFFICE TREE I	NVENTOR	Υ		
Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
			Kimley Horn R	ed Tag Series				REQUIRED
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 8277	4.6 6.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 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 8282	6.4 5.0	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT REMOVE	NON-PROTECTED NON-PROTECTED	0.0
8283	4.8	Hackberry	Celtis laevigata	Healthy Healthy	Single 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 8288	10.0 7.5	Black Willow White Mulberry	Salix nigra Morus alba	Healthy Declining	Multi Multi	PROTECT REMOVE	NON-PROTECTED 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 8293	8.6 4.3	Hackberry Eastern Redcedar	Celtis laevigata Juniperus virginiana	Healthy Healthy	Forked Single	REMOVE REMOVE	NON-PROTECTED 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 8299	6.0 5.5	Cedar Elm Hackberry	Ulmus crassifolia Celtis laevigata	Healthy Healthy	Single Single	PROTECT REMOVE	1:1 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 8304	4.6 5.2	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
8304	5.2 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 8310	7.7 9.5	Eastern Redcedar Osage-Orange	Juniperus virginiana Maclura pomifera	Hazard Healthy	Single Multi	REMOVE REMOVE	NON-PROTECTED 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 Osage-Orange	Juniperus virginiana	Healthy	Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
8315 8316	11.0 9.2	Osage-Orange	Maclura pomifera Maclura pomifera	Healthy Healthy	Multi 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
00054	100	Health and	SCI Green		l o: .	PROTECT	NON PROTECTED	0.0
90351 90352	10.2 9.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 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 90357	7.4 8.4	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90358	9.4	Hackberry	Celtis laevigata	Healthy Healthy	Single 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 Osage-Orange	Celtis laevigata	Healthy	Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90362	11.5 9.0	Hackberry	Maclura pomifera Celtis laevigata	Healthy Healthy	Single 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 90368	6.4 6.5	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 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 Coder Flor	Celtis laevigata	Healthy	Single	REMOVE	.5:1	5.7
90372 90373	7.4	Cedar Elm Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy	Single	REMOVE PROTECT	1:1 1:1	7.4
90373	10.1	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE	1:1	10.1
90375	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	7.4
90376	8.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	REMOVE	1:1	8.6
90377 90378	10.0 6.4	American Elm Hackberry	Ulmus americana Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	1:1 NON-PROTECTED	0.0
90376	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 90383	13.2 10.5	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Healthy Healthy	Single	PROTECT PROTECT	1:1 1:1	0.0
90383	14.8	American Elm	Ulmus americana	Healthy Healthy	Single 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 Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	PROTECT PROTECT	.5:1	0.0
90388 90389	7.1	Osage-Orange	Maclura pomifera	Healthy Healthy	Single 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 32.3	Box Elder Pecan	Acer negundo Carya illinoinensis	Healthy Healthy	Single Single	PROTECT PROTECT	1:1 2:1	0.0
90394	32.3 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 Eastern Cottonwood	Salix nigra Populus deltoides	Healthy	Forked	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
90405 90406	14.6 8.0	Black Willow	Salix nigra	Healthy Healthy	Single 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 Morus alba	Healthy	Single	PROTECT	NON-PROTECTED 1:1	0.0
90410 90412	8.2 11.8	White Mulberry Hackberry	Morus alba Celtis laevigata	Healthy Declining	Single Single	PROTECT PROTECT	1:1 NON-PROTECTED	0.0
90412	10.1	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0

Xref K:\DAL_Civil\064539200 - Rockwall Office\CAD\References\x2436 - LA.dwg

Section Processing	Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Section Color Color Services Color C		7.0 10.0	Hackberry Hercules-club	Celtis laevigata Zanthoxvlum clava-herculis	-		PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
Section Color	90416	9.0	•	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
SMITE C. Bassone SASA Savies Schelling Street FROM No. POTETTO C.					 				
Section Communication Continue Conti	90419	6.4	Hackberry	Celtis laevigata	 	Single	REMOVE	NON-PROTECTED	0.0
1902 1918					<u> </u>				
1992 10.0					 		REMOVE	NON-PROTECTED	0.0
1997 1.5				•	 				
1992 19.2 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25 19.25		-			 				
1992 12.5 1990/19. 1990/1				*	<u> </u>				
Section 1.5 Michaelphy				-					
19.4012 17				•	<u> </u>	Single			
Section Color Section Section Color Section Color Section Color Section Section Section Color Section Color Section Sectio				•					
Section Processor Common Processor Section Processor Section	90432	7.0	Hackberry	Celtis laevigata	Declining	Single	PROTECT	NON-PROTECTED	0.0
1969ab 101					-				
1963 18.3 Sacksory Declamp					<u> </u>		PROTECT	NON-PROTECTED	0.0
19.08 10.0		-	•		+				
1944 3.2 Fischore				•	 				
Section Continues Contin									
Section Sect									
99446 1.5, Insolvery Does savyas Haality Savyas Profession March					Declining	Single			
1944 1.0					 				
1944 3.0 Housborn	90445	10.4		Celtis laevigata	Healthy	Single			
		_			' 				
1945 12 Hosbory Carlo Swiger Healthy Single PROTECT MAY-PRINCEDD 0.0		8.6			'	Single	PROTECT	NON-PROTECTED	0.0
99455 7.1 Hestelory Octo Benglet Healthy Single More NoHorisched 10 10 10 10 10 10 10 1					'				
99455 9 6 1 Standardy Cests services Healthy Single PRITECT NOPROTECTIO 0.3 90467 9 7 Habology Cests services Healthy Single PRITECT NOPROTECTIO 0.3 90467 9 7 Habology Cests services Healthy Single PRITECT NOPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Healthy Single PRITECT NOPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Healthy Single PRITECT NOPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 3 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 40 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90467 18 Earner Racetar Auditoress services Healthy Single PRITECT NOPROTECTIO 0.3 90473 19 Earner Racetar Auditoress services Healthy Single PRITECT NOPROTECTIO 0.3 90474 18 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90474 18 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90474 18 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90474 19 Earner Racetar Auditoress services Pritect NoPROTECTIO 0.3 90474 19 Earner Racetar Auditoress services Pritect Pritect NoPROTECTIO 0.3 90474 19 Earner Racetar Auditoress services Pritect Pritect Pritect NoPROTECTIO 0.3 90474 19 Earner Racetar Auditoress services Pritect Prite					'				
99455 9 5 Hackery					 				
9.9459 9 6 Extered Recorder Authority Springer Protect No. Protect					'	-			
9.456 9.6 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0461 6.3 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0461 6.3 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0463 7.4 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0464 7.4 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0465 7.4 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0466 10.3 Healthy Centre Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0476 9.5 Healthy Centre Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0476 9.5 Healthy Centre Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0471 16.5 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0471 16.5 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0471 16.5 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT 0.0 9.0472 17.3 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0473 20.0 Simple Motectar Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0474 0.5 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0476 0.5 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0476 0.7 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0476 0.7 Healthy Centre Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0477 7.1 Estern Redoctate Austigenus Argenius Healthy Simple MOTECT NON-PROTECTED 0.0 9.0478 0.7 Healthy Centre Argenius Healthy Simple MOTECT						Single			
99.696 6.0 Eastern Recorder Juniphore virginizer Healthy Single MOTECT NON-MOTECTED 0.0					 				
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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 NON-PROTECTED 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	90687	7.5	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 NON-PROTECTED 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				<u> </u>	-			 	
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 NON-PROTECTED 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	90690	$\overline{}$	Hackberry			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		_			' 	Single			
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									
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	90694	9.5			Healthy	Single	PROTECT		
9069715.0HackberryCeltis laevigataHealthySinglePROTECT.5:10.09069813.5White MulberryMorus albaHealthyForkedPROTECT1:10.09069912.7Green AshFraxinus pennsylvanicaHealthySinglePROTECT1:10.0								 	
90699 12.7 Green Ash Fraxinus pennsylvanica Healthy Single PROTECT 1:1 0.0	90697	15.0	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
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Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	ТҮРЕ	ACTION	RATIO	MITIGATION REQUIRED
90701	15.1	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	PROTECT	1:1	0.0
90702 90703	9.1 17.5	Green Ash Osage-Orange	Fraxinus pennsylvanica Maclura pomifera	Healthy Healthy	Forked Single	PROTECT PROTECT	1:1 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 1:1	0.0
90706 90707	10.9 13.5	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Healthy Declining	Single Single	PROTECT PROTECT	NON-PROTECTED	0.0
90708	12.0	Green Ash	Fraxinus pennsylvanica	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90709	9.7 10.1	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Declining	Single	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
90710	11.2	Hackberry	Celtis laevigata	Hazard Healthy	Single Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6 14.6	Osage-Orange White Mulberry	Maclura pomifera Morus alba	Healthy Healthy	Forked	PROTECT PROTECT	NON-PROTECTED 1:1	0.0
90715	11.6	Hackberry	Celtis laevigata	Healthy	Single Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	.5:1	8.0
90717 90718	11.4 21.2	Hackberry Osage-Orange	Celtis laevigata	Healthy	Single	REMOVE PROTECT	.5:1 NON-PROTECTED	5.7 0.0
90718	26.0	Eastern Cottonwood	Maclura pomifera Populus deltoides	Healthy Healthy	Forked Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	Ulmus americana	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry White Mulberry	Celtis laevigata Morus alba	Declining	Single	REMOVE REMOVE	NON-PROTECTED 1:1	0.0 14.5
90722	14.5 7.4	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single 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 Cedar Elm	Populus deltoides Ulmus crassifolia	Healthy	Single	REMOVE REMOVE	NON-PROTECTED 1:1	0.0 10.2
90726 90727	10.2 10.8	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE	1:1	10.2
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 90731	9.3 26.0	Cedar Elm Eastern Cottonwood	Ulmus crassifolia Populus deltoides	Declining Healthy	Single Single	REMOVE PROTECT	NON-PROTECTED NON-PROTECTED	0.0
90731	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 Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy	Single	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
90735 90736	15.0 16.0	Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy Healthy	Single Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	Populus deltoides	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738 90739	19.8 18.7	Eastern Cottonwood Eastern Cottonwood	Populus deltoides Populus deltoides	Healthy	Single	PROTECT PROTECT	NON-PROTECTED NON-PROTECTED	0.0
90739	7.1	Hackberry	Celtis laevigata	Healthy Healthy	Single 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 90744	13.9 9.0	Osage-Orange Hackberry	Maclura pomifera Celtis laevigata	Healthy Healthy	Single Single	PROTECT PROTECT	NON-PROTECTED 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 90748	10.1 8.3	Osage-Orange Persimmon	Maclura pomifera Diospyros virginiana	Healthy Healthy	Forked Single	PROTECT PROTECT	NON-PROTECTED 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 90752	10.0 14.3	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	PROTECT REMOVE	NON-PROTECTED .5:1	0.0 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 13.6	Green Ash Hackberry	Fraxinus pennsylvanica Celtis laevigata	Healthy Declining	Single Single	REMOVE REMOVE	1:1 NON-PROTECTED	6.6 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 10.6	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED 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 90764	7.4	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED 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 90768	14.3 12.7	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy	Single	REMOVE PROTECT	.5:1 .5:1	7.2 0.0
90768	6.5	Cedar Elm	Ulmus crassifolia	Healthy Healthy	Single Single	REMOVE	1:1	6.5
90770	6.4	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90771 90772	7.4 30.2	Eastern Redcedar Pecan	Juniperus virginiana Carya illinoinensis	Healthy Healthy	Single Single	REMOVE PROTECT	NON-PROTECTED 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 90776	9.6 10.2	Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED 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 90780	11.0 8.4	Osage-Orange Eastern Redcedar	Maclura pomifera Juniperus virginiana	Healthy Healthy	Forked Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90780	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 9078 <i>4</i>	9.5 14.0	Eastern Redcedar Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy	Single	REMOVE REMOVE	NON-PROTECTED .5:1	7.0
90784 90785	18.3	Eastern Redcedar	Juniperus virginiana Juniperus virginiana	Healthy Healthy	Forked 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 Osage-Orange	Maclura pomifera Maclura pomifera	Healthy	Multi	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
ეეუდი I		Osage-Orange	Maclura pomifera	Healthy Healthy	Multi Multi	REMOVE	NON-PROTECTED	0.0
	13.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90789 90790	10.0		· · · · · · · · · · · · · · · · · · ·	1 11 10	Forked	REMOVE	.5:1	5.5
90789 90790 90791	10.0 11.0	Eastern Redcedar	Juniperus virginiana	Healthy	English	BEIMM	NON, DROTECTED	\cap \cap
90789 90790 90791 90792	10.0 11.0 10.7		· · · · · · · · · · · · · · · · · · ·	Healthy	Forked Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90789 90790 90791 90792 90793 90794	10.0 11.0 10.7 9.2 9.2	Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy	Single Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90789 90790 90791 90792 90793 90794 90795	10.0 11.0 10.7 9.2 9.2 9.4	Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy	Single Single Single	REMOVE REMOVE REMOVE	NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0
90789 90790 90791 90792 90793 90794 90795 90796	10.0 11.0 10.7 9.2 9.2 9.4 6.9	Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy	Single Single Single Single	REMOVE REMOVE	NON-PROTECTED NON-PROTECTED	0.0
90789 90790 90791 90792 90793 90794 90795 90796 90797	10.0 11.0 10.7 9.2 9.2 9.4	Eastern Redcedar Osage-Orange Eastern Redcedar Eastern Redcedar Eastern Redcedar Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy Healthy Healthy Healthy	Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTECTED NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 NON-PROTECTED	0.0 0.0 0.0 0.0
90789 90790 90791 90792 90793 90794 90795 90796 90797 90798 90799	10.0 11.0 10.7 9.2 9.2 9.4 6.9 13.8 8.7 8.2	Eastern Redcedar Osage-Orange Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Single Single Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0 0.0 6.9 0.0
90789 90790 90791 90792 90793 90794 90795 90796 90797 90798 90799	10.0 11.0 10.7 9.2 9.4 6.9 13.8 8.7 8.2 9.0	Eastern Redcedar Osage-Orange Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana	Healthy	Single Single Single Single Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 NON-PROTECTED NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0 0.0 6.9 0.0 0.0
90791 90792 90793 90794	10.0 11.0 10.7 9.2 9.2 9.4 6.9 13.8 8.7 8.2	Eastern Redcedar Osage-Orange Eastern Redcedar	Juniperus virginiana Maclura pomifera Juniperus virginiana	Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy Healthy	Single Single Single Single Single Single Single	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE	NON-PROTECTED NON-PROTECTED NON-PROTECTED .5:1 NON-PROTECTED NON-PROTECTED	0.0 0.0 0.0 0.0 6.9 0.0

10 10 10 10 10 10 10 10	-		_						
10 10 10 10 10 10 10 10)1								
1 2	$\overline{}$			' '	Healthy	Forked			
15 7 100 1	\rightarrow		Osage-Orange	Maclura pomifera	Healthy	Single		NON-PROTECTED	
10 10 10 10 10 10 10 10	\rightarrow			Fraxinus pennsylvanica	Healthy	Forked		1:1	
13.10 Cores Alm	$\overline{}$								
State Part Commission Part Stripe MOTET COMPANDED)6			Fraxinus pennsylvanica	Healthy				
0 3.7 June 4ah)7			, ,	Declining				
0 1 C 10 Cores Are Sembley (Personal Semble) Page 12 (1) 10 (1)	\rightarrow			Fraxinus pennsylvanica	Hazard	Single			
11 12 Packetons)9	9.7	Green Ash	Fraxinus pennsylvanica	Declining	Single	PROTECT	NON-PROTECTED	0.0
2 21 5 Compos Messar pondeva	0	10.1	Green Ash	Fraxinus pennsylvanica	Hazard	Single	PROTECT	NON-PROTECTED	0.0
15 6 Coope Dailye	1	11.2	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
14 14 16 Ministri, Image Convention Health Single Ministri 14 00 00 16 16 16 16 16 16	2	21.5	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
5 11 6 Handelmy Cotto services Handley Single Microster Cotto Cot	3	15.6	Osage-Orange	Maclura pomifera	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
6 19.0 0. moleculary Conte Savegue Healthy Steple 8.0 0. 5.0 0. 8.0 0. 5.0 0. 8.0 0. 5.0 0. 8.0 0. 5.0 0. 8.0 0. </td <td>4</td> <td>14.6</td> <td>White Mulberry</td> <td>Morus alba</td> <td>Healthy</td> <td>Single</td> <td>PROTECT</td> <td>1:1</td> <td>0.0</td>	4	14.6	White Mulberry	Morus alba	Healthy	Single	PROTECT	1:1	0.0
6 1 (2) 0. Hosberry (1) - Monther Principle (1) - Month Principle (1) - Monther Principle (1) - Monthe	5	11.6	Hackberry	Celtis laevigata	Healthy	Single	PROTECT	.5:1	0.0
7 11 M. Doolsey (1975) Cells Services Healthy Forther Month M	6	16.0	Hackberry	Celtis laevigata	Healthy		REMOVE	.5:1	8.0
2 2 Company Amenda pombles Harthy Single Service	7	11.4	Hackberry	Celtis laevigata	Healthy		REMOVE	.5:1	5.7
3 26 10 10 10 10 10 10 10 1	8	21.2	Osage-Orange	Maclura pomifera			PROTECT	NON-PROTECTED	0.0
10 17 5 American Em	9	26.0	Eastern Cottonwood	Populus deltoides		Single	PROTECT	NON-PROTECTED	0.0
15 15 15 15 15 15 15 15	$\overline{}$		American Elm	Ulmus americana			REMOVE	1:1	17.5
2 14.5 Winstellandery	21	_	Hackberry	Celtis laevigata			REMOVE	NON-PROTECTED	0.0
37	22		White Mulberry	Morus alba			REMOVE	1:1	14.5
18 7 28 Jb. Sammer Controvacio Appaired administrer Healthy Single HEADON MICHARDICTO QU 86 10 22 Cold Erin Khore crashine Healthy Single ARRODRE 11.1 10.2 78 10 12 Cold Erin Khore crashine Healthy Single ARRODRE 11.1 10.2 78 11 12 Cold Erin Khore crashine Healthy Single ARRODRE 11.1 11.2 81 12 12 Told Cold Erin Khore crashine Declaring Single ARRODRE 11.1 11.2 81 12 12 Told Cold Erin Khore crashine Declaring Single ARRODRE 11.1 11.2 81 12 12 Statem Controlled Healthy Single Healthy Single HEALTY Single <td< td=""><td>$\overline{}$</td><td>7.4</td><td>Cedar Elm</td><td>Ulmus crassifolia</td><td></td><td></td><td>REMOVE</td><td>1:1</td><td>7.4</td></td<>	$\overline{}$	7.4	Cedar Elm	Ulmus crassifolia			REMOVE	1:1	7.4
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E ANDREWS OFFICE PREPARED FOR KE ANDREWS

TREE MITIGATION REFERENCE DATA

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

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

SHEET NUMBER TP 3.00

90880 10.8 Cedar Elm Ulmus crassifolia Healthy Single REMOVE 1:1	Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
98080 1.2.2 Eastern Enterstaff Justiques singularies Healthy Single PROTECT NON-PROTECTED 98080 10.2 Fastern Cotomination Justiques Anthonics Healthy Forted PROTECT 1.1 90810 10.7 American Itm Justiques Anthonics Healthy Forted PROTECT 1.1 90811 7.4 American Itm Justiques Anthonics Healthy Forted PROTECT 1.1 90812 1.2.5 Eastern Rescedar Justiques Anthonics Healthy Forted PROMOVE 6.1 90812 1.2.5 Eastern Rescedar Justiques Anthonics Healthy Forted PROMOVE 5.1 90814 1.6 Eastern Rescedar Justiques Anthonics Healthy Single PROMOVE NON-PROTECTED 90816 7.2 Eastern Rescedar Justiques Anthonics Healthy Single PROMOVE NON-PROTECTED 90817 7.5 Eastern Rescedar Justiques Anthonics Healthy Single	90805	8.5	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE		0.0
	90806	6.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90810 10.7 American Elm	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
90813 7.0 Eastern Redicedar	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	 		REMOVE	.5:1	6.3
		_	Eastern Redcedar	Juniperus virginiana	' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' 		REMOVE	NON-PROTECTED	0.0
90615 6.5 Eastern Redoctart Jumpercraw regression Healthy Single REMOVE NON-PROTECTED 90616 7.2 Eastern Redoctart Jumpercraw vergression Healthy Single REMOVE NON-PROTECTED 90818 7.6 Eastern Redoctart Jumpercraw vergression Healthy Single REMOVE NON-PROTECTED 90820 13.5 Cosspe-Orange Machan pormitives Healthy Multi REMOVE NON-PROTECTED 90821 7.8 Castern Redoctart Jumpercraw vergression Healthy Single REMOVE NON-PROTECTED 90823 7.9 Hackberry Cests Serviçates Healthy Single REMOVE NON-PROTECTED 90825 7.0 Fastern Redoctart Jumpercraw vergression Healthy Single REMOVE NON-PROTECTED 90826 7.0 Fastern Redoctart Jumpercraw vergression Healthy Single REMOVE NON-PROTECTED 90827 6.7 Eastern Redoctart Jumpercraw vergression			Eastern Redcedar	,	 			.5:1	9.3
90816 7.2 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90818 7.5 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90819 6.4 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90820 7.8 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90821 7.8 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90822 6.7 Eastern Redoctatir Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90825 7.0 Castern Redoctat Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90826 6.7 Castern Redoctat Jumperus wrightenz Healthy Single REMOVE NON-PROTECTED 90827 6.7 Castern Redoctat Jumperus wrightenz H								NON-PROTECTED	0.0
90817 7.5 Eastern Redoctar	100 100 100 100	0000000							0.0
90818 7.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90819 8.4 Eastern Redcoder Juniperus wignisma Healthy Multil REMOVE NON-PROTECTED 90821 7.8 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90822 6.7 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90823 7.9 Hackbarry Costs servigata Healthy Single REMOVE NON-PROTECTED 90824 6.9 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90826 6.7 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90826 6.7 Hackbarry Costs servigata Healthy Single REMOVE NON-PROTECTED 90826 6.7 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90826 6.7 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90827 6.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90828 5.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90828 5.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90828 5.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90831 7.0 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90831 7.0 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90831 7.0 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90850 7.5 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90850 9.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90850 9.6 Eastern Redcoder Juniperus wignisma Healthy Single REMOVE NON-PROTECTED 90850 9.7 Heabte									0.0
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90824 6.9 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED		-			' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' 				0.0
Source Packberry Cetts kevigata Healthy Single REMOVE NON-PROTECTED			•	100					0.0
Solution	100 100 W W W W				Healthy				0.0
Single REMOVE NON-PROTECTED	90825	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single		Security of the Security of the Company of the Comp	0.0
Single REMOVE NON-PROTECTED	90826	6.7	Hackberry	Celtis laevigata	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829 6.7 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED 90830 7.3 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED 90831 7.0 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED 90832 6.9 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED 90836 6.0 Hercules-club Zanthoxylum clava-herculis Declining Single REMOVE NON-PROTECTED 90852 13.8 Hackberry Celtis laevigata Healthy Single REMOVE NON-PROTECTED 90853 7.7 Hackberry Celtis laevigata Healthy Single REMOVE NON-PROTECTED 90854 11.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90855 7.5 Eastern Redcedar Juniperus virginiana Healthy Single PROTECT NON-PROTECTED 90856 9.6 Eastern Redcedar Juniperus virginiana Healthy Single PROTECT NON-PROTECTED 90856 9.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90858 9.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90858 9.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90859 11.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90850 11.2 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90860 10.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.2 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.5 Caspe-Orange Mackra pornifera Healthy Single PROTECT NON-PROTECTED 90863 8.4 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 10.6 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90867 7.4 Hackberry Celtis laevigata	90827	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 90831 7.0 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED 90851 6.0 Hercules-club Zanthoxylum clava-herculis Declining Single REMOVE NON-PROTECTED 90852 13.8 Hackberry Celtis laevigata Healthy Single REMOVE NON-PROTECTED 90852 13.8 Hackberry Celtis laevigata Healthy Single REMOVE NON-PROTECTED 90853 7.7 Hackberry Celtis laevigata Healthy Single REMOVE NON-PROTECTED 90854 11.7 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90855 7.5 Eastern Redcedar Juniperus virginiana Healthy Single PROTECT NON-PROTECTED 90856 9.6 Eastern Redcedar Juniperus virginiana Healthy Single PROTECT NON-PROTECTED 90857 6.2 Osage-Orange Macura pomitiana Healthy Single PROTECT NON-PROTECTED 90859 11.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90859 11.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90859 11.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.2 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.2 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90861 11.5 Osage-Orange Macura pomitiera Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90866 9.5 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90867 7.4 Hackberry Celtis laevigata Healthy Single PROTECT NON-PROTECTED 90867 9.6 Cedar Elm Ulmus crassifolia Healthy Single PROTECT NON-PROTECTED 90867 9.6 Cedar Elm Ulmus crassifolia Healthy Single PROTECT NON-PROTECTED 90867 9.6 Cedar Elm Ulmus crassifolia Healthy Sing	90828	5.6	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831 7.0 Eastern Redcedar	90829	6.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
Single	90830	7.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832 6.9 Eastern Redcedar Juniperus virginiana Healthy Single REMOVE NON-PROTECTED	90831	7.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	REMOVE	NON-PROTECTED	0.0
Portion Port	90832	6.9	Eastern Redcedar	Juniperus virginiana			REMOVE	NON-PROTECTED	0.0
90852 13.8 Hackberry Celtis laevigata Healthy Single REMOVE .5:1		_	Hercules-club	Zanthoxylum clava-herculis			PROTECT	NON-PROTECTED	0.0
90853 7.7 Hackberry Cettis kaevigata Healthy Single PROTECT S:1		_	Hackberry	Celtis laevigata			REMOVE	.5:1	6.9
90854 11.7 Hackbery Celtis laevigata Healthy Single PROTECT S.5.1		_	Hackberry	Celtis laevigata	' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' 		REMOVE	NON-PROTECTED	0.0
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90880 10.8 Cedar Elm Ulmus crassifolia Healthy Single REMOVE 1:1			Cedar Elm	Ulmus crassifolia			REMOVE	1:1	12.0
								1:1	10.8
90881 12.0 Cedar Elm Ulmus crassifolia Healthy Single REMOVE 1:1									12.0
110alary Single		_			, ,	·			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)	256.8	256.8
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	225.5	112.75
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	482.3	369.55
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		279.55
TOTAL REPLACEMENT TREE INCHES		282
NET TOTAL TREE INCHES AFTER MITIGATION		2.45

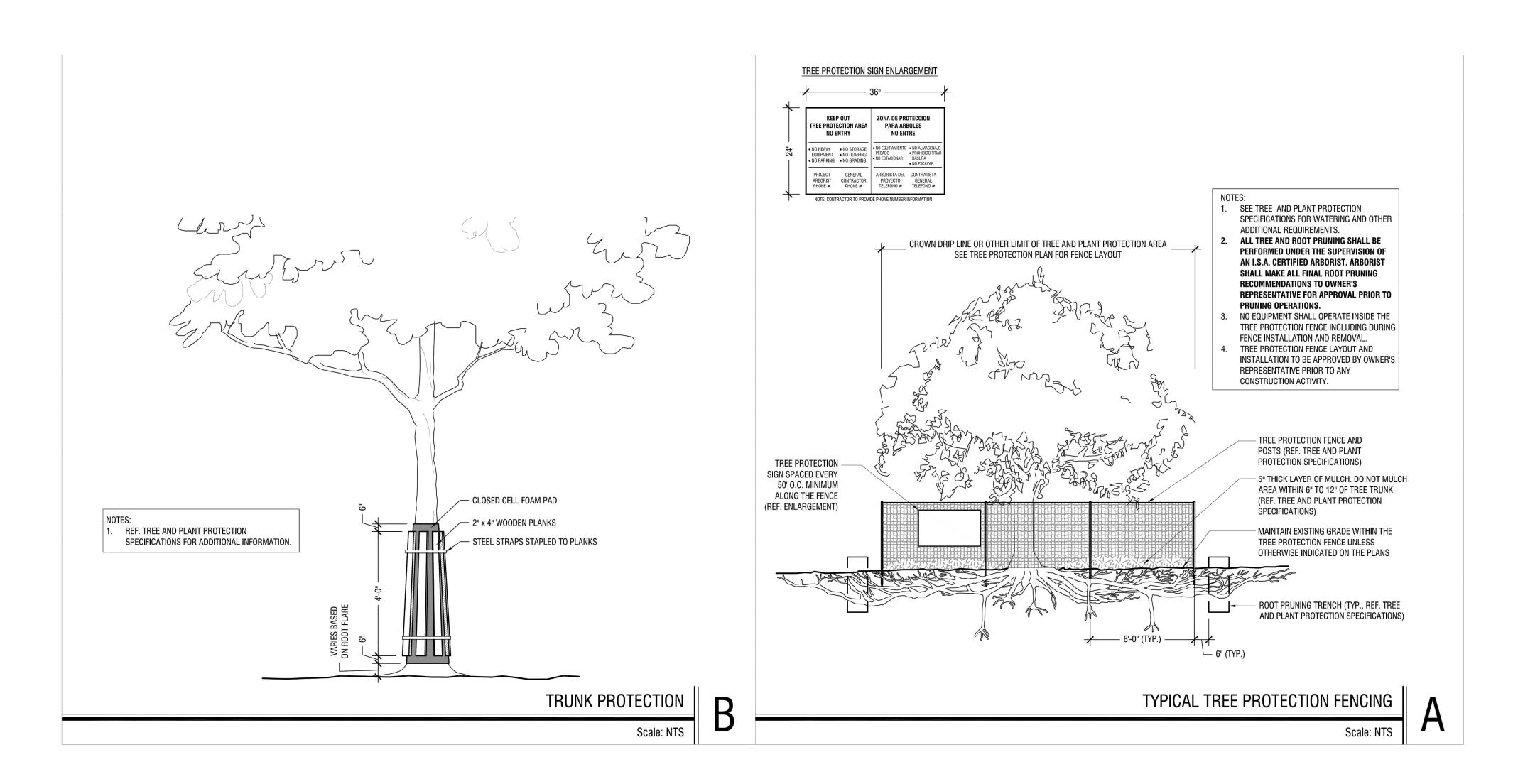
TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF: Alex Brown

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)

HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.



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

TREE REFEF

FOR REVIEW ONLY Not for construction or permit purposes Kimley»Horn P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 11/15/2019

NDREWS OF PREPARED FOR KE ANDREWS

ANDREWS

SHEET NUMBER TP 3.01

Xref K:\DAL Civil\064539200 - Rockwall Office\CAD\References\x2436 - LA.dwg



385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: December 2, 2019

APPLICANT: Matt Lucus, PE; Kimley Horn

CASE NUMBER: P2019-047; Lots 1, 2, & 3, Block A, MTA Andrews Addition

SUMMARY

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 Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as 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, addressed as 2424 Ridge Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 9.6990-acre tract of land [i.e. Lots 1, 2, & 3, Block A, MTA Andrews Addition] for the purpose of establishing firelane, public access, drainage, and utility easements for the purpose of constructing a four (4) story office complex. The subject property is zoned Commercial (C) District and is addressed as 2424 Ridge Road.
- ☑ On November 19, 2018, Andrew Bennett of BOKA, LLC submitted a request for a Specific Use Permit (SUP) [i.e. Z2018-054] to allow for a building to exceed 36-feet in height within the Scenic Overlay (SOV) District. On January 7, 2019, the City Council approved the Specific Use Permit (SUP) [i.e. Ordinance No. 19-05, SUP No. S-203].
- ☑ On June 14, 2019, Matt Lucas, PE of Kimley Horn on behalf of Kevin Lloyd of 2424 MTA Realty, LLC submitted a site plan [i.e. Case No. SP2019-025] proposing the construction of a four (4) story, 80,236 SF office complex. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.
- ☑ The applicant is dedicating a 0.925-acre [i.e. 40,299 SF] portion as right-of-way for the purpose of constructing a two (2) lane 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.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

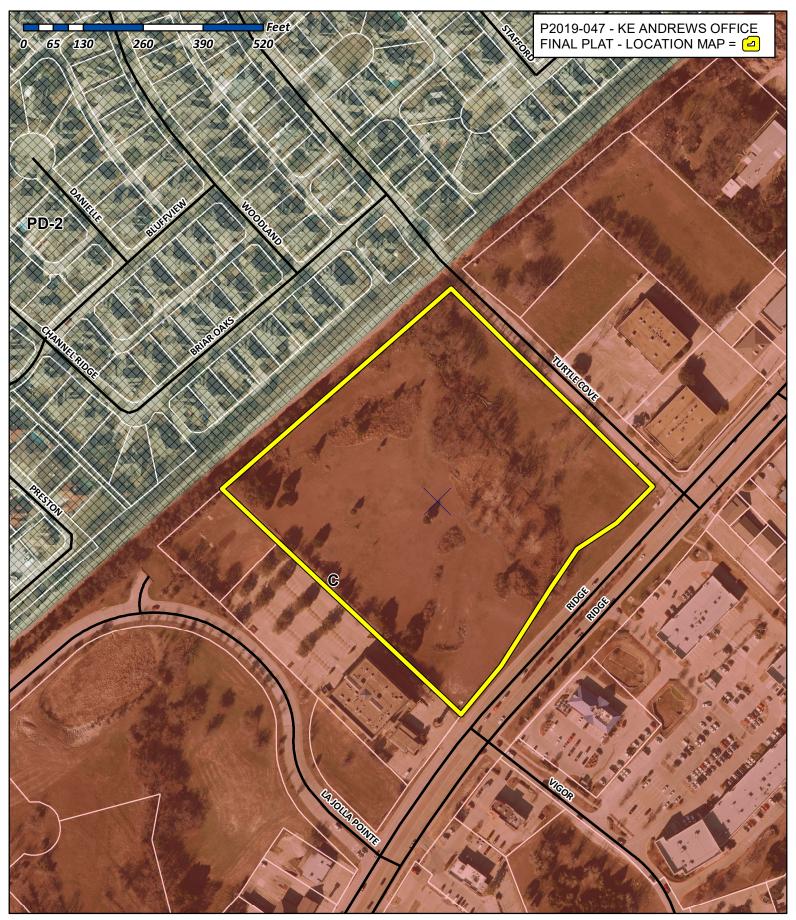
CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for Lots 1, 2, & 3, Block A, MTA Andrews Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 4-0, with Commissioners Chodun, Logan, and Fishman absent.

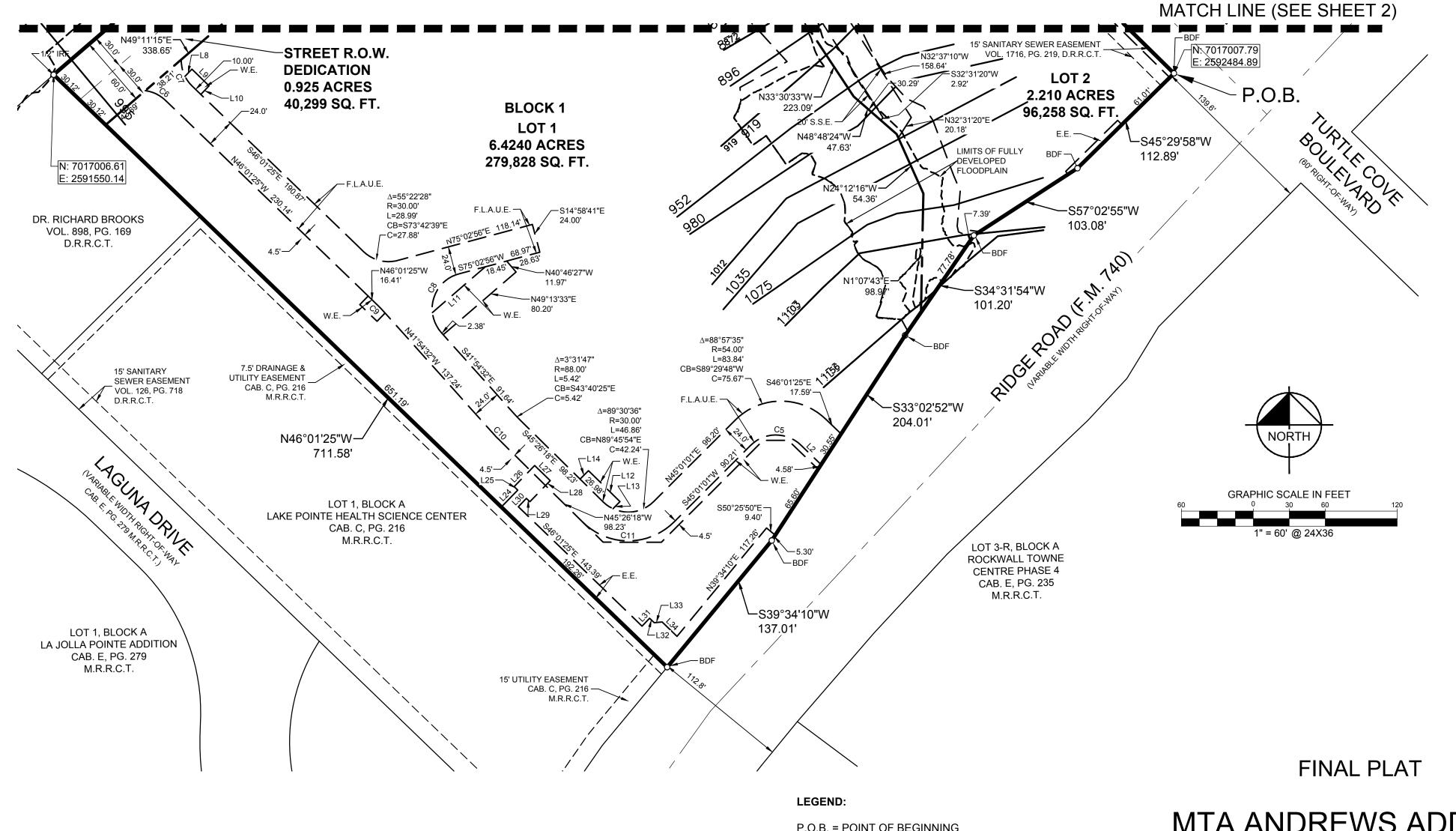




City of Rockwall

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.





NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

- The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

P.O.B. = POINT OF BEGINNING IRSC = 5/8" IRON ROD W/ "KHA" CAP SET IRFC = IRON ROD W/CAP FOUND IRF = IRON ROD FOUND BDF = BRASS DISK FOUND D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS

M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

D.E. = DRAINAGE EASEMENT

E.E. = ELECTRIC EASEMENT

F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT F.E.H.S. = FLOODPLAIN AND EROSION HAZARD SETBACK

S.S.E. = SANITARY SEWER EASEMENT

W.E. = WATER EASEMENT 500' = BASE FLOOD ELEVATION

MTA ANDREWS ADDITION

LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

PHONE: CONTACT: **ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972-770-1300 CONTACT:

Kimley» Horn

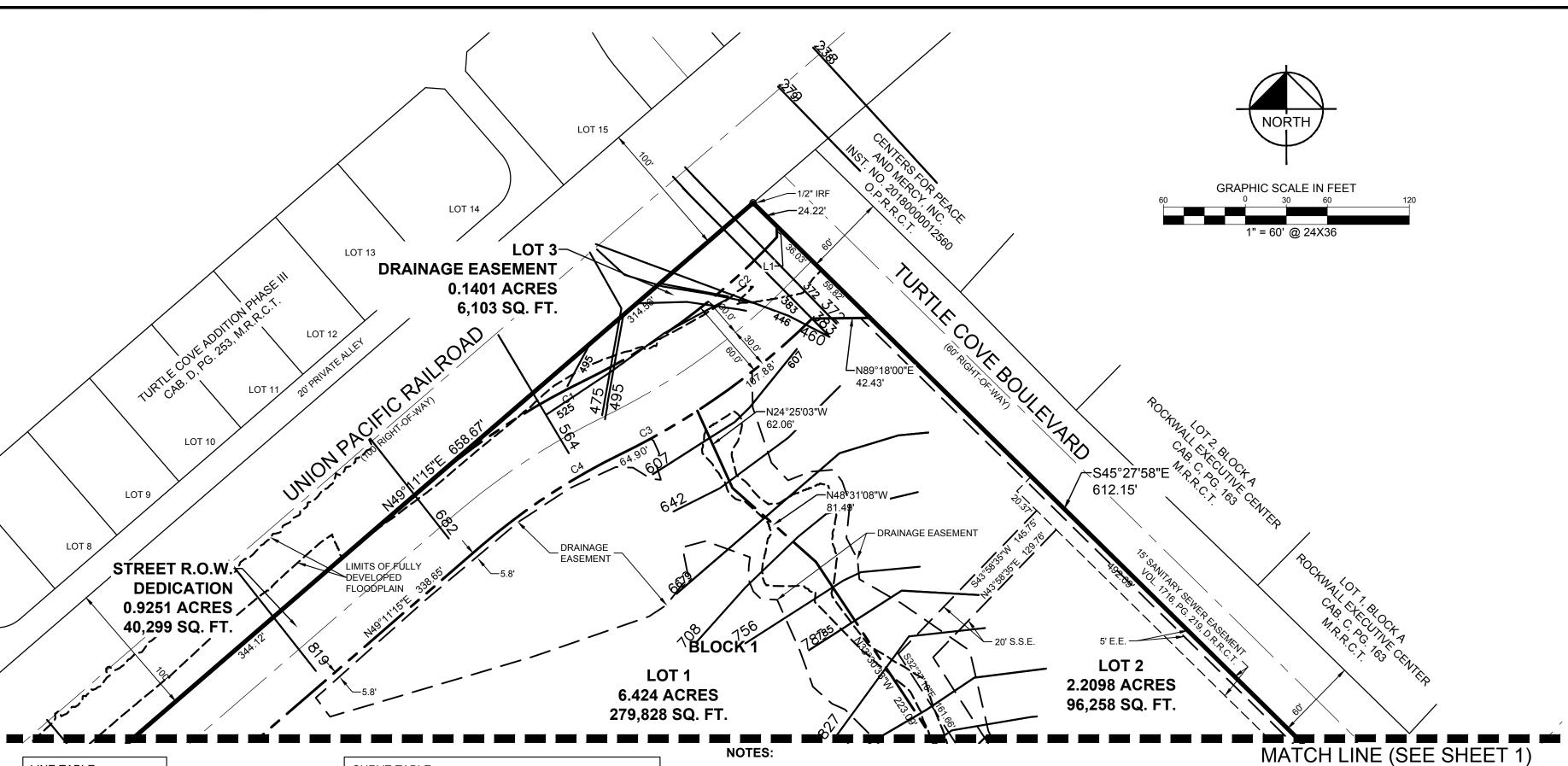
Drawn by Checked by 1" = 60' SRD MCB

Tel. No. (972) 770-1300 Fax No. (972) 239-3820 FIRM # 10115500 Tower, Suite 700, Dallas, Texas 75240 Project No. AUG. 2019 064539200

Sheet No.

1 OF 3

NOT TO SCALE **VICINITY MAP** LAKE RAY HUBBARD



LINE TABLE					
NO.	BEARING	LENGTH			
L1	N00°52'25"W	8.05'			
L2	N46°01'25"W	23.49'			
L8	S43°58'35"W	8.28'			
L9	N46°01'25"W	20.00'			
L10	N43°58'35"E	10.00'			
L11	S49°13'33"W	58.32'			
L12	N45°26'18"W	36.85'			
L13	N44°33'42"E	8.29'			
L14	S45°01'01"W	10.00'			
L24	N43°58'35"E	19.49'			
L25	N46°01'25"W	4.08'			
L26	N43°58'35"E	24.50'			
L27	S46°01'25"E	18.08'			
L28	S43°58'35"W	24.50'			
L29	N46°01'25"W	4.00'			
L30	S43°58'35"W	9.65'			
L31	N43°58'35"E	9.18'			
L32	S46°01'25"E	5.41'			
L33	N84°34'10"E	6.58'			
L34	S46°01'25"E	17.29'			

CUF	CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD			
C1	14°52'22"	530.00'	137.58'	S56°37'26"W	137.19'			
C2	21°33'14"	470.00'	176.81'	N53°17'00"E	175.77'			
СЗ	7°00'57"	530.00'	64.90'	N60°33'09"E	64.86'			
C4	14°52'22"	470.00'	122.00'	S56°37'26"W	121.66'			
C5	88°57'11"	30.00'	46.58'	S89°30'00"W	42.04'			
C6	36°35'58"	30.00'	19.16'	N64°19'23"W	18.84'			
C7	47°01'17"	30.00'	24.62'	S22°30'46"E	23.94'			
C8	118°53'34"	30.00'	62.25'	S17°30'08"W	51.67'			
C9	4°06'53"	88.00'	6.32'	N43°57'58"W	6.32'			
C10	3°31'47"	112.00'	6.90'	S43°40'25"E	6.90'			
C11	89°30'36"	54.00'	84.37'	N89°46'33"E	76.05'			

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the

until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

- 2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- 3. The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- 4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- 5. Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

FINAL PLAT

MTA ANDREWS ADDITION LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE
E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

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

Kinley» Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

 Scale
 Drawn by
 Checked by

 1" = 60'
 SRD
 MCB

 Date
 Project No.
 Sheet No.

 AUG. 2019
 064539200
 2 OF 3

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MTA Andrews Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MTA Andrews Addition have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

Mark Andrews, its Sole Manager

STATE OF TEXAS

COUNTY OF ____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the day of

Michael C. Billingsley Registered Professional Land Surveyor No. 6558 Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Ph. 817-770-6511

michael.billingsley@kimley-horn.com

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3" brass disk found stamped "TxDOT RIGHT-OF-WAY" found (hereafter called brass disk found) at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances to wit:

South 45°29'58" West, a distance of 112.89 feet (Deed: 113.22 feet) to a brass disk found for corner;

South 57°02'55" West, a distance of 103.08 feet (Deed: 103.07 feet) to a brass disk found for corner;

South 34°31'54" West, a distance of 101.20 feet (Deed: 101.12 feet) to a brass disk found for corner; South 33°02'52" West, a distance of 204.01 feet (Deed: 204.12 feet) to a brass disk found for corner;

South 39°34'10" West, a distance of 137.01 feet (Deed: 136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 711.44 feet (Deed: 711.59 feet) to a 1/2" iron rod found in the southeast right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said Brooks tract;

THENCE with said southeast right-of-way line, North 49°11'15" East, a distance of 658.67 feet (Deed: 658.84 feet) to a 1/2" iron rod found at the intersection of said southeast right-of-way line and said southwest right-of-way line of Turtle Cove

THENCE with said southwest right-of-way line, South 45°27'58" East, a distance of 612.15 feet (Deed: 612.21 feet) to the POINT OF BEGINNING and containing 9.6990 acres or 422,488 square feet of land.

RECO	MMENDED FOR FINAL APP	PROVAL
Planning and Zoning Commission		Date
	APPROVED	
I hereby certify that the above and approved by the City Council of the	• • •	to the City of Rockwall, Texas, wasday of, 2019.
1	·····	n addition is recorded in the office of ed eighty (180) days from said date of
WITNESS OUR HANDS, this	day of	, 2019.
Mayor, City of Rockwall	City Secretary	City Engineer

FINAL PLAT

MTA ANDREWS ADDITION LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Checked by

Drawn by

<u>Scale</u>

N/A

FIRM # 10115500 Tower, Suite 700, Dallas, Texas 75240

<u>Date</u>

Fax No. (972) 239-3820

Project No. AUG. 2019 064539200

Sheet No. 3 OF 3

OWNER/APPLICANT:

PHONE: CONTACT:

ENGINEER:

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



December 4, 2019

TO:

Matt Lucas, P.E.

Kimley Horn

13455 Noel Road, Suite 700

Dallas, TX 75240

CC:

Kevin Lloyd

2424 MTA Realty LLC 1900 Dalrock Road Rowlett, TX 75088

FROM:

David Gonzales, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

P2019-047; Lots 1, 2, & 3, Block A, MTA Andrews Addition – REVISED APPROVAL LETTER

Matt Lucas, P.E.:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 2, 2019. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Conditions of Approval:

If the City Council chooses to approve the replat for Lots 1, 2, & 3, Block A, MTA Andrews Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat 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.

Outstanding Staff Comments:

- (1) For reference, include the case number (P2019-047) in the lower right hand corner of all pages on future submittals. (Chapter 38, Municipal Code of Ordinances)
- (2) Proposed street names are to be approved by the GIS Department. Contact Lance Singleton, GIS Supervisor lsingleton@rockwall.com for approval. (Chapter 38, Municipal Code of Ordinances)
- (3) Page 2: provide the proposed street name for the roadway adjacent to the rear of the property, adjacent to the Union Pacific Railroad property. (Chapter 38, Municipal Code of Ordinances)
- (4) The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document. (Chapter 38, Municipal Code of Ordinances)
- (5) Correct the Block Number on the plat to "Block A" for all three lots. Additionally, change the block numbering to Block A if it appears anywhere else on the plat [i.e. Certificate of Approval, Owners Certificate, Title Block, etc.]. (Chapter 38, Municipal Code of Ordinances)

(6) Correct Title Block to read as follows (Chapter 38, Municipal Code of Ordinances):

Final Plat

MTA ANDREWS ADDITION

---NO BLANK SPACE---

Lots 1, 2, & 3, Block A

Being 9.699-Acres or 422,488 Square Feet,

Situated in the E.P. Gaines Chisum Survey,

Abstract No. 64,

City of Rockwall, Rockwall County, Texas

- (7) Provide the required building setbacks along Ridge Road, Turtle Cove Boulevard, and the proposed roadway adjacent to the Union Pacific Railroad. (Chapter 38, Municipal Code of Ordinances)
- (8) Provide a lighter gray scale for the floodplain cross sections. (Chapter 38, Municipal Code of Ordinances)
- (9) Provide a hatch for the proposed right-of-way dedication at the rear of the property to better delineate area being dedicated. (Chapter 38, Municipal Code of Ordinances)
- (10) Provide visibility triangles at all street intersections [proposed and existing]. (Chapter 38, Municipal Code of Ordinances)
- (11) Change all year dates on page 2 of the plat to a <u>blank line</u> to fill in the year, or use <u>2020</u>. This is for filing purposes as the plat may be filed in the year 2020. (*Chapter 38, Municipal Code of Ordinances*)
- (12) Correct the Owner's Certification by including statement number 7 as found on the application package, which reads as follows:
 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. (Section 38-10, of Chapter 38, of the Municipal Code of Ordinances) **as a note, No. 5 seems to read as indicated on application package**
- (13) Landscape Plan: A minimum of four (4)-caliper inch trees are required for all plantings of canopy trees. (Section 4.A(2), Article VIII, UDC).

Planning and Zoning Commission

On November 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 4-0, with Commissioners Chodun, Logan, and Fishman absent.

City Council

On December 2, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 6-0 with Mayor Pruitt absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) Two (2) sets of mylar copies of the plat [18" x 24"].
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$180,00 for the filing fees made out to the Rockwall County Clerk's Office. (3 page mylar = \$50 x 3 + \$30 tax certificate)

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between <u>September 1st</u> and <u>December 31st</u>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely

David Gonzales, AICF

Planning and Zoning Manager