NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) SP2025-021 (HENRY LEE)

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a <u>Site Plan</u> for a <u>Retail Store</u> with Gasoline Sales on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(2) SP2025-025 (ANGELICA GUEVARA)

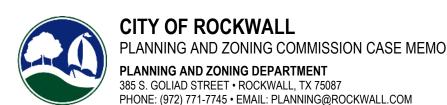
Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a <u>Site Plan</u> for the expansion of an existing *Church/House of Worship* (i.e. Ridgeview Church) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on <u>July 11, 2025</u> prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



TO: Planning and Zoning Commission

DATE: July 15, 2025

APPLICANT: Jared Earney; *Kimley-Horn*

CASE NUMBER: SP2025-021; Site Plan for Fuel City

SUMMARY

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a <u>Site Plan</u> for a <u>Retail Store with Gasoline Sales</u> on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30* [Case No. A1986-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [Case No. Z2012-007] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On June 2, 2025, the City Council approved a zoning change [Case No. Z2025-021] from Agricultural (AG) District to Commercial (C) District for the remainder of the subject property. The subject property has remained vacant since annexation.

PURPOSE

On May 16, 2025, the applicant -- *Jared Earney with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a *Retail Store with Gasoline Sales* and a *Car Wash* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (i.e. Tract 3 of the N. Butler Survey, Abstract No. 20) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20) that are zoned Agricultural (AG) District.

South:

Directly south of the subject property is Airport Road, which is identified as a M4U (*i.e.* major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e.* Lot 1 of the Rockwall Service Center Addition) that is zoned Light Industrial (LI) District.

<u>East</u>:

Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District.

West:

Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (*i.e. Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land (*i.e. Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Retail Store with Gasoline Sales and a Car Wash are permitted by-right land uses in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within the SH-205 By Pass Overlay District and a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=4.39-acres; In Conformance
Minimum Lot frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X~297-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	60-Feet	X~35.60-feet; In Conformance
Max Building/Lot Coverage	60%	X<60%; In Conformance

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Masonry Requirement	90%	X > 90%; In Conformance
Minimum Number of Parking Spaces	1/250 SF = 46 spaces	X=66; In Conformance
Minimum Stone Requirement	20%	X=20%; In Conformance
Minimum Landscaping Percentage	20%	X=35%; In Conformance
Maximum Impervious Coverage	85-90%	X=65%; In Conformance

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 228.20 caliper inches are to be removed from the site during construction. To satisfy this mitigation balance, the applicant is proposing to plant 66, four (4) inch caliper canopy trees totaling 264 caliper inches (*i.e.* 66 trees x four (4) caliper inches = 264 caliper inches). Based on this, the mitigation balance will be satisfied by the proposed landscaping.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(31), of Article 13, *Definitions*, of the Unified Development Code (UDC) *a Retail Store with Gasoline Sales* is defined as "(a)n establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles." In this case the applicant is requesting a *Retail Store with Gasoline Sales* that has more than Two (2) Dispensers, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the applicant is proposing a *Car Wash* as an accessory use. According to Subsection 02.02(H)(5), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Car Wash* is defined as "(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure."

According to Subsection 05.02(B), Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers..."; however, the Planning and Zoning Commission may approve an "...alternative screening method that incorporates a wrought iron fence and three (3) tiered screening..." In this case, the applicant is requesting to utilize three (3) tiered landscaping (i.e. a row of canopy trees, a row of accent trees, and a row of shrubs) for the residential adjacency screening required along the north property line. This item shall be at the discretion of the Planning and Zoning Commission and shall be considered as a part of this site plan request. In review of the parking standards, a Retail Store with Gasoline Sales and a Car Wash are required one (1) parking space per 250 SF. Given this, the applicant is required to provide 46 parking spaces (i.e. 11,287 SF / 250 SF = 46 parking space). Based on the site plan provided by the applicant, the proposed business will have 66 parking spaces, or 20 parking spaces more than the Unified Development Code (UDC) requires.

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

(a) <u>Primary Articulation</u>. According to Subsection 06.02(C), General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), within an Overlay District each building façade

must meet the primary articulation standards. In this case, the proposed buildings do not meet the primary articulation standards. This will require a *variance* from the Planning and Zoning Commission.

- (b) Four (4) Sided Architecture. According to Subsection 06.02(C), General Overlay District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed car wash building does not utilize the same architectural detailing on each side. This will require a variance from the Planning and Zoning Commission.
- (c) <u>Cementitious Materials</u>. According to Subsection 06.02(C), <u>General Overlay District Standards</u>, of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), cementitious materials are defined as stucco and cementitious lap siding. In this case, the applicant is proposing nichiha. This will require a <u>variance</u> from the Planning and Zoning Commission.
- (d) <u>Cementitious Materials</u>. According to Subsection 06.02(C), <u>General Overlay District Standards</u>, of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), cementitious materials "...shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is proposing cementitious material within the first (4) feet. This will require a *variance* from the Planning and Zoning Commission.
- (2) <u>Dumpster Orientation.</u> According to Subsection 01.05(B), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), dumpster enclosures "...shall not front on to a public right-of-way." In this case, the proposed dumpster enclosure faces onto N. John King Boulevard. This will require an <u>exception</u> from the Planning and Zoning Commission.
- (3) <u>Driveway Spacing</u>. According to Figure 2.4, *Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, the first driveway off of N. John King Boulevard shall be 200-feet from the intersection. In this case, the applicant is proposing a driveway along Airport Road that is approximately 180-feet from N. John King Boulevard. This will require a <u>variance</u> from the Planning and Zoning Commission.

According to Subsection 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant is providing an enhanced pedestrian feature along N. John King Boulevard. The proposed enhanced pedestrian feature will incorporate a seat wall, decorative concrete, and landscaping. Staff should note that this compensatory item fulfils a Comprehensive Plan objective by providing a rest stop along the N. John King Boulevard hike/bike trail, and should be given additional consideration as it ties into the City's greater trail plan. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the <u>Central District</u> and is designated for <u>Commercial/Retail</u> land uses on the Future Land Use Plan. The <u>Central District Strategies</u> detail that the <u>Commercial/Retail Centers</u> are intended "...to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures." In this case, the proposed <u>Retail Store with Gasoline Sales</u> and <u>Carwash</u> will directly serve the adjacent residential subdivisions within the <u>Central District</u> and beyond. Based on this, the proposed <u>Retail Store with Gasoline Sales</u> and <u>Car Wash</u> appear to be in conformance with the <u>District Strategies</u> outlined for the <u>Central District</u> within the OURHometown Vision 2040 Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 07: Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.
- (2) CH. 09 | Goal 02: All non-residential developments should create distinctive destinations that further a sense of place by ... [Policy 06] incorporating pedestrian elements at regular intervals to ensure that developments are created to a pedestrian scale.
- (3) John King Boulevard Trail Plan: A ten (10) foot hike/bike trail shall be provided along John King Boulevard. In addition, rest areas should be provided "about every half mile" in order to provide increased pedestrian and bicyclist amenity.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 27, 2025, the Architectural Review Board (ARB) reviewed the applicant's proposed building elevations. The ARB recommended that the applicant adjust the building elevations to meet the *General Overlay District Standards* outlined within the Unified Development Code (UDC). The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) at the <u>July 15, 2025</u> Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for a Retail Store with Gasoline Sales and a Car Wash on the subject property, then staff would propose the following conditions of approval:

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



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION

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

S	TA	FF	USE	ONLY	

PLANNING & ZONING CASE NO.

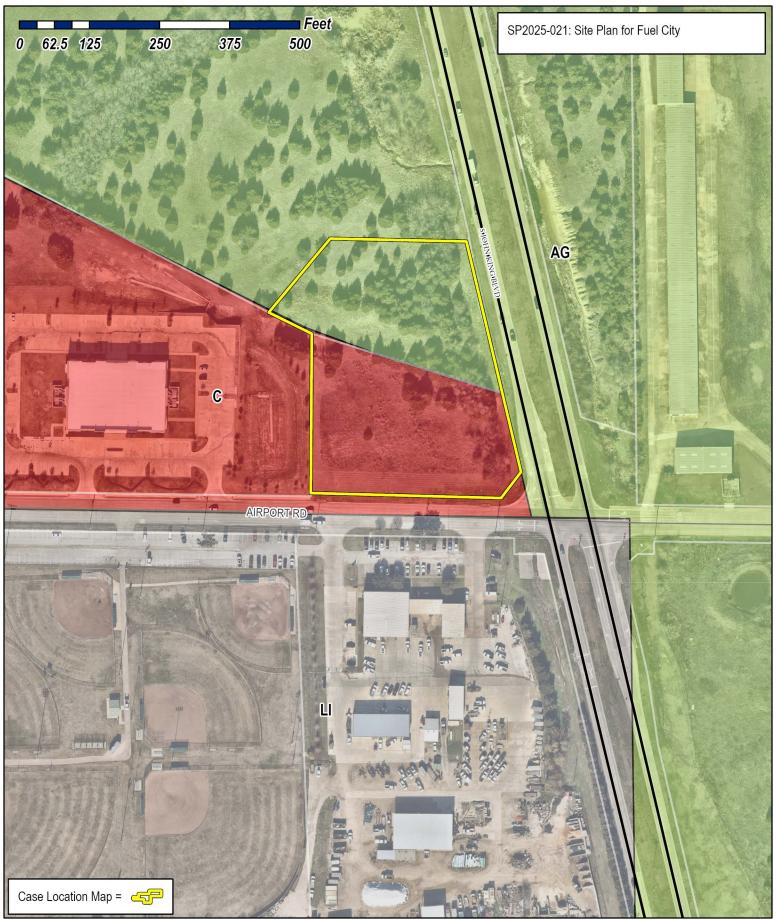
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE A	APPROPRIATE BOX BELOW TO INDICA	ATE THE TYPE OF DE	VELOPMENT REQ	UEST [SELECT ONLY ON	NE BOXJ:	
☐ PRELIMINARY F ☐ FINAL PLAT (\$300.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT SITE PLAN APPLIC ☑ SITE PLAN (\$25	\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) FEMENT REQUEST (\$100.00)	LAN (\$100.00)	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 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, ROUND UP TO ONE (1) ACRE. 2: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	RMATION [PLEASE PRINT]					
ADDRESS	3					
SUBDIVISION	A0020 N Butler, Tract	4-06		LOT	BLOCK	
GENERAL LOCATION	Northwest of John Kind	d Blvd and Air	port Rd			
ZONING, SITE PI	AN AND PLATTING INFORM	ATION [PLEASE PF	RINT]			
CURRENT ZONING			CURRENT USE	N/A		
PROPOSED ZONING	Commercial District (C	2)	PROPOSED USE	Gas Station	/ Car Wash	
ACREAGE	4.34 acres	LOTS [CURRENT]		LOTS [PROP	OSEDJ	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU APPROVAL PROCESS, AND FAILURE TO A DENIAL OF YOUR CASE.	ACKNOWLEDGE THAT ADDRESS ANY OF STAI	DUE TO THE PASS FF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON	NO LONGER HAS FLEXIBILITY WITH THE DEVELOPMENT CALENDAR WILL	
OWNER/APPLIC	ANT/AGENT INFORMATION	[PLEASE PRINT/CHECK	THE PRIMARY CON	TACT/ORIGINAL SIGNATUR	RES ARE REQUIRED]	
□ OWNER	Fuel City		☐ APPLICANT	Kimley-Horn		
CONTACT PERSON	Joseph Bickham	CO	NTACT PERSON	Jared Earney		
ADDRESS			ADDRESS			
CITY, STATE & ZIP		CI	TY, STATE & ZIP			
PHONE			PHONE			
E-MAIL	CATION	A	E-MAIL	100		
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERS ION ON THIS APPLICATION TO BE TRUE A	ONALLY APPEARED .ND CERTIFIED THE FOI	Joseph L	bickheum 11	OWNER] THE UNDERSIGNED, WHO	
INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF TH , TO COVER THE COST OF TH , 2005 BY SIGNING THIS A ED WITHIN THIS APPLICATION TO THE PU TION WITH THIS APPLICATION, IF SUCH REP	HIS APPLICATION, HAS BE APPLICATION, I AGREE TO IBLIC. THE CITY IS ALS	EEN PAID TO THE CITY HAT THE CITY OF RO SO AUTHORIZED AND	OF ROCKWALL ON THIS TH CKWALL (I.E. "CITY") IS AUTO DERMITTED TO REPRODU	EDAY O HORIZED AND PERMITTED TO PROVID ICE ANY COPYRIGHTED INFORMATION	
GIVEN UNDER MY HAND) AND SEAL OF OFFICE ON THIS THE $\overline{igstyle{1}}$	DAY OF MAL	2025		GLORIA AGUIRRE	
	OWNER'S SIGNATURE)		Comm. Expires 10-09-2027	

CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



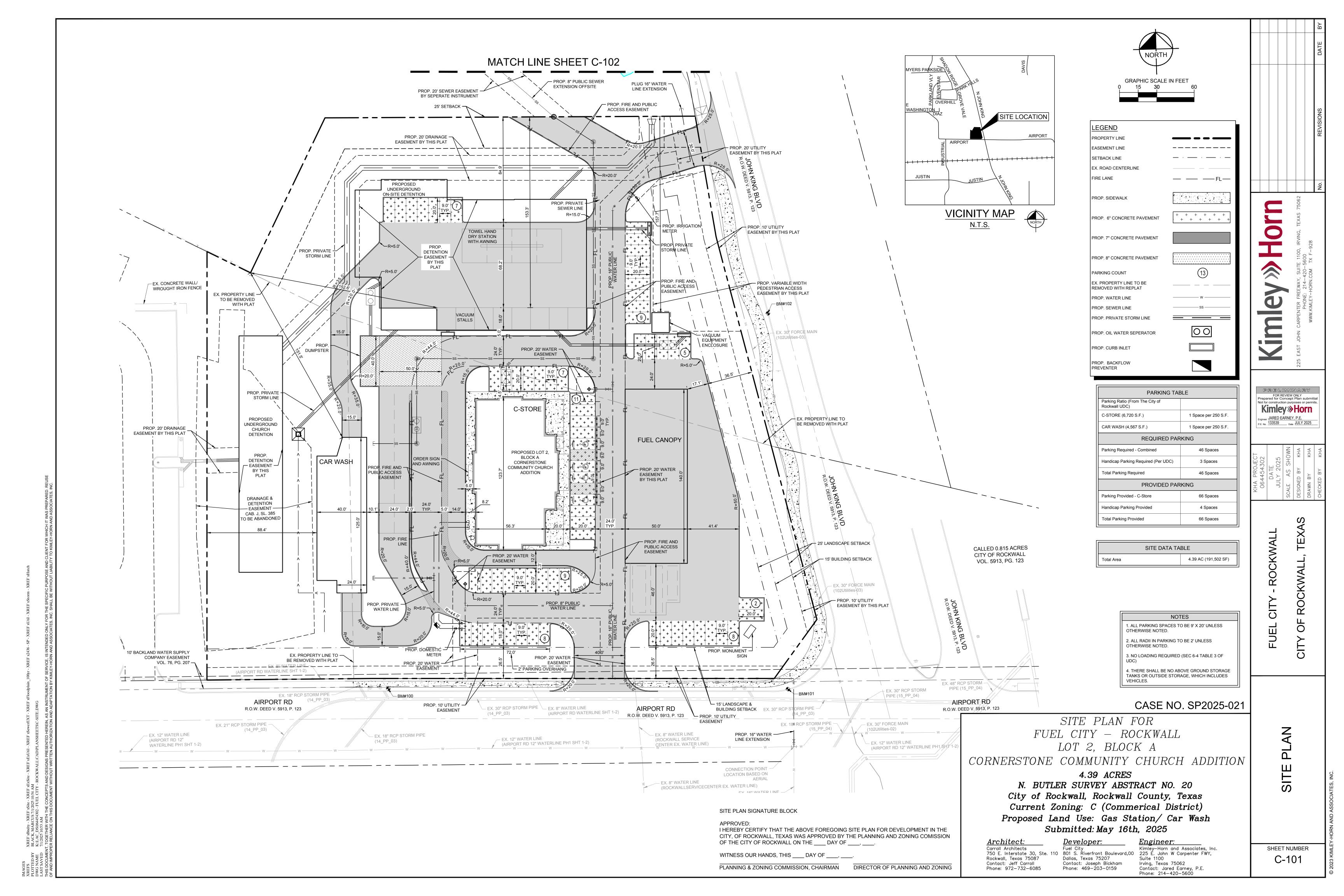


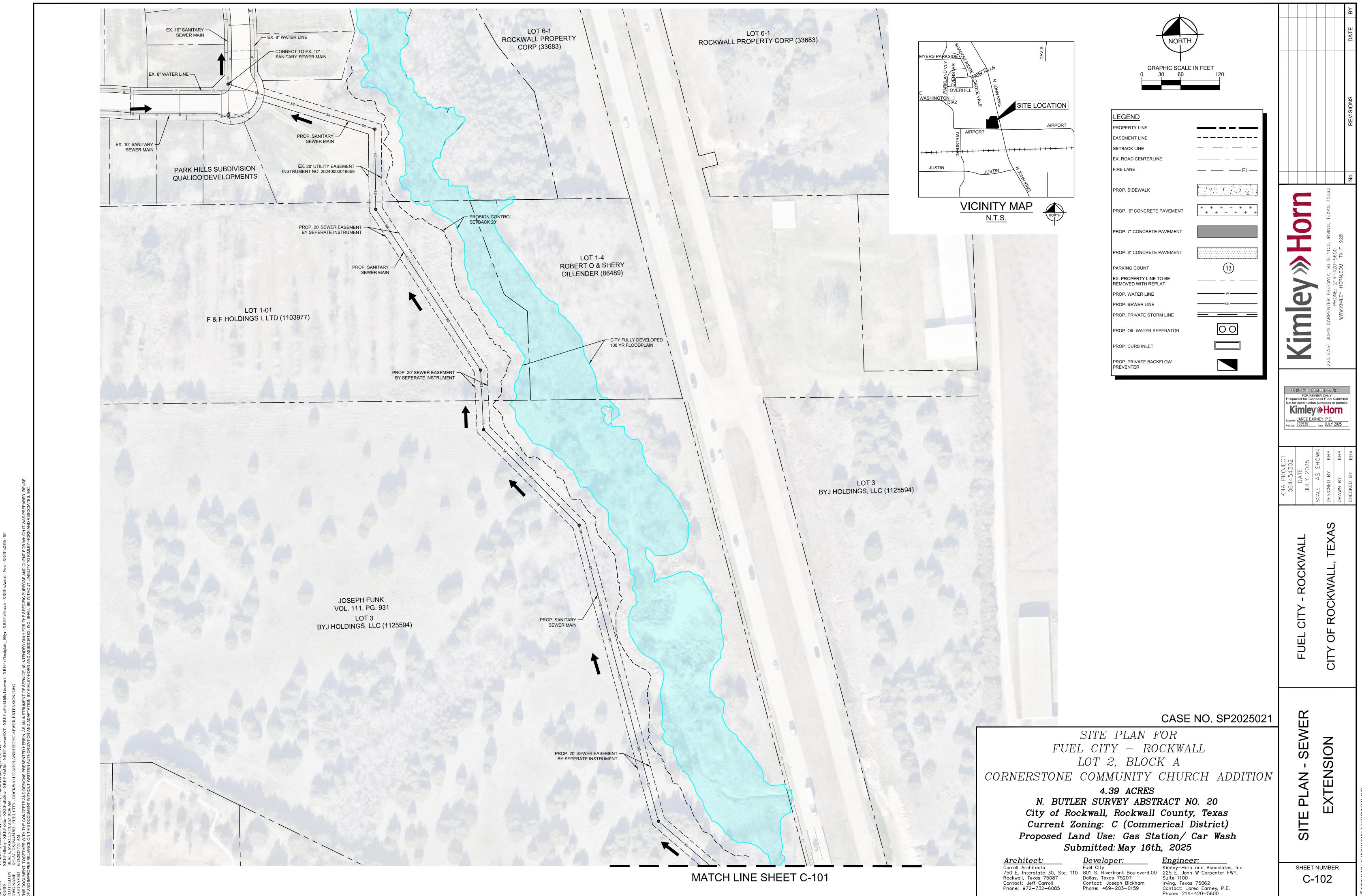
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

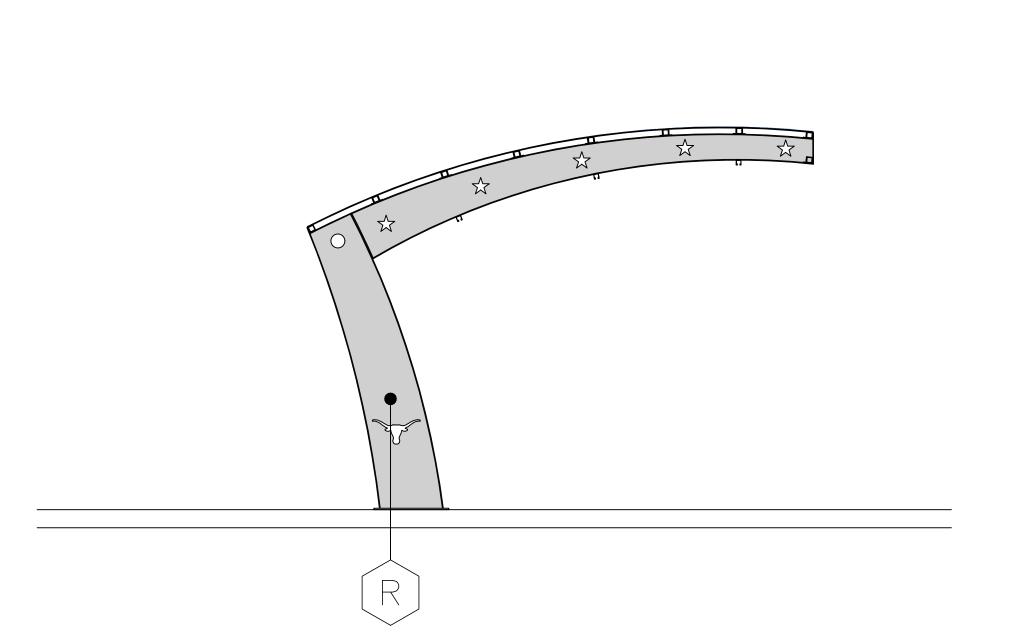
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



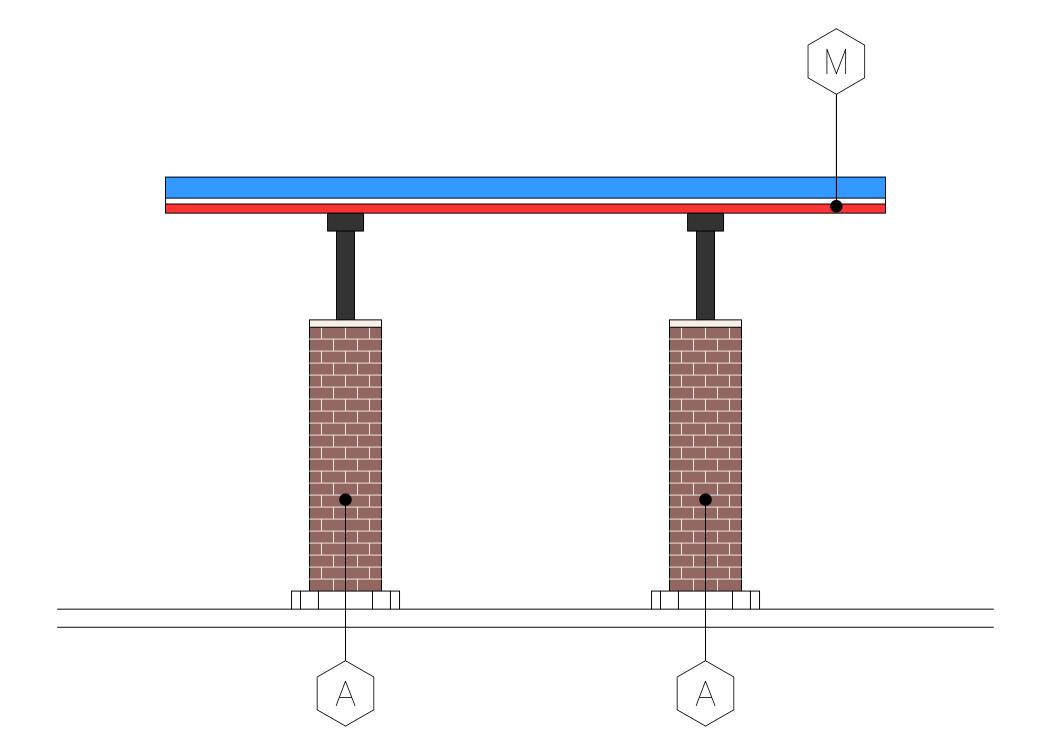




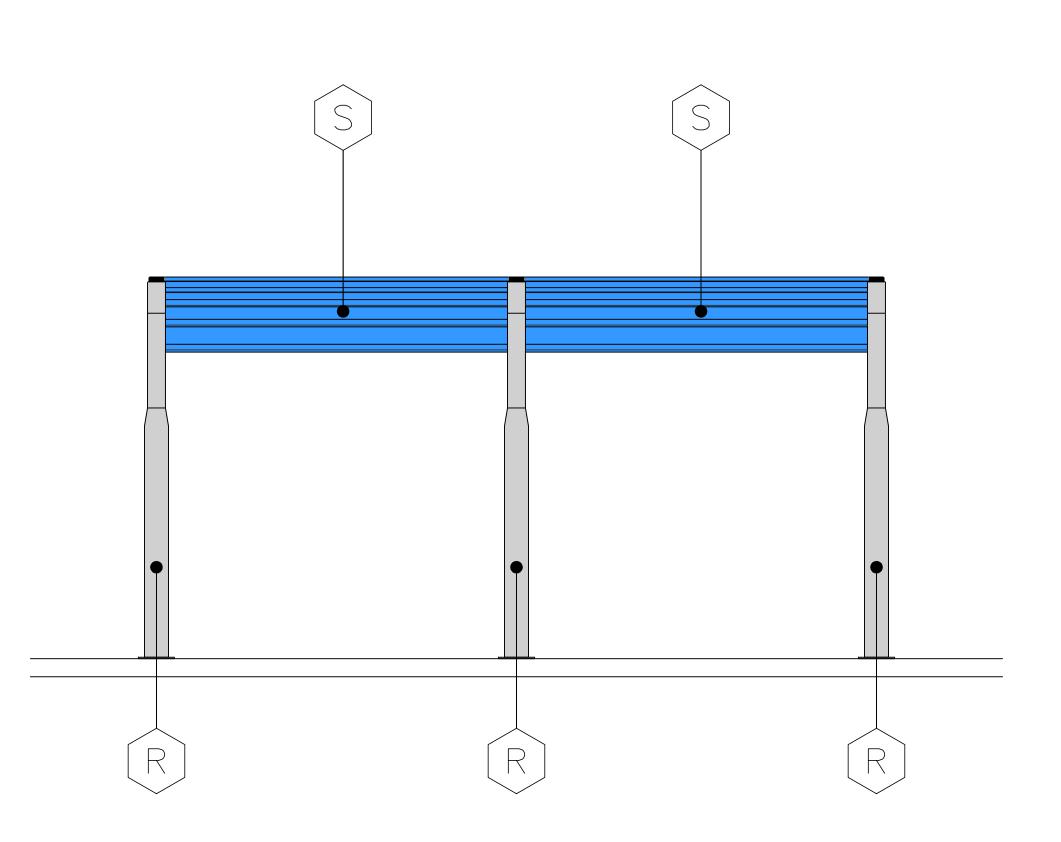
ENTRY CANOPY SIDE ELEVATION - (TYPICAL) SCALE: 3/8" = 1'-0"



CHECK-IN CANOPY SIDE ELEVATION - (TYPICAL)



ENTRY CANOPY FRONT ELEVATION - (TYPICAL) 3 SCALE: 3/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR BOURBON STREET
- B BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- B2 NATURAL STONE
- BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- (E1) COMPOSITE SIDING: NICHIHA, COLOR CEDAR

(D) STONE CAP: FEATHERLITE, COLOR - LIMESTONE

- COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR CUSTOM BLUE
- F PREFINISHED METAL COPING COLOR SILVER
- G STOREFRONT WINDOW FRAMES, COLOR BLACK
- H GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR BLACK
- K METAL RAILING, COLOR BLACK
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR MED. GREY
- (M) METAL CANOPY
- (N) STEEL COLUMN, COLOR BLACK
- (P) DECOR WALL PACKS BLACK
- Q ACCENT LIGHT FIXTURE BLACK
- R STEEL SILVER
- S FABRIC BLUE

ATTN: Jared Éarney

SITE PLAN SIGNATURE BLOCK

on the_____day of_____,

Planning & Zoning Commission, Chairman

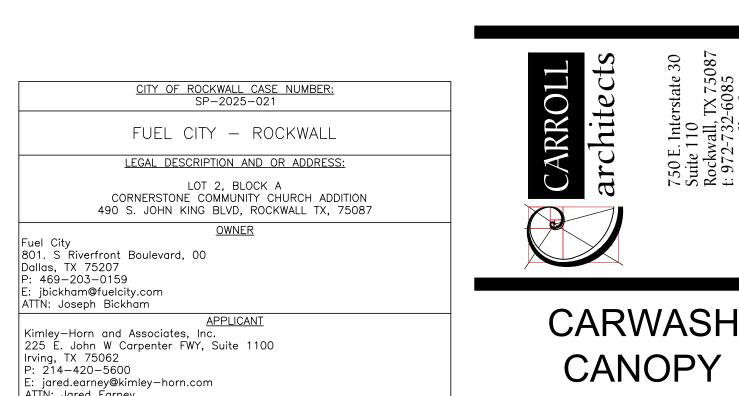
WITNESS OUR HANDS, this_____

Director of Planning and Zoning

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall

Blvd 5087 John





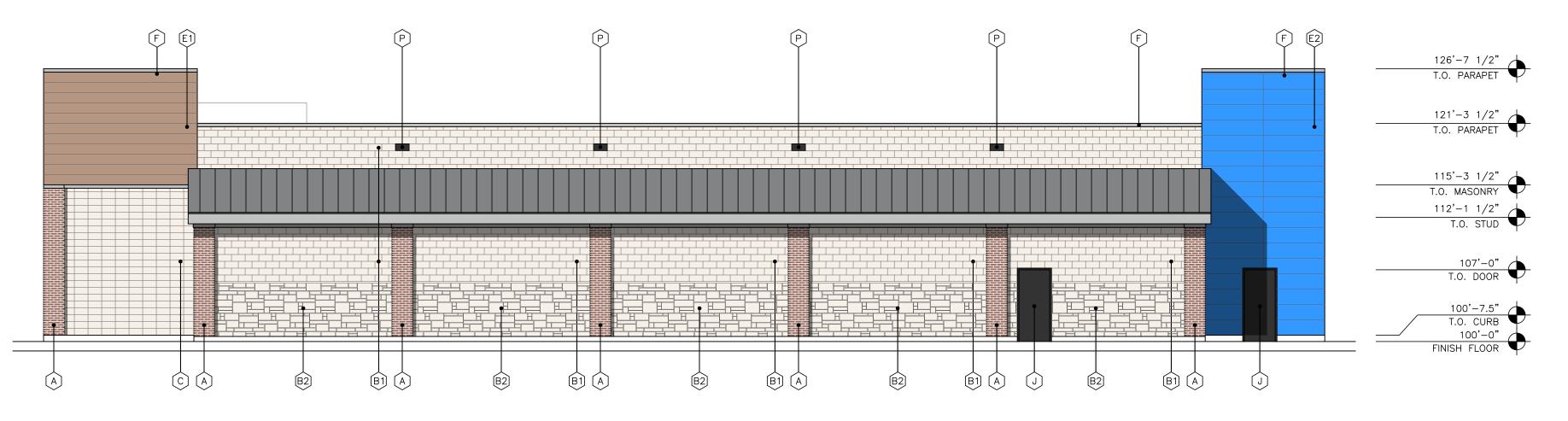
CARWASH CANOPY **ELEVATIONS**

JUNE 2025

PROJECT NO:

CHECKED BY:

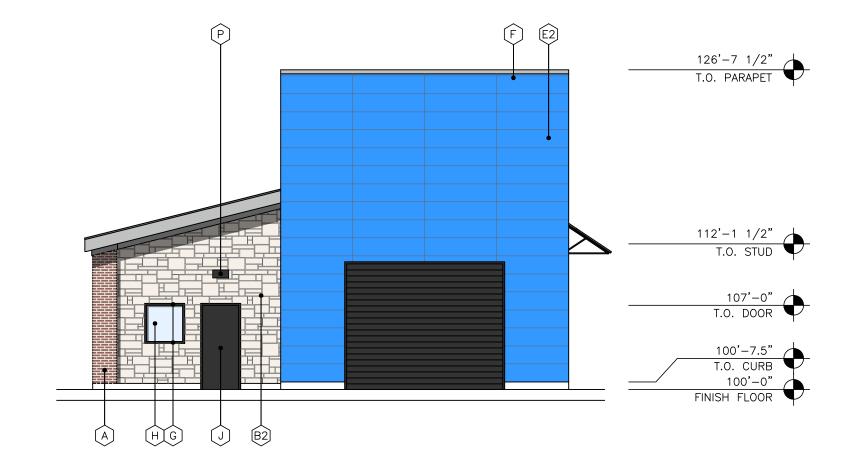
CHECK-IN CANOPY FRONT ELEVATION - (TYPICAL)



BURNISHED CMU - 1,124.8 S.F. - 49.4% STONE - 487.2 S.F. - 21.6% BRICK - 130.7 S.F. - 5.7% (MASONRY) - COMPOSITE SIDING - 433.0 S.F. - 23.3% TOTAL - 2,265.7 S.F. - 100%

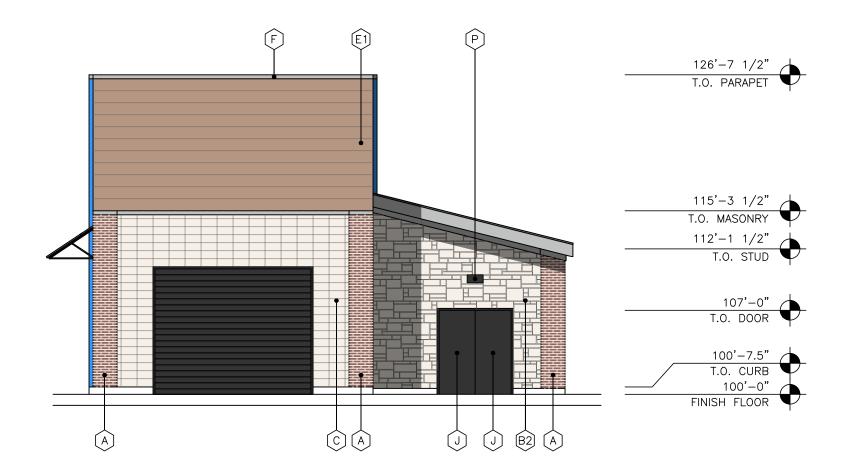
BACK ELEVATION - WEST

SCALE: 1/8" = 1'-0"



BURNISHED CMU - 0.0 S.F. - 0.0% STONE - 141.3 S.F. - 21.6% BRICK - 21.8 S.F. - 3.5% (MASONRY) - COMPOSITE SIDING - 490.7 S.F. - 74.9% TOTAL - 653.8 S.F. - 100%

3 LEFT SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

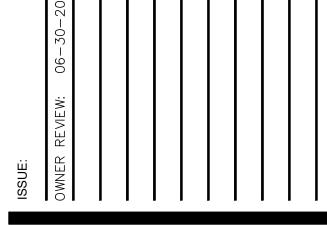


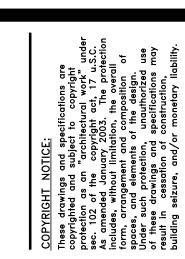
BURNISHED CMU - 143.8 S.F. - 23.3% STONE - 137.3 S.F. - 22.2% BRICK - 79.2 S.F. - 12.8% COMPOSITE SIDING - 256.7 S.F. - 41.7% TOTAL - 617.0 S.F. - 100%

2 RIGHT SIDE ELEVATION - NORTH SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A BRICK VENEER: ACME, COLOR BOURBON STREET
- BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- B2 NATURAL STONE
- © BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- D STONE CAP: FEATHERLITE, COLOR LIMESTONE
- E1 COMPOSITE SIDING: NICHIHA, COLOR CEDAR
- COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR CUSTOM BLUE
- F PREFINISHED METAL COPING COLOR SILVER
- G STOREFRONT WINDOW FRAMES, COLOR BLACK
- H GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR BLACK
- K METAL RAILING, COLOR BLACK
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR MED. GREY
- M METAL CANOPY
- N STEEL COLUMN, COLOR BLACK
- P DECOR WALL PACKS BLACK
- Q ACCENT LIGHT FIXTURE BLACK





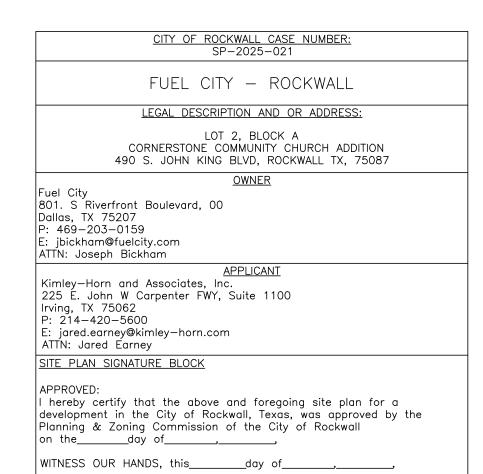
NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087





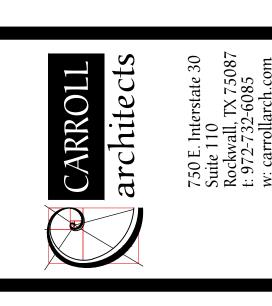
BURNISHED CMU - 1,215.3 S.F. - 53.0% STONE - 487.8 S.F. - 21.2% BRICK - 154.6 S.F. - 6.7% (MASONRY) - COMPOSITE SIDING - 433.0 S.F. - 19.1% TOTAL - 2,290.7 S.F. - 100%

1 FRONT ELEVATION - EAST SCALE: 1/8" = 1'-0"



Planning & Zoning Commission, Chairman

Director of Planning and Zoning



EXTERIOR ELEVATIONS

DATE: SHEET NO:

JUNE 2025

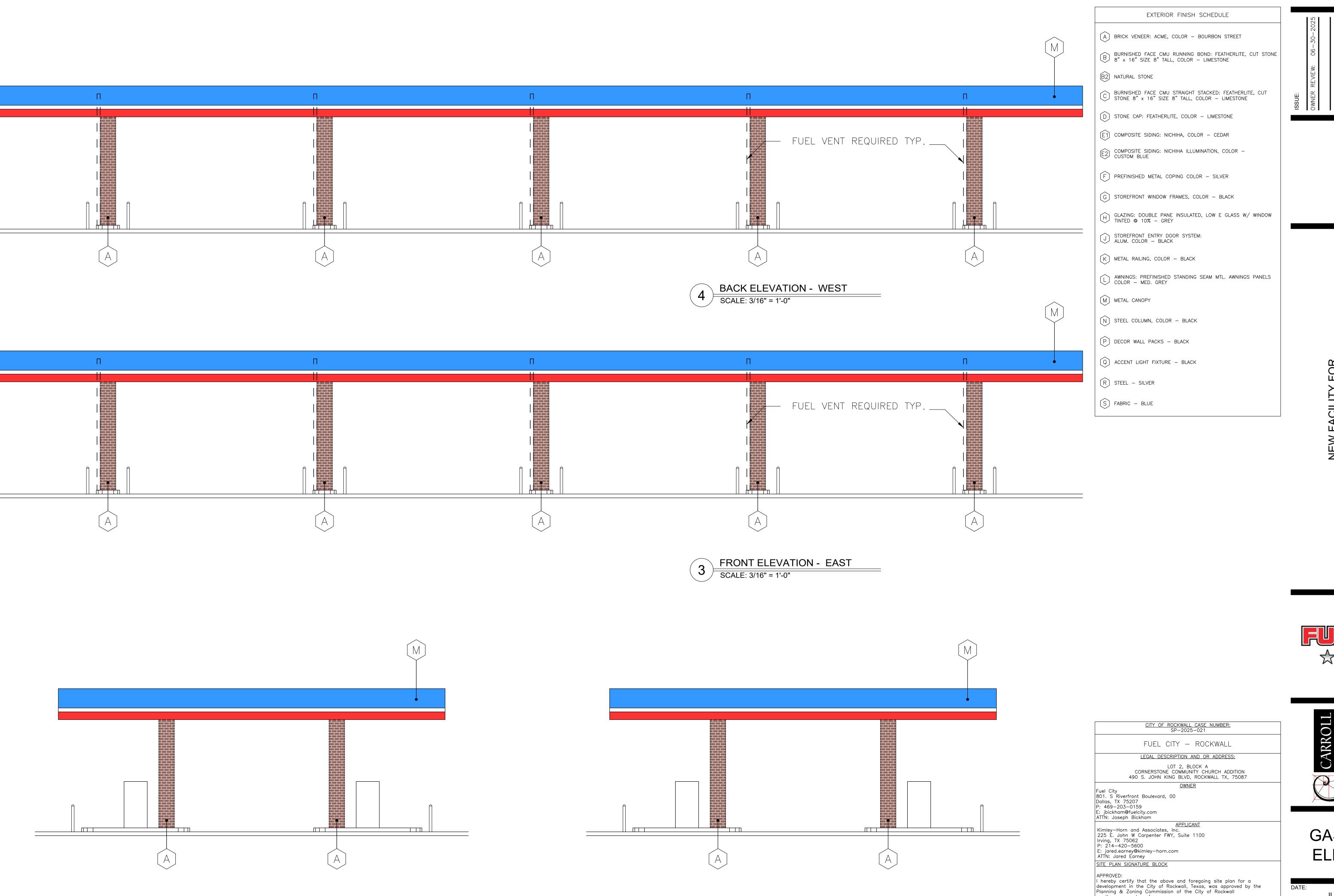
PROJECT NO:

2024074

DRAWN BY:

GL

CHECKED BY:



RIGHT SIDE ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

Blvd 5087 John King l all. Texas 7

GAS CANOPY **ELEVATIONS**

JUNE 2025

PROJECT NO:

Planning & Zoning Commission, Chairman

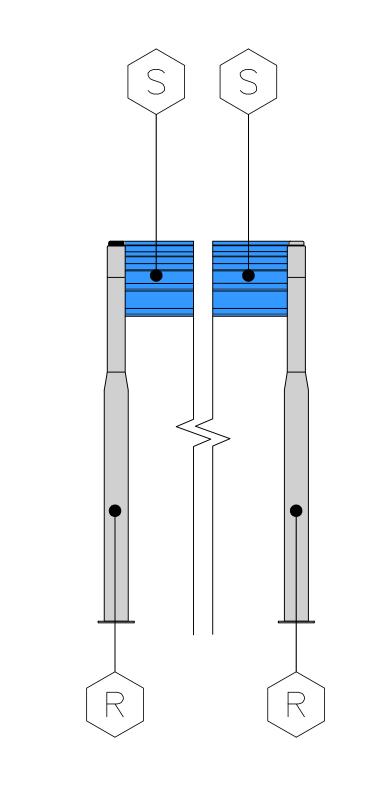
on the____day of_____,

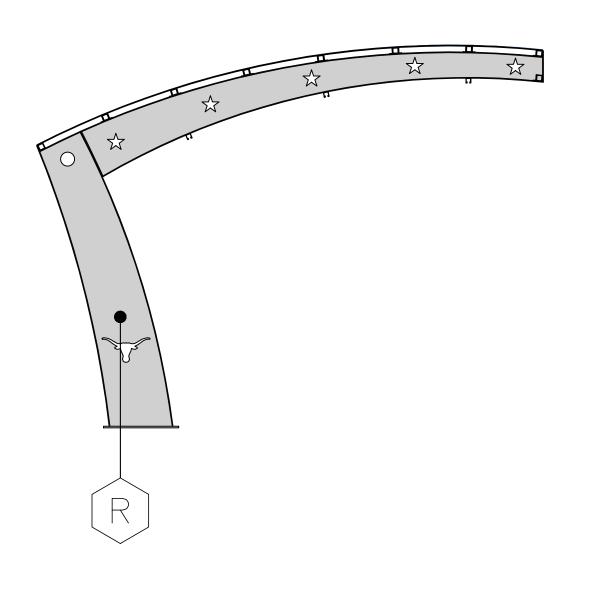
Director of Planning and Zoning

WITNESS OUR HANDS, this_____

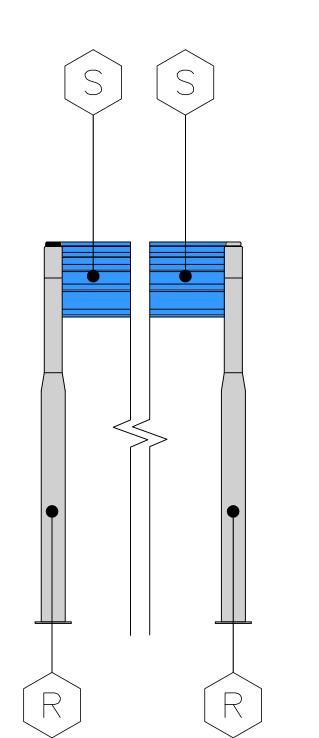
CHECKED BY:

RIGHT SIDE ELEVATION - NORTH SCALE: 3/16" = 1'-0"



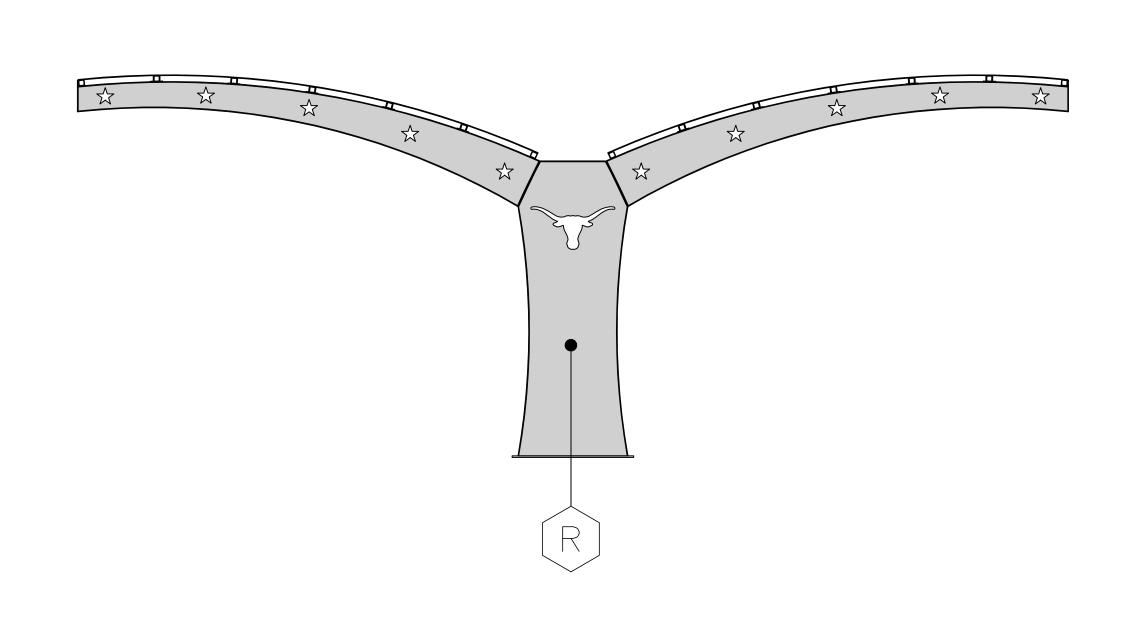


3 FRONT ELEVATION - (TYPICAL SINGLE)
SCALE: 3/8" = 1'-0"



SIDE ELEVATION - (TYPICAL SINGLE)

SCALE: 3/8" = 1'-0"



SIDE ELEVATION - (TYPICAL DOUBLE)

SCALE: 3/8" = 1'-0"

1 FRONT ELEVATION - (TYPICAL DOUBLE)

SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR BOURBON STREET
- BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- B2 NATURAL STONE
- BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- D STONE CAP: FEATHERLITE, COLOR LIMESTONE
- (E1) COMPOSITE SIDING: NICHIHA, COLOR CEDAR
- © COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR CUSTOM BLUE
- F PREFINISHED METAL COPING COLOR SILVER
- G STOREFRONT WINDOW FRAMES, COLOR BLACK
- GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR BLACK
- K METAL RAILING, COLOR BLACK
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR MED. GREY
- M METAL CANOPY
- N STEEL COLUMN, COLOR BLACK
- P DECOR WALL PACKS BLACK
- Q ACCENT LIGHT FIXTURE BLACK
- R STEEL SILVER
- S FABRIC BLUE

ISSUE:

OWNER REVIEW: 06–30–20;

of the state of the stat

FUEL CITY
190 S. John King Blvd
ockwall, Texas 75087



CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY — ROCKWALL	
LEGAL DESCRIPTION AND OR ADDRESS:	
LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER City . S Riverfront Boulevard, 00 as, TX 75207 169—203—0159 bickham@fuelcity.com N: Joseph Bickham	
APPLICANT Aley—Horn and Associates, Inc. E. John W Carpenter FWY, Suite 1100 Ang, TX 75062 214—420—5600 Jared.earney@kimley—horn.com N: Jared Earney	
PLAN SIGNATURE BLOCK	
ROVED: ereby certify that the above and foregoing site plan for a elopment in the City of Rockwall, Texas, was approved by the mining & Zoning Commission of the City of Rockwall the day of	D

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



DATE: SHEET NO:

JUNE 2025

PROJECT NO:

2024074

DRAWN BY:

GI

A501



BURNISHED CMU STONE **BRICK**

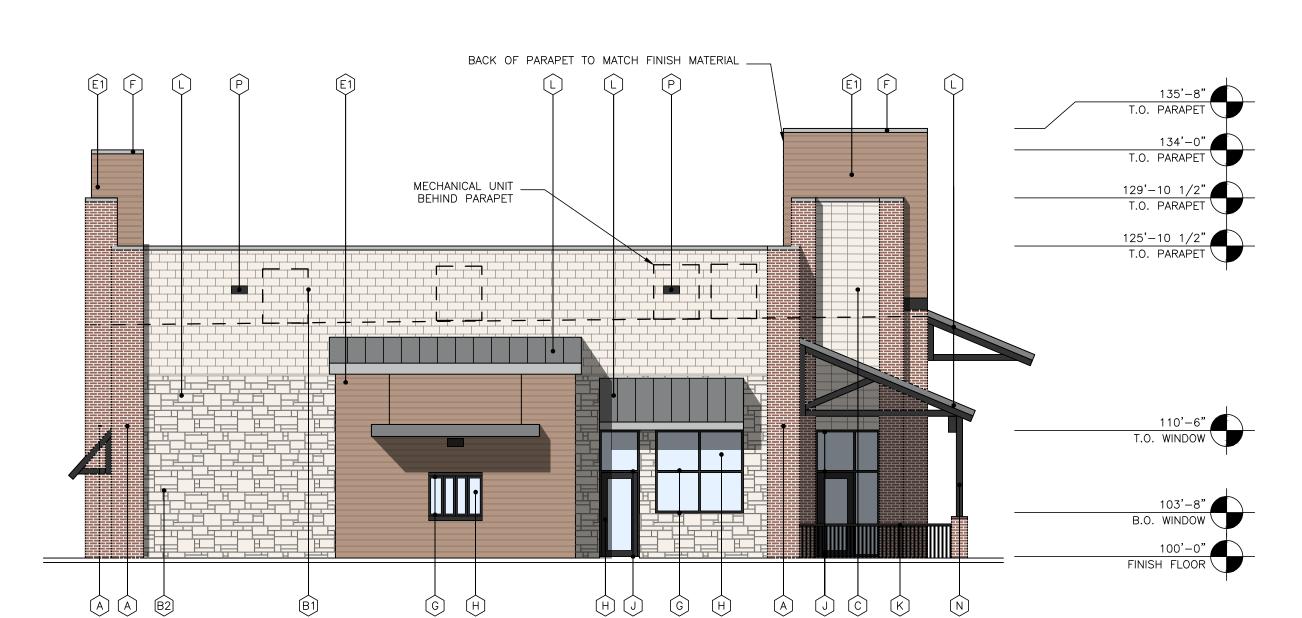
- BACK OF PARAPET TO MATCH FINISH MATERIAL

- 1,382.5 S.F. - 38.5% - 602.3 S.F. - 410.4 S.F. (MASONRY) - COMPOSITE SIDING - 949.1 S.F. - 28.4% - 3,344.3 S.F. - 100%

- 20.8% - 12.3%

BACK ELEVATION - WEST

SCALE: 1/8" = 1'-0"



- 540.0 S.F. - 33.5%

- 343.1 S.F. - 21.3%

- 326.9 S.F. - 20.3%

- 1,612.0 S.F. - 100%

BURNISHED CMU

(MASONRY) - COMPOSITE SIDING - 402.0 S.F. - 24.9%

STONE

BRICK

TOTAL

LEFT SIDE ELEVATION - SOUTH SCALE: 1/8" = 1'-0"



BURNISHED CMU STONE **BRICK** (MASONRY) - COMPOSITE SIDING - 433.8 S.F. - 25.6% **TOTAL**

- 538.7 S.F. - 31.5% - 419.4 S.F. - 23.9% - 326.9 S.F. - 19.0% - 1,718.8 S.F. - 100%

RIGHT SIDE ELEVATION - NORTH SCALE: 1/8" = 1'-0"



BURNISHED CMU **BRICK**

- 769.2 S.F. - 31.5% - 465.7 S.F. - 20.0% - 626.4 S.F. - 25.7% (MASONRY) - COMPOSITE SIDING - 576.7 S.F. - 22.8% TOTAL - 2,438.0 S.F. - 100%

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - EAST

EXTERIOR FINISH SCHEDULE

- A BRICK VENEER: ACME, COLOR BOURBON STREET
- BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- B2 NATURAL STONE
- BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- D STONE CAP: FEATHERLITE, COLOR LIMESTONE
- [E1] COMPOSITE SIDING: NICHIHA, COLOR CEDAR
- © COMPOSITE SIDING: NICHIHA ILLUMINATION, COLOR CUSTOM BLUE
- F PREFINISHED METAL COPING COLOR SILVER
- G STOREFRONT WINDOW FRAMES, COLOR BLACK
- GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
- (K) METAL RAILING, COLOR BLACK
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR MED. GREY

CITY OF ROCKWALL CASE NUMBER: SP-2025-021

FUEL CITY - ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

E: jbickham@fuelcity.com ATTN: Joseph Bickham

ATTN: Jared Éarney

E: jared.earney@kimley-horn.com

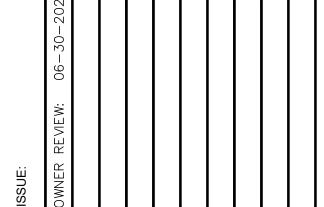
on the_____,____,

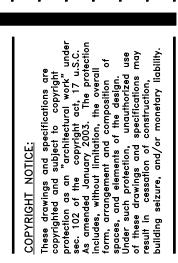
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN SIGNATURE BLOCK

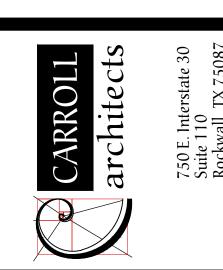
- (M) METAL CANOPY
- N STEEL COLUMN, COLOR BLACK
- (P) DECOR WALL PACKS BLACK
- Q ACCENT LIGHT FIXTURE BLACK
- (R) STEEL SILVER
- S FABRIC BLUE





. John King Blvd all, Texas 75087



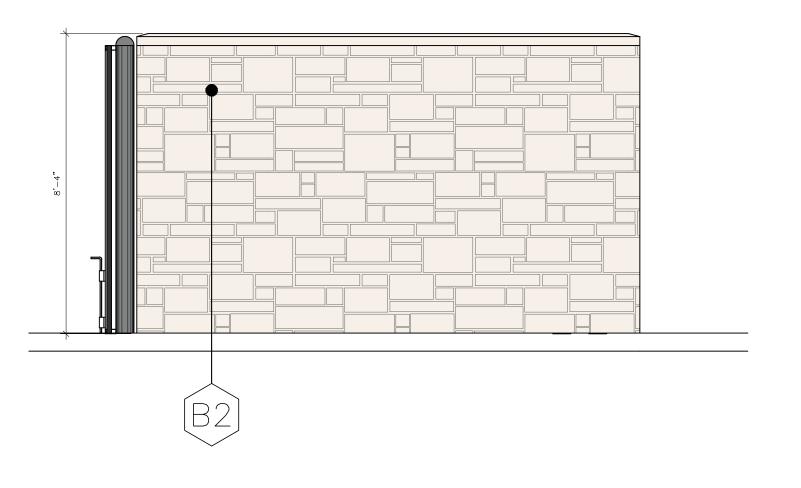


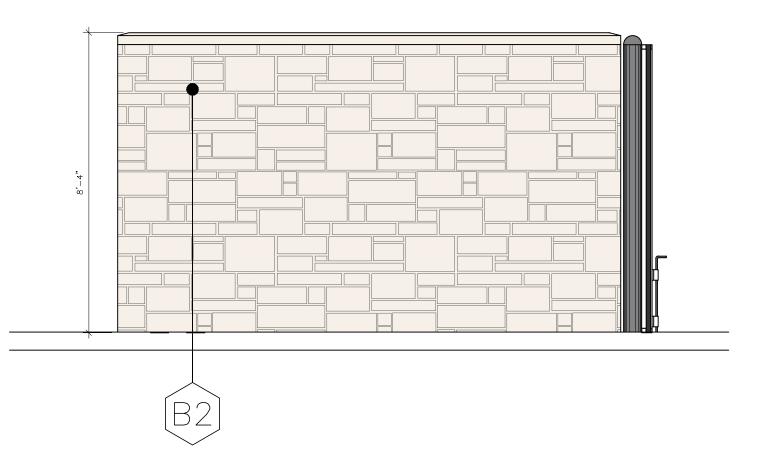
EXTERIOR ELEVATIONS

DATE: **JUNE 2025** PROJECT NO: DRAWN BY:

CHECKED BY:

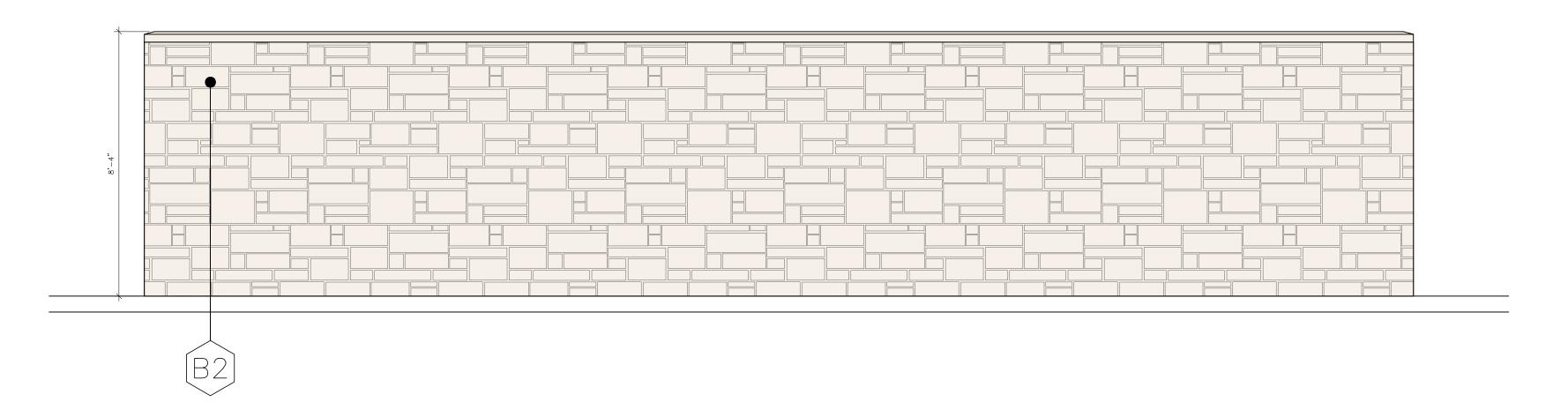
SHEET NO:



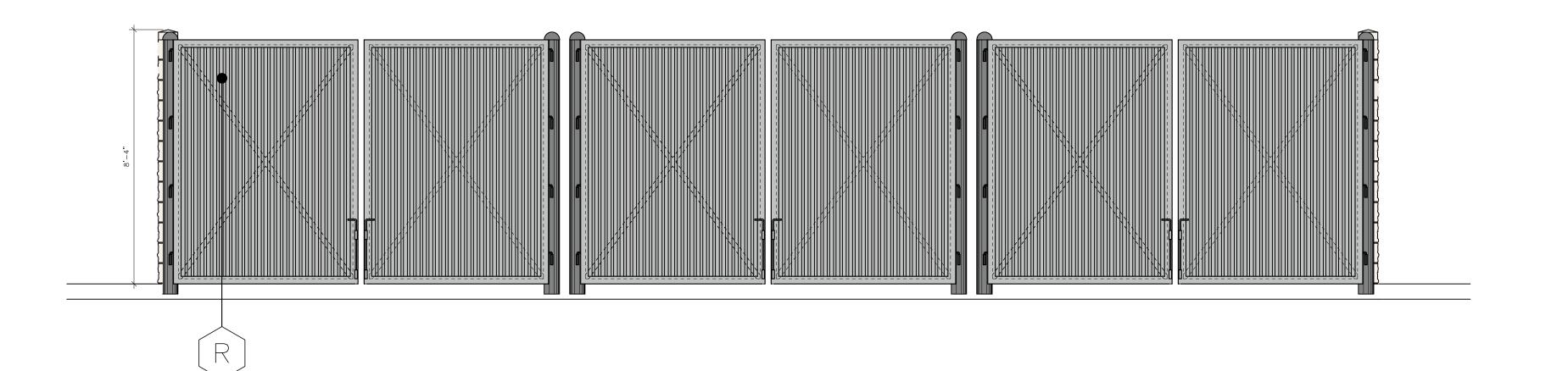


RIGHT SIDE ELEVATION - NORTH SCALE: 3/8" = 1'-0"

RIGHT SIDE ELEVATION - SOUTH SCALE: 3/8" = 1'-0"



BACK ELEVATION - WEST



FRONT ELEVATION - EAST SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- (A) BRICK VENEER: ACME, COLOR BOURBON STREET
- B BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
- B2 NATURAL STONE
- BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR LIMESTONE
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- STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR BLACK
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- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR MED. GREY

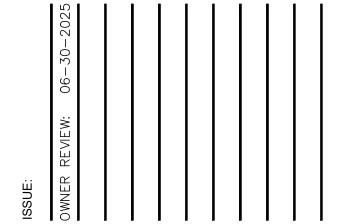
on the____day of_____,

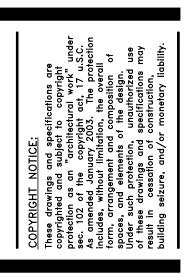
Planning & Zoning Commission, Chairman

WITNESS OUR HANDS, this_____

Director of Planning and Zoning

- M METAL CANOPY
- (N) STEEL COLUMN, COLOR BLACK
- P DECOR WALL PACKS BLACK
- (Q) ACCENT LIGHT FIXTURE BLACK
- R STEEL SILVER
- S FABRIC BLUE





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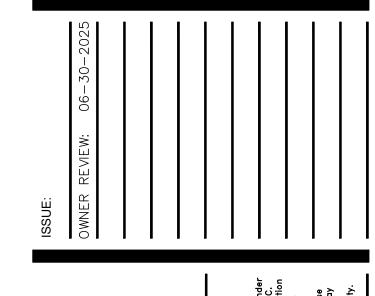


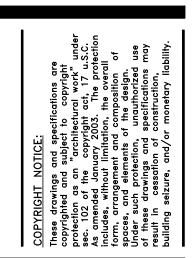
CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY — ROCKWALL	
LEGAL DESCRIPTION AND OR ADDRESS:	
LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jbickham@fuelcity.com ATTN: Joseph Bickham	
APPLICANT Kimley—Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214—420—5600 E: jared.earney@kimley—horn.com ATTN: Jared Earney	
SITE PLAN SIGNATURE BLOCK	•
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall	DATE:

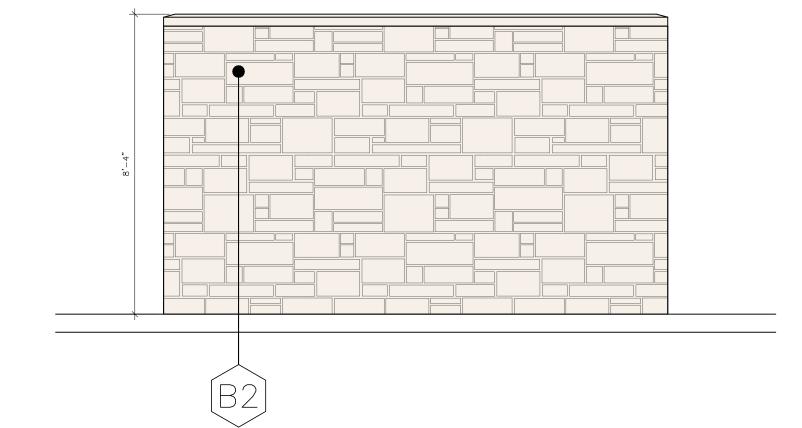


JUNE 2025 PROJECT NO:

CHECKED BY:

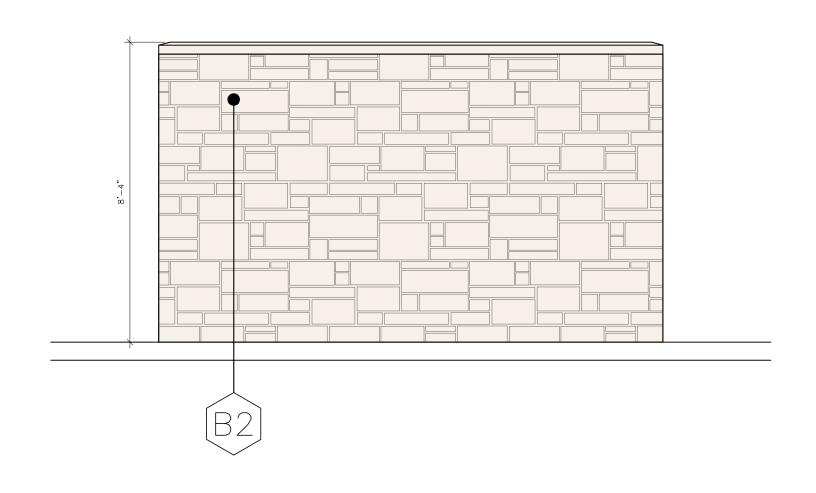






SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



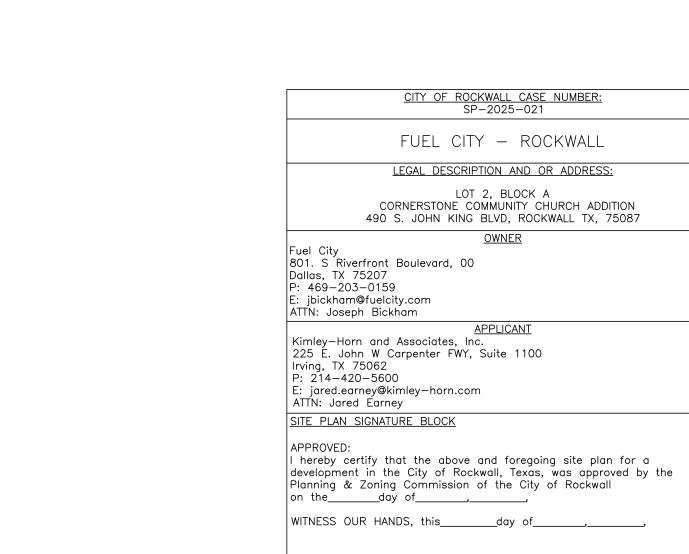
NORTH ELEVATION

SCALE: 3/8" = 1'-0"



490 S. John King Blvd Rockwall, Texas 75087

NEW FACILITY FOR FUEL CITY



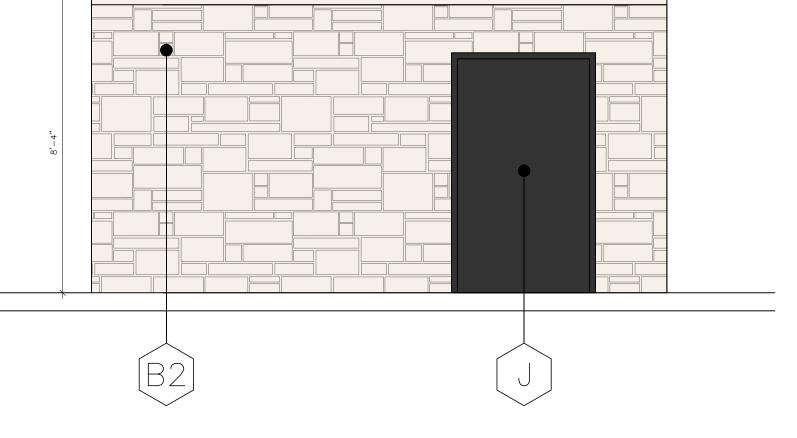
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

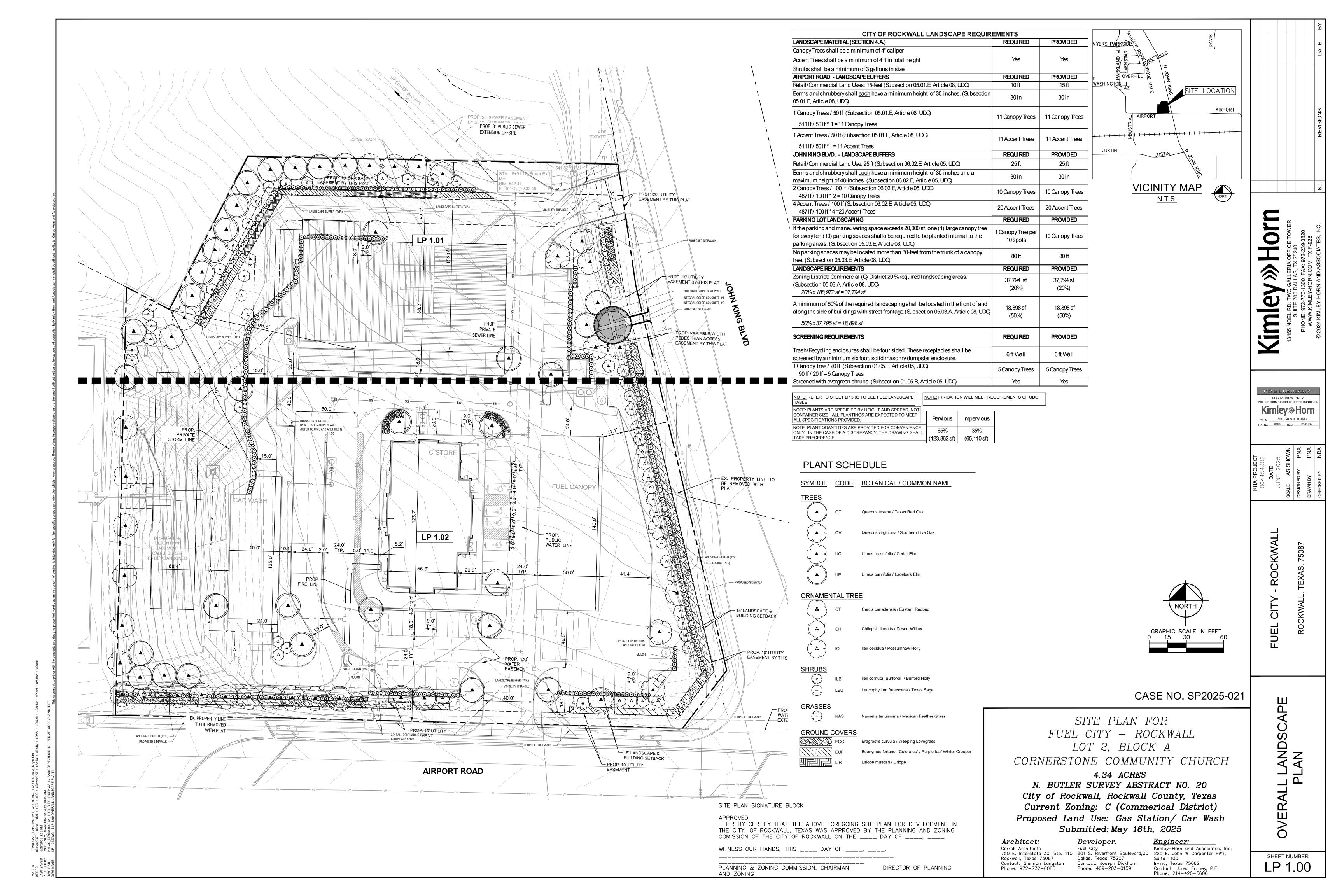


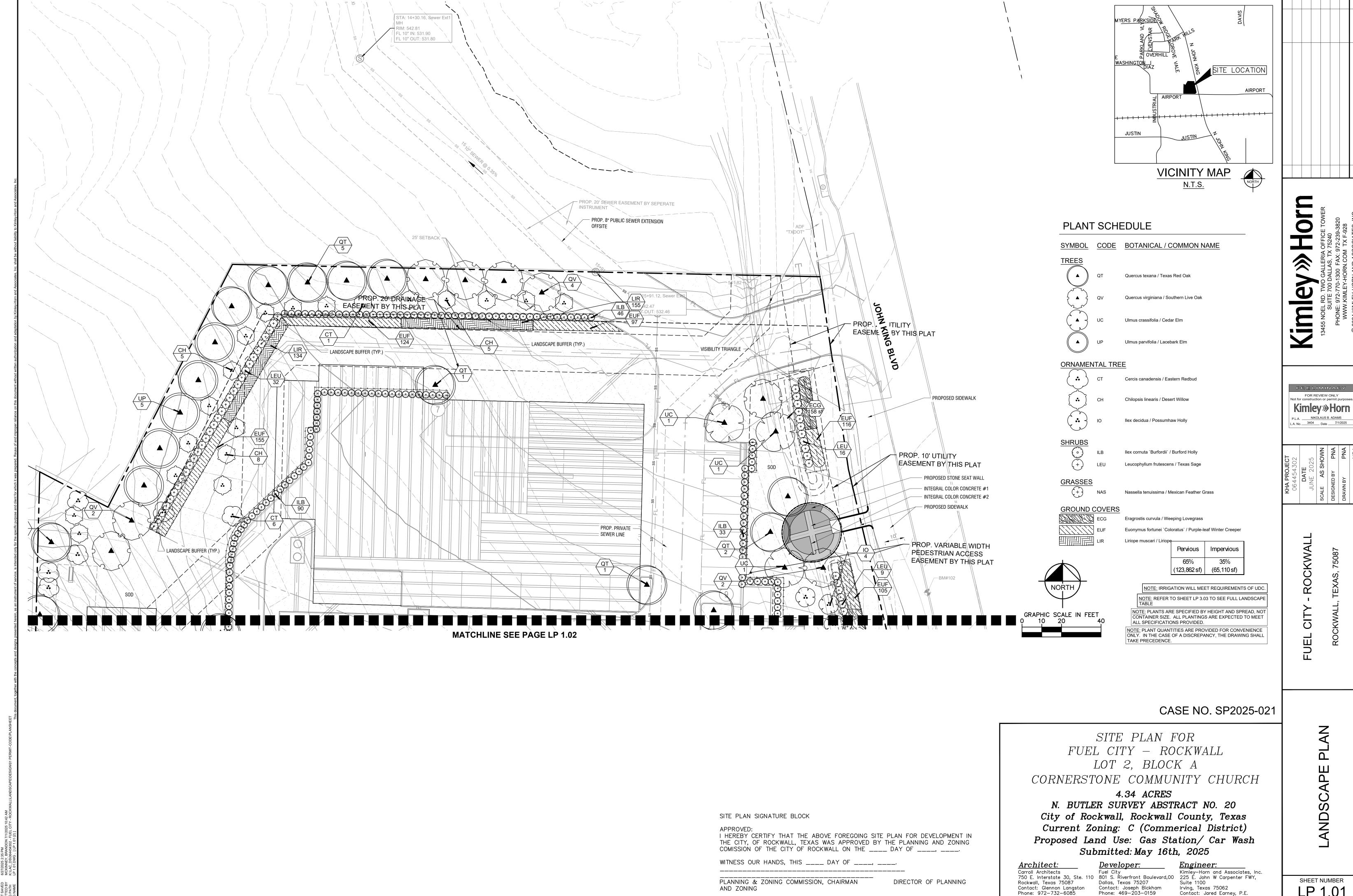
CHECKED BY:

EAST ELEVATION



WEST ELEVATION

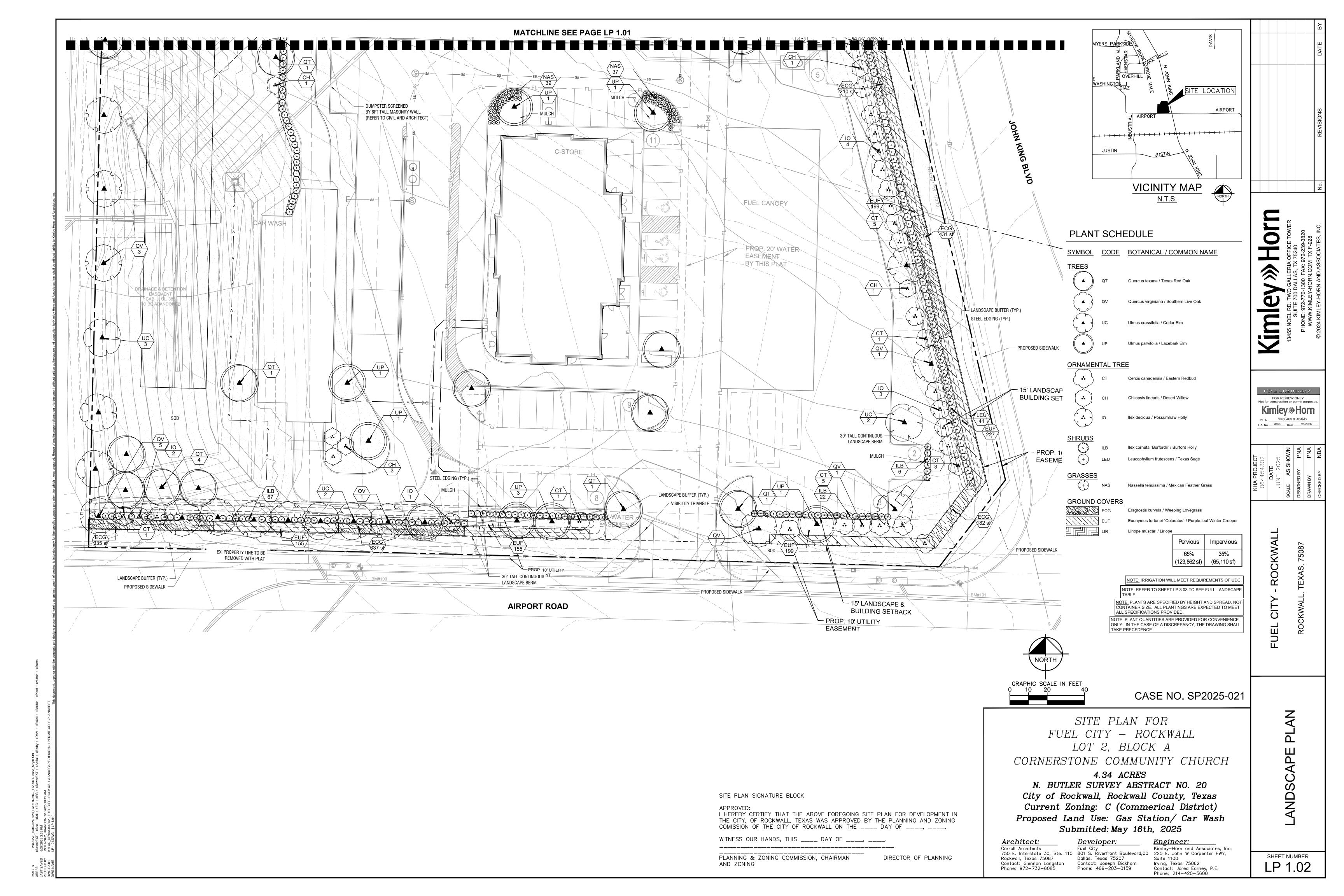


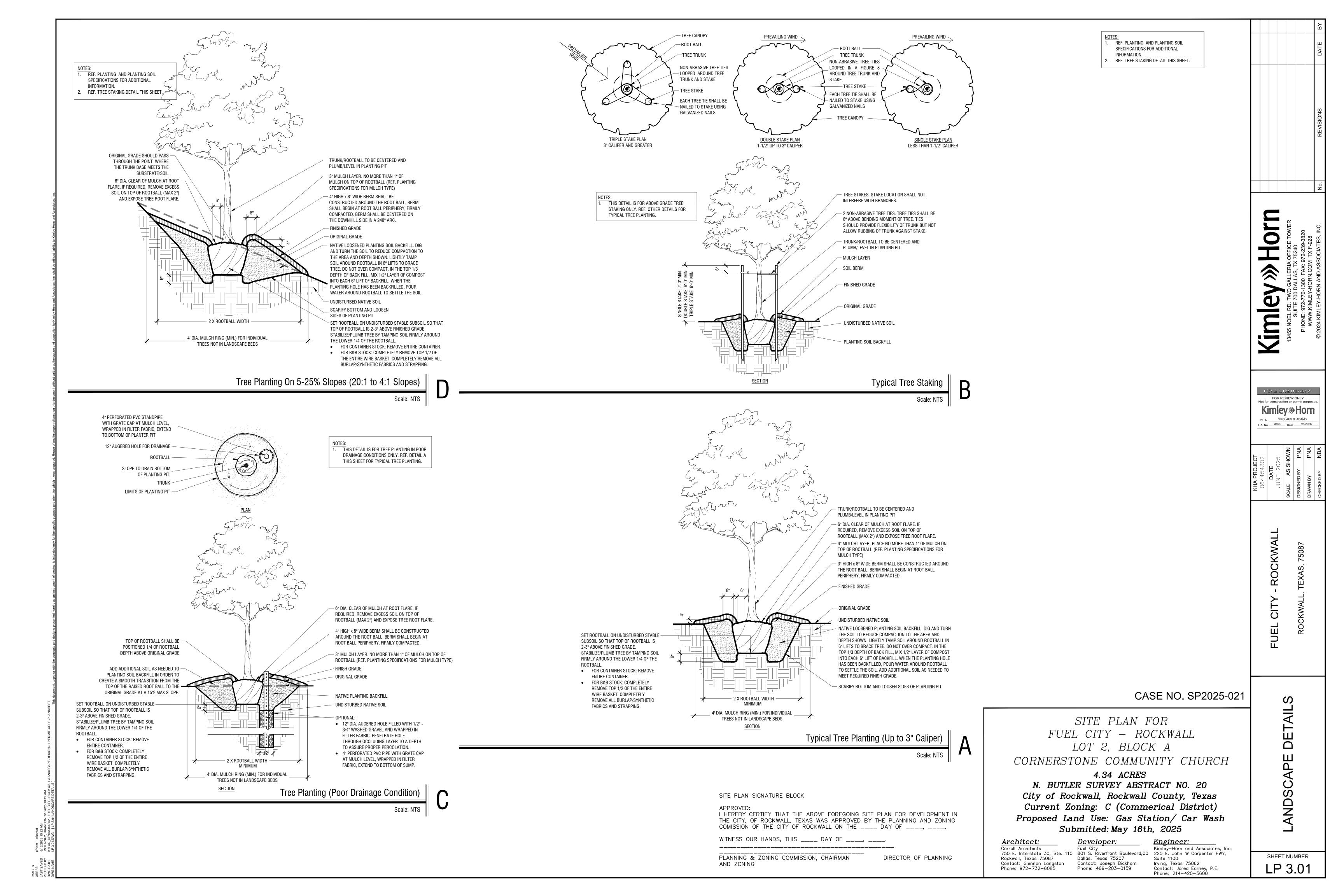


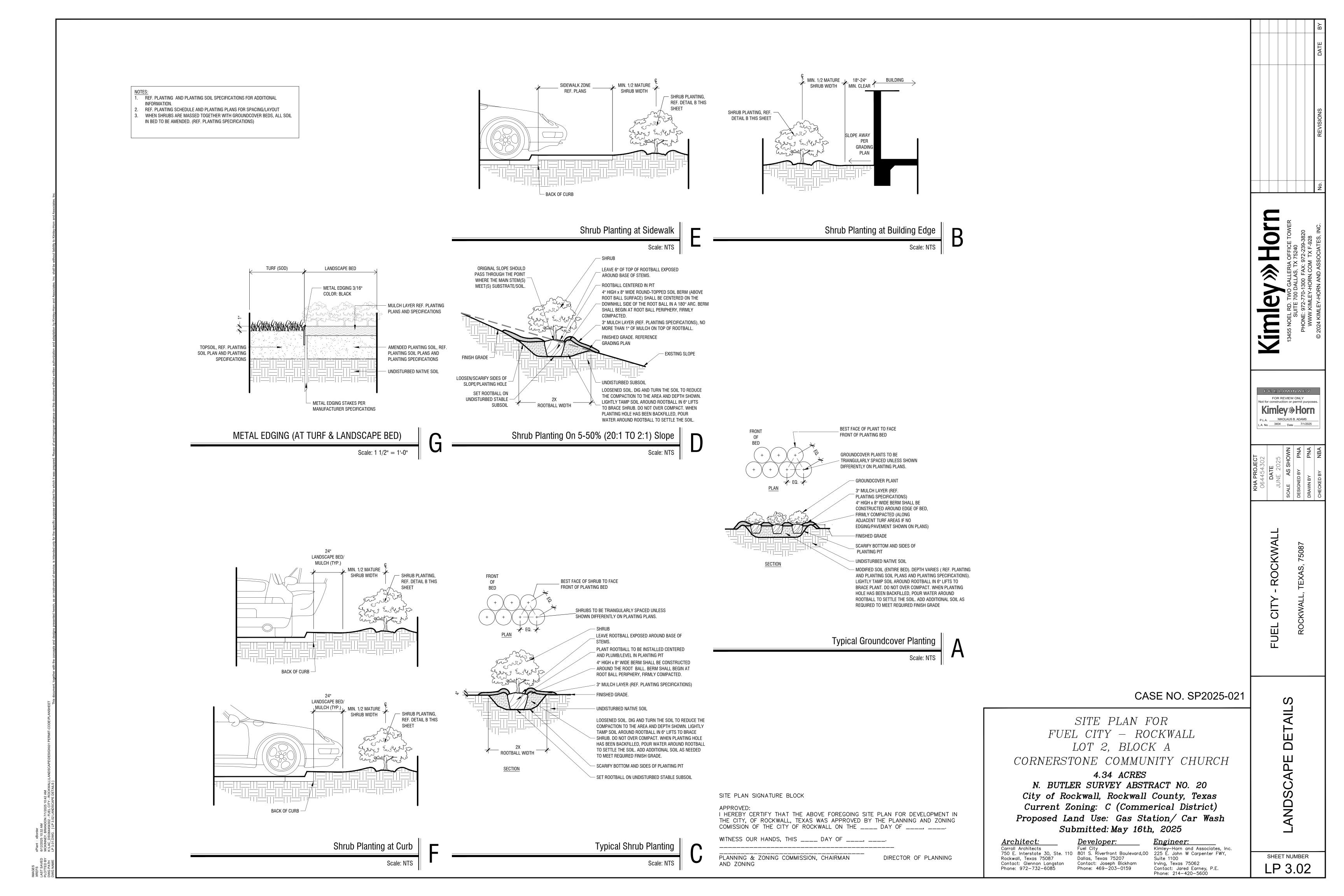
LP 1.01

Contact: Jared Earney, P.E. Phone: 214—420—5600

Phone: 469-203-0159







ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED. 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE

REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER. C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT. STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER ÀND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF

TOPSOIL ONE (1) CUBIC YARD

PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS NOMENCI ATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG. SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED. THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE AND VARIETY: SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OF ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL

- 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD,
- STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURE AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO
- 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSH
- 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE
- 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE
- 8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW. a. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS: FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO

BACK TO NATURE COTTON BURR COMPOST OR APPROVED FOLIVALENT

- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
- 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE. 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
- 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PÁVING OR AS SHOWN ON GRADING PLAN.

SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL

SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS HOSES SPRINKLERS ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO

I. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE

FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14

3. SOD - 8-8-8 FERTILIZER IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED VITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE. THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY

O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH. HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING

5 GENERAL COMPLY WITH APPLICABLE FEDERAL STATE COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE

METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE

PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS. UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FULL HOSE STREAM ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO

ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED. 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES

WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

TWO (2) TABLETS PER 1 GAL. PLANT

RECOMMENDED BY THE MANUFACTURER.

IRRIGATION ITEMS AND PLANTS.

THREE (3) TABLETS PER 3 GAL. PLANT - FOUR (4) TABLETS PER 10 GAL. PLAN - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING

11 FILL HOLF WITH SOIL MIXTURE MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS FILL HOLF WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS

SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS

SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL. AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE. B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND

C SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF IN THE OPINION. OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE

STANDARDS FOR LAWN TURF.

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OF APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER, AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS LINTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY O WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP LIPON COMPLETION OF ALL PLANTING WORK AND REFORE FINAL ACCEPTANCE. THE CONTRACTOR SHALL

REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALI BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING ULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GU SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABLITY BY THE LANDSCAPE ARCHITECT OR OWNER MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR

EAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE

LANDSCAPE ARCHITECT OR OWNER. 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED

UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER. 4 IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE ERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD

OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE. X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QT	23	Quercus texana / Texas Red Oak	4" cal, 12`-14` ht, 5`-6` spr	Full, Straight, Single Lead
	QV	20	Quercus virginiana / Southern Live Oak	4" cal, 12`-14` ht, 5`-6` spr	Full, Straight, Single Lead
	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 12`-14` ht, 5`-6` spr	Full, Straight, Single Lead
A	UP	13	Ulmus parvifolia / Lacebark Elm	4" cal, 12`-14` ht, 5`-6` spr	Full, Straight, Single Lead
ORNAMEN	ITAL TRE	<u>E</u>			
	СТ	23	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	СН	24	Chilopsis linearis / Desert Willow	8` ht, 6` spr	Full, Multi-Trunk
	Ю	14	Ilex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
	ILB	264	Ilex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 5 GAL.
(+)	LEU	111	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 48" oc	Full, 5 GAL.
GRASSES					
+	NAS	76	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full
GROUND (COVERS				
	ECG	1,741 sf	Eragrostis curvula / Weeping Lovegrass	18" ht, 36" oc	Full
	EUF	1,447	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	289	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
NOTE: PLAN	Γ QUANTITIES	S ARE PROV	/IDED FOR CONVENIENCE		

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

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

ANY REVISION TO THIS PLAN WILL REQUIRE CITY OF FRISCO APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN

UTILITIES INCURRED BY HIS WORK.

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING
- 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR
- UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.

OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING. 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED
- 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSAR\
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED ANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO MOWING EDGING PRUNING FERTILIZING WATERING WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY
- 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL CCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD
- 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

CASE NO. SP2025-021

SITE PLAN FOR FUEL CITY - ROCKWALL LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH

4.34 ACRES

N. BUTLER SURVEY ABSTRACT NO. 20 City of Rockwall, Rockwall County, Texas Current Zoning: C (Commerical District) Proposed Land Use: Gas Station/ Car Wash Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects	Fuel City	Kimley—Horn and Associates, Inc
750 E. Interstate 30, Ste. 110	801 S. Řiverfront Boulevard,00	225 É. John W Carpenter FWY,
Rockwall, Texas 75087	Dallas, Texas 75207	Suite 1100
Contact: Glennon Langston	Contact: Joseph Bickham	Irving, Texas 75062
Phone: 972-732-6085	Phone: 469-203-0159	Contact: Jared Earney, P.E.
		Phone: 214-420-5600

PRELIMINARY FOR REVIEW ONLY P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 7/1/2025

SHEET NUMBER LP 3.03

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING

COMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ___.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN AND ZONING

DIRECTOR OF PLANNING

SITE LOCATION AIRPORT VICINITY MAP

TREE PRESERVATION LEGEND

EXISTING TREE TO BE REMOVED

SITE PLAN FOR FUEL CITY - ROCKWALL LOT 2, BLOCK A

CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT

HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE

REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE

SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART

RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO

DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE

AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR

OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S

N. BUTLER SURVEY ABSTRACT NO. 20 City of Rockwall, Rockwall County, Texas Current Zoning: C (Commerical District) Proposed Land Use: Gas Station/ Car Wash

> Dallas, Texas 75207 Contact: Joseph Bickham

Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

CASE NO. SP2025-021

CORNERSTONE COMMUNITY CHURCH

4.34 ACRES

Submitted: May 16th, 2025

Architect: Carroll Architects Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085

COMMENCING WORK.

SITE PLAN SIGNATURE BLOCK

AND ZONING

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN

THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

DIRECTOR OF PLANNING

WITNESS OUR HANDS, THIS ____ DAY OF ____, ___.

PLANNING & ZONING COMMISSION, CHAIRMAN

Carroll Architects Fuel City Kimley—Horn and Associates, Inc. 750 E. Interstate 30, Ste. 110 801 S. Riverfront Boulevard,00 225 E. John W Carpenter FWY, Phone: 469-203-0159

SHEET NUMBER TP 1.01

HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

TAG# DBI	BH COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECT OR REMOVE	MITIGATION REQUIRED (IN)	8220 5	5.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8357
1552 6.2		Juniperus virginiana	Healthy (5)	Single	Remove	/ / / / / / / / / / / / / / / / / / /	8221 6	3.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8358
		 ' '	, , ,	<u> </u>		-				<u> </u>	- , ,	-			8359
1553 6.		Juniperus virginiana	Healthy (5)	Single	Remove		8222 24		eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove		
1554 13.1		Juniperus virginiana	Healthy (5)	Multi	Remove	4		5.5	American elm	Ulmus americana	Healthy (5)	Single	Remove	5.5"	8360
1555 8.8	.8 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8224 24	4.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		8361
1556 6. ⁻	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8225 12	2.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8362
1557 8.3	.7 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove		8226 10	0.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8363
1558 4.5		Juniperus virginiana	Healthy (5)	Single	Remove		8227 5		eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	1	8364
		<u> </u>	• ` ′											+	8365
1559 7.0		Juniperus virginiana	Healthy (5)	Single	Remove			9.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		
1560 10.6	.6 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		8229 6	3.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8366
1561 6.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8230 5	5.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8367
1562 6.°	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8231 11	1.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8368
1563 6.2	.2 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			1.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	1	8369
		, , <u>, , , , , , , , , , , , , , , , , </u>		_		4				, ,				 	8370
1564 12.4		Juniperus virginiana	Healthy (5)	Multi	Remove	4	8233 6		eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8371
1565 5.	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8234 10	0.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	
1566 4.	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8235 12	2.0	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8372
1567 6.0	.0 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8236 7	7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8373
1568 6.2	.2 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			5.2	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8374
1569 5.1		Juniperus virginiana	Healthy (5)	Single	Remove		—	5.8	American elm	+			Remove	+	8375
		<u> </u>								Ulmus americana	Healthy (5)	Single			8376
	.2 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove			5.0	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8377
1571 6.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8240 4	4.0	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8378
일 1572 5.9	.9 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8241 9	9.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	
ਝੂੰ 1573 8.4	.4 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8242 4	1.3	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8379
1574 6.7	.7 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		8243 22	7	eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove	1	8380
1575 7.	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			7.4						7	8381
F		· · ·	• ` '				8244 7	1.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8382
후 1576 5.4		Juniperus virginiana	Healthy (5)	Single	Remove		8245 14	4.3	American elm	Ulmus americana	Healthy (5)	Forked	Remove	14.3	8383
1577 9.9	.9 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove		8246 9	9.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8384
² ≥ 1578 14.4	.4 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove		8247 7	7.4	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8385
1579 7.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		8248 6	3.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	4	
1580 5.8	.8 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		—	5.4	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	<u> </u>	8386
1581 6.4	.4 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove				<u> </u>		• , ,			0	8387
		<u> </u>	• ` ′	-				5.0	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8388
1582 10.0		Juniperus virginiana	Healthy (5)	Forked	Remove			5.3	American elm	Ulmus americana	Healthy (5)	Single	Remove	5.3	8389
1583 6.5		Juniperus virginiana	Healthy (5)	Single	Remove			5.2	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8390
ğ — — — — — — — — — — — — — — — — — — —	.2 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	4	8253 4	4.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8391
1585 5.4	.4 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8254 4	1.4	hackberry	Celtis laevigata	Healthy (5)	Forked	Remove	0	8392
1586 4.5	.5 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove	4		5.2	hackberry	Celtis laevigata	Healthy (5)	Multi	Remove	0	8393
1595 8.6	.6 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8256 11	1.8	hackberry	Celtis laevigata	Healthy (5)	Multi	Remove	0	
1596 6.4		Juniperus virginiana	Healthy (5)	Single	Remove	 								<u> </u>	8394
		<u> </u>	• ` '	<u> </u>				3.8	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8395
1597 5.7		Juniperus virginiana	Healthy (5)	Single	Remove		8258 6	5.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8396
1598 11.2		Juniperus virginiana	Healthy (5)	Multi	Remove			5.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8397
1599 7.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove	4	8260 5	5.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8398
<u>§</u> 1600 6.8	.8 eastern redcedar	Juniperus virginiana	Healthy (5)	Multi	Remove		8261 9	9.8	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8399
1601 5.0	.0 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	—	9.5	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8400
antho			602-7900 were n	<u> </u>	1 5	· ·			•					0	0400
7901 9.3	.3 eastern redcedar				Remove		8263 4		eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		
₹		Juniperus virginiana	Healthy (5)	Single				3.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8451
7902 6.0		Juniperus virginiana	Healthy (5)	Single	Remove		8265 6	3.1	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8452
fg 7903 7.1	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8266 5	5.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8453
통 7904 6.4	.4 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8267 6	3.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8454
· 7905 10.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8268 7	7.5	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8455
7906 14.	.7 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove			5.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8456
or and or an			• ` ′											0	8457
7907 8.5		Juniperus virginiana	Healthy (5)	Single	Remove			3.2	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	l
ğ 7908 14.3	.3 eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	4		3.3	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8458
를 7909 6. ⁻	.1 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8272 8	3.6	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	8459
7910 7.9	.9 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	8273 5	5.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8460
7911 8.T	.7 eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		8274 17	7.2	ب سمادات ما	Celtis laevigata	Healthy (5)	Single	Remove	0	Kimley-Ho
							02/7 1/	· ·	hackberry	1 22.1.2.1.3.1.3.1.3		1 09.0			
Ψ.	.7 eastern redcedar	Juniperus virginiana					8275 10		hackberry		Healthy (5)		Remove	0	
7912 5.		Juniperus virginiana Juniperus virginiana	Healthy (5)	Single	Remove		8275 10	0.2	hackberry	Celtis laevigata	Healthy (5)	Single	Remove Remove	0	
7912 5.7 7913 16.6	.6 eastern redcedar	Juniperus virginiana	Healthy (5) Healthy (5)	Single Multi	Remove Remove		8275 10 8276 13	0.2 3.8	hackberry hackberry	Celtis laevigata Celtis laevigata	Healthy (5)	Single Forked	Remove	0	
7912 5.7 7913 16.6 7914 8.8	.6 eastern redcedar	Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5)	Single Multi Forked	Remove Remove Remove		8275 10 8276 13 8277 7	0.2 3.8 7.8	hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove Remove	0	
7912 5.7 7913 16.6 7914 8.8 7915 6.7	eastern redcedareastern redcedareastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Multi Forked Single	Remove Remove Remove		8275 10 8276 13 8277 7 8278 5	0.2 3.8	hackberry hackberry eastern redcedar eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single	Remove Remove Remove	0 0	
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.3	eastern redcedar eastern redcedar redcedar eastern redcedar eastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Multi Forked Single Single	Remove Remove Remove Remove Remove		8275 10 8276 13 8277 7 8278 5 8279 5	7.8 5.9	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single Single	Remove Remove Remove		
7912 5.7 7913 16.6 7914 8.8 7915 6.7	eastern redcedar eastern redcedar redcedar eastern redcedar eastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Multi Forked Single Single Multi	Remove Remove Remove Remove Remove Remove Remove		8275 10 8276 13 8277 7 8278 5 8279 5 8280 4	0.2 3.8 7.8	hackberry hackberry eastern redcedar eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana Celtis laevigata	Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single Single Single	Remove Remove Remove Remove Remove	0 0	
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.3 7917 14.2	eastern redcedar eastern redcedar redcedar eastern redcedar eastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Multi Forked Single Single	Remove Remove Remove Remove Remove		8275 10 8276 13 8277 7 8278 5 8279 5 8280 4	7.8 5.9	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single Single	Remove Remove Remove		
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.3 7917 14.2	eastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi	Remove Remove Remove Remove Remove Remove Remove	4	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5	0.2 3.8 7.8 5.9 5.1	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana Celtis laevigata	Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single Single Single	Remove Remove Remove Remove Remove	0	
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.3 7917 14.2 7918 8.9 7919 7.3	eastern redcedar	Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single	Remove Remove Remove Remove Remove Remove Remove Remove Remove	4	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5	0.2 3.8 7.8 5.9 5.1 4.2 5.1	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana Celtis laevigata Celtis laevigata	Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5) Healthy (5)	Single Forked Single Single Single Single Single Single	Remove Remove Remove Remove Remove Remove Remove	0 0	
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.3 7917 14.2 7918 8.9 7919 7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single Single Single	Remove	4	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.3 4.7	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata	Healthy (5)	Single Forked Single Single Single Single Single Single Single Single Single	Remove	0 0 0	
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7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 7922 10.2 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 8.7 7920 7.6 7921 7.2 7928 7.6 7927 7.4 7928 5.8 7929 8.7 7930 7.6 7931 4.2 7932 7.7 7933 9.8 7934 14.2 7935 8.9 7936 16.8 7937 7.9 7938 5.8 7939 6.7 7938 5.8 7939 6.7 7940 6.8 7940 6.8 7941 8.7 7944 6.9 7944 6.9 7945 6.6 7947 6.7 7948 6.9 7949 8.3 7940 6.8 7947 6.7 7948 6.9 7949 8.3 7940 6.8 7940 6.8 7940 6.8 7941 8.6 7941 8.6 7942 6.0 7943 7.6 7948 6.9 7949 8.3 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 7.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8300 5 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.2 5.2 5.2 6.2 2.6 3.7 4.9 6.8 1.3 7.4 2.4 3.3 2.2 7.9 4.6 7.1 4.0 9.0 4.5 5.5 6.1 6.5 6.3 4.5 5.5 6.3 4.6 4.7 4.6 4.7 4.6 4.7 4.6 4.7 5.5 6.3 4.4 5.5 6.3 4.6 4.7 4.6 5	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVI I HEREB THE CIT' COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 6.8 7921 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 7.6 7929 7.6 7930 7.4 7931 4.2 7931 4.2 7931 7.6 7931 7.6 7931 7.6 7931 7.6 7931 7.6 7932 7.7 7933 9.8 7934 14.2 7935 8.9 7936 16.8 7937 7.9 7938 5.8 7936 16.8 7937 7.9 7938 5.8 7939 6.7 7940 6.8 7941 8.7 7942 6.6 7943 7.4 7944 6.9 7945 6.4 7946 8.9 7947 6.7 7948 6.9 7947 6.7 7948 6.9 7949 8.3 7940 6.8 7940 6.8 7941 8.7 7940 6.8 7941 8.7 7942 6.0 7943 7.4 7944 6.9 7945 6.4 7946 8.9 7947 6.7 7948 6.9 7947 6.7 7948 6.9 7949 8.3 7950 11.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single Single Single Single Single Single Forked Forked Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8300 5 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.3 4.7 2.1 5.2 6.2 2.6 3.7 4.9 3.8 5.2 5.9 5.7 3.0 4.1 3.2 4.6 4.1 3.2 4.6 4.4 3.5 5.3 4.4 3.0 4.1 3.2 4.6 4.1 3.2 4.6 4.1 3.2	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVI I HEREB THE CIT' COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.5 7920 5.9 7921 6.8 7921 10.2 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.2 7928 5.6 7927 7.2 7928 5.6 7930 7.2 7931 4.2 7931 4.2 7932 7.7 7932 7.2 7933 9.8 7930 7.2 7931 4.2 7931 4.2 7932 7.2 7933 9.8 7930 7.2 7931 4.2 7931 4.2 7932 7.2 7933 9.8 7934 14.2 7935 8.9 7936 16.8 7937 7.8 7938 5.8 7939 6.7 7940 6.8 7941 8.8 7940 6.8 7941 8.8 7940 6.8 7941 8.8 7940 6.8 7940 7.8 8200 11.9 8201 7.8 8202 7.8 8203 7.8 8209 4.8 8211 5.8 8212 11.8 8213 4.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4 8309 10	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.2 5.2 5.2 6.2 2.6 3.7 4.9 3.8 1.3 7.4 2.4 3.3 2.2 7.9 4.6 7.1 4.6 7.1 4.0 9.0 4.5 5.7 5.3 4.5 5.3 4.6 4.7 5.2 5.3 4.6 4.7 5.2 5.3 4.4 3.0 4.4 3.3 2.2 4.6 4.7 4.6 4.7 5	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVI I HEREB THE CIT' COMISSIC WITNESS ————— PLANNIN
7912 5.3 7913 16.6 7914 8.8 7915 6.3 7916 6.3 7917 14.3 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 6.8 7922 10.2 7923 12.9 7924 13.9 7925 8.3 7926 7.6 7927 7.4 7928 5.8 7929 8.3 7929 8.3 7930 7.4 7931 4.3 7932 7.7 7933 9.8 7931 4.3 7932 7.7 7933 9.8 7934 14.3 7935 8.9 7936 16.8 7937 7.8 7938 5.8 7939 6.3 7939 6.3 7941 8.7 7942 6.6 7943 7.4 7944 6.9 7944 6.9 7945 6.4 7946 8.8 7947 6.3 7948 6.9 7949 8.3 7940 6.8 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7940 6.8 7941 8.6 7941 8.6 7942 6.6 7943 7.6 7948 6.9 7944 6.9 7945 6.6 7946 8.8 7947 6.6 7948 6.9 7949 8.3 7950 11.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single Single Single Single Single Single Forked Forked Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8300 5 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.2 5.2 5.2 6.2 2.6 3.7 4.9 3.8 1.3 7.4 2.4 3.3 2.2 7.9 4.6 7.1 4.6 7.1 4.0 9.0 4.5 5.7 3.4 5.5 3.1 3.5 5.3 4.4 3.0 4.4 3.3 3.6	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVI I HEREB THE CIT' COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 6.8 7922 10.2 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 8.7 7929 8.7 7930 7.4 7931 4.2 7933 9.8 7930 7.4 7933 9.8 7931 4.2 7933 9.8 7934 14.2 7935 8.9 7936 16.8 7937 7.9 7938 5.8 7939 6.7 7937 7.9 7938 5.8 7939 6.7 7944 6.9 7940 6.8 7941 8.7 7944 6.9 7945 6.4 7946 8.9 7947 6.7 7948 6.9 7949 8.3 7940 6.8 7940	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8300 5 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.3 4.7 2.1 5.2 5.2 6.8 1.3 7.4 2.4 3.3 2.2 7.9 4.6 7.1 4.0 9.0 4.5 5.5 5.3 4.4 5.5 5.3 4.4 5.5 5.3 4.6 4.4 3.2 5.3 4.6 4.4 3.3 6.0.3	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVI I HEREB THE CIT' COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 6.8 7922 10.3 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 8.7 7929 8.7 7930 7.4 7931 4.2 7931 7.3 7931 7.	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single	Remove	0 0 0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4 8311 5	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.2 5.2 5.2 6.2 2.6 3.7 4.9 3.8 1.3 7.4 2.4 3.3 2.2 7.9 4.6 7.1 4.6 7.1 4.0 9.0 4.5 5.7 6.3 6.4 5.5 6.3 6.4 6.5 6.3 6.4 6.5 6.3 6.4 6.5 6.3 6.4 6.5 6.3 6.4 6.5 6.3 6.4 6	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVE I HEREB THE CIT COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 7923 12.9 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 8.7 7929 8.7 7930 7.4 7931 4.2 7933 9.8 7930 7.4 7933 9.8 7931 4.2 7933 9.8 7934 14.2 7935 8.9 7936 16.8 7937 7.9 7938 5.8 7936 16.8 7937 7.9 7938 5.8 7939 6.7 7944 6.9 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7940 6.8 7941 8.6 7940 6.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single Single Single Single Single Single Forked Forked Single	Remove	0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8300 5 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4 8309 10	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.3 4.7 2.1 5.2 5.2 6.3 7.4 2.4 3.3 2.2 7.1 3.8 5.2 5.9 5.7 3.0 4.1 5.5 5.3 4.5 5.2 4.6 7.1 4.0 9.0 4.5 5.3 4.5 5.2 4.6 4.1 5.2 5.3 4.6 4.1 5.2 5.3 4.6 4.1 5.2 5.3 4.6 4.1 5.2 5	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVE I HEREB THE CIT COMISSIC WITNESS ————— PLANNIN
7912 5.7 7913 16.6 7914 8.8 7915 6.7 7916 6.5 7917 14.2 7918 8.9 7919 7.3 7920 5.9 7921 6.8 7921 6.8 7922 10.3 7923 12.9 7924 13.9 7925 8.7 7926 7.6 7927 7.4 7928 5.8 7929 8.7 7929 8.7 7930 7.4 7931 4.2 7931 7.3 7931 7.	eastern redcedar	Juniperus virginiana	Healthy (5)	Single Multi Forked Single Single Multi Single	Remove	0 0 0	8275 10 8276 13 8277 7 8278 5 8279 5 8280 4 8281 5 8282 4 8283 4 8284 12 8285 5 8286 6 8287 12 8288 6 8289 4 8290 16 8291 11 8292 7 8293 12 8294 8 8295 12 8296 7 8297 4 8298 7 8299 8 8301 5 8302 5 8303 6 8304 19 8305 7 8306 14 8307 9 8308 4 8311 5	0.2 3.8 7.8 5.9 5.1 4.2 5.1 4.2 5.1 4.2 5.1 4.3 4.7 2.1 5.2 6.2 6.3 7.4 2.4 3.3 2.2 7.1 3.8 5.2 5.9 5.7 6.0 9.1 7.1 4.0 9.0 4.5 5.4 5.5 6.1 6.2 6.3 4.6 4.4 3.0 4.1 6.2 6.3 6.4 7.4 9 1.6 7.1 4.0 9.0 4.1 6.2 6.3 7.1	hackberry hackberry eastern redcedar eastern redcedar eastern redcedar hackberry hackberry hackberry hackberry hackberry hackberry eastern redcedar	Celtis laevigata Celtis laevigata Juniperus virginiana Juniperus virginiana Celtis laevigata Juniperus virginiana Celtis laevigata Juniperus virginiana	Healthy (5)	Single Forked Single	Remove	0 0 0 0 0 0 4 4 4 4 4 4 4	SITE PLA APPROVE I HEREB THE CIT COMISSIC WITNESS ————— PLANNIN

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8358	7.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4]	
8359	6.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		 	
8360	6.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8361	10.8	hackberry	Celtis laevigata	Healthy (5)	Forked	Remove	0		
8362	4.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8363	7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8364	4.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8365	5.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8366	6.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		 	
8367	7.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		1	
8368	6.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		 	
8369	7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		 	
8370	4.8	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	- 	
3371	7.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		- 	
3372	6.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	- 	
3373	7.3	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0	- 	
8374	12.2	hackberry	Celtis laevigata	Declining (1)	Single	Remove	0	- 	
8375	18.6	hackberry	Celtis laevigata	Healthy (5)	Forked	Remove	0	- 	
8376	9.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4	┨	
8377	5.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	+		
8378	3.6	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.6	- 	
3376 3379	3.1	live oak	Quercus virginiana Quercus virginiana	Healthy (5)	Single	Remove	3.0	-	
				- , ,			3.1	_	
8380	3.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove		_	1
8381	3.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.9	│ 	· ~
8382	4.2	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.2	⊣	OFFICE TOWER 75240 972-239-3820 A TX F-928
3383	3.3	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.3		0 0 i
384	4.4	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.4		Е Т -38 928
3385	2.6	live oak	Quercus virginiana	Healthy (5)	Single	Remove	2.6		DFFICE TO 75240 72-239-38: TX F-928
386	3.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.1		752 752 72-3 72-3
387	2.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	2.9	 	55 NOEL RD. TWO GALLERIA OFFICE TOWE SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928
388	3.8	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.8		S, S, S, C,
389	4.2	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.2		A A A
390	3.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.9	」	5 NOEL RD. TWO GALLER SUITE 700 DALLAS, " PHONE: 972-770-1300 FAX
3391	4.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.1		₩0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
3392	6.2	live oak	Quercus virginiana	Healthy (5)	Forked	Remove	6.2		T. T. 70
3393	4.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove			- RD. UITE : 972-
3394	4.3	live oak	Quercus virginiana	Healthy (5)	Single	Remove			SU SU E: 9
395	5.1	live oak	Quercus virginiana	Healthy (5)	Forked	Remove			
3396	11.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove			3455 NOEL SL PHONE: WWW
3397	14.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove			346
3398	7.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			~
3399	8.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			1
3400	7.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
			Tags 8	401-8450 were no	t used.				
8451	6.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
8452	6.1	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			
3453	6.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			LIMINARY
3454	7.1	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			R REVIEW ONLY
3455	6.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove		Not for constr	ruction or permit purposes
3456	8.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	4	∥ ∣ Kim l	ey»Horn
3457	15.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	· ·	 	NIKOLAUS B. ADAMS
3458	11.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove			04 Date7/1/2025
3459	9.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove		1	
3460	9.8	eastern redcedar	Juniperus virginiana	Healthy (5)		Remove	4	-	
			<u> </u>	• , ,	Single	Terrove		_	ZAA
ey-	norn red	ı tag series: 1551-1601	, 7901-7950, 8201-8400,	ano 8451-8460. Fr	ees measuring 4-	J		-	N D D A S
								**ROJECT	SHOWN PNA PNA PNA
								18 19 19 19 19 19 19 19	V (A V
			│ NOTE:					□	AS AS

Remove

NOTE:

6.3 eastern redcedar *Juniperus virginiana* Healthy (5)

CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

Code Required MAX of 20% to	the Tree Fund	TREE MITIGATIO	N
Total Mitigation Required	228.2	Total Mitigation Required	228.2
Total Mitigation to be paid (20%)	45.64	Total Provided Inches 31-Canopy	124
Total Mitigation Cost	\$9,128.00	Trees at 4"Cal.	124
Total Required Inches to be planted	182.56	Total Mitigation Needed	104.2
		Total Mitigation Cost	\$20,840.00

PLAN SIGNATURE BLOCK

ROVED.

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

ESS OUR HANDS, THIS ____ DAY OF ____, ___.

NNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING

CASE NO. SP2025-021

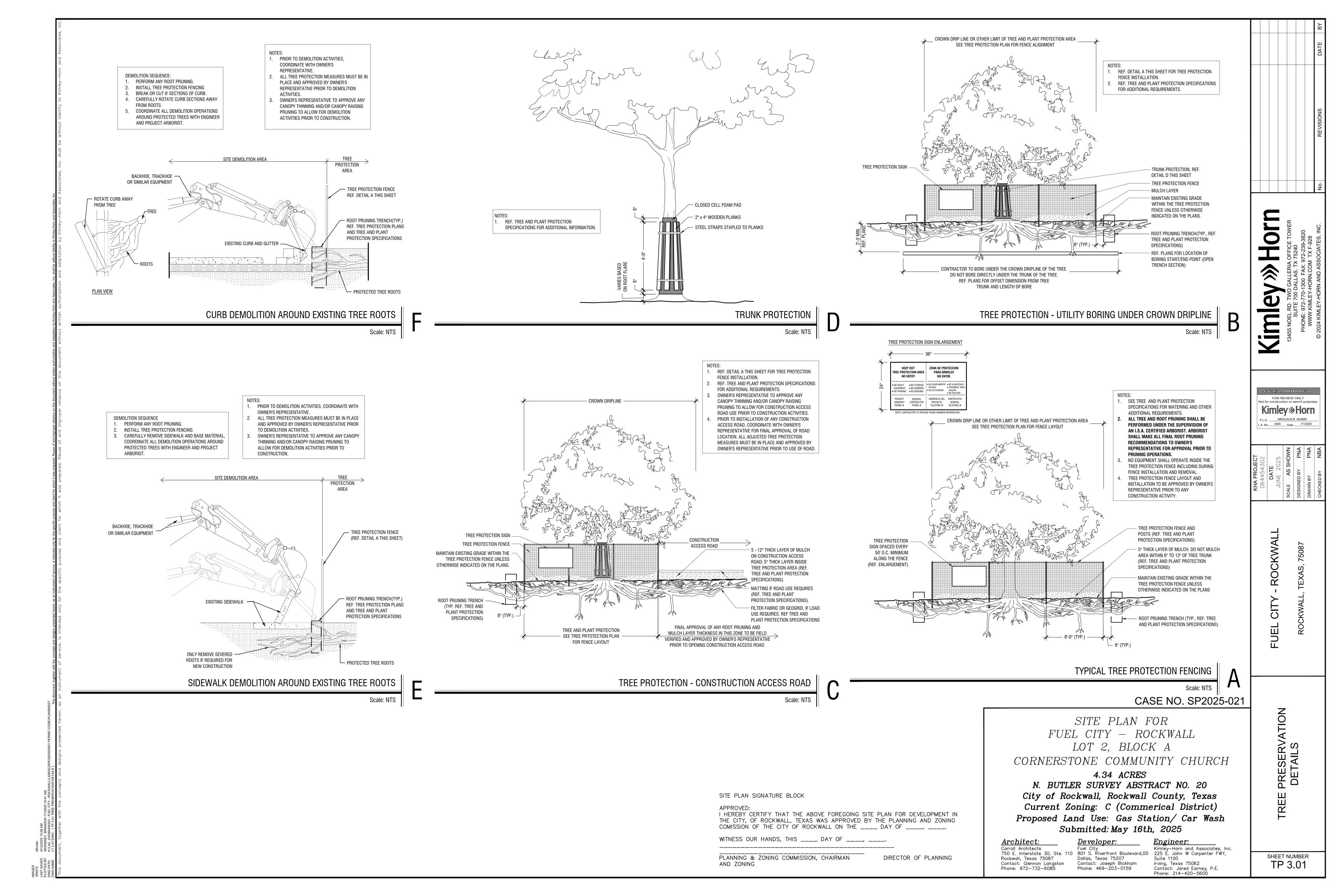
SITE PLAN FOR FUEL CITY - ROCKWALL LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH

4.34 ACRES

N. BUTLER SURVEY ABSTRACT NO. 20 City of Rockwall, Rockwall County, Texas Current Zoning: C (Commerical District) Proposed Land Use: Gas Station/ Car Wash Submitted: May 16th, 2025

Architect:	Developer:	Engineer:
Carroll Architects	Fuel City	Kimley—Horn and Associate
750 E. Interstate 30, Ste. 110	801 S. Řiverfront Boulevard,00	225 É. John W Carpenter f
Rockwall, Texas 75087	Dallas, Texas 75207	Suite 1100
Contact: Glennon Langston	Contact: Joseph Bickham	Irving, Texas 75062
Phone: 972-732-6085	Phone: 469-203-0159	Contact: Jared Earney, P.E.

SHEET NUMBER TP 1.02



SECTION 015639: TREE AND PLANT PROTECTION 1.11 OBSERVATION OF THE WORK

THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCI DENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS

3. PROVIDE PRUNING OF EXISTING TREES AND PLANTS. 4. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT

ZONE OF EXISTING TREES AND PLANTS. PROVIDE ALL INSECT AND DISEASE CONTROL.

7. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION

8. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS.

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

IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED

DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION.

REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN 2.2 MATTING THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE A. MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS

TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL. SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, 2.3 GEOGRID

1. ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST

2. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS.

c. Tree Support Systems: Cabling, Bracing, Guying, and Propping

e. MANAGING TREES DURING CONSTRUCTION

3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION. 4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST

ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM 3.3 TREE AND PLANT PROTECTION AREA: THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE

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

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

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

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK. AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION

MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

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

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

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

2. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S

REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.

3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET. 4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER THE OWNER'S REPRESENTATIVE. ROOT PRUNING SHALL BE IN CONFORMANCE WITH ANSI A300 (PART 8) LATEST VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EDITION.

5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY

1. PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF A. INSTALL GEOGRIDS, FILTER FABRIC, MATTING, AND/OR AGGREGATE IN AREAS AND DEPTHS SHOWN ON THE PLANS AND A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST. WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION

a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLI DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE. TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.

b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR B. EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE.

c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT. DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED. d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.

e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT. PRODUCT DATA

1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION

TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START OF ANY WORK AT THE QUALIFICATIONS SUBMITTAL

EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA)

WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR REVIEW PRIOR TO THE START OF WORK.

A. THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.

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

1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONFERENCE:

 a. GENERAL CONTRACTOR. b. CONSULTING ARBORIST/CERTIFIED ARBORIST

c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.

d. EARTHWORK SUB-CONTRACTOR. e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL.

g. IRRIGATION SUB-CONTRACTOR.

f. LANDSCAPE SUB-CONTRACTOR.

h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

1.13 QUALITY ASSURANCE

A. CONTRACTOR QUALIFICATIONS:

1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE

2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES.

PART 2 PRODUCTS

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND A. HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 36 INCHES, WHITE COLORED BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT

TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE AND PLANT PROTECTION AREA" AND

OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS.

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL

DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIDS. 1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA.

HTTP://WWW.TENCATE.COM OR APPROVED EQUAL. B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS.

1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. <u>HTTP://www.tencate.com</u> or approved

B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

PART 3 EXECUTION

A. EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.

3.2 COORDINATION WITH PROJECT WORK THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL

NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

A. THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED ON THE TREE PROTECTION PLAN. WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE.

A. PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN 3.10 TREE REMOVAL: ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE OWNER'S

FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND. FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF

ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB REMOVAL. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES. INSTALL ALL TREE PROTECTION FENCING, FILTER FABRIC. SILT FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOWN ON THE DRAWINGS.

VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):

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

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

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

FINAL RECOMMENDATIONS ON ANY ROOT PRUNING REQUIREMENTS AND PROCEDURES ARE TO BE DETERMINED THE PROJECT ARBORIST AND PROVIDED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING. PRIOR TO ANY EXCAVATING INTO THE EXISTING SOIL GRADE WITHIN 25 FEET OF THE LIMIT OF THE TREE AND PLANT PROTECTION AREA OR TREES TO REMAIN, ROOT PRUNE ALL EXISTING TREES TO A DEPTH OF 24 INCHES BELOW EXISTING GRADE IN ALIGNMENTS FOLLOWING THE EDGES OF THE TREE AND PLANT PROTECTION AREA OR AS DIRECTED BY

1. USING A ROCK SAW, CHAIN TRENCHER OR SIMILAR TRENCHING DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE 3.12 WATERING LIMIT OF GRADING.

2. AFTER COMPLETION OF THE CUT, MAKE CLEAN CUTS WITH A LOPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT ENDS ON THE TREE SIDE OF THE EXCAVATION, AND BACKFILL THE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING 3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, AND OR AGGREGATE

PROVIDE THE FOLLOWING LEVELS OF PROTECTION: 1. AREAS WHERE FOOT TRAFFIC OR STORAGE OF LIGHTWEIGHT MATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF FILTER FABRIC UNDER THE 6 INCHES OF MULCH. 2. AREAS WHERE OCCASIONAL LIGHT VEHICLE TRAFFIC IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF

GEOGRIDS UNDER 8 INCHES OF MULCH. 3. AREAS WHERE HEAVY VEHICLE TRAFFIC IS UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF 3.14 INSECT AND DISEASE CONTROLLER MULCH AND A LAYER OF MATTING OVER THE MULCH.

THE OWNER'S REPRESENTATIVE SHALL APPROVE THE APPROPRIATE LEVEL OF PROTECTION.

IN THE ABOVE REQUIREMENTS, LIGHT VEHICLE IS DEFINED AS A TRACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI OR LIGHTER. A HEAVY VEHICLE IS ANY VEHICLE WITH A TIRE OR TRACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT 3.15 CLEAN-UP MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL NEVER BE STORED WITHIN THE TREE AND PLANT PROTECTION AREA. 3.8 PROTECTION:

PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE. 1. FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; BY THE CONTRACTOR. STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND 3.16 REMOVAL OF TREE AND PLANT PROTECTION SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE A. AT THE END OF THE CONSTRUCTION PERIOD OR WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE REMOVE ALL AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON

THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW. IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION

3.17 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE

PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: 1. IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

2. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

3. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE I.S.A. CERTIFIED ARBORIST 4. MATTING: INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED

VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF 5. TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" x 4" x 4'-0" PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO

LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER

HEREFORD WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING,

THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO END OF SECTION 015639 HAVE BECOME TIGHT. 6. AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE

a. REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MUI CH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION.

b. USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY.

C. USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI.

1.) THE AIR EXCAVATION TOOL SHALL BE "AIR-SPADE" AS MANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., VERONA, PA (412) 826-8800, OR AIR KNIFE AS MANUFACTURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA (866) 328-5723 OR APPROVED EQUAL.

d. USING A COMMERCIAL, HIGH-POWERED VACUUM TRUCK IF REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION PRODUCED BY THE AIR KNIFE EXCAVATION. THE VACUUM TRUCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY WITH THE HOSE OPERATOR, SUCH THAT THE SOIL PRODUCED IS PICKED UP FROM THE EXCAVATION HOLE, AND THE EXPOSED ROOTS CAN BE OBSERVED AND NOT DAMAGED BY THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM TRUCK INTO THE TREE AND PLANT PROTECTION AREA UNLESS THE AREA IS PROTECTED FROM COMPACTION AS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE.

e. REMOVE ALL EXCAVATED SOIL AND EXCAVATED MULCH, AND CONTAMINATED SOIL AT THE END OF THE EXCAVATION. f. SCHEDULE THE WORK SO THAT FOUNDATIONS OR UTILITY WORK IS COMPLETED IMMEDIATELY AFTER THE EXCAVATION. DO NOT LET THE ROOTS DRY OUT. MIST THE ROOTS SEVERAL TIMES DURING THE DAY. IF THE EXCAVATED AREA MUST REMAIN OPEN OVER NIGHT, MIST THE ROOTS AND COVER THE EXCAVATION WITH BLACK

g. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.

DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE FLEMENTS AND STRUCTURES

h. RESTORE SOIL WITHIN THE TRENCH AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT.

i. RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE

REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS. AS REQUIRING REMOVAL, IN A MANNER THA WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF

DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE AND PLANT PROTECTION AREA. NO TREE TO BE REMOVED WITHIN 50 FEET OF THE TREE AND PLANT PROTECTION AREA SHALI BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING FQUIPMENT PROTECT ADJACENT PAVING. SOIL. TREES. SHRUBS. GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAI

FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS. AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL

INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM

REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH).

1. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL

APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANAGEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.

WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPLETION, PRUNE ALL DEAD OR HAZARDOUS BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO REMAIN.

IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIST REPORT. PRUNE ANY LOW. HANGING BRANCHES AND VINES FROM EXISTING TREES AND SHRUBS THAT OVERHANG WALKS, STREETS AND DRIVES, OR PARKING AREAS AS FOLLOWS:

1. WALKS - WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEVATION. 2. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED PARKING SURFACE ELEVATION. 3. STREETS AND DRIVES - WITHIN 14 FEET VERTICALLY OF THE PROPOSED DRIVING SURFACE ELEVATION ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1 - PRUNING), ISA BMP: TREE PRUNING AND THE

"STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY." PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNER'S REPRESENTATIVE WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL

A. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA D. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. ADEQUATE WATER IS DEFINED TO BE MAINTAINING SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 INCHES OR GREATER.

THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSES OR WATER TANKS AS REQUIRED. PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT DETAILS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IN GENERAL IT IS THE INTENT OF THIS SPECIFICATION TO 3.13 WEED REMOVAL

DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEED IN AND AROUND THE FENCED TREE AND PLANT PROTECTION AREA AT LEAST THREE TIMES A YEAR. 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO REMAIN SHALL BE CONSIDERED AS WEEDS.

AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEEDING OF THE TREE AND PLANT PROTECTION AREA MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATIONS DURING THE ENTIRE CONSTRUCTION PERIOD

PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE PLANTS IN A HEALTHY STATE USING THE PRINCIPLES

OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

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

CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING

1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE

ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR OTHER WORK AT THE SITE.

FENCING, GEOGRIDS AND FILTER FABRIC, TRUNK PROTECTION AND OR ANY OTHER TREE AND PLANT PROTECTION

ANY TREES OR PLANTS DESIGNATED TO REMAIN AND WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. TREES SHALL BE REPLACED WITH A TREE OF SIMILAR SPECIES AND 3 INCH CALIPER. SHRUBS SHALL BE REPLACED WITH A PLANT OF SIMILAR SPECIES AND EQUAL SIZE OR THE LARGEST SIZE PLANTS REASONABLY AVAILABLE WHICH EVER IS LESS. WHERE REPLACEMENT PLANTS ARE TO BE LESS THAN THE SIZE OF THE PLANT THAT IS DAMAGED, THE OWNER'S REPRESENTATIVE SHALL APPROVE THE SIZE AND QUALITY OF THE

1. ALL TREES AND PLANTS SHALL BE INSTALLED PER THE REQUIREMENTS OF PLANTING SPECIFICATIONS. PLANTS THAT ARE DAMAGED SHALL BE CONSIDERED AS REQUIRING REPLACEMENT OR APPRAISAL IN THE EVENT THAT THE DAMAGE AFFECTS MORE THAN 25% OF THE CROWN, 25% OF THE TRUNK CIRCUMFERENCE, OR ROOT PROTECTION AREA, OR THE TREE IS DAMAGED IN SUCH A MANNER THAT THE TREE COULD DEVELOP INTO A POTENTIAL HAZARD. TREES AND SHRUBS TO BE REPLACED SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE.

1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CONSULTING ARBORIST TO ASSESS ANY TREE OR

PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE THEIR HEALTH OR CONDITION. 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSOCIATED WITH LOSS OF PROTECTED TREES DAMAGED

BY CONTRACTOR'S FORCES. ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIALLY HAZARDOUS BY THE OWNER'S ARBORIST AND UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE ALL CLEAN UP OF ALL WOOD PARTS AND GRINDING OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT TREE OR PLANT, REMOVAL OF ALL CHIPS FROM THE STUMP SITE AND FILLING THE RESULTING HOLE WITH TOPSOIL.

ANY REMEDIAL WORK ON DAMAGED EXISTING PLANTS RECOMMENDED BY THE CONSULTING ARBORIST SHALL BE COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER. REMEDIAL WORK SHALL INCLUDE BUT IS NOT LIMITED TO: SOIL COMPACTION REMEDIATION AND VERTICAL MULCHING, PRUNING AND OR CABLING, INSECT AND DISEASE CONTROL INCLUDING INJECTIONS, COMPENSATORY WATERING, ADDITIONAL MULCHING, AND COULD INCLUDE APPLICATION TREE GROWTH REGULATORS (TGR).

REMEDIAL WORK MAY EXTEND UP TO TWO YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION TO ALLOW FOR ANY REQUIREMENTS OF MULTIPLE APPLICATIONS OR THE NEED TO UNDERTAKE APPLICATIONS AT REQUIRED SEASONS OF THE

SITE PLAN SIGNATURE BLOCK

Architect:

Carroll Architects

Rockwall, Texas 75087

Contact: Glennon Langston

Phone: 972-732-6085

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN

THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING

SITE PLAN FOR

FUEL CITY - ROCKWALL

LOT 2, BLOCK A

CORNERSTONE COMMUNITY CHURCH

4.34 ACRES

N. BUTLER SURVEY ABSTRACT NO. 20

City of Rockwall, Rockwall County, Texas

Current Zoning: C (Commerical District)

Proposed Land Use: Gas Station/ Car Wash

Submitted: May 16th, 2025

750 E. Interstate 30, Ste. 110 801 S. Riverfront Boulevard,00 225 E. John W Carpenter FWY,

Dallas, Texas 75207

Contact: Joseph Bickham

Phone: 469-203-0159

DIRECTOR OF PLANNING

CASE NO. SP2025-021

Kimley—Horn and Associates, Inc

Irving, Texas 75062

Phone: 214-420-5600

Contact: Jared Earney, P.E.

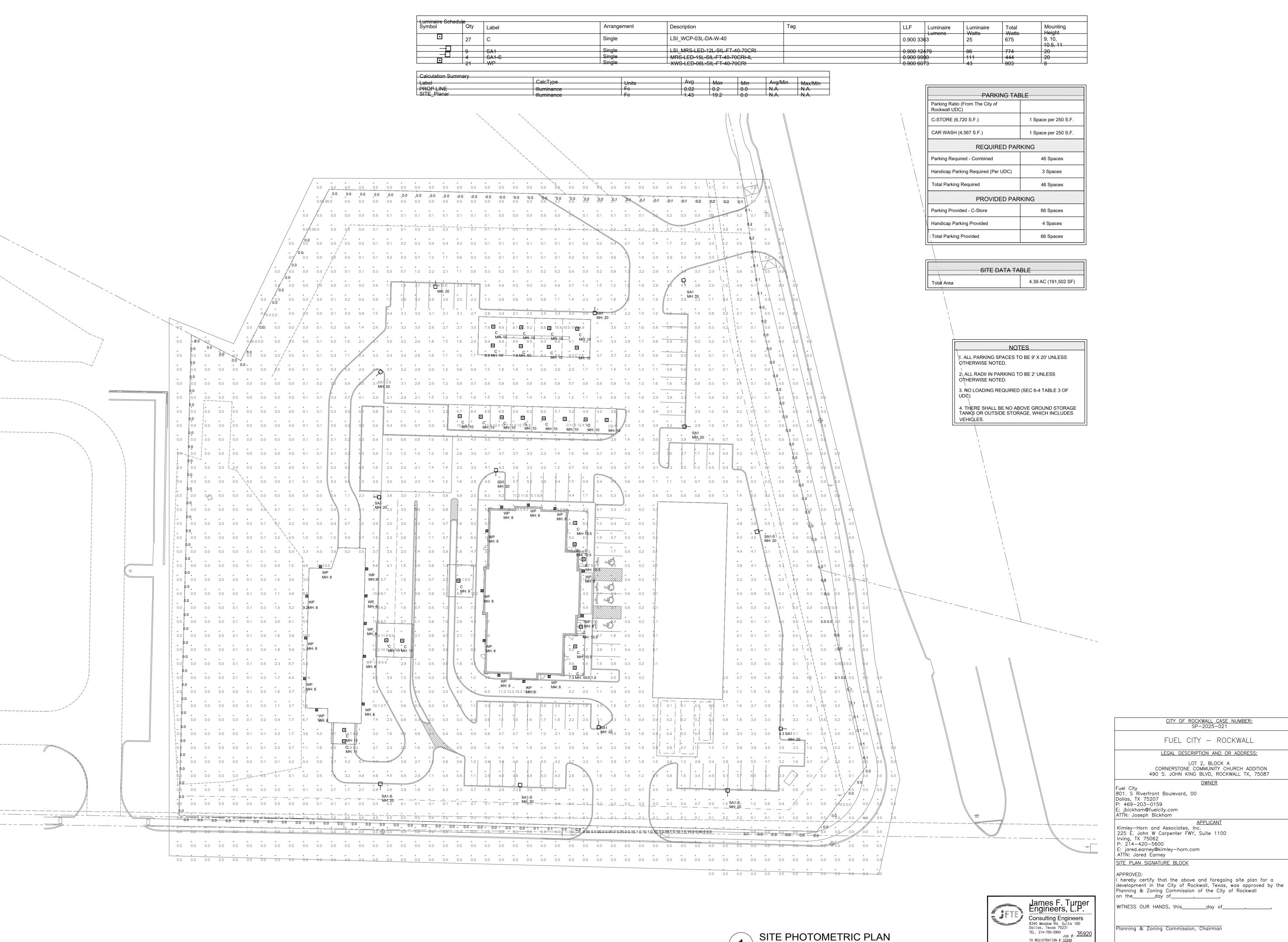
COMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ___.

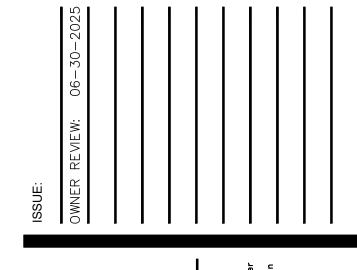
WITNESS OUR HANDS, THIS ____ DAY OF ____, ___

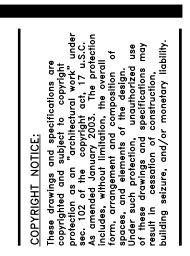
PLANNING & ZONING COMMISSION, CHAIRMAN

P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 7/1/2025

SHEET NUMBER TP 3.02

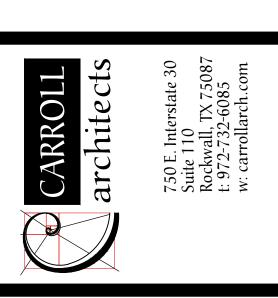






Blvd 508 FOR King John





CITY OF ROCKWALL CASE NUMBER: SP-2025-021

FUEL CITY — ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL TX, 75087

SITE **PHOTOMETRICS**

JUNE 2025 PROJECT NO: 2024074 E0.0 DRAWN BY:

CHECKED BY:



Director of Planning and Zoning AWN/DESIGN TJM QC/APPD TJM

Catalog #:	Project:
Prepared By :	Date:



WCP Series LED Walkway Canopy

The LSI WCP LED Walkway Canopy Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System

- The high transmission lens, with 91% efficiency, is high impact, scratch resistant acrylic and protects the LEDs. At the same time, it delivers improved visual comfort by eliminating any glare and providing a wider smoother and more uniform light output.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- . Minimum 4kV surge rating

Controls

Wireless Controls System

To make Airlink ready, order one of the following options:

- a. The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or
- b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

For more information on our AirLink products, visit our website: www.lsi airlink.com/airlink-synapse/



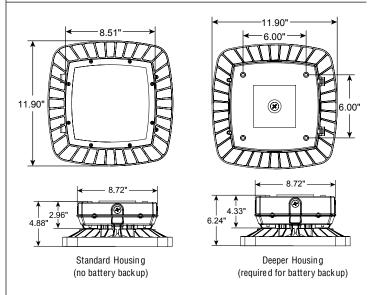


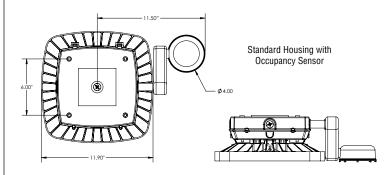






Dimensions





^{*}The majority of LSI Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components, Meets Buy American requirements within the ARRA.



WCP Series LED Walkway Canopy

Features & Specifications (Cont.)

Stand Alone Controls

 The passive infrared motion sensor activates switching of luminaire light levels.

Construction

- Rugged aluminum die cast housing provides proven environmental protection for LED modules.
- Designed for commercial and industrial applications.
- Patent pending thermal stacking technology features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WCP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- · Weight: 10.0 lbs in carton.

Warranty

• LSI LED Fixtures carry a 5-year warranty.

Listings

- CSA listed to UL 1598 and UL 8750.
- Luminaire is certified to UL/cUL Standards for Wet Locations.
- IDA Listed (3000K or warmer CCT)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product DLC qualified. Check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Installation:

- Apertures for continuous wiring.
- Housing is hinged for quick and easy mounting and entrance.
- Can be pendant mounted using 1/2" threaded conduit fitting (by others).

Performance

	3000K		400	DK	500		
Lumens	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
3L	3363	137.21	3363	137.21	3492	142.37	25
5L	5452	134.60	5452	134.60	5626	135.25	40
7L	7680	127.30	7680	127.30	7788	129.11	60
10L	9691	121.78	9691	121.78	9821	121.11	80

Energy Savings

LI	ΞD				
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
		50	72	\$52	\$41
25	\$11	70	90	\$59	\$48
		100	129	\$77	\$66
	\$18	100	129	\$77	\$59
40		150	185	\$100	\$82
		175	210	\$112	\$94
		200	232	\$128	\$102
60	\$26	250	285	\$150	\$124
		400	458	\$226	\$200
		200	232	\$128	\$93
80	\$35	250	285	\$150	\$115
		400	458	\$226	\$191

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: WCP LED 3L DA W UNV DIM 30 BZA

Family Prefix	Lumen Package	Lens Type	Distribution	Voltage	Dimming	Color Temp	Color Rendering	Options / Controls	Finishes
WCP LED - Walkway Canopy Series	3L - 3,000 Lumens 5L - 5,000 Lumens 7L - 7,000 Lumens 10L - 10,000 Lumens	DA - Diffused Acrylic	W - Wide	UNV - Universal (120V-277V) HV - High Voltage (347V-480V)	DIM - Dim to 10% (0 to 10V)	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	ALSC - Airlink Synapse Wireless Controller¹ OCSUE - Occupancy Sensor white housing 120 - 277V² OCSHV - Occupancy Sensor white housing 480V² EXT- 0-10V Dimming leads extended to housing exterior² CWBB - Cold Weather Battery Backup -20°C to 50°C(-4°F to 122°F) (requires deeper housing) SP - Surge Protection	BZA - Bronze WHT - White

Footnotes:

- 1 Consult factory for HV with AirLink Synapse Wireless Digital Controller.
- 2 Not compatible with AirLink Wireless Controls.



Catalog # :	Project :
Prepared By:	Date :

Mirada Small Area (MRS)

Outdoor LED Area Light













OVERVIEW						
Lumen Package	6,000 - 30,000					
Wattage Range	39 - 209					
Efficacy Range (LPW)	112 - 163					
Weight lbs(kg)	20 (9.1)					
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI					



QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip* polyester powder coat finishing process.
 The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- · Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

 High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.

- 0-10V dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door,

- underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

 LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- · RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IKO8 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



Mirada Small Area Light (MRS)



ORDERING GUIDE **Back to Quick Links**

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms, 39W 9L - 9,000 lms, 63W 12L - 12,000 lms, 86W 15L - 15,000 lms, 111W 18L - 18,000 lms, 135W 21L - 21,000 lms, 165W 24L - 24,000 lms, 196W 30L - 30,000 lms, 209W ⁸ Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw LC - Left Corner RC - Right Corner	(blank) - standard L- Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only)	70CRI - 70 CRI 80CRI - 80 CRI	Wireless Controls System ALSC - AirLink Synapse Control System ALSC - AirLink Synapse Control System with 12-20' MH Motion Sensor® ALSC3 - AirLink Synapse Control System with 20-40' MH Motion Sensor® ALSC3 - AirLink Synapse Control System with 20-40' MH Motion Sensor® ALBMR1R - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15' MH) ^{4,8} ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' MH) ^{4,8} Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior (R7P - 7 Pin Control Receptacle ANSI C136-41 ³ IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ^{4,8} IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ^{4,8}	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver (Sharp Spill Light Cutoff) ²



Need more information?

Click here for our glossary

Have additional questions?

Call us at (800) 436-7800

Accessory Ordering Information⁵

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ⁷	
Description	Order Number
Single Fusing (120V)	
Single Fusing (277V)	
Double Fusing (208V, 240V)	See Fusing Accessory Guide
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING	OPTIONS
3" External Shield	See Shielding
6" External Shield	<u>Guide</u>

^{1.} Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.

^{2.} Not available on "Type 5W" distribution.

^{3.} Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

^{4.} Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.

^{5.} Accessories are shipped separately and field installed.

[&]quot;CLR" denotes finish. See Finish options.

^{7.} Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

^{8.} ALSC, ALB, and IMSBT not available with 30L HV.

Back to Quick Links **ACCESSORIES**

CHILIDING DULLE & MICE VCLCCODILC



SHIE	LDING, POLES & MISC. ACCESSORIES	
	Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 763445	
Shielding	Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 763446	
	External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")	
	Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ	~
Poles	Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP	~
	Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP	*
Misc.	Bird Spikes 10' linear bird spike (2' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool Spike Part Number: 751631	ATTHEMENTAL
	Adhesive Part Number: 751632 Caulk Gun Part Number: 751636	
Repla	te CLR with paint finish description	

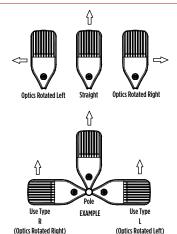
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with **IMSBT Option**



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).





Mirada Small Area Light (MRS)

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PERFORMANCE Back to Quick Links

	B1 1 2 2	ar:	3000K CCT		4000K CCT		5000K CCT					
umen Package	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
	2	2 3	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	4	5967	153	B1-U0-G2	6333	162	B1-U0-G3	6136	157	B1-U0-G2		
6L	5W	70	5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	149	B3-U0-G1	39
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
	LC		6003	154	B1-U0-G2	6371	163	B1-U0-G2	6173	158	B1-U0-G2	
	RC		5964	153	B1-U0-G2	6329	162	B1-U0-G2	6132	157	B1-U0-G2	
	2		9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	4		9214	146	B2-U0-G3	9778	155	B2-U0-G3	9474	150	B2-U0-G3	
9L	5W	70	8740	140	B3-U0-G2	9118	146	B3-U0-G2	9097	144	B3-U0-G2	63
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
	LC		9269	147	B2-U0-G3	9837	156	B2-U0-G3	9531	151	B2-U0-G3	
	RC	9208 146 B2-U0-G2 9772 155	155	B2-U0-G3	9468	150	B2-U0-G3					
	2		12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	
	3		12333	143	B2-U0-G2	U0-G2 12894 150 B2-U0-G2 12721	148	B2-U0-G2				
12L	4	70	12277	143	B2-U0-G3	13029	152	B2-U0-G3	12623	147	B2-U0-G3	86
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
	LC		12351	144	B2-U0-G3	13108	152	B2-U0-G3	12700	148	B2-U0-G3	
	RC		12271	143	B2-U0-G3	13022	151	B2-U0-G3	12617	147	B2-U0-G3	
	2		14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	
	3	1	14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	4		14792	133	B2-U0-G4	15698	141	B2-U0-G4	15209	137	B2-U0-G4	
15L	5W	70	14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	111
	FT	1	14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
	LC		14881	134	B2-U0-G3	15793	142	B2-U0-G3	15301	138	B2-U0-G3	
	RC		14784	133	B2-U0-G3	15689	141	B2-U0-G3	15201	137	B2-U0-G3	
	2		16438	122	B3-U0-G2	17532	130	B3-U0-G3	16747	124	B3-U0-G2	
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	4		17101	127	B3-U-G4	18149	134	B3-U-G4	17584	130	B3-U-G4	
18L	5W	70	16535	123	B4-U0-G2	17636	133	B5-U0-G2	16846	125	B4-U0-G2	135
	FT		16578	123	B3-U0-G2	17682	131	B3-U0-G2	16890	125	B3-U0-G2	
	LC		17204	127	B3-U0-G3	18258	135	B3-U0-G3	17689	131	B3-U0-G3	
	RC		17091	127	B2-U0-G3	18138	134	B2-U0-G3	17574	130	B2-U0-G3	
	2		19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	4		20279	123	B3-U0-G4	21521	130	B3-U0-G5	20851	126	B3-U0-G5	
21L	5W	70	19604	119	B5-U0-G3	20909	126	B5-U0-G3	19973	121	B5-U0-G3	165
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
	LC		20401	124	B3-U0-G4	21651	131	B3-U0-G4	20977	127	B3-U0-G4	
	RC		20268	123	B3-U0-G3	21509	130	B3-U0-G4	20840	126	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.



PERFORMANCE Back to Quick Links

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000К ССТ		4000К ССТ		5000К ССТ			Wattana		
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
	2		21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	4		23190	117	B3-U0-G5	24758	124	B3-U0-G5	23888	120	B3-U0-G5	
24L	5W	70	22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	196
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	
	LC		23330	117	B3-U0-G4	24907	125	B3-U0-G4	24032	121	B3-U0-G4	
	RC		23117	117	B3-U0-G4	24744	124	B3-U0-G4	23874	120	B3-U0-G4	
	2		30078	144	B4-U0-G3	29485	143	B4-U0-G4	30697	147	B4-U0-G3	
	3		31711	154	B3-U0-G3	31086	151	B3-U0-G3	32364	157	B3-U0-G3	
	4		30459	148	B4-U0-G5	29858	145	B4-U0-G5	31085	151	B4-U0-G5	
30L	5W	70	30588	149	B5-U0-G3	29985	146	B5-U0-G3	31218	152	B5-U0-G3	209
	FT		31585	153	B3-U0-G4	30962	150	B3-U0-G4	32235	156	B4-U0-G4	
	LC		32303	155	B3-U0-G5	31666	152	B3-U0-G5	32968	158	B3-U0-G5	
	RC		31943	153	B3-U0-G4	31313	150	B3-U0-G4	32600	156	B3-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.

LUMEN SCALING FACTOR									
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI							
0.93	1.00	0.86							

ELECTRICAL I	ELECTRICAL DATA (AMPS)*							
Lumens	120V	208V	240V	277V	347V	480V		
6L	0.34	0.20	0.17	0.15	0.12	0.09		
9L	0.52	0.30	0.26	0.23	0.18	0.13		
12L	0.72	0.41	0.36	0.31	0.25	0.18		
15L	0.93	0.53	0.46	0.40	0.32	0.23		
18L	1.12	0.65	0.56	0.49	0.39	0.28		
21L	1.38	0.80	0.69	0.60	0.48	0.34		
24L	1.63	0.94	0.82	0.71	0.56	0.41		
30L	1.74	1.00	0.87	0.75	0.60	0.43		

^{*}Electrical data at 25°C (77°F). Actual wattage may differ by +/-10% $\,$

RECOMMENDED LUMEN MAINTENANCE ¹								
Ambient Temp	Lumen Multiplier							
C	0 hrs. ²	25K hrs. ²	50K hrs. ²	75K hrs. ³	100K hrs. ³			
0 C - 25 C	100%	95%	89%	84%	79%			
40 C	100%	94%	87%	80%	74%			

^{1.} Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

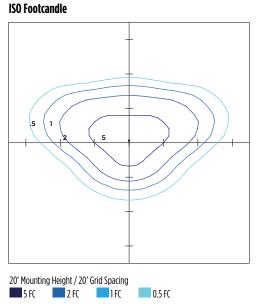
Back to Quick Links

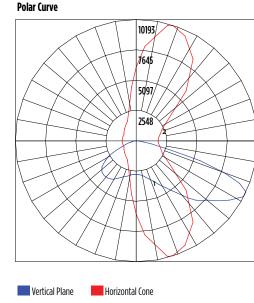
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

Luminaire Data						
Type 2 Distribution						
Description	4000 Kelvin, 70 CRI					
Delivered Lumens	17,532					
Watts	135					
Efficacy	130					
IES Type	Type II - Short					
BUG Rating	B3-U0-G3					

Zonal Lumen Summary							
Zone	Lumens	% Luminaire					
Low (0-30)°	2831	16%					
Medium (30-60)°	10310	59%					
High (60-80)°	4208	24%					
Very High (80-90)°	184	1%					
Uplight (90-180)°	0	0%					
Total Flux	17532	100%					

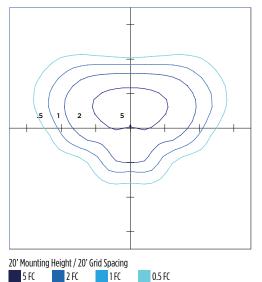




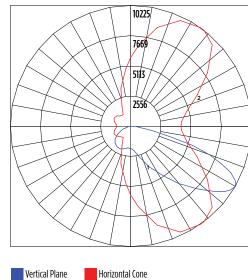
MRS-LED-18L-SIL-3-40-70CRI

Luminaire Data						
Type 3 Distribution						
Description	4000 Kelvin, 70 CRI					
Delivered Lumens	18,417					
Watts	135					
Efficacy	137					
IES Type	Type III - Short					
BUG Rating	B3-U0-G3					

Zonal Lumen Summary							
Zone	Lumens	% Luminaire					
Low (0-30)°	2329	13%					
Medium (30-60)°	10634	61%					
High (60-80)°	5246	30%					
Very High (80-90)°	208	1%					
Uplight (90-180)°	0	0%					
Total Flux	18417	100%					



ISO Footcandle



Polar Curve



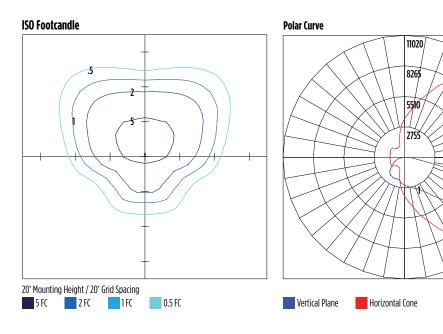
PHOTOMETRICS (CONT)

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MRS-LED-18L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

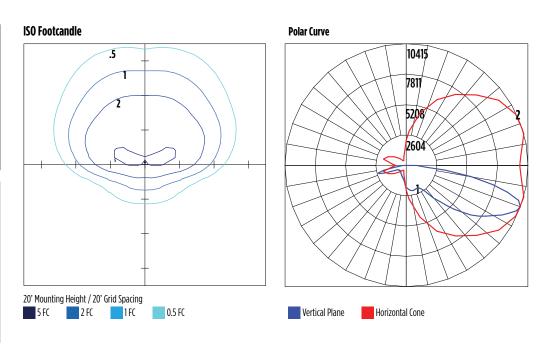
Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30)°	2255	13%	
Medium (30-60)°	9463	54%	
High (60-80)°	5696	32%	
Very High (80–90)°	268	2%	
Uplight (90-180)°	0	0%	
Total Flux	17682	100%	



MRS-LED-18L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,149
Watts	135
Efficacy	134
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	1671	9%
Medium (30-60)°	7615	42%
High (60-80)°	8074	44%
Very High (80-90)°	790	4%
Uplight (90-180)°	0	0%
Total Flux	18149	100%





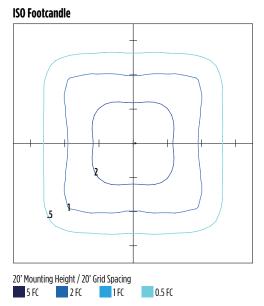
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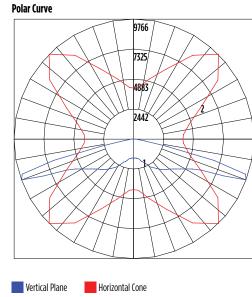
Back to Quick Links

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

Zonal Lumen Summary						
Zone Lumens % Luminai						
Low (0-30)°	1646	9%				
Medium (30-60)°	7453	43%				
High (60-80)°	8405	48%				
Very High (80-90)°	132	1%				
Uplight (90-180)°	0	0%				
Total Flux	17636	100%				

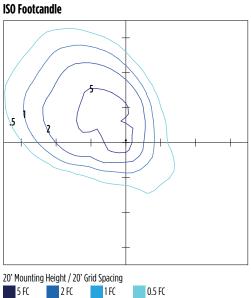


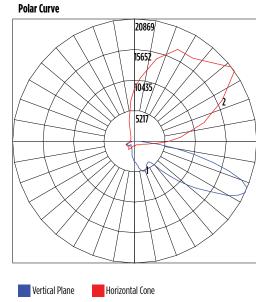


MRS-LED-18L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,258
Watts	135
Efficacy	135
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2412	13%
Medium (30-60)°	7504	41%
High (60-80)°	7698	42%
Very High (80-90)°	644	4%
Uplight (90-180)°	0	0%
Total Flux	18258	100%





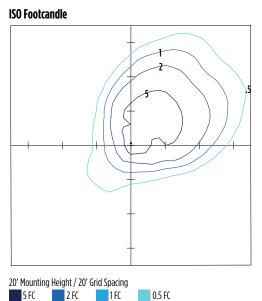
PHOTOMETRICS (CONT)

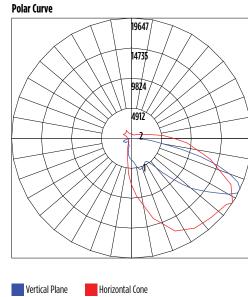
Back to Quick Links

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,138
Watts	135
Efficacy	134
IES Type	N/A
BUG Rating	B3-U0-G3

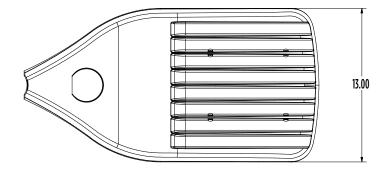
Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30)°	2317	13%		
Medium (30-60)°	8066	44%		
High (60-80)°	7214	40%		
Very High (80-90)°	541	3%		
Uplight (90-180)°	0	0%		
Total Flux	18138	100%		

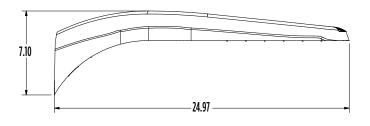


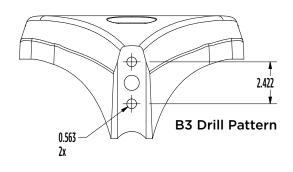


PRODUCT DIMENSIONS

Back to Quick Links







Luminaiı	re EPA Char	t			
Tilt Degr	ee	0°	15°	30°	45°
#	Single	0.4	0.7	1.1	1.5
	D180°	0.8	1.5	1.9	2.4
_,,	D90°	0.9	1.5	1.9	2.4
	T90°	0.9	1.6	21	2.5
	TN120°	0.9	1.9	2.7	3.0
	Q90°	0.9	1.6	2.1	2.5

Mirada Small Area Light (MRS)



CONTROLS Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Apple

Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



Catalog #:	Project :	Type :
Dronared Du		Dato:

Outdoor Wall Sconce













OVERVIEW					
Lumen Package (lm)	1,000 - 8,000				
Wattage Range (W)	10 - 61				
Efficacy Range (LPW)	126 - 162				
Weight lbs (kg)	10 (4.5)				
Control Options	IMSBT, ALB, ALS, PCI				



QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- · Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process.
 The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to 40°C (-40°F to +104°F)
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™
 motion sensor options. Fixtures operate
 independently and can be commissioned
 via an iOS or Android configuration app.
 Updates and modifications to the control
 strategy are easily implemented via an
 intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

 LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- · Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- · Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IKO8 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified.
 Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.





ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK CWBB						
Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	LED	1L - 1,000 (10w) UNV Only 2L - 2,000 (15w) 3L - 3,000 (26w) 5L - 5,000 (39w) 6L - 6,000 (52w) 8L - 8,000 (63w) Custom Lumen Packages¹	SIL - Silicone	2 - Type 2 3 - Type 3 FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)

Color Temperature	Color Rendering	Controls	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only)	70CRI - 70 CRI 80CRI - 80 CRI	Blank - None Wireless Controls ALBMR1LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH) ^{2,3} ALBMR2LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16 - 40' mounting height) ^{2,3} Standalone Controls EXT - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion Sensor 8-24' MH ^{2,3} Button Type Photocells PC120 - 120V PC1208-277 - 208 -277V PC1347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Blank - None BB - 10w Battery Back-up (0°C) ⁴ CWBB - 10w Cold Weather Battery Backup (-20°C) ⁴ BB20 - 20W Battery Back-up (0°C) ⁴ EH - Extended Housing ⁵ SP1 - 10kV Surge Protection Device



Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800



Type: _____

ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

^{*}Accessories are shipped separately and field installed.

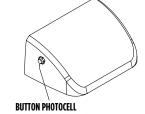
Battery Backup

- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.

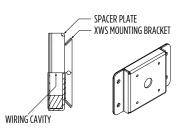












- 1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- When high voltage (HV) is specified, IMSBT and ALBMRxLR control options are limited to 6L and 8L lumen packages.
- Sensors are field configurable via a phone app that can be downloaded from your smartphone's native app store.
- Universal Voltage Only (120-277V). 20W Battery Backup only available 1L 6L.
- 5 For applications with surface conduit.



PERFORMANCE

Delivered Lume	Delivered Lumens ¹											
I Dl	Distribution	CDI	3000	(CCT (70 CRI)		4000K	CCT (70 CRI)		5000K	CCT (70 CRI)		W-44
Lumen Package	Luilleii Package Distribution	CRI	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Wattage
	2		1,429	143	B1-U0-G1	1,524	152	B1-U0-G1	1,526	153	B1-U0-G1	
11.	3	70	1,491	149	B0-U0-G1	1,590	159	B0-U0-G1	1,592	159	B0-U0-G1	10
	FT		1,459	146	B0-U0-G1	1,556	156	B1-U0-G1	1,557	156	B1-U0-G1	
	2		1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	
2L	3	70	1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	13
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
	2		2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	
3L	3	70	2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	19
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
	2		4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	
5L	3	70	4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	35
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
	2		5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	
6L	3	70	5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	43
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
	2		7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	
8L	3	70	7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	61
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

Electrical Data - Current Draw AMPS ²							
Lumen Package	120V	208V	240V	277V	347V	480V	
1L	0.08	0.05	0.04	0.04	0.03	0.02	
2L	0.11	0.06	0.05	0.05	0.04	0.03	
3L	0.16	0.09	0.08	0.07	0.05	0.04	
5L	0.29	0.17	0.15	0.13	0.10	0.07	
6L	0.36	0.21	0.18	0.16	0.12	0.09	
8L	0.51	0.29	0.25	0.22	0.18	0.13	

Recommended Lumen Maintenance – XWS³						
Ambient Temperature C ^o	Initial ⁴	25K hrs.4	50K hrs.4	75K hrs.5	100K hrs.5	
25	100%	95%	90%	85%	80%	
40	100%	91%	82%	73%	65%	

⁵ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



Type:_____

^{1 1}L not available in HV

^{2 1}L not available with controls.

³ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.

⁴ In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

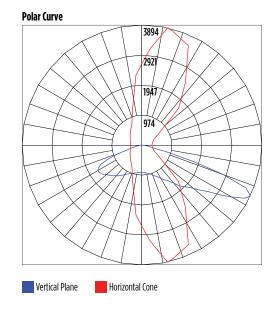
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

Luminaire Data				
Type 2 Distribution				
Description	4000 Kelvin, 70 CRI			
Delivered Lumens	5,951			
Watts	42.5			
Efficacy	138			
IES Type	Type II - Short			
BUG Rating	B1-U0-G1			

Zonal Lumen Summary						
Zone	Lumens	% Luminaire				
Low (0-30°)	834	20%				
Medium (30-60°)	3,379	50%				
High (60-80°)	1,647	28%				
Very High (80-90°)	91	1%				
Uplight (90-180°)	0	0%				
Total Flux	5,951	100%				

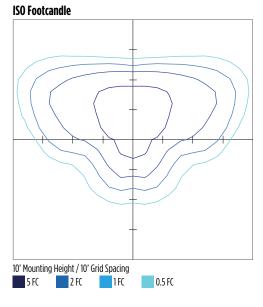
10' Mounting Height / 10' Grid Spacing 5 FC 2 FC 1 FC 0.5 FC

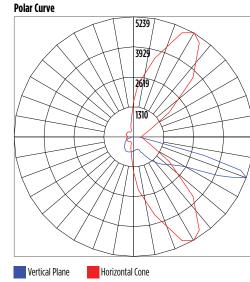


XWS-LED-6L-SIL-3-40-70CRI

Luminaire Data				
Type 3 Distribution				
Description	4000 Kelvin, 70 CRI			
Delivered Lumens	6,208			
Watts	42.5			
Efficacy	146			
IES Type	Type III - Medium			
BUG Rating	B1-U0-G2			

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	582	9%		
Medium (30-60°)	2,997	48%		
High (60-80°)	2,506	40%		
Very High (80-90°)	124	2%		
Uplight (90-180°)	0	0%		
Total Flux	6,208	100%		





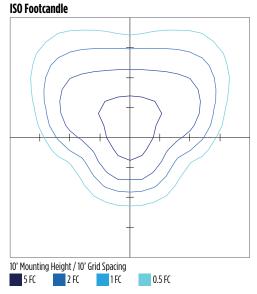


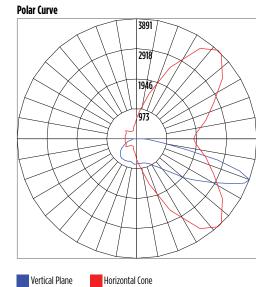
PHOTOMETRICS

XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data			
Type FT Distribution			
Description	4000 Kelvin, 70 CRI		
Delivered Lumens	6,073		
Watts	42.5		
Efficacy	143		
IES Type	Type IV - Short		
BUG Rating	B1-U0-G2		

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	708.3	12%		
Medium (30-60°)	2,715.5	45%		
High (60-80°)	2,475.4	41%		
Very High (80-90°)	173.6	3%		
Uplight (90-180°)	0	0%		
Total Flux	6,073	100%		

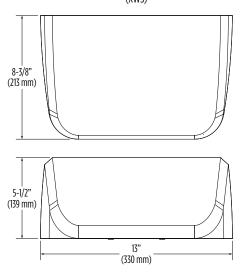


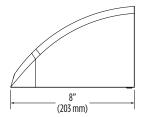


Type : _____

PRODUCT DIMENSIONS

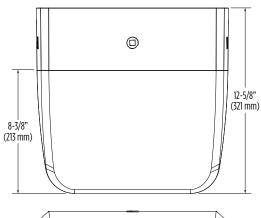
STANDARD HOUSING (XWS)

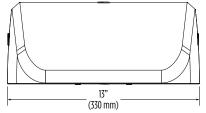


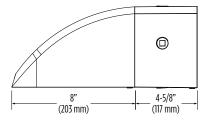


SCWB EXTENDED HOUSING

(XWS 758274CLR)

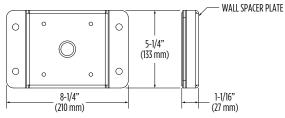






XWS SPACER PLATE/WIRING BOX

(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Appl

e And

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Alaga

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Type: ___



July 1, 2025

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2025-021 Exceptions/Variance Requested

Fuel City (Retail)

NWC Airport Rd. & John King Blvd.

Rockwall, TX 75087

Dear Mr. Miller,

This letter serves as a summary Request for Exception/Variances to the UDC. Zoning – Commercial for commercial land uses within the SH-205 By-Pass Overlay.

The variances include:

1. Driveway spacing. Subsection 06.02 of Article 5

We are requesting an exception to spacing along Airport

2. Dumpster orientation. Subsection

We are requesting an exception

3. Nichiha materials. Subsection 06.02 of Article 5

We are requesting an exception to use this cementitious material as part of the building design as per elevations.

4. Cementitious material within 4'-0" of grade. Subsection 06.02 of Article 5

We are requesting an exception to the cementitious material within four feet of grade as per the elevations.

5. Four-sided architecture. Subsection 06.02 of Article 5

We are requesting an exception on this for the carwash as per building elevations. C-Store meets this requirement

Compensatory items we are providing for these exceptions/variances.

1. Enhanced landscaping along John King will be provided as shown on the landscape plan. We understand that by providing this enhanced area this should satisfy the compensatory items for the variance above.

Thank you for your consideration and reviewing our request.

Sincerely,

Jared Earney, P.E. Kimley-Horn

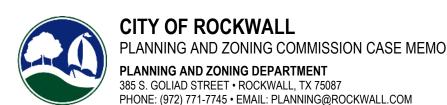












TO: Planning and Zoning Commission

DATE: July 15, 2025

APPLICANT: Grayson Hughes; Sutherland King Consulting, LLC.

CASE NUMBER: SP2025-025; Site Plan for an existing House of Worship (i.e. Ridgeview Church)

SUMMARY

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a <u>Site Plan</u> for the expansion of an existing *Church/House of Worship* (*i.e. Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17* [i.e. Case No. A2012-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [i.e. Case No. P2012-031] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43* [i.e. Case No. Z2018-038] changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368* [i.e. Case No. Z2025-027] to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.

<u>PURPOSE</u>

On June 13, 2025, the applicant -- Grayson Hughes of Sutherland King, LLC. -- submitted an application requesting the approval of a site plan for an expansion of an existing Church/House of Worship on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (i.e. Skyview Country Estates #2 Addition) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

<u>East</u>: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (*i.e.* Lots 23-27 of the Skyview Country Estates #3 Addition) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

<u>South</u>: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

West:

Directly west of the subject property is Breezy Hill Lane, which is identified as a Minor Collector on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to the Permissible Use Charts contained in Article 04, Permitted Uses, of the Unified Development Code (UDC), a Church/House of Worship land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. On July 7, 2025, the City Council approved Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027] to allow the expansion of an existing Church/House of Worship and a building that will exceed 25,000 SF in a General Retail (GR) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	6,000 SF	X=7.03-acres; In Conformance
Minimum Lot Frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X>100-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>10-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	36-Feet	X=25-feet; In Conformance
Max Building/Lot Coverage	40%	X<17.5%; In Conformance
Minimum Number of Parking Spaces	1 Space/ 4 Worship Seats = 254 spaces	X=286; In Conformance
Minimum Landscaping Percentage	15%	X=22%; In Conformance
Maximum Impervious Coverage	85-90%	X=78%; In Conformance

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that a total of 38-inches of unprotected Willow and Hackberry trees are to be removed from the site. Due to this, mitigation is not required by the applicant.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(C), Institutional and Community Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), defines a Church/House of Worship as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." In this case, the applicant's proposed use falls under this classification. Staff should point out that there is currently an existing Church/House of Worship already located at 1362 FM-552 that was constructed in 1980, prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally nonconforming.

In reference to the site plan submitted by the applicant, a proposed parking area is shown in front of the building façade along FM-552 and Breezy Hill Lane. According to the General Retail (GR) District standards outlined in the chart under Subsection 07.03, Non-Residential District Development Standards, of Article 05, of the Unified Development Code (UDC), "(p)arking should not be located between the front facade and the property line." As such, the proposed parking areas located between the front facades of the building and FM-552/Breezy Hill Lane represent a deviation from the UDC requirements. To mitigate this deviation, the applicant has proposed enhanced landscaping along both FM-552 and Breezy Hill Lane, as well as a 20foot-wide residential adjacency buffer that includes a three-tiered screening system for the properties located north of the

subject site. These mitigation measures have been approved through the applicant's Specific Use Permit (SUP), [i.e. Ordinance No. 25-37, S-368], and are reflected in the submitted Landscape Plan.

Additionally, Subsection 07.03, Non-Residential District Development Standards, of Article 05 of the UDC, limits the maximum building size in the General Retail (GR) District to 25,000 square feet. In this case, the existing church/house of worship comprises 21,658 square feet, and the proposed expansion will add 35,653 square feet, resulting in a total building area of 53,904 square feet. Despite exceeding the maximum allowable size, the proposed expansion -- comprising of additional interior space and associated parking areas -- was approved by the City Council on July 7, 2025, through Ordinance No. 25-37, S-368.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously noted, the applicant's request generally conforms to the requirements of the General Retail (GR) District and the Unified Development Code (UDC). Although the proposal does not fully satisfy the technical standards for primary and secondary façade articulation, the overall building elevations were approved through the Specific Use Permit (SUP) process, as outlined in *Ordinance No. 25-37* (S-368). To further enhance the architectural character of the building, the applicant has incorporated the following design features: [1] different awnings around entry, [2] varied roof heights, [3] additional architectural articulation, and [4] a covered outdoor patio.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations originally submitted by the applicant on June 24, 2025. Following their review, the Board recommended that the applicant align the proposed elevations with those previously approved by City Council during the Specific Use Permit (SUP) process. Additionally, the Board requested the submission of a revised material sample board. In response, the applicant has provided updated building elevations and a new material sample board, which are scheduled for review by the ARB at the Planning and Zoning Commission meeting on *July 15, 2025*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for a medical office building on the subject property, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

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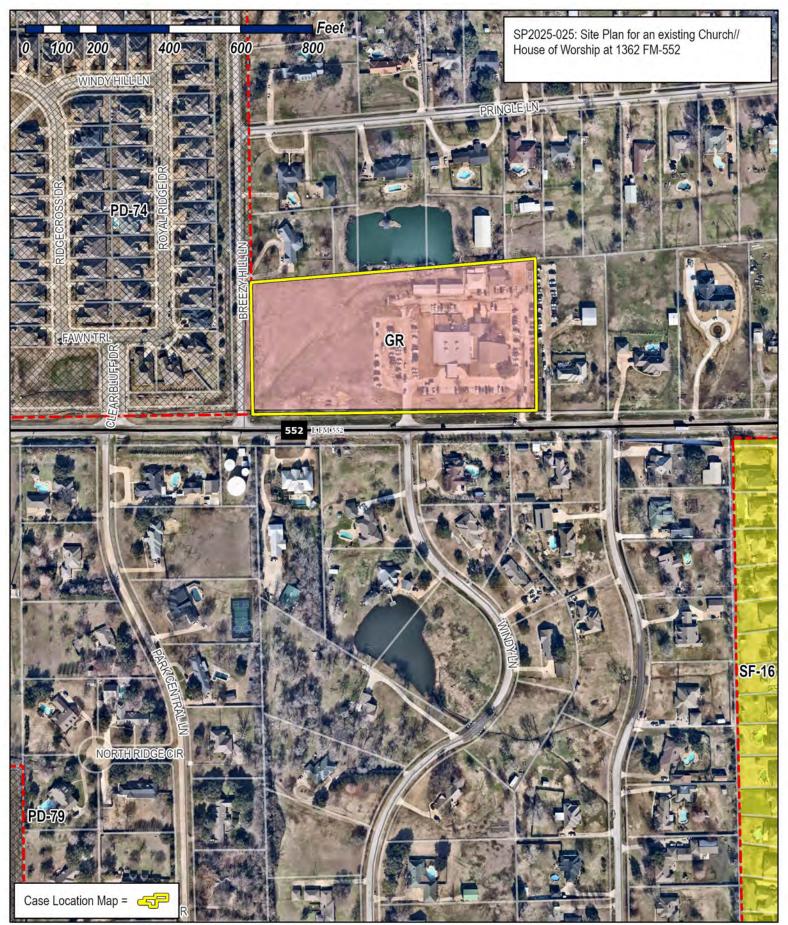
PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PROPERTY INFORMATION [PLEASE PRINT] ADDRESS 1362 FM Road 552 SUBDIVISION Skyview Country Estates No. 3 LOT 28 BLOCK GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] CURRENT ZONING General Retail CURRENT USE Worship Center PROPOSED ZONING General Retail PROPOSED USE Worship Center ACREAGE 7.05 LOTS [CURRENT] 1 LOTS [PROPOSED] 1 MITTER PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS PLEXIBIL REGARD TO 175 APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENG RESULT IN THE DEMAL OF YOUNG ASSE. OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CONTACT, ORIGINAL SIGNATURES ARE REQUIRED] OWNER RIDGEVIEW Church CONTACT PERSON Felix Tan CONTACT PERSON ADDRESS 1362 FM Road 552 ADDRESS 6430 Meadowcreek Drive CITY, STATE & ZIP ROCKWAII, TX 75087 CITY, STATE & ZIP DAILS, TX 75254 PHONE E-MAIL NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E-MAIL NOTARY VERIFICATION INFOUNDED OF THIS APPLICATION HAS BEEN ABOUT OF HE CITY OF ROCKWALL OF HIS APPLICATION TO BE TRUE AND CORRECT, AND THE APPLICATION AS BEEN ABOUT OF HE CITY OF ROCKWALL OF HIS APPLICATION AS BEEN ABOUT OF HE CITY OF ROCKWALL OF HIS AND THE PLAND CORRECT, AND THE APPLICATION TO BE TRUE AND COPRECT, ON THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER AND CEMBRITED TO DEPONDE THE ORST OF THIS APPLICATION, HAS BEEN ABOUT OF PROCKWALL OF HIS AND CORRECT, AND THE APPLICATION INFORMATION CONTINUED WITHIN THIS APPLICATION TO BE TRUE AND COPRECT ON THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER OF A PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER OF A PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER OF A PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER OF A PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPONDER	PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$ 100.00 + \$ 15.00 AGRE) ¹ ☐ PRELIMINARY PLAT (\$ 200.00 + \$ 15.00 AGRE) ¹ ☐ FINAL PLAT (\$ 300.00 + \$ 20.00 AGRE) ¹ ☐ REPLAT (\$ 300.00 + \$ 20.00 AGRE) ¹ ☐ AMENDING OR MINOR PLAT (\$ 150.00) ☐ PLAT REINSTATEMENT REQUEST (\$ 100.00) SITE PLAN APPLICATION FEES: ☑ SITE PLAN (\$ 250.00 + \$ 20.00 AGRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$ 100.00)			DE DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: ZONING APPLICATION FEES: □ ZONING CHANGE (\$ 200.00 + \$15.00 ACRE) 1 □ SPECIFIC USE PERMIT (\$ 200.00 + \$15.00 ACRE) 1 & 2 □ PD DEVELOPMENT PLANS (\$ 200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: □ TREE REMOVAL (\$75.00) □ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES: □ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, FOUND UP TO ONE (1) ACRE. □ A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
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CITY, STATE & ZIP Rockwall, TX 75087 PHONE E-MAIL NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: THEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION ALS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June	CONTACT PERSON		C	ONTACT PERSON			
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E-MAIL NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: THE HERBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION ALS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JUNE JU	CITY, STATE & ZIP	Rockwall, TX 75087		CITY, STATE & ZIP	Dallas, TX 75254		
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED BEFORE ME, THE UNDERSIGN	PHONE			PHONE			
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FC X X X (OWNER) THE UNDERSIGNE STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION ALL INFORMATION THE CITY OF ROCKWALL ON THIS THE 13th 10 JUNE 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFO	E-MAIL			E-MAIL			
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFO	BEFORE ME, THE UNDER STATED THE INFORMAT IN HEREBY CERTIFY THAT 410.00	RSIGNED AUTHORITY, ON THIS DAY ION ON THIS APPLICATION TO BE T I AM THE OWNER FOR THE PURPOS TO COVER THE COS	TRUE AND CERTIFIED THE FO SE OF THIS APPLICATION; ALL I TOF THIS APPLICATION, HAS I	NFORMATION SUBMIT BEEN PAID TO THE CITY	TED HEREIN IS TRUE AND CORRECT; OF ROCKWALL ON THIS THE	AND THE APPLICATION FEE OF 13th DAY OF	
	INFORMATION CONTAINE	D WITHIN THIS APPLICATION TO T	THE PUBLIC. THE CITY IS A	LSO AUTHORIZED AND	O PERMITTED TO REPRODUCE ANY TO A REQUEST FOR PUBLIC INFORM	COPYRIGHTED INFORMATION ATION."	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 th DAY OF June, 2025. OWNER'S SIGNATURE OWNER'S SIGNATURE NATASHA C CHANG Notary Public State of Texas ID # 135502636 My Comm. Expires 04-21	GIVEN UNDER MY HAND		DAY OF June	, 2025		State of Texas ID # 135502636	



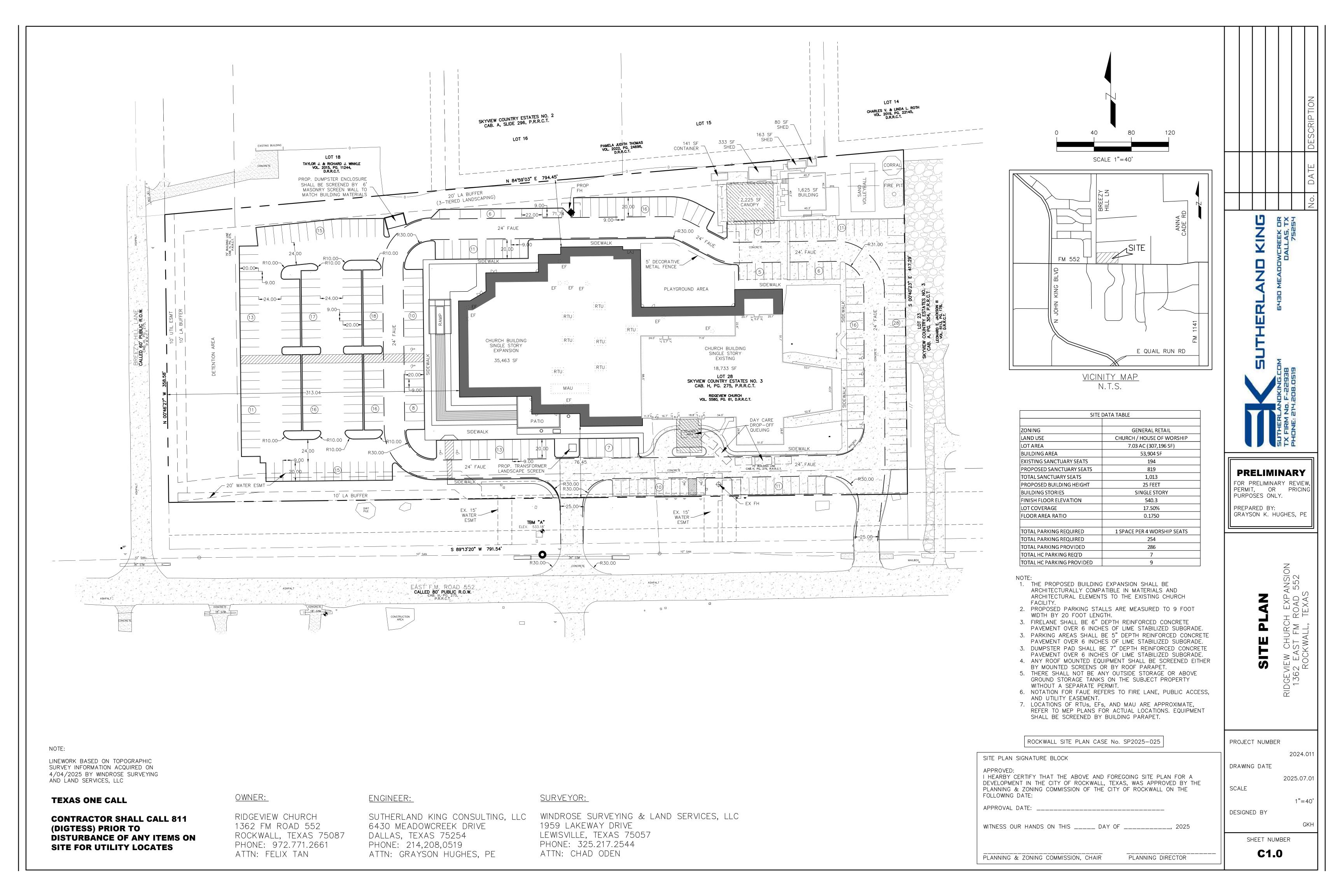


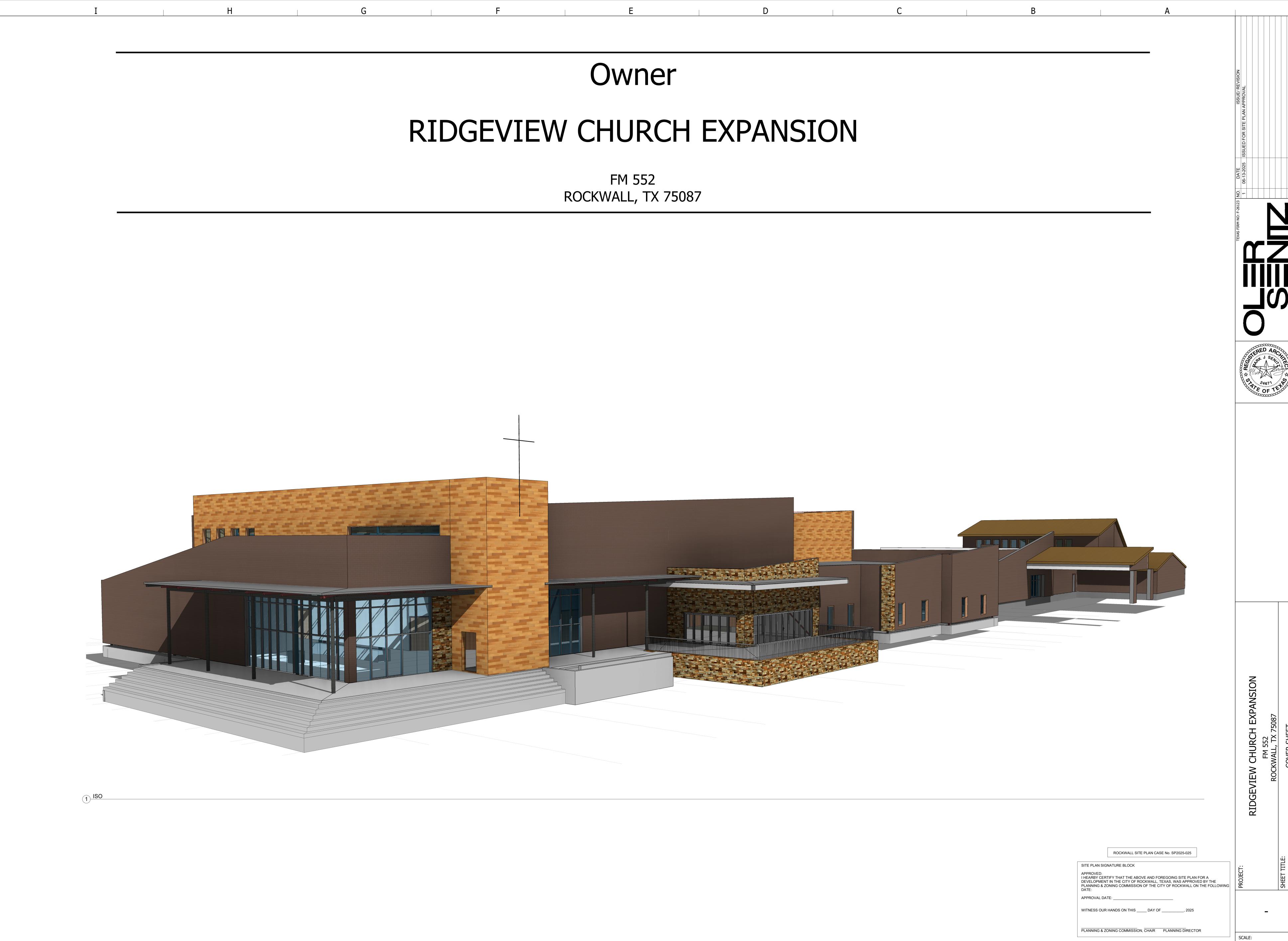
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

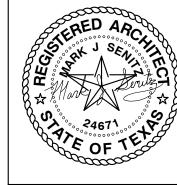
(P): (972) 771-7745 (W): www.rockwall.com

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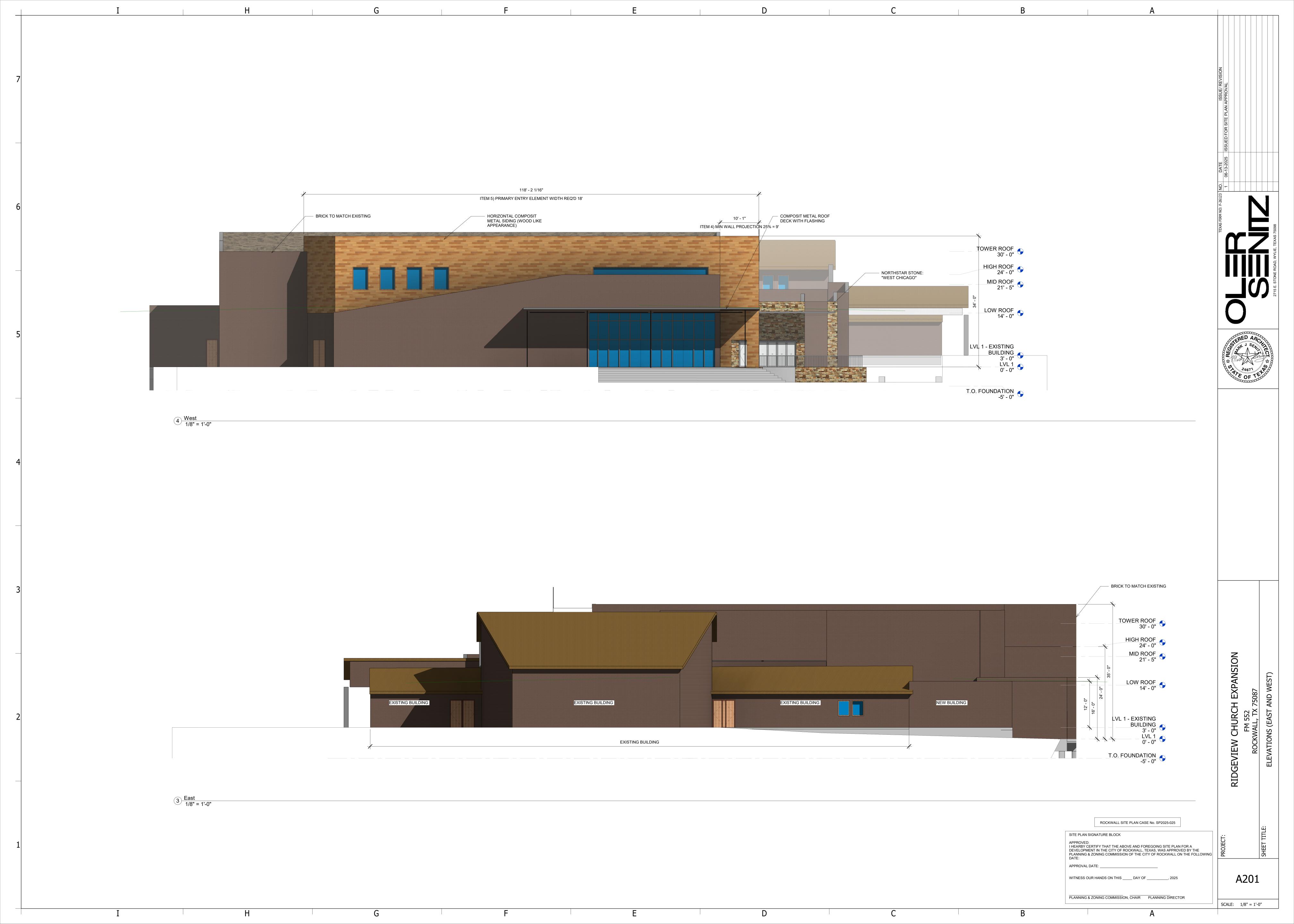


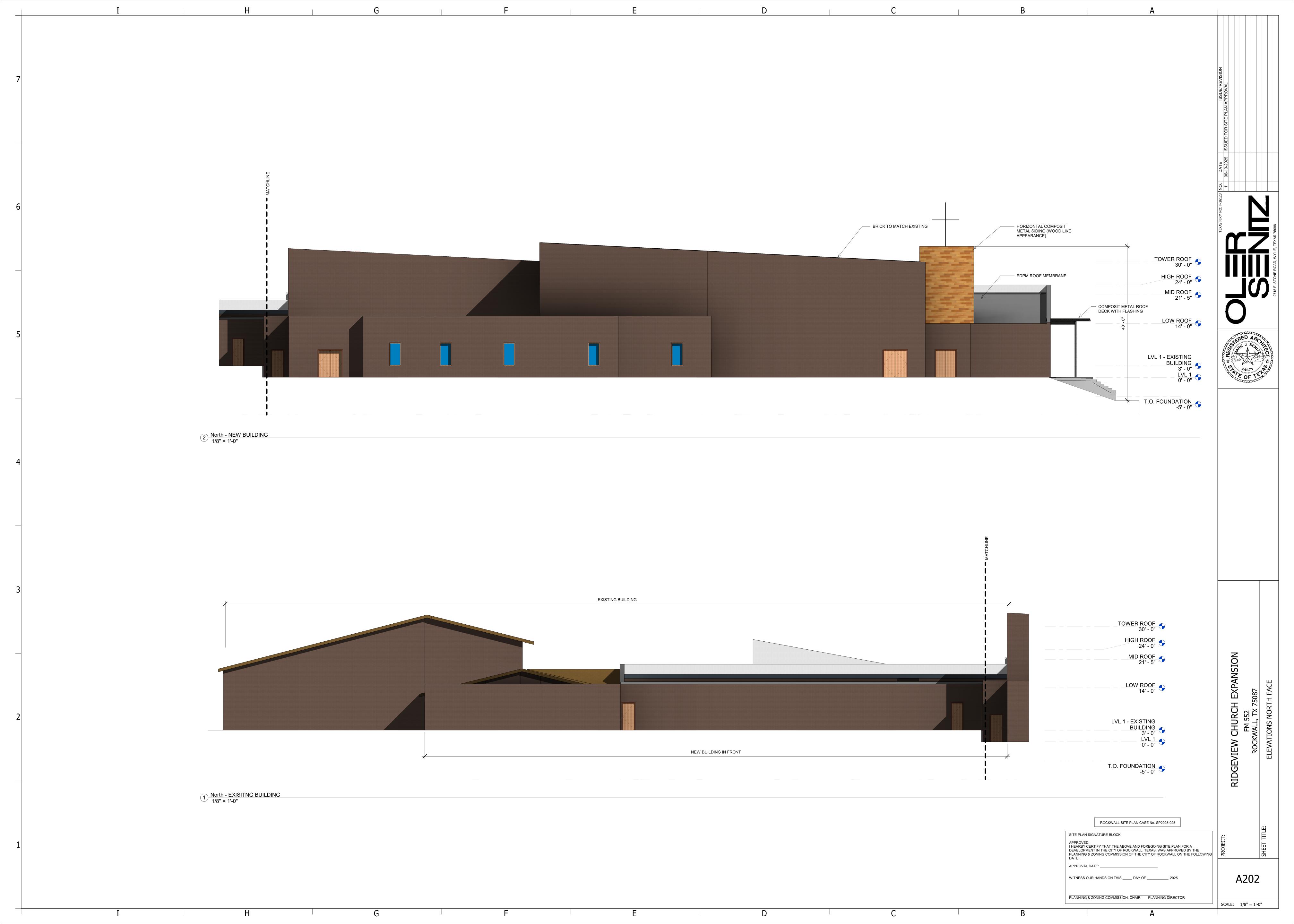




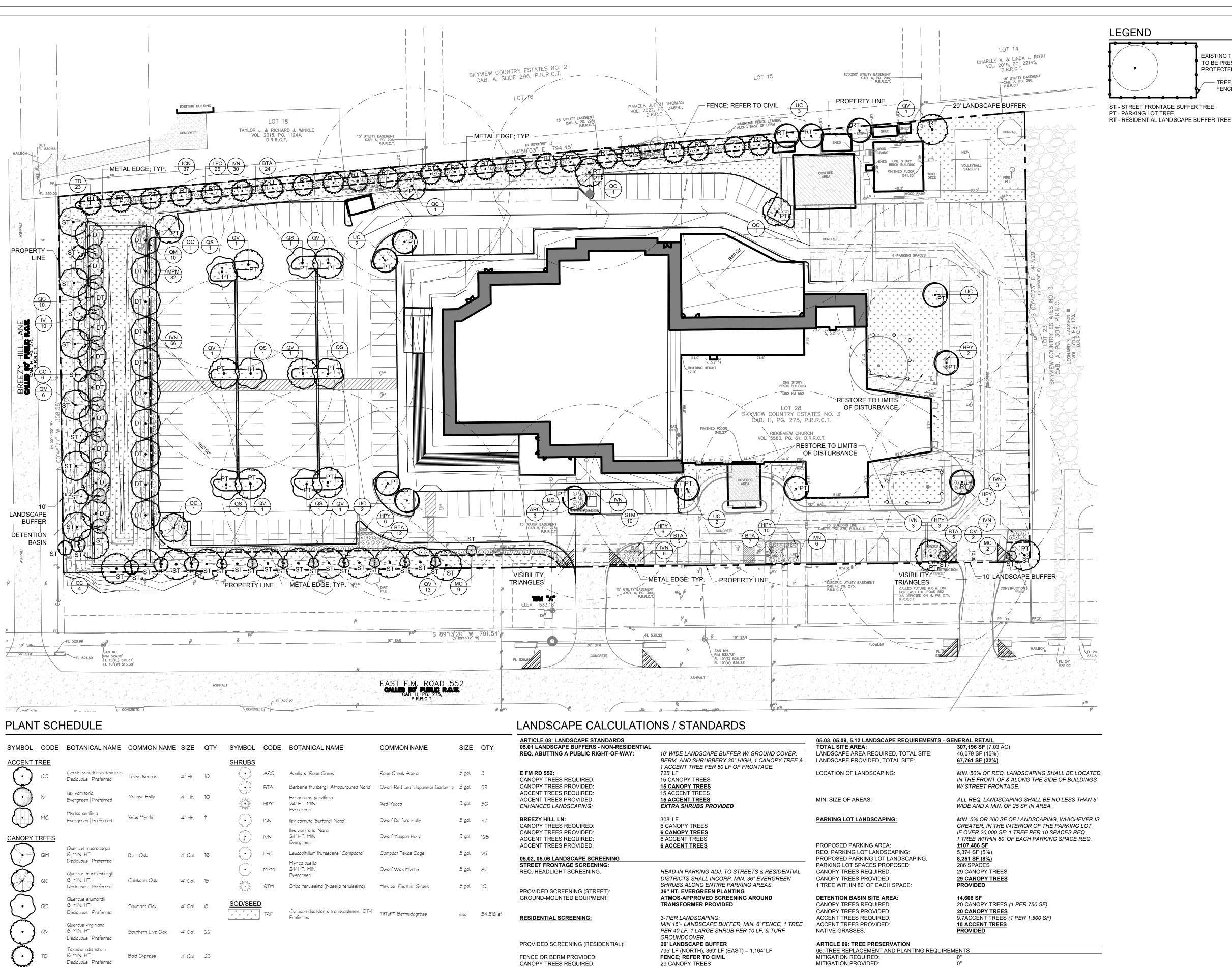












LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC **TEXAS ONE CALL**

4" Cal. 13

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

6' MIN. HT.

Deciduous | Preferred

OWNER:

RIDGEVIEW CHURCH 1362 FM ROAD 552 **ROCKWALL. TEXAS 75087** PHONE: 972.771.2661 ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC 6430 MEADOWCREEK DRIVE DALLAS, TEXAS 75254 PHONE: 214,208,0519 ATTN: GRAYSON HUGHES, PE

LARGE SHRUBS REQURIED:

LARGE SHRUBS PROVIDED

MITIGATION PROVIDED:

ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER. NOTE: REFER TO TD PLANS FOR MORE INFORMATION.

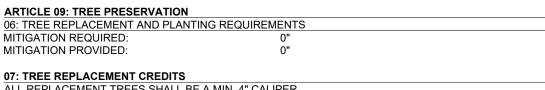
SURVEYOR:

29 CANOPY TREES

116 LARGE SHRUBS

116 LARGE SHRUBS

WINDROSE SURVEYING & LAND SERVICES, LLC 1959 LAKEWAY DRIVE LEWISVILLE, TEXAS 75057 PHONE: 325.217.2544 ATTN: CHAD ODEN



1" = 40'-0"

800.680.6630 ww.evergreendesigngrou

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE

MULCHES

EXISTING TREES OR PALMS

- TREE PROTECTION

TO BE PRESERVED &

PROTECTED IN PLACE

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND

PLANTING & IRRIGATION GUARANTEE

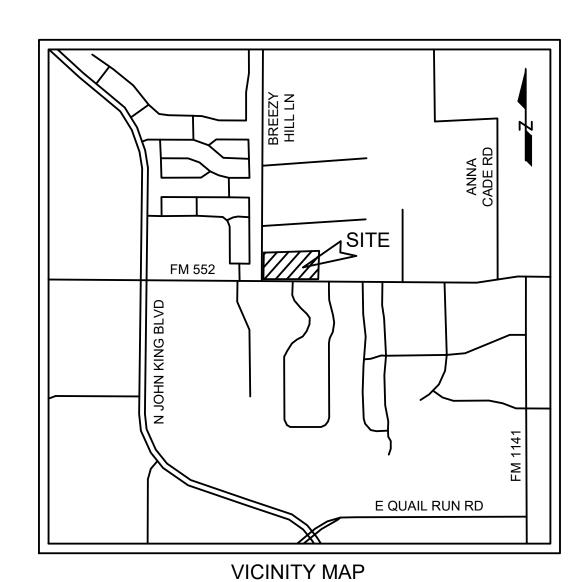
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE
- AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON
- A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM

3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED

- EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- 6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC



N.T.S.

SITE DATA TABLE				
GENERAL RETAIL				
CHURCH / HOUSE OF WORSHIP				
7.03 AC (307,196 SF)				
53,904 SF				
194				
819				
1,013				
25 FEET				
SINGLE STORY				
540.3				
17.50%				
0.1750				
1 SPACE PER 4 WORSHIP SEATS				
254				
286				
7				

ROCKWALL SITE PLAN CASE No. SP2025-025

TOTAL HC PARKING PROVIDED

SITE PLAN SIGNATURE BLOCK I HEARBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE: APPROVAL DATE: WITNESS OUR HANDS ON THIS _____ DAY OF

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR





06/27/2025

PROJECT NUMBER 2024.011 DRAWING DATE 2025.06.27 SCALE AS NOTED

DESIGNED BY

SHEET NUMBER

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN I ANDSCAPE PLANTING A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE
- OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS: FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING
- AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY. EVEN IF DETERMINED TO STILL BE ALIVE. SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE
- HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE
- TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY,
- GERMINATION. AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10
- DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN
- PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW). H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING
- OF TREES AND SHRUBS WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES

METHODS

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, ph. ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE
- ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 S.F. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY
- MEANS OF ROTOTILLING AFTER CROSS-RIPPING NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- IRON SULPHATE 2 LBS. PER CU. YD.

GENERAL GRADING & PLANTING NOTES

FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN)

FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- **LINES WITHIN 24 HOURS**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND
- GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE
- COMPOSITION IN THE ON-SITE SOIL THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING
- 2-1/2"-4" TREES THREE STAKES PER TREE
- MULTI-TRUNK TREES
- STABILIZE THE TREE OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- BARRIER CLOTH IN PLACE THE ENTIRE PLANTING AREA.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- ORDERLY CONDITION
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS
- AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE
- CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED
- ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES.REPLACEMENT OF MULCH. REMOVAL OF LITTER. REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING AD ILISTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE ALL SODDED TURF SHALL BE NEATLY MOWED
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK)
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP
- ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. C TREE PLANTING
- TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL
- AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND
- **GUIDELINES:** 1"-2" TREES TWO STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT,

- BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE LANDSCAPE MAINTENANCE
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

(1) TYPICAL WALKWAY OR PAVING TREE TRUNK LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. TREE CANOPY TYPICAL PLANTING AREA TYPICAL CURB AND GUTTER 1) INSTALL ROOT BARRIERS NEAR ALI **NEWLY-PLANTED TREES THAT ARE** LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS BARRIERS SHALL BE LOCATED **IMMEDIATELY ADJACENT TO** HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY **ENCIRCLE THE ROOTBALL**

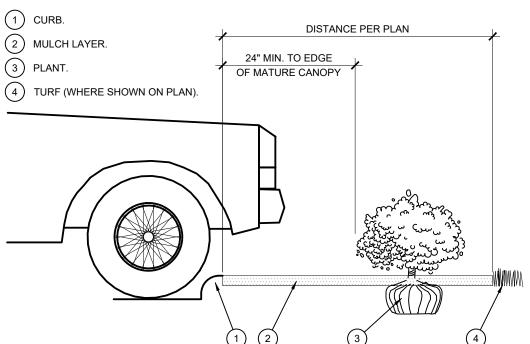
PARKWAY

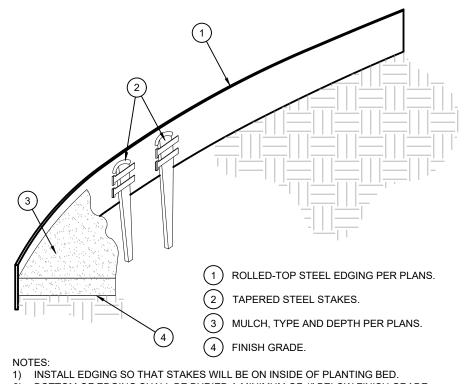
OR ISLAND

OPEN LANDSCAPE

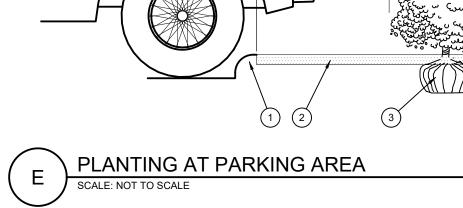
ROOT BARRIER - PLAN VIEW (1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.) MULCH, TYPE AND DEPTH PER PLANS, PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT FINISH GRADE. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. S) UNDISTURBED NATIVE SOIL. (7) 3" HIGH EARTHEN WATERING BASIN (8) WEED FABRIC UNDER MULCH.

SHRUB AND GROUNDCOVER PLANTING



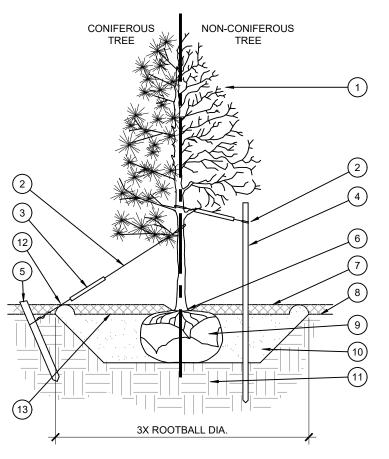


STEEL EDGING



BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

EVERGREEN DESIGN GROUF 800.680.6630



STAKING EXAMPLES (PLAN VIEW) **PREVAILING PREVAILING**

TREE PLANTING

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES TWINE ROPE AND OTHER PACKING MATERIAL REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL REMOVE ALL NURSERY STAKES AFTER PLANTING.

1) TREE CANOPY.

(6) TRUNK FLARE.

(8) FINISH GRADE

(13) FINISH GRADE.

(9) ROOT BALL.

CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES

AND LARGER). SECURE TIES OR STRAPS TO TRUNK

2 GAUGE GALVANIZED WIRE WITH NYLON TREE

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

PRESSURE-TREATED WOOD DEADMAN. TWO PER

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

PLACE MULCH WITHIN 6" OF TRUNK.

10) BACKFILL. AMEND AND FERTILIZE ONLY AS

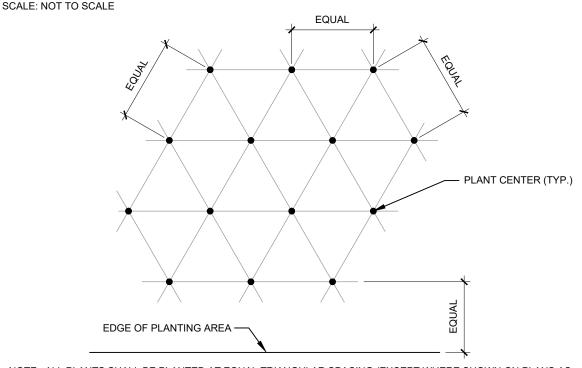
RECOMMENDED IN SOIL FERTILITY ANALYSIS.

INDISTURBED SOIL

(11) UNDISTURBED NATIVE SOIL.

(12) 4" HIGH EARTHEN WATERING BASIN.

FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS PLANT SPACING AREA DIVIDER PLANT SPACING AREA DIVIDER

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

SITE DATA TABLE				
ZONING	GENERAL RETAIL			
LAND USE	CHURCH / HOUSE OF WORSHIP			
LOT AREA	7.03 AC (307,196 SF)			
BUILDING AREA	53,904 SF			
EXISTING SANCTUARY SEATS	194			
PROPOSED SANCTUARY SEATS	819			
TOTAL SANCTUARY SEATS	1,013			
PROPOSED BUILDING HEIGHT	25 FEET			
BUILDING STORIES	SINGLE STORY			
FINISH FLOOR ELEVATION	540.3			
LOT COVERAGE	17.50%			
FLOOR AREA RATIO	0.1750			
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS			
TOTAL PARKING REQUIRED	254			
TOTAL PARKING PROVIDED	286			
TOTAL HC PARKING REQ'D	7			
TOTAL HC PARKING PROVIDED	9			

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

I HEARBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE:

APPROVAL DATE:

WITNESS OUR HANDS ON THIS ____

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR



06/27/2025

PROJECT NUMBER

2024.011 DRAWING DATE 2025.06.27 **SCALE** AS NOTED

SHEET NUMBER

DESIGNED BY

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED

ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

OWNER:

INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

RIDGEVIEW CHURCH 1362 FM ROAD 552 ROCKWALL, TEXAS 75087 PHONE: 972.771.2661

ATTN: FELIX TAN

BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT

BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST,

ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER

ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET

SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND

NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE

THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO

ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING

CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR

IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS

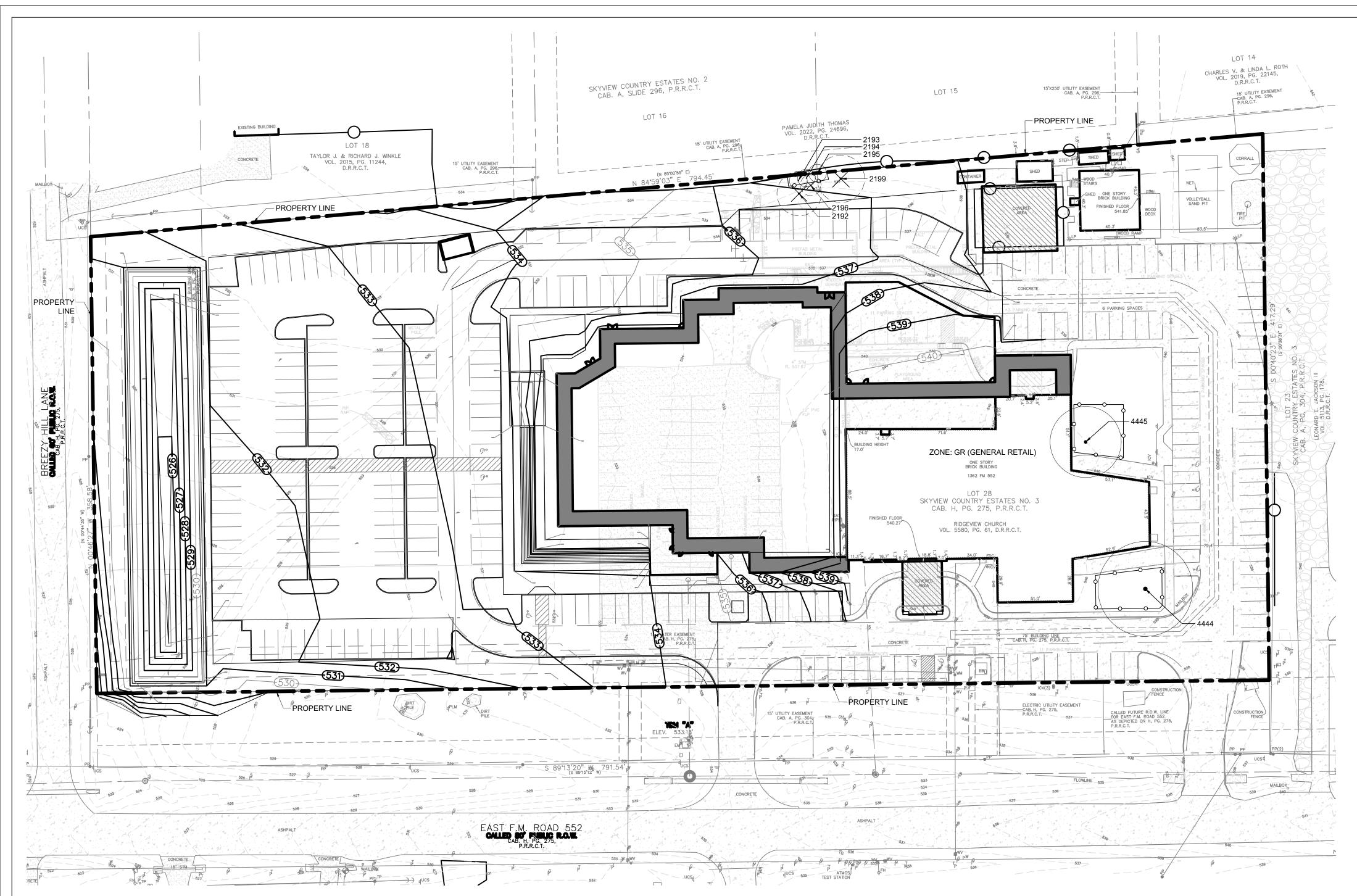
ENGINEER:

SUTHERLAND KING CONSULTING, LLC 6430 MEADOWCREEK DRIVE DALLAS, TEXAS 75254 PHONE: 214,208,0519 ATTN: GRAYSON HUGHES, PE

SURVEYOR:

ATTN: CHAD ODEN

WINDROSE SURVEYING & LAND SERVICES, LLC 1959 LAKEWAY DRIVE LEWISVILLE, TEXAS 75057 PHONE: 325.217.2544



TREE PROTECTION GENERAL NOTES

- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT
- ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE. (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION. (H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

OWNER:

RIDGEVIEW CHURCH

PHONE: 972.771.2661

ROCKWALL, TEXAS 75087

1362 FM ROAD 552

ATTN: FELIX TAN

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

TREE INVENTORY

RIDGEVIEW CHURO	CH, ROCKWALL TX					
_AST UPDATED:	25-06-12				,	
TREE ID	SPECIES	DBH (INCHES)	STATUS	MITIGATION (INCHES)	PRESERVATION CREDIT	NOTES
2192	WILLOW	15	TO REMOVE			NOT PROTECTED/ FEATURE TREE
2193	CEDAR	6	REMAIN			NOT PROTECTED (<11")
2194	OAK	6	REMAIN			
2195	OAK	6	REMAIN			
2196	HACKBERRY	7	TO REMOVE			NOT PROTECTED (<11")
2199	WILLOW	16	TO REMOVE			NOT PROTECTED/ FEATURE TREE
4444	AMERICAN	32	REMAIN			
4445	OAK	24	REMAIN			
TOTAL DBH		112				
TOTAL DBH REMOVED		38				ALL REMOVED TREES ARE NOT PROTECTED
MITIGATION				0	0	MAX PRESERVATION IS 20% OF TOTAL REPLACEMENT INCHES
TOTAL MITIGATION REQUIRED				0		

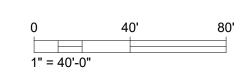
NOTE: "PLEASE NOTE THAT IF ANY TREES ARE BEING REMOVED FROM THE PROPERTY, A TREE DAY IS REQUIRED TO BE HELD."

ENGINEER:

SUTHERLAND KING CONSULTING, LLC 6430 MEADOWCREEK DRIVE DALLAS, TEXAS 75254 PHONE: 214,208,0519 ATTN: GRAYSON HUGHES, PE

SURVEYOR:

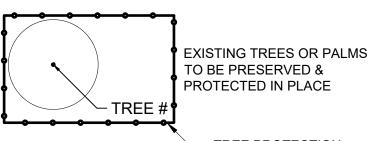
WINDROSE SURVEYING & LAND SERVICES, LLC 1959 LAKEWAY DRIVE LEWISVILLE, TEXAS 75057 PHONE: 325.217.2544 ATTN: CHAD ODEN







LEGEND



TO BE PRESERVED & PROTECTED IN PLACE

TREE PROTECTION

EXISTING TREE OR PALM TO BE REMOVED

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE

ISSUED BY THE BUILDING OFFICIAL.

INSTALLATION, A STOP WORK ORDER MAY BE



VICINITY MAP N.T.S.

SITE DATA TABLE						
ZONING	GENERAL RETAIL					
LAND USE	CHURCH / HOUSE OF WORSHIP					
LOT AREA	7.03 AC (307,196 SF)					
BUILDING AREA	53,904 SF					
EXISTING SANCTUARY SEATS	194					
PROPOSED SANCTUARY SEATS	819					
TOTAL SANCTUARY SEATS	1,013					
PROPOSED BUILDING HEIGHT	25 FEET					
BUILDING STORIES	SINGLE STORY					
FINISH FLOOR ELEVATION	540.3					
LOT COVERAGE	17.50%					
FLOOR AREA RATIO	0.1750					
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS					
TOTAL PARKING REQUIRED	254					
TOTAL PARKING PROVIDED	286					
TOTAL HC PARKING REQ'D	7					
TOTAL HC PARKING PROVIDED	9					

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

I HEARBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE:

APPROVAL DATE:

WITNESS OUR HANDS ON THIS ____ DAY OF _

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

PROJECT NUMBER 2024.011 DRAWING DATE

06/27/2025

2025.06.27 SCALE

AS NOTED DESIGNED BY

SHEET NUMBER

LD-,

TREE PROTECTION SPECIFICATIONS

MATERIALS

- 1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- 2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE **GALVANIZED WIRE**
- 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER. MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING. RAISING AND THINNING. AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:

- DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER

- e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS. SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL. MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL
- 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING: (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS; AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES:

AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE. EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION
- (H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE

TREE RELOCATION GUIDELINES

- TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
- 2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF

STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT

3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED. 4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.

5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES. 6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.

- TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
- 8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS
- AND VINES", AS AMENDED. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES. LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

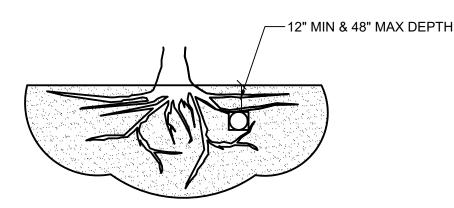
RIDGEVIEW CHURCH 1362 FM ROAD 552 ROCKWALL, TEXAS 75087 PHONE: 972.771.2661 ATTN: FELIX TAN

ENGINEER:

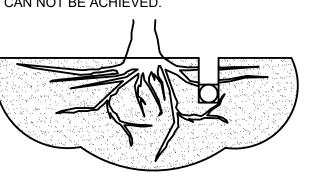
SUTHERLAND KING CONSULTING, LLC 6430 MEADOWCREEK DRIVE DALLAS, TEXAS 75254 PHONE: 214,208,0519 ATTN: GRAYSON HUGHES. PE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



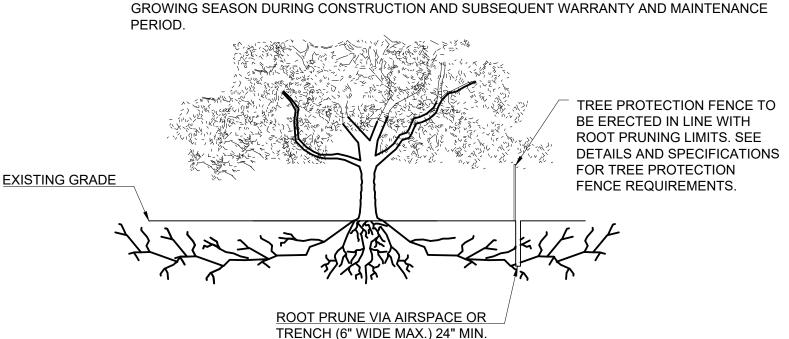
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE



DEPTH OR AS DETERMINED AT

PRE-CONSTRUCTION MEETING.



WINDROSE SURVEYING & LAND SERVICES. LLC

SURVEYOR:

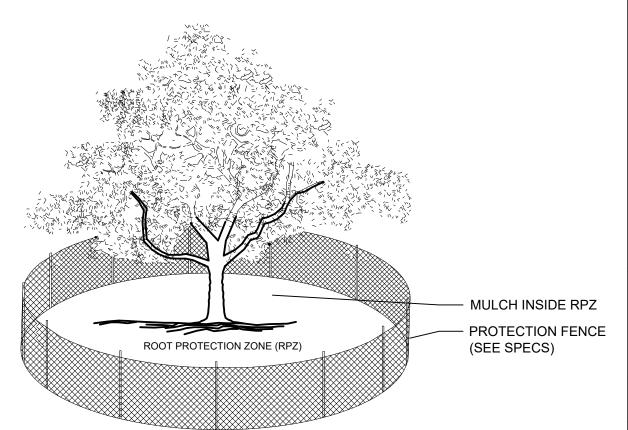
1959 LAKEWAY DRIVE

PHONE: 325.217.2544

ATTN: CHAD ODEN

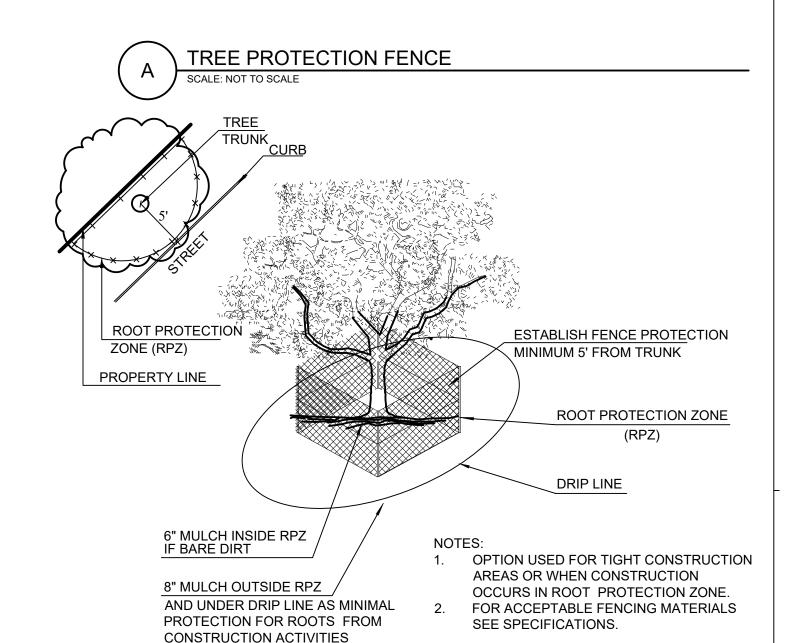
LEWISVILLE, TEXAS 75057

ROOT PRUNING DETAIL



THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.

2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



REE PROTECTION FENCE - TIGHT CONSTRUCTION

SITE DATA TABLE						
GENERAL RETAIL						
CHURCH / HOUSE OF WORSHIP						
7.03 AC (307,196 SF)						
53,904 SF						
194						
819						
1,013						
25 FEET						
SINGLE STORY						
540.3						
17.50%						
0.1750						
1 SPACE PER 4 WORSHIP SEATS						
254						
286						
7						
9						

ROCKWALL SITE PLAN CASE No. SP2025-025

EVERGREEN DESIGN GROUP 800.680.6630



SITE PLAN SIGNATURE BLOCK I HEARBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE: APPROVAL DATE: WITNESS OUR HANDS ON THIS ____ DAY OF _ PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR



06/27/2025

TION N

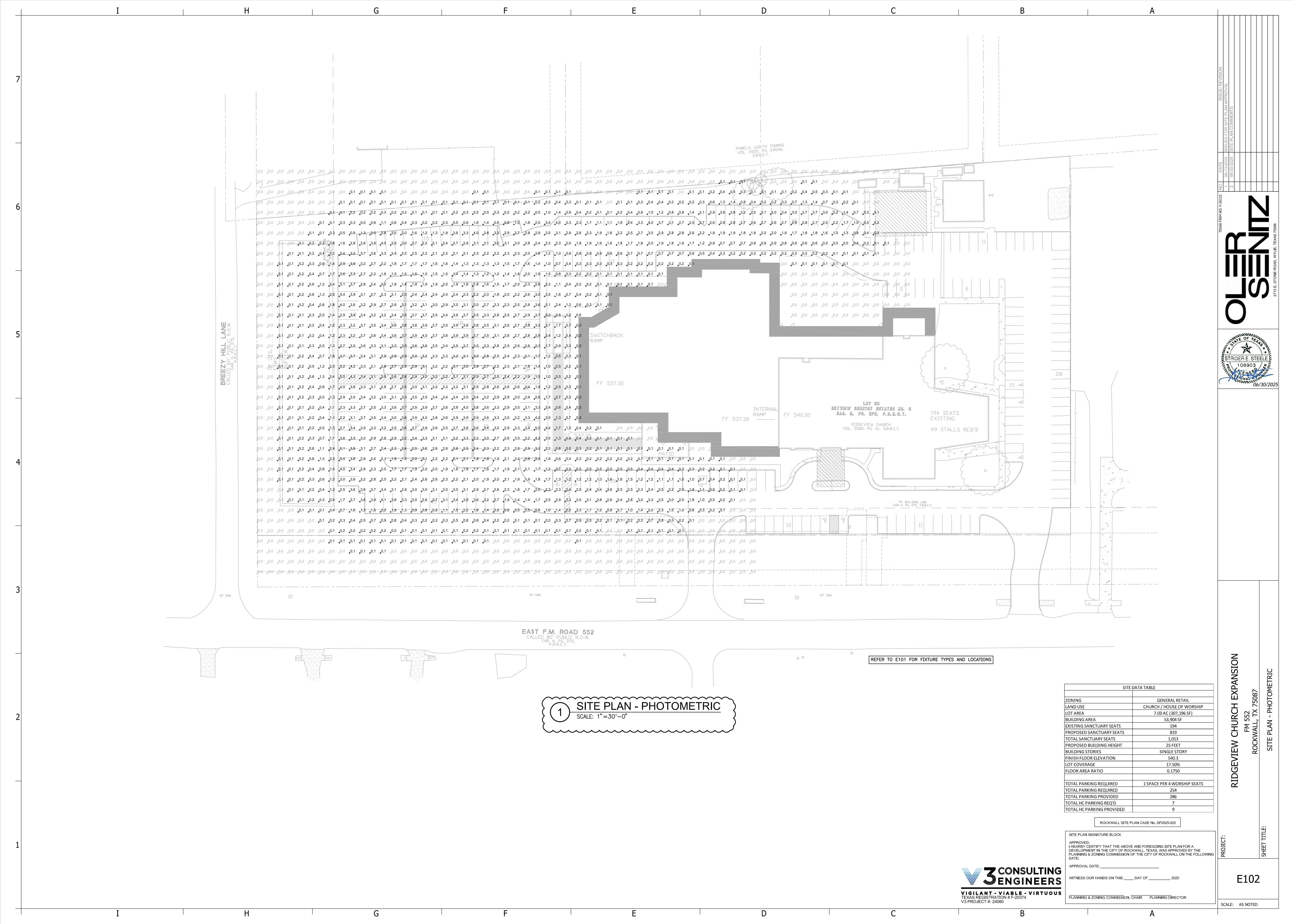
PROJECT NUMBER

2024.011 DRAWING DATE

2025.06.27 SCALE AS NOTED

SHEET NUMBER

DESIGNED BY





RSX2 LED Area Luminaire







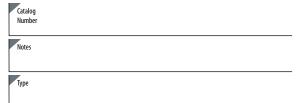












Introduction

Specifications

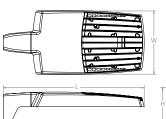
EPA 0.69 ft2 (0.06 m2) (ft2@0°):

29.3" (74.4 cm) Length: (SPA mount)

Width: 13.4" (34.0 cm)

3.0" (7.6 cm) Main Body Height: 7.2" (18.3 cm) Arm

Weight: 30.0 lbs (13.6 kg) (SPA mount)







The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED													
Series	Performance Package	Color Temperature	Distribut	Distribution			Mounting						
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 R3 R3S R4 R4S R5 R5S AFR AFRR90	Type 2 Wide Type 3 Wide Type 3 Short Type 4 Wide Type 4 Short Type 5 Short Type 5 Short Automotive Front Row Automotive Front Row Left Rotated	MVOLT HVOLT XVOLT (use spe options 120 ³ 208 ³ 240 ³	(120V-277V) ² (347V-480V) ³ (277V-480V) ⁴ (cific voltage for as noted) 277 ⁵ 347 ⁵ 480 ⁵	SPA RPA MA IS WBA WBASC AASP AARP AAWB	Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) Mast arm adaptor (fits 2-3/8" 0D horizontal tenon) Adjustable slipfitter (fits 2-3/8" 0D tenon) 6 Wall bracket 1 Wall bracket with surface conduit box Adjustable tilt arm square pole mounting 6 Adjustable tilt arm with wall bracket 6 Adjustable tilt arm wall bracket and surface conduit box 6					

Options				Finish	
options		1		11111311	
Shipped li	nstalled	Shipped Insta	alled	DDBXD	Dark Bronze
HS	House-side shield ⁷	*Standalone	and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD	Black
PE	Photocontrol, button style 8,9	NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor 9, 13, 14, 15	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) ^{9, 10, 11}	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DWHXD	White
SF	Single fuse (120, 277, 347) ⁵	CCE	Coastal Construction ¹⁶	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) ⁵	*Note: NLTAIR2	2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box a wireless networked solution. See factory default settings table. Sensor coverage	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	settings or as a	a wireless networked solution. See factory default settings table. Sensor coverage cted when luminaire is tilted.	DNATXD	Textured Natural Aluminum
FA0	Field adjustable output ⁹	'	arately (requires some field assembly)	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) 9	EGS EGS	External glare shield ⁷		
DS	Dual switching ^{9,12}	EGFV BS	External glare full visor (360° around light aperture) ⁷ Bird spikes ¹⁷		



Ordering Information

Accessories

RSX2HS RSX2 House side shield (includes 2 shields)

RSX2EGS (FINISH) U External glare shield (specify finish)

RSX2HSAFRR (FINISH) U RSX2 House side shields for AFR rotated optics (includes 2 shields)

RSX2EGEV (FINISH) U External glare full visor (specify finish)

RSXRPA (FINISH) U RSX Universal round pole adaptor plate (specify finish)

RSXWBA (FINISH) U RSX WBA wall bracket (specify finish) ¹

RSX Surface conduit box (specify finish, for use with WBA, WBA not included) RSXSCB (FINISH) U Photocell -SSL twist-lock (120-277V) 18 DLL127F 1.5 JU

DLL347F 1.5 CUL JU Photocell -SSL twist-lock (347V) 18 DLL480F 1.5 CUL JU Photocell -SSL twist-lock (480V) 18

DSHORT SBK U Shorting cap 18

NOTES

- Any Type 5 distribution, is not available with WBA.

 MYOLT driver operates on any line voltage from 120-277V (50/60 Hz).

 HYOLT driver operates on any line voltage from 347-480V (50/60 Hz).

 XYOLT driver not available with P1. XYOLT driver operates on any line voltage from 277V-480V (50/60 Hz).

 XYOLT driver not available with PE. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.

 Maximum tilt is 90° above horizontal.

 It may be ordered as an accessory.

- It may be ordered as an accessory.

- It may be ordered as an accessory.
 Requires MVOLT or 347V.
 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dirminosignals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped
- as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.___
- Shorting Cap included. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010. Ds requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6. Must be ordered with PIRHIN.

- Requires MVOLT or HVOLT.

 Must be ordered with NLTAIR2. For additional information on PIRHN
- vist here.

 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.

 Must be ordered with fixture for factory pre-drilling.

 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls. 16

External Shields



House Side Shield



External Glare Shield

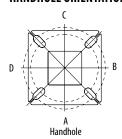


External 360 Full Visor

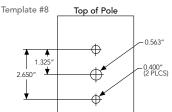
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

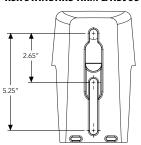
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

		-		7		_1_	-1-
Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

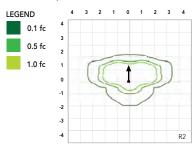
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

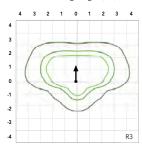
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type Tilt		<u>.</u>	*	+			m			
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
IS - Integral Slipfitter	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
AASP/AARP - Adjustable	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
Arm Square/Round Pole	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

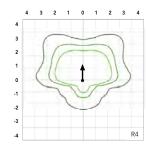
Photometric Diagrams

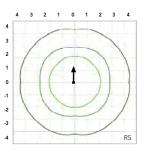
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

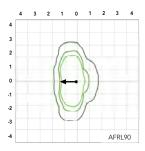
Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').

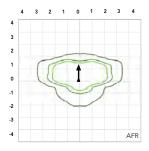


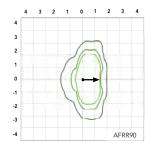












Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier				
0°C	32°F	1.05				
5°C	41°F	1.04				
10°C	50°F	1.03				
15℃	59°F	1.02				
20°C	68°F	1.01				
25°C	77°F	1.00				
30°C	86°F	0.99				
35℃	95°F	0.98				
40°C	104°F	0.97				
45°C	113°F	0.96				
50°C	122°F	0.95				

Electrical Load

		Current (A)						
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V	
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15	
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23	
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31	
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38	
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44	
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51	

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000		
Lumen Maintenance Factor	>0.97	>0.95	>0.92		

Values calculated according to IESNA TM-21-11 methodology and valid up to $40^{\circ}\text{C}.$

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance	System Watts	Distribution.			30K K, 70 CR	ll)			40K (4000K, 70 CRI)				50K (5000K, 70 CRI)				
Package) Joseph Water	Туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
		R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
P1	71W	R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S AFR	10,544 10,026	3	0	1	149 141	11,585 11,016	2	0	1	163 155	11,585 11,016	2	0	1	163 155
		AFRR90	10,020	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
		R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
P2	111W	R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5 R5S	16,075	4	0	2	145 149	17,661 18,130	5	0	2	159 163	17,661 18,130	5	0	3	159 163
		AFR	16,502 15,691	2	0	2	149	18,130	2	0	2	155	18,130	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,240	4	0	3	153	17,240	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
		R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
P3	147W	R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
.,		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR AFRR90	19,828	3	0	3	135	21,785	4	0	3	148	21,785	3	0	3	148 147
		AFRL90	20,017 20,101	4	0	3	133 134	21,992 22,084	4	0	3	147 147	21,992 22,084	4	0	3	147
		R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
P4	187W	R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
17	10/10	R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90 AFRL90	23,023 23,120	4	0	3	121 122	25,295	4	0	3	133 134	25,295 25,401	4	0	3	133 134
		R2	26,141	3	0	2	122	25,401 28,721	3	0	2	134	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
P5	210W	R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
ro	21000	R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90 R2	26,465	3	0	3	124 112	29,077	3	0	2	136 123	29,077 30,374	3	0	3	136 123
		R3	27,646 27,549	3	0	4	113	30,374 30,267	3	0	4	123	30,374	3	0	4	123
		R3S	28,283	3	0	3	115	31,075	3	0	4	124	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
P.	24.00	R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
P6	244W	R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

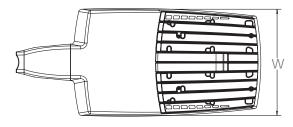


Dimensions & Weights

Luminaire Weight by Mounting Type

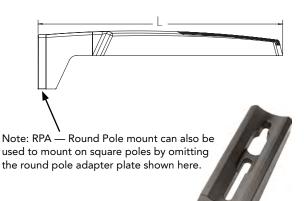
Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

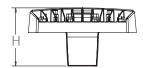
RSX2 with Round Pole Adapter (RPA)



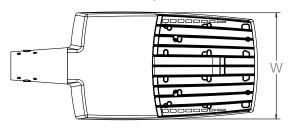
Length: 30.3" (77.0 cm) Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

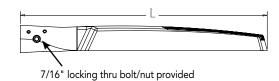




RSX2 with Mast Arm Adapter (MA)

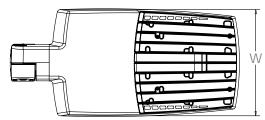


Length: 30.6" (77.7 cm) Width: 13.4" (34.0 cm) Height: 3.0" (7.6 cm) Main Body 3.5" (8.9 cm) Arm

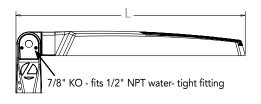


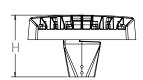


RSX2 with Adjustable Slipfitter (IS)

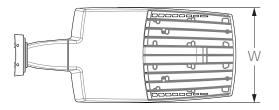


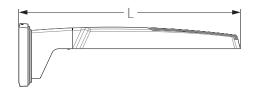
Length: 28.3" (71.9 cm) Width: 13.4" (34.0 cm) Height: 3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm

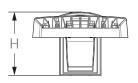




RSX2 with Wall Bracket (WBA)

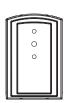


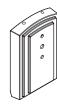




Wall Bracket (WBA) Mounting Detail



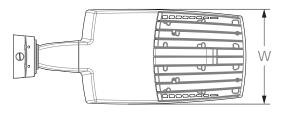


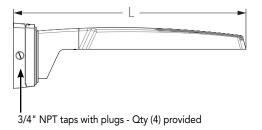


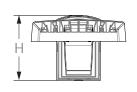
Length: 31.2" (79.2 cm) Width: 13.4" (41.7 cm)

Height: 3.0" (7.6 cm) Main Body 8.9" (22.6 cm) Arm

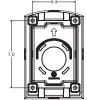
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)

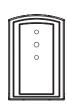


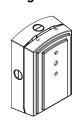




Surface Conduit Box (SCB) Mounting Detail





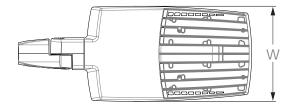


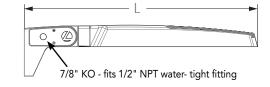
Length: 32.8" (83.3 cm) Width: 13.4" (41.7 cm) Height: 3.0" (7.6 cm) Main Body

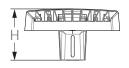
9.2" (23.4 cm) Arm



RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)







Length: 32.8" (83.3 cm) AASP 33.8" (85.9 cm) AARP Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.2 cm) Arm

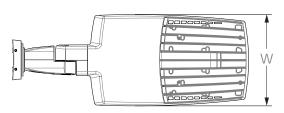


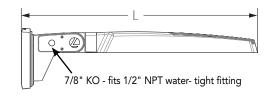
Notes

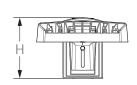
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

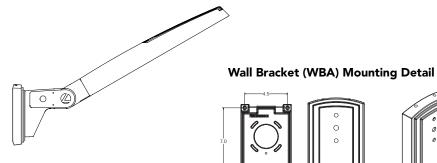
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)









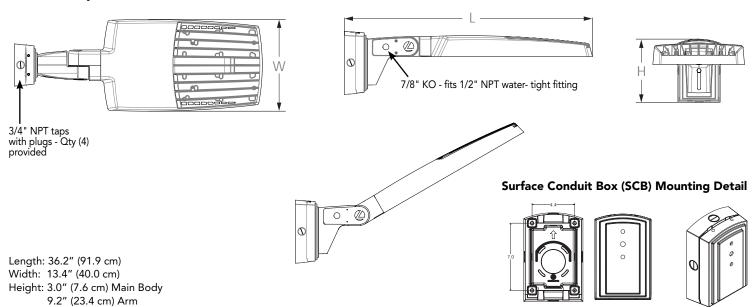
Length: 34.7" (88.0 cm) Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 8.9" (22.6 cm) Arm

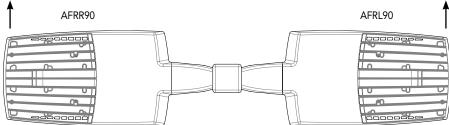


Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Automotive Front Row - Rotated Optics (AFRL90/R90)

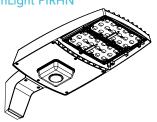


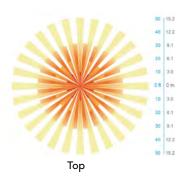
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

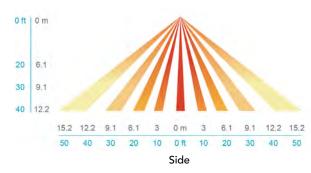
nLight Control - Sensor Coverage and Settings

NLTAIR2 PIRHN nLight Sensor Coverage Pattern









Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-forone replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heatdissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 35, Type 45, Type 55, AFR (Automotive Front Row) and AFR rotated AFRR90 and AFRL90.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default outof-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at v PL to confirm which versions are

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations BABA - Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. cuitybrands.com/buy-american for additional information. Please refer to www

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

