NOTICE OF REGULAR MEETING AGENDA
PLANNING & ZONING COMMISSION
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS

Tuesday, September 1, 2026 - 7:00 PM

CALL TO ORDER

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on August 4, 2026.

2. PS26-51 Consider approval of a Preliminary Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.

3. PS26-52 Consider approval of a Final Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.

ACTION:

4. DP26-12 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 17.2885 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 630 E Wintergreen Road City of Lancaster, Dallas County, Texas.

5. DP26-13 Discuss and consider a site plan for the development of two warehouses, on a property being 52.0925-acres out of the Thomas A Phillips Survey, Abstract No. 1123, addressed as 1301 N. Lancaster Hutchins Road and 945 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

6. DP26-15 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 65.2413 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 550 E. Wintergreen Road City of Lancaster, Dallas County, Texas.

7. PS26-50 Discuss and consider approval of a Preliminary Plat to create Lot 1, Block A, out of the QTS DFW3 Addition, being 98.609 acres, addressed as 1240 Greene Road, 1201, 1301, and 1345 E. Belt Line Road, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall August 25, 2026, @ 9:15 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

Gregory Carrell, Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **1.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on August 4, 2026.

Background:

Attached for your review and consideration are the minutes from the Planning and Zoning Commission Regular Meeting held August 4, 2026.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the minutes as presented.
2. The Planning and Zoning Commission may approve the minutes with changes, and state those changes.
3. The Planning and Zoning Commission may deny the minutes as presented.

Recommendation:

Staff recommends approval, as presented.

Attachments

August 4, 2026 Draft P&Z Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 4, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on August 4, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair (arrived during Consent Agenda)
Sharonda Betts, Vice-Chair
Spencer Hervey
Lawrence Prothro
Sonya Roston
Kathy Cheatham, Alternate

Commissioners Absent:

None

City Staff Present:

Vicki D. Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Gregory Carrell, Assistant City Manager

Call to Order:

Vice-Chair Betts called the meeting to order at 7:00 p.m. on August 4, 2026.

Public Testimony:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on July 7, 2026.**
2. **PS26-43 Consider approval of a Preliminary Plat to create Lots10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.**

DRAFT

3. **PS26-44 Consider approval of a Final Plat to create Lots10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.**

   (Chair Walker arrived during the reading of Consent Item 3)

MOTION: Commissioner Hervey made a motion to approve the consent agenda, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

ADJOURNMENT:

MOTION: Commissioner Prothro made a motion to adjourn, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:04 p.m.

ATTEST: **APPROVED:**

Vicki Coleman, Director of Development Services

Taryn Walker, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **2.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-51 Consider approval of a Preliminary Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 485 Rolling Hills Place and is 12.1163 acres in size.

2. **Current Zoning:** The subject property is currently zoned Multi-Family 16 (MF-16).

3. **Adjacent Properties:**
   North: Commercial Highway (CH) - Vacant
   East: Planned Development (PD-026) – Moffitt Creek Estates Subdivision
   South: Agricultural-Open (AO) – Single-Family Detached
   West: Multi-Family 16 (MF-16) – Multi-Family; Commercial Highway (CH) – Manufactured Home Manufacturing Plant

4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Rural Living. The proposed two lots have a density of 16 dwelling units per acre. While this exceeds the 2 units per acre under the Rural Living future land use designation, it complies with the MF-16 zoning district, which allows up to 16 dwelling units per acre.

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This request is for approval of a preliminary plat to create two lots for an existing multi-family development.

The site has frontage along Rolling Hills Place. The Master Thoroughfare Plan (MTP) designates Rolling Hills Place as a 2-lane Collector, which requires 60-feet of rights-of-way (ROW). 5-feet of ROW dedication was provided along Rolling Hills Place. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

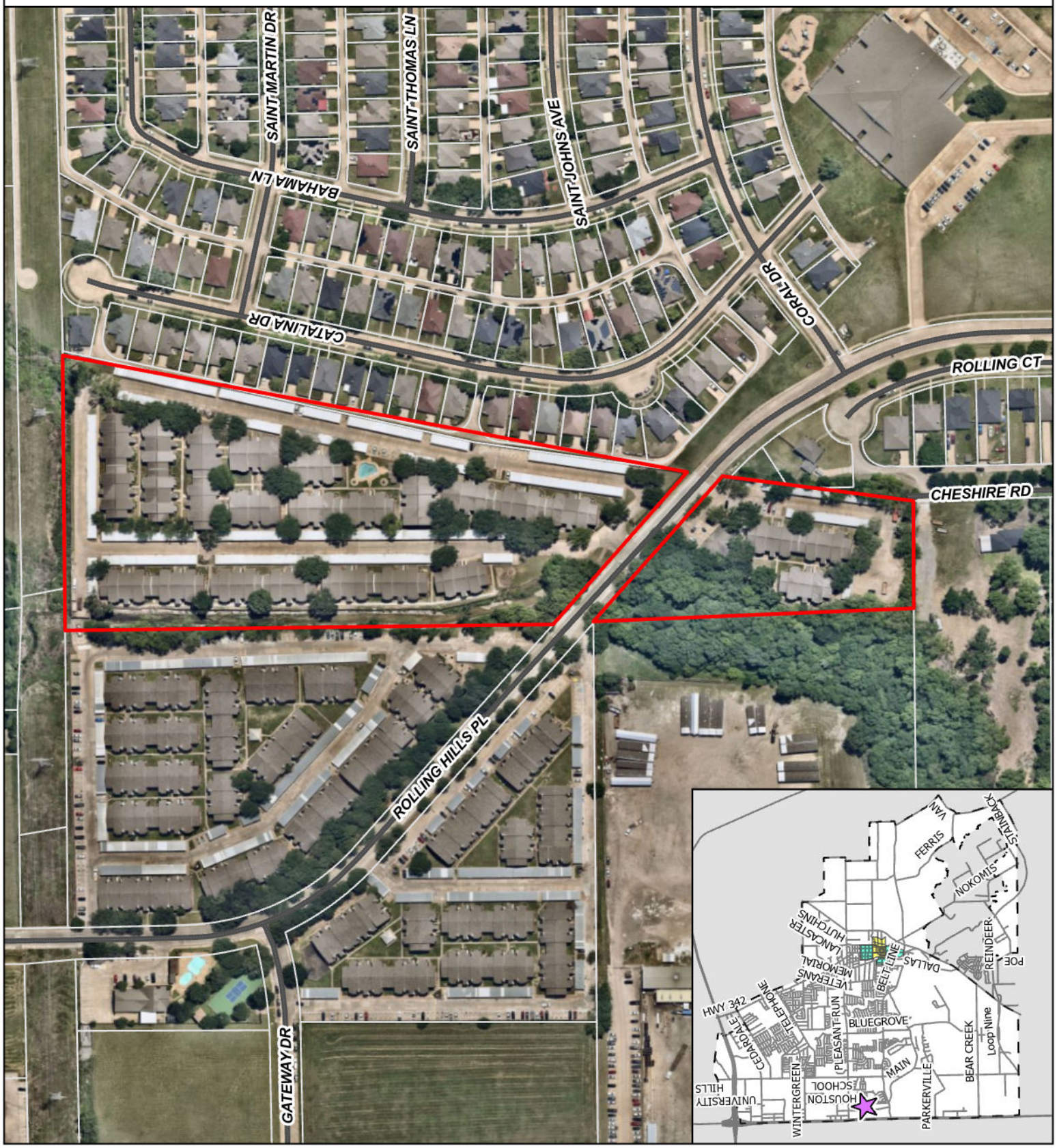
Preliminary Plat

Lancaster Tx
485 Rolling Hills Pl
Zoned: MF-16

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
Created with Nearmap Vertical for Government 2026

Target Area
485 Rolling Hills Pl
Streets
City Limits
Parcels
N

Date Exported: 8/12/2026 11:05 AM



June 8, 2026

City of Lancaster, Texas
250 E. First Street
Lancaster, Texas 75146

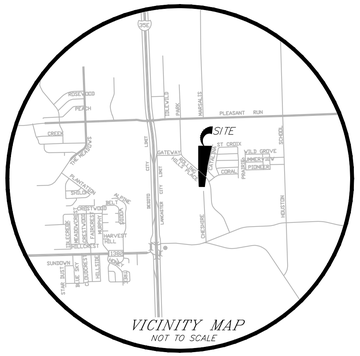
RE: Required Letter of Intent per Plat Checklist for a proposed Lot 2, Block 3 & Lot 2R, Block 2 Rolling Hills place, Replat in Lancaster, Texas

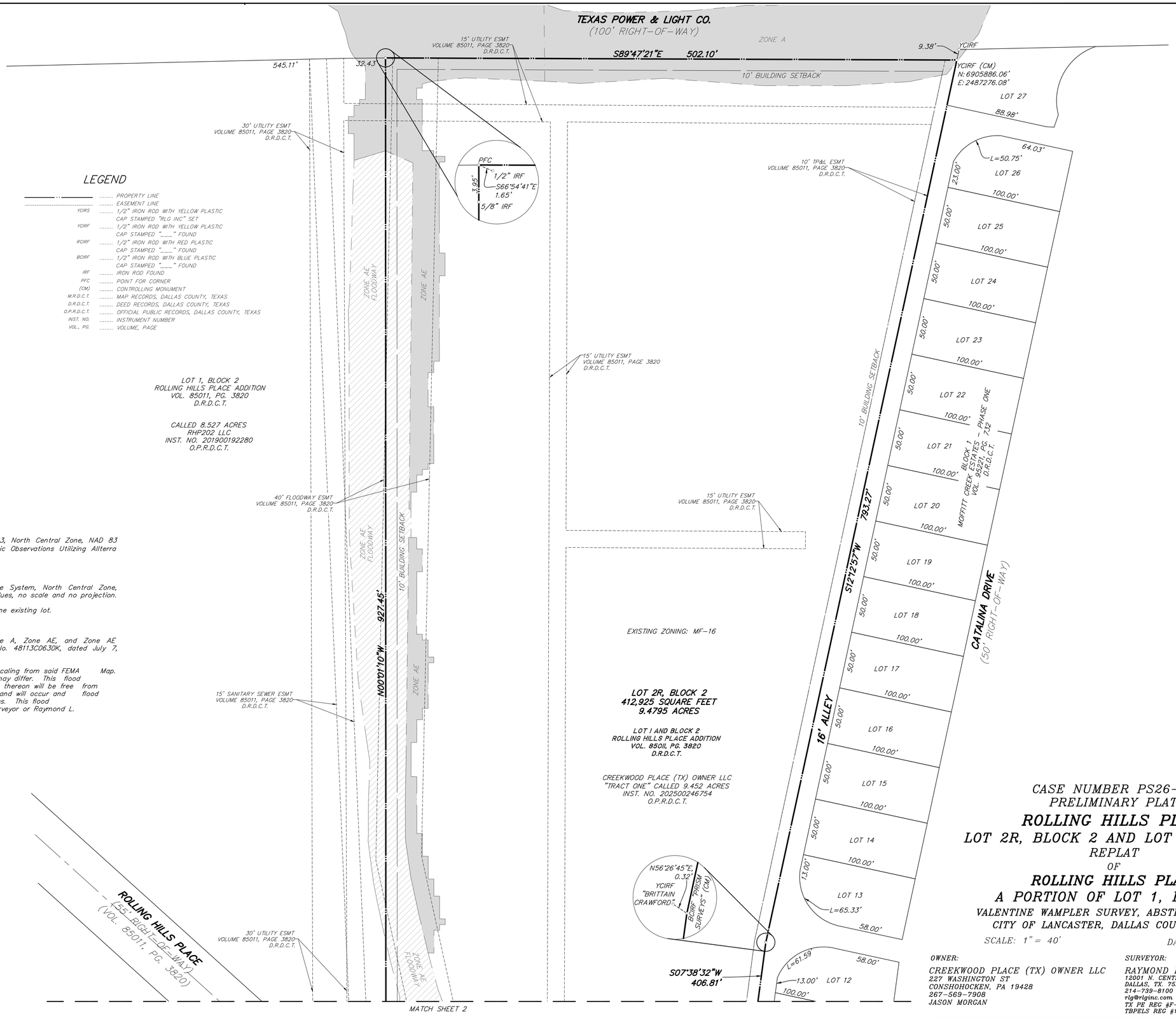
The proposed Lots 2 and 2R, Rolling Hills Replat is being submitted to create 2 platted Lots from a portion of one existing Lot. The Conveyance Plat, containing 12.1163 acres total, is situated at 485 Rolling Hills Pl, Lancaster TX 75146. The purpose of this plat is to create a separate lot designation for a portion of an existing lot that was split by a right-of-way dedication. There are no plans for development of the property at this time. We plan to get this replat submitted before the June 15th deadline with a targeted planning and zoning commission date of August 4th, 2026.

Your favorable review, application and submittal acceptance is requested.

Respectfully,

Name: Jason Morgan
Title: Co-President
Creekwood Place (TX) Owner LLC





GENERAL NOTES:

1. Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) Epoch 2010.00, based on Real-Time Kinematic Observations Utilizing Allterra Central's Virtual Reference Network.
2. Controlling Monuments: as shown
3. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. The purpose of this plat is to create two lots from one existing lot.
5. Lot to Lot drainage is not allowed without approval.
6. The subject tract is depicted within Zone X, Zone A, Zone AE, and Zone AE Floodway, on the Flood Insurance Rate Map, Map No. 48113C0630K, dated July 7, 2014.

The location of the flood zone lines were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.

CASE NUMBER PS26-51
PRELIMINARY PLAT

ROLLING HILLS PLACE

LOT 2R, BLOCK 2 AND LOT 2, BLOCK 3

REPLAT
OF

ROLLING HILLS PLACE

A PORTION OF LOT 1, BLOCK 2

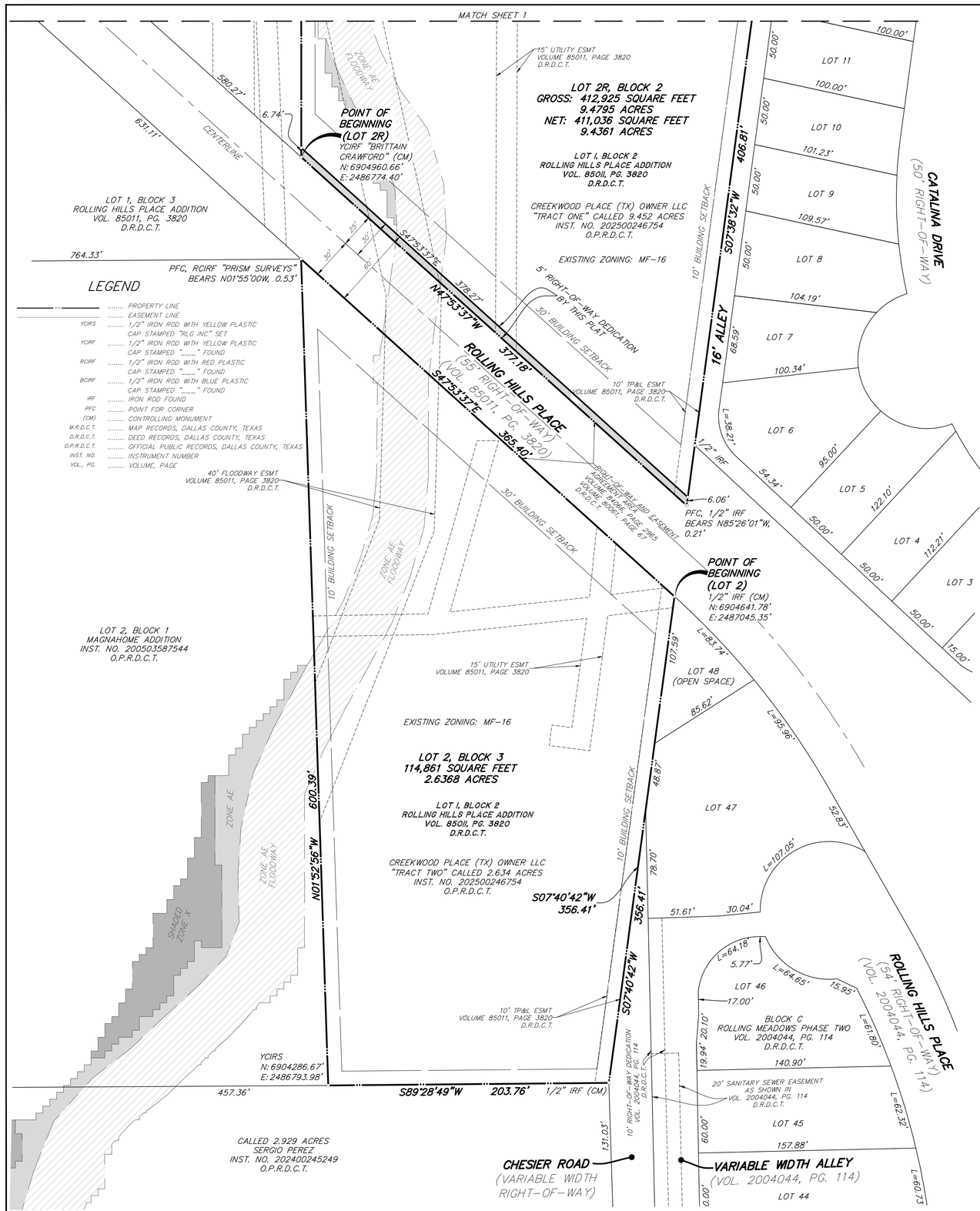
VALENTINE WAMPLER SURVEY, ABSTRACT NO. 1546
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SCALE: 1" = 40' DATE: JULY 2026

OWNER:
CREEKWOOD PLACE (TX) OWNER LLC
227 WASHINGTON ST
CONSHOHOCKEN, PA 19428
267-569-7908
JASON MORGAN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REC #100341-00

RECORDED	INST#	–	JOB NO.	2611.022	E-FILE	2611.022RP	DWG NO.	29,029W	SHEET	1 OF 2



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

(LOT 2R, BLOCK 2)

WHEREAS, Creekwood Place (TX) Owner LLC is the the Owner of a tract of land situated in the Valentine Wampler Survey, Abstract No. 1546, Dallas County, Texas and being a portion of Lot 1, Block 2, Rolling Hills Place Addition, an addition to the City of Lancaster according to the plat recorded in Volume 85011, Page 3820, Deed Records, Dallas County, Texas, being all of a called 9.452 acre tract of land described in a Special Warranty Deed to Creekwood Place (TX) Owner LLC, recorded in Instrument No. 202500246754, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "BRITTAIN CRAWFORD" found in the northeast right-of-way line of Rolling Hills Place (a 55' right-of-way) for the southwest corner of said called 9.452 acre tract, for the southeast corner of a called 8.527 acre tract, also being out of said Lot 1, Block 2, Rolling Hills Place Addition, recorded in a Special Warranty Deed to RHP202 LLC, recorded in Instrument No. 201900192280, Official Public Records, Dallas County, Texas;

THENCE North 00°01'10" West, along the common line between said 9.452 acre tract and said 8.527 acre tract, over and across said Lot 1, a distance of 927.45 feet to a point in the south line of Texas Power & Light Co. right-of-way (a 100' right-of-way) for the northeast corner of said 8.527 acre tract and the northwest corner of said 9.452 acre tract, from which a found 1/2" iron rod bears South 66°54'41" East, a distance of 1.65 feet;

THENCE South 89°47'21" East, along the common line between said Texas Power & Light Co. right-of-way and said 9.452 acre tract, a distance of 502.10 feet to a 1/2" iron rod with yellow plastic cap found in the west line of Lot 27, Block 1, Moffitt Creek Estates – Phase One, an addition to the City of Lancaster according to the plat recorded in Volume 95221, Page 732, Deed Records, Dallas County, Texas, for the northeast corner of said 9.452 acre tract and the northeast corner of said Lot 1;

THENCE along the common line between said Block 1 of said Moffitt Creek Estates – Phase One, and in part a 16' alley out of said Moffit Creek Estates – Phase One, the following bearings and distances:

South 12°12'57" West, a distance of 793.27 feet to a 1/2" iron rod with blue plastic cap stamped "PRISM SURVEYS" found for corner, from which a found 1/2" iron rod with yellow plastic cap stamped "BRITTAIN CRAWFORD" bears North 56°26'45" East, a distance of 0.32 feet;

THENCE South 07°38'32" West, a distance of 406.81 feet to a point in the northeast right-of-way line of said Rolling Hills Place for the southeast corner of said Lot 1, and said 9.452 acre tract, from which a found 1/2" iron rod bears North 85°26'01" West, a distance of 0.21 feet;

THENCE North 47°53'37" West, along the common line between said Rolling Hills Place and said 9.452 acre tract, a distance of 377.18 feet to the **POINT OF BEGINNING** containing 412,925 square feet or 9.4795 acres of land, more or less.

(LOT 2, BLOCK 3)

WHEREAS, Creekwood Place (TX) Owner LLC is the the Owner of a tract of land situated in the Valentine Wampler Survey, Abstract No. 1546, Dallas County, Texas and being a portion of Lot 1, Block 2, Rolling Hills Place Addition, an addition to the City of Lancaster according to the plat recorded in Volume 85011, Page 3820, Deed Records, Dallas County, Texas, being all of a called 2.634 acre tract of land described in a Special Warranty Deed to Creekwood Place (TX) Owner LLC, recorded in Instrument No. 202500246754, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of Rolling Hills Place (a 55' right-of-way) for the north corner of Lot 48, Block C, Rolling Meadows Phase Two, an addition to the City of Lancaster according to the plat recorded in Volume 2004044, Page 114, Deed Records, Dallas County, Texas, for the northeast corner of said 2.634 acre tract;

THENCE South 07°40'42" West, along the common line between said Block C and said 2.634 acre tract, a distance of 356.41 feet to a 1/2" iron rod found in the west line of Chesier Road (a variable width right-of-way) for the northeast corner of a called 2.929 acre tract of land described in a General Warranty Deed with Vendor's Lien to Sergio Perez, recorded in Instrument No. 202400245249, Official Public Records, Dallas County, Texas, for the southeast corner of said Lot 1, Block 2, and the southeast corner of said 2.634 acre tract;

THENCE South 89°28'49" West, along the common line between said 2.929 acre tract and said 2.634 acre tract, a distance of 203.76 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the southeast corner of Lot 2, Block 1, Magnahome Addition, an addition to the City of Lancaster according to the plat recorded in Instrument No. 200503587544, Official Public Records, Dallas County, Texas, for the southwest corner of said 2.634 acre tract;

THENCE North 01°52'56" West, along the common line between said Lot 2, Block 1, and said 2.634 acre tract, a distance of 600.39 feet to a point in the southwest right-of-way line of said Rolling Hills Place, for the southeast corner of Lot 1, Block 3, of said Rolling Hills Place, for the northeast corner of said Lot 2, Block 1, for the northwest corner of said 2.634 acre tract, from which a found 1/2" iron rod with red plastic cap stamped "PRISM SURVEYS" bears North 01°55'00" West, a distance of 0.53 feet;

THENCE South 47°53'37" East, along the common line between said Rolling Hills Place and said 2.634 acre tract, a distance of 365.40 feet to the **POINT OF BEGINNING** containing 114,861 square feet or 2.6368 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Jason Morgan**, Co-President of **CREEKWOOD PLACE (TX) OWNER LLC**, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **Lot 2R, Block 2, and Lot 2, Block 3, Rolling Hills Place**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.
Witness our hands at Conshohocken, Pennsylvania, this _____ day of _____, 2026.

CREEKWOOD PLACE (TX) OWNER LLC, a Delaware limited liability company.

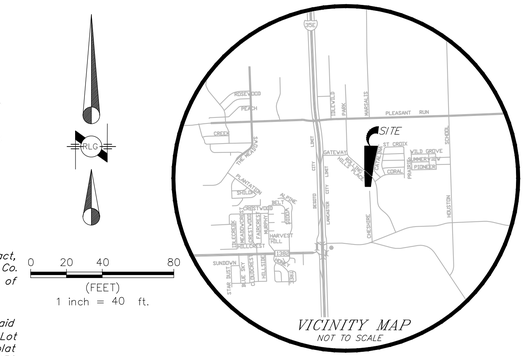
_____
Jason Morgan
Co-President

STATE OF PENNYSYLVANIA
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Jason Morgan**, Co-President of **CREEKWOOD PLACE (TX) OWNER LLC**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

_____



APPROVAL:

_____ _____
Chairman, Planning and Zoning Commission Date

The Assistant Director to the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which their approval is required.

_____ _____
Assistant Director of Development Services Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, **Brian Wade**, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

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

_____
Registered Professional Land Surveyor, No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Brian R. Wade**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CASE NUMBER PS26-51
PRELIMINARY PLAT

ROLLING HILLS PLACE
LOT 2R, BLOCK 2 AND LOT 2, BLOCK 3
REPLAT
OF
ROLLING HILLS PLACE
A PORTION OF LOT 1, BLOCK 2
VALENTINE WAMPLER SURVEY, ABSTRACT NO. 1546
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SCALE: 1" = 40' DATE: JULY 2026

OWNER:
CREEKWOOD PLACE (TX) OWNER LLC
227 WASHINGTON ST
CONSHOHOCKEN, PA 19428
267-569-7908
JASON MORGAN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPELS REC #100341-00

RECORDED	INST#	–	JOB NO.	2611.022	E-FILE	2611.022PP	DWG NO.	29,029W

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **3.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-52 Consider approval of a Final Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 485 Rolling Hills Place and is 12.1163 acres in size.

2. **Current Zoning:** The subject property is currently zoned Multi-Family 16 (MF-16).

3. **Adjacent Properties:**
   North: Commercial Highway (CH) - Vacant
   East: Planned Development (PD-026) – Moffitt Creek Estates Subdivision
   South: Agricultural-Open (AO) – Single-Family Detached
   West: Multi-Family 16 (MF-16) – Multi-Family; Commercial Highway (CH) – Manufactured Home Manufacturing Plant

4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Rural Living. The proposed two lots have a density of 16 dwelling units per acre. While this exceeds the 2 units per acre under the Rural Living future land use designation, it complies with the MF-16 zoning district, which allows up to 16 dwelling units per acre.

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This request is for approval of a final plat to create two lots for an existing multi-family development.

The site has frontage along Rolling Hills Place. The Master Thoroughfare Plan (MTP) designates Rolling Hills Place as a 2-lane Collector, which requires 60-feet of rights-of-way (ROW). 5-feet of ROW dedication was provided along Rolling Hills Place. No further dedication is required.

The final plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the final plat as presented.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

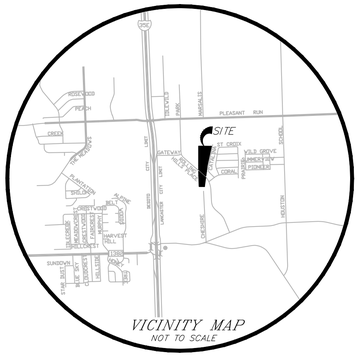
Staff recommends approval, as presented.

Attachments

Final Plat

Location Map

Letter of Intent



LEGEND

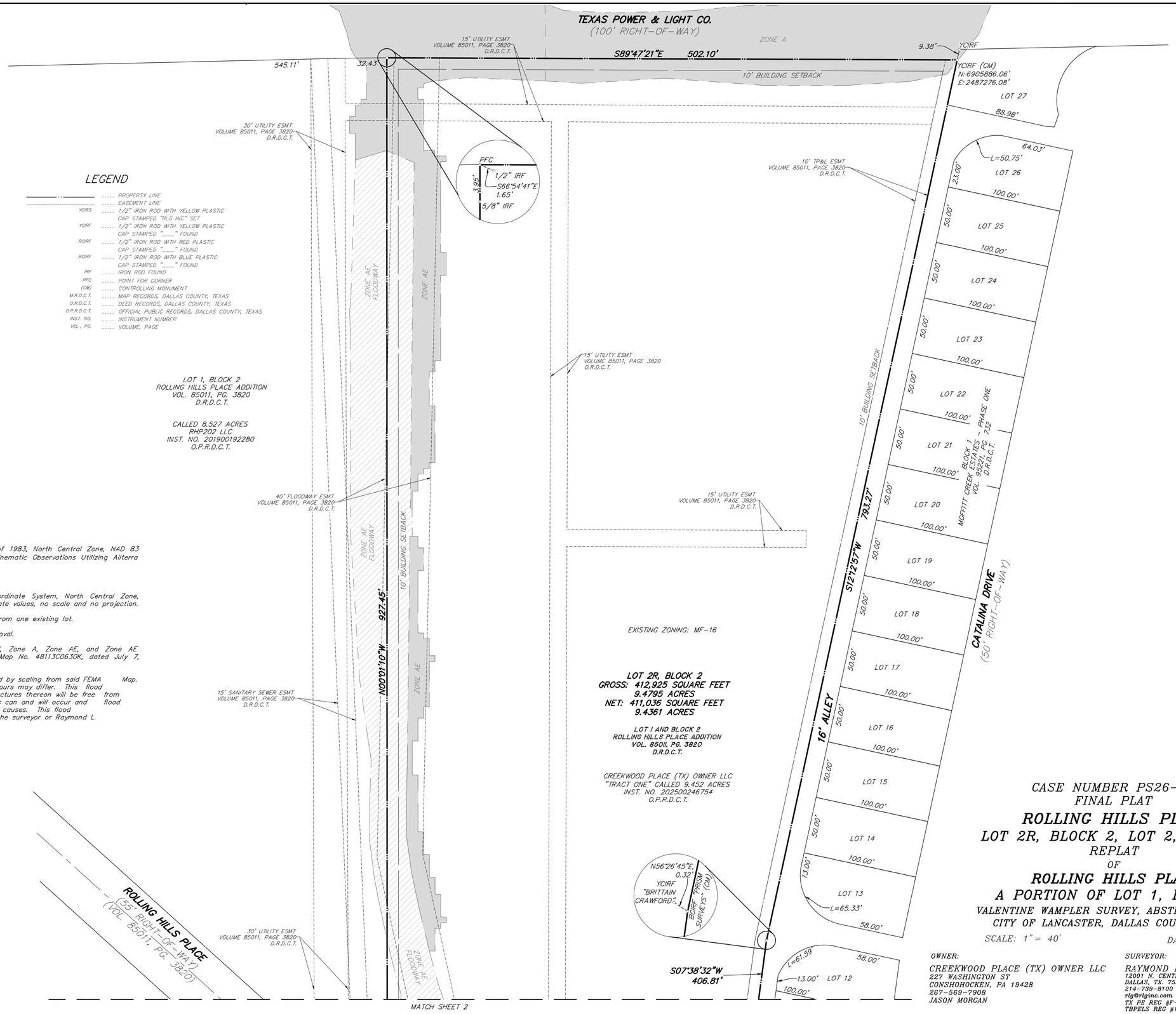
———	PROPERTY LINE
- - - -	EASEMENT LINE
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "___" FOUND
RCIRF	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "___" FOUND
BCIRF	1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "___" FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

0 20 40 80
(FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. Basis of Bearings: Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) Epoch 2010.00, based on Real-Time Kinematic Observations Utilizing Allterra Central's Virtual Reference Network.
2. Controlling Monuments: as shown
3. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. The purpose of this plat is to create two lots from one existing lot.
5. Lot to Lot drainage is not allowed without approval.
6. The subject tract is depicted within Zone X, Zone A, Zone AE, and Zone AE Floodway, on the Flood Insurance Rate Map, Map No. 48113C0630K, dated July 7, 2014.

The location of the flood zone lines were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.



CASE NUMBER PS26-52
FINAL PLAT

ROLLING HILLS PLACE

LOT 2R, BLOCK 2, LOT 2, BLOCK 3

REPLAT
OF

ROLLING HILLS PLACE

A PORTION OF LOT 1, BLOCK 2

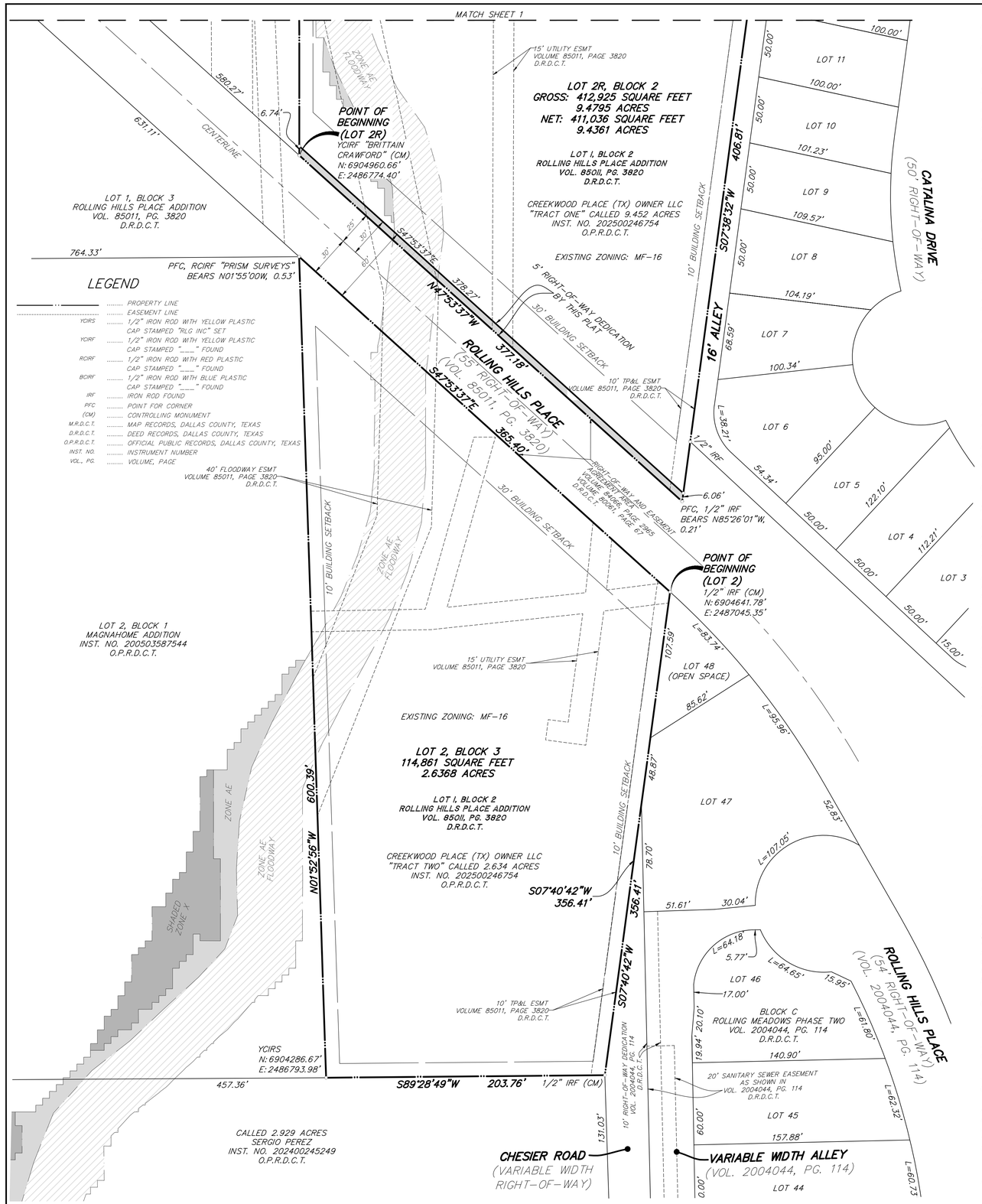
VALENTINE WAMPLER SURVEY, ABSTRACT NO. 1546
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SCALE: 1" = 40' DATE: JULY 2026

OWNER:
CREEKWOOD PLACE (TX) OWNER LLC
227 WASHINGTON ST
CONSHOHOCKEN, PA 19428
267-569-7908
JASON MORGAN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REC #100341-00

RECORDED	INST#	–	JOB NO.	2611.022	E-FILE	2611.022FP	SHEET	1 OF 2
							DWG NO.	29,029W



LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
RCIRF	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "____" FOUND
BCIRF	1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "____" FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

40' FLOODWAY ESMT
VOLUME 85011, PAGE 3820
D.R.D.C.T.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

(LOT 2R, BLOCK 2)

WHEREAS, Creekwood Place (TX) Owner LLC is the the Owner of a tract of land situated in the Valentine Wampler Survey, Abstract No. 1546, Dallas County, Texas and being a portion of Lot 1, Block 2, Rolling Hills Place Addition, an addition to the City of Lancaster according to the plat recorded in Volume 85011, Page 3820, Deed Records, Dallas County, Texas, being all of a called 9.452 acre tract of land described in a Special Warranty Deed to Creekwood Place (TX) Owner LLC, recorded in Instrument No. 202500246754, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "BRITTAIN CRAWFORD" found in the northeast right-of-way line of Rolling Hills Place (a 55' right-of-way) for the southwest corner of said called 9.452 acre tract, for the southeast corner of a called 8.527 acre tract, also being out of said Lot 1, Block 2, Rolling Hills Place Addition, recorded in a Special Warranty Deed to RHP202 LLC, recorded in Instrument No. 201900192280, Official Public Records, Dallas County, Texas;

THENCE North 00°01'10" West, along the common line between said 9.452 acre tract and said 8.527 acre tract, over and across said Lot 1, a distance of 927.45 feet to a point in the south line of Texas Power & Light Co. right-of-way (a 100' right-of-way) for the northeast corner of said 8.527 acre tract and the northwest corner of said 9.452 acre tract, from which a found 1/2" iron rod bears South 66°54'41" East, a distance of 1.65 feet;

THENCE South 89°47'21" East, along the common line between said Texas Power & Light Co. right-of-way and said 9.452 acre tract, a distance of 502.10 feet to a 1/2" iron rod with yellow plastic cap found in the west line of Lot 27, Block 1, Moffitt Creek Estates – Phase One, an addition to the City of Lancaster according to the plat recorded in Volume 95221, Page 732, Deed Records, Dallas County, Texas, for the northeast corner of said 9.452 acre tract and the northeast corner of said Lot 1;

THENCE along the common line between said Block 1 of said Moffitt Creek Estates – Phase One, and in part a 16' alley out of said Moffit Creek Estates – Phase One, the following bearings and distances:

South 12°12'57" West, a distance of 793.27 feet to a 1/2" iron rod with blue plastic cap stamped "PRISM SURVEYS" found for corner, from which a found 1/2" iron rod with yellow plastic cap stamped "BRITTAIN CRAWFORD" bears North 56°26'45" East, a distance of 0.32 feet;

THENCE South 07°38'32" West, a distance of 406.81 feet to a point in the northeast right-of-way line of said Rolling Hills Place for the southeast corner of said Lot 1, and said 9.452 acre tract, from which a found 1/2" iron rod bears North 85°26'01" West, a distance of 0.21 feet;

THENCE North 47°53'37" West, along the common line between said Rolling Hills Place and said 9.452 acre tract, a distance of 377.18 feet to the **POINT OF BEGINNING** containing 412,925 square feet or 9.4795 acres of land, more or less.

(LOT 2, BLOCK 3)

WHEREAS, Creekwood Place (TX) Owner LLC is the the Owner of a tract of land situated in the Valentine Wampler Survey, Abstract No. 1546, Dallas County, Texas and being a portion of Lot 1, Block 2, Rolling Hills Place Addition, an addition to the City of Lancaster according to the plat recorded in Volume 85011, Page 3820, Deed Records, Dallas County, Texas, being all of a called 2.634 acre tract of land described in a Special Warranty Deed to Creekwood Place (TX) Owner LLC, recorded in Instrument No. 202500246754, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of Rolling Hills Place (a 55' right-of-way) for the north corner of Lot 48, Block C, Rolling Meadows Phase Two, an addition to the City of Lancaster according to the plat recorded in Volume 2004044, Page 114, Deed Records, Dallas County, Texas, for the northeast corner of said 2.634 acre tract;

THENCE South 07°40'42" West, along the common line between said Block C and said 2.634 acre tract, a distance of 356.41 feet to a 1/2" iron rod found in the west line of Chesier Road (a variable width right-of-way) for the northeast corner of a called 2.929 acre tract of land described in a General Warranty Deed with Vendor's Lien to Sergio Perez, recorded in Instrument No. 202400245249, Official Public Records, Dallas County, Texas, for the southeast corner of said Lot 1, Block 2, and the southeast corner of said 2.634 acre tract;

THENCE South 89°28'49" West, along the common line between said 2.929 acre tract and said 2.634 acre tract, a distance of 203.76 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the southeast corner of Lot 2, Block 1, Magnahome Addition, an addition to the City of Lancaster according to the plat recorded in Instrument No. 200503587544, Official Public Records, Dallas County, Texas, for the southwest corner of said 2.634 acre tract;

THENCE North 01°52'56" West, along the common line between said Lot 2, Block 1, and said 2.634 acre tract, a distance of 600.39 feet to a point in the southwest right-of-way line of said Rolling Hills Place, for the southeast corner of Lot 1, Block 3, of said Rolling Hills Place, for the northeast corner of said Lot 2, Block 1, for the northwest corner of said 2.634 acre tract, from which a found 1/2" iron rod with red plastic cap stamped "PRISM SURVEYS" bears North 01°55'00" West, a distance of 0.53 feet;

THENCE South 47°53'37" East, along the common line between said Rolling Hills Place and said 2.634 acre tract, a distance of 365.40 feet to the **POINT OF BEGINNING** containing 114,861 square feet or 2.6368 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Jason Morgan,** Co-President of **CREEKWOOD PLACE (TX) OWNER LLC,** do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **Lot 2R, Block 2, and Lot 2, Block 3, Rolling Hills Place,** an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.
Witness our hands at Conshohocken, Pennsylvania, this _____ day of _____, 2026.

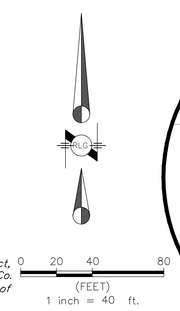
CREEKWOOD PLACE (TX) OWNER LLC, a Delaware limited liability company.

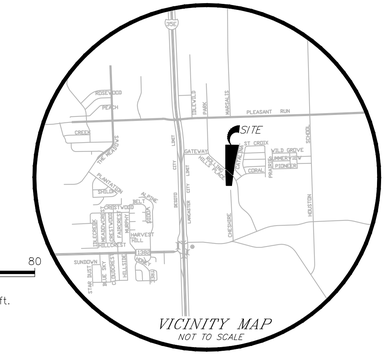
_____
Jason Morgan
Co-President

STATE OF PENNYSYLVANIA
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Jason Morgan,** Co-President of **CREEKWOOD PLACE (TX) OWNER LLC,** known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas





APPROVAL:

_____ _____
Chairman, Planning and Zoning Commission Date

The Assistant Director to the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which their approval is required.

_____ _____
Assistant Director of Development Services Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, **Brian Wade,** do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

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

_____
Registered Professional Land Surveyor, No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Brian R. Wade,** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CASE NUMBER PS26-52
FINAL PLAT
ROLLING HILLS PLACE
LOT 2R, BLOCK 2 AND LOT 2, BLOCK 3
REPLAT
OF
ROLLING HILLS PLACE
A PORTION OF LOT 1, BLOCK 2
VALENTINE WAMPLER SURVEY, ABSTRACT NO. 1546
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SCALE: 1" = 40' DATE: JULY 2026

OWNER:
CREEKWOOD PLACE (TX) OWNER LLC
227 WASHINGTON ST
CONSHOHOCKEN, PA 19428
267-569-7908
JASON MORGAN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

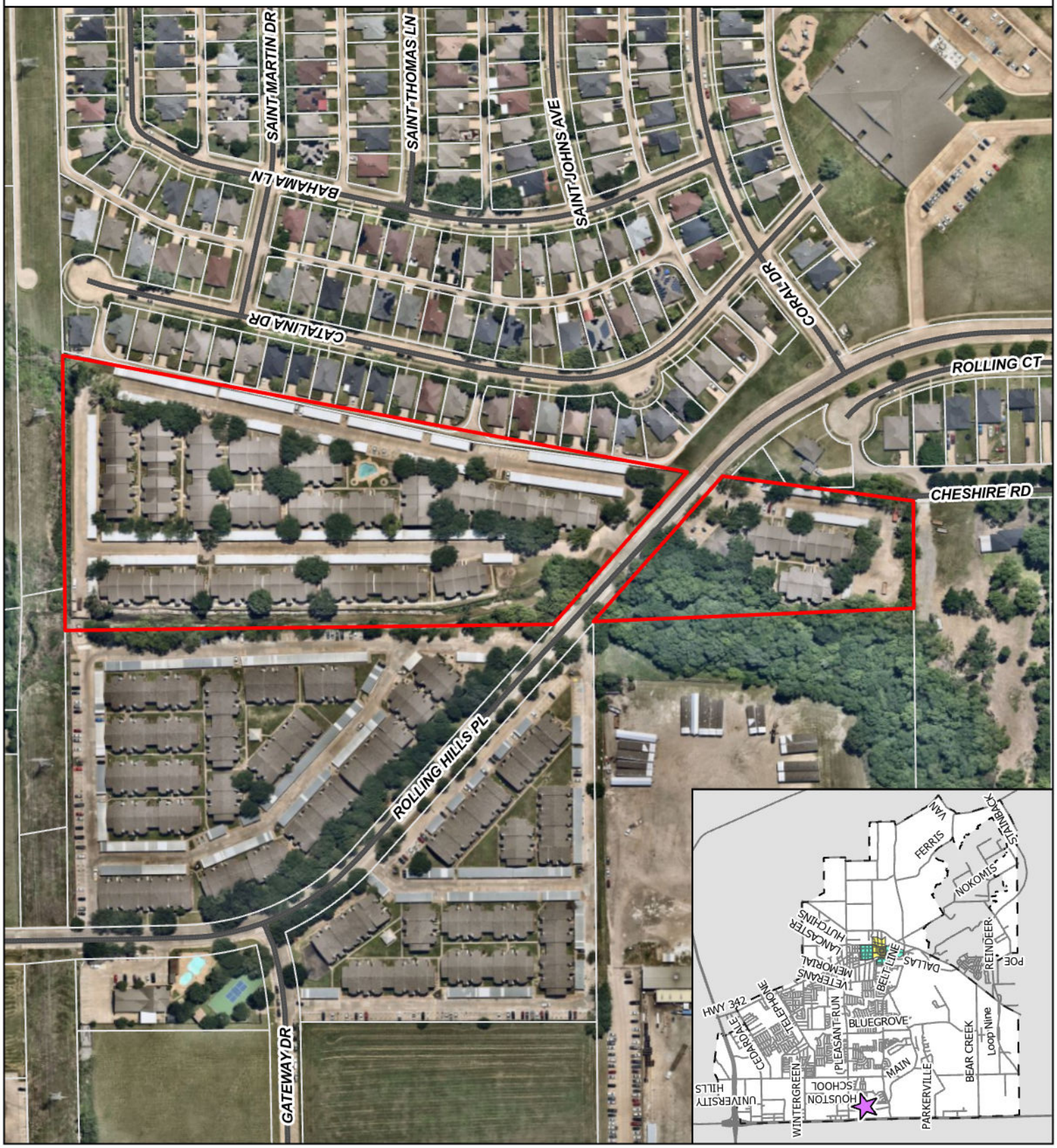
RECORDED	INST#	–	JOB NO.	2611.022	E-FILE	2611.022FP	DWG NO.	29,029W

Lancaster Tx
485 Rolling Hills Pl
Zoned: MF-16

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
Created with Nearmap Vertical for Government 2026

Target Area
485 Rolling Hills Pl
Streets
City Limits
Parcels
N

Date Exported: 8/12/2026 11:05 AM



June 8, 2026

City of Lancaster, Texas
250 E. First Street
Lancaster, Texas 75146

RE: Required Letter of Intent per Plat Checklist for a proposed Lot 2, Block 3 & Lot 2R, Block 2 Rolling Hills place, Replat in Lancaster, Texas

The proposed Lots 2 and 2R, Rolling Hills Replat is being submitted to create 2 platted Lots from a portion of one existing Lot. The Conveyance Plat, containing 12.1163 acres total, is situated at 485 Rolling Hills Pl, Lancaster TX 75146. The purpose of this plat is to create a separate lot designation for a portion of an existing lot that was split by a right-of-way dedication. There are no plans for development of the property at this time. We plan to get this replat submitted before the June 15th deadline with a targeted planning and zoning commission date of August 4th, 2026.

Your favorable review, application and submittal acceptance is requested.

Respectfully,

Name: Jason Morgan
Title: Co-President
Creekwood Place (TX) Owner LLC

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **4.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

DP26-12 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 17.2885 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 630 E Wintergreen Road City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located east of the intersection of Jefferson Street and E. Wintergreen Road addressed at 630 E Wintergreen Rd and is 17.2885 acres in size.

2. **Current Zoning**: The subject property is currently zoned Planned Development (PD) Logistics Port.

3. **Adjacent Properties**:
   North: City of Dallas - Warehouses and Undeveloped Land
   South: Planned Development Logistics Port (PD) - Warehouse under construction
   East: Planned Development Logistics Port - Best Buy Warehouse
   West: Single-Family Residential (SF-5) - James R Williams Pump Station

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan identifies this site as Logistics and Distribution. The proposed warehouse facility is consistent with the Future Land Use Map.

Operational Considerations:

This is a request to approve a site plan for a warehouse facility. The proposed building is 196,560 square feet and has direct access from E. Wintergreen Road and four internal access points through a mutual access easement with the existing Best Buy facility to the west.

The applicant has provided the required landscaping per the Logistic Port PD. Irrigation is required and will be installed and maintained per the LDC.

The site plan is in substantial compliance with the building design, landscaping, and screening requirements outlined in the Logistics Port PD. No variances are being requested.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

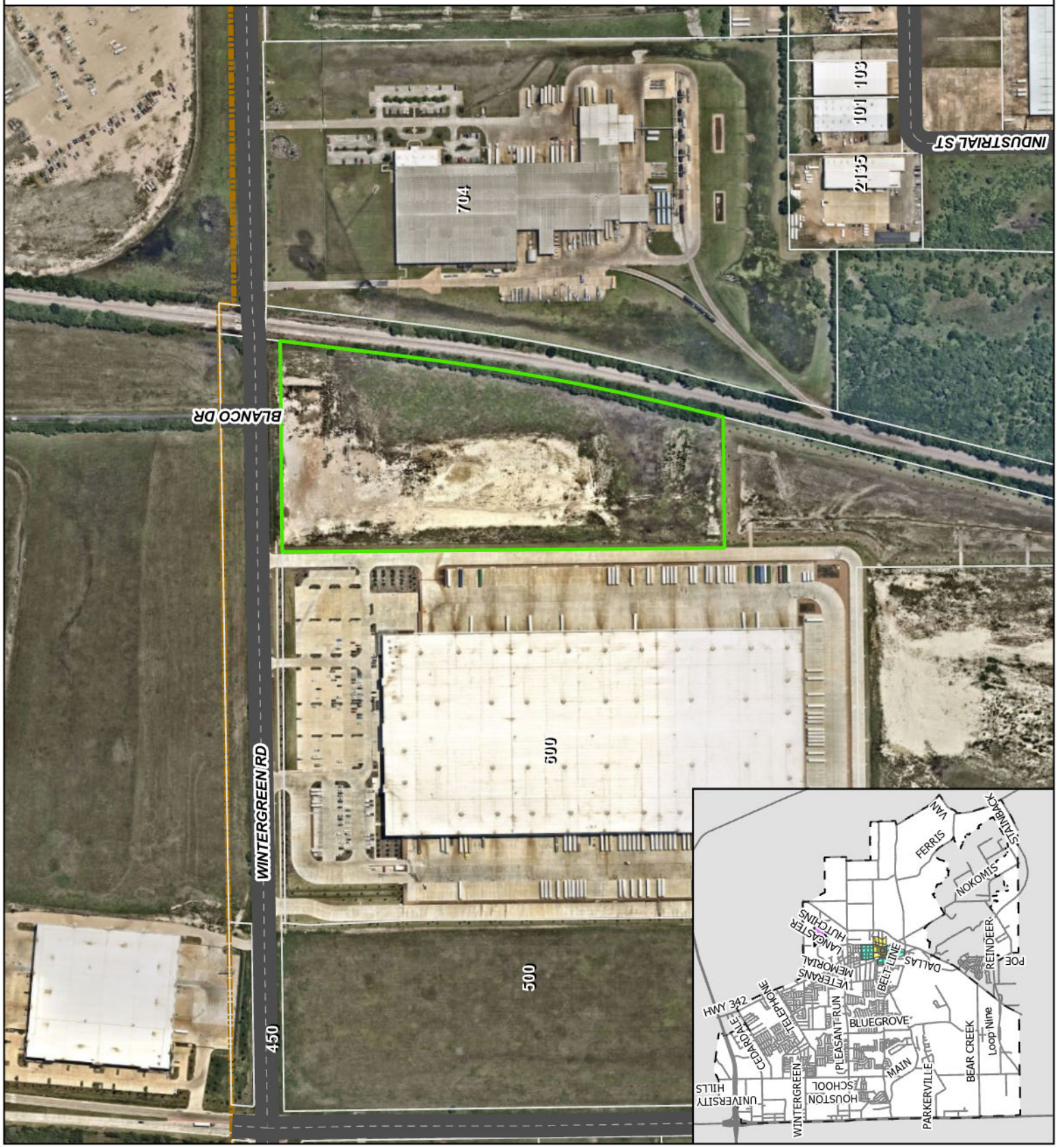
Site Plan

City of Lancaster
630 E Wintergreen
Zoned: PD

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
Created with Nearmap Vertical for Government 2026

Addresses
TargetParcel
yesno
630 E Wintergreen Rd
Streets
City Limits
Parcels2026notCertified
N

Date Exported: 6/29/2026 2:28 PM



Kimley»Horn

June 15, 2026

Nyliah Acosta
Assistant Director of Development
Development Services, Planning
City Hall Annex
250 E. First Street
Lancaster, TX 75146

RE: ***Letter of Intent***
Wintergreen Road Industrial Development (BSNF Site) – Phase 2
Southeast of Wintergreen Road and Jefferson Street
Lancaster, Texas

Dear Nyliah:

In accordance with the guidelines provided in the City's Site Plan Application Packet, Kimley-Horn is submitting this Letter of Intent with a Site Plan application for the property located southeast of Wintergreen Road and Jefferson Street.

The intent of the Owner is to develop a multi-building warehouse project with associated site improvements. The site is within the PD Logistics Port District – Port Industrial subdistrict. The first phase of this project was designed and constructed under DP22-14. This included Building B and Wintergreen Road improvements which completed construction in the summer of 2024. This submittal shows these improvements as existing and Buildings A and C as proposed improvements. The pre-development meeting for the site was held on 12/08/21.

We look forward to navigating the City's process in close coordination with City Staff. Please reach out with any questions or concerns regarding our application.

Please contact me at (469) 917-1190 or annamarie.taylor@kimley-horn.com should you need any further information.

Sincerely,

Annamarie Taylor, P.E.

LEGAL DESCRIPTION (17.2885 AC)

BEING a tract of land situated in the Thomas A. Phillips Survey, Abstract No. 1123, City of Lancaster, Dallas County, Texas, being all of a called 17.2885 acre tract of land described as “TRACT 1” in Special Warranty Deed to CH-M WINTERGREEN PHASE II, L.L.C., recorded in Instrument No. 202300077247, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an “X” cut in concrete found for the northwest corner of said 17.2885 acre tract and the northeast corner of Lot 1, Block A, Wintergreen Industrial, an addition to the City of Lancaster according to the plat recorded in Instrument No. 202400093284 of said Official Public Records, in the south right-of-way line of Wintergreen Road (a variable width prescriptive public right-of-way);

THENCE North 89°12'42" East, with said south right-of-way line of Wintergreen Road, a distance of 656.10 feet to a 5/8” iron rod with plastic cap stamped “KHA” found at the intersection of the said south right-of-way line of Wintergreen Road and the west right-of-way line of the Dallas & Waco Railroad (a 100-foot wide right-of-way), recorded in Volume 86, Page 21, Deed Records, Dallas County, Texas;

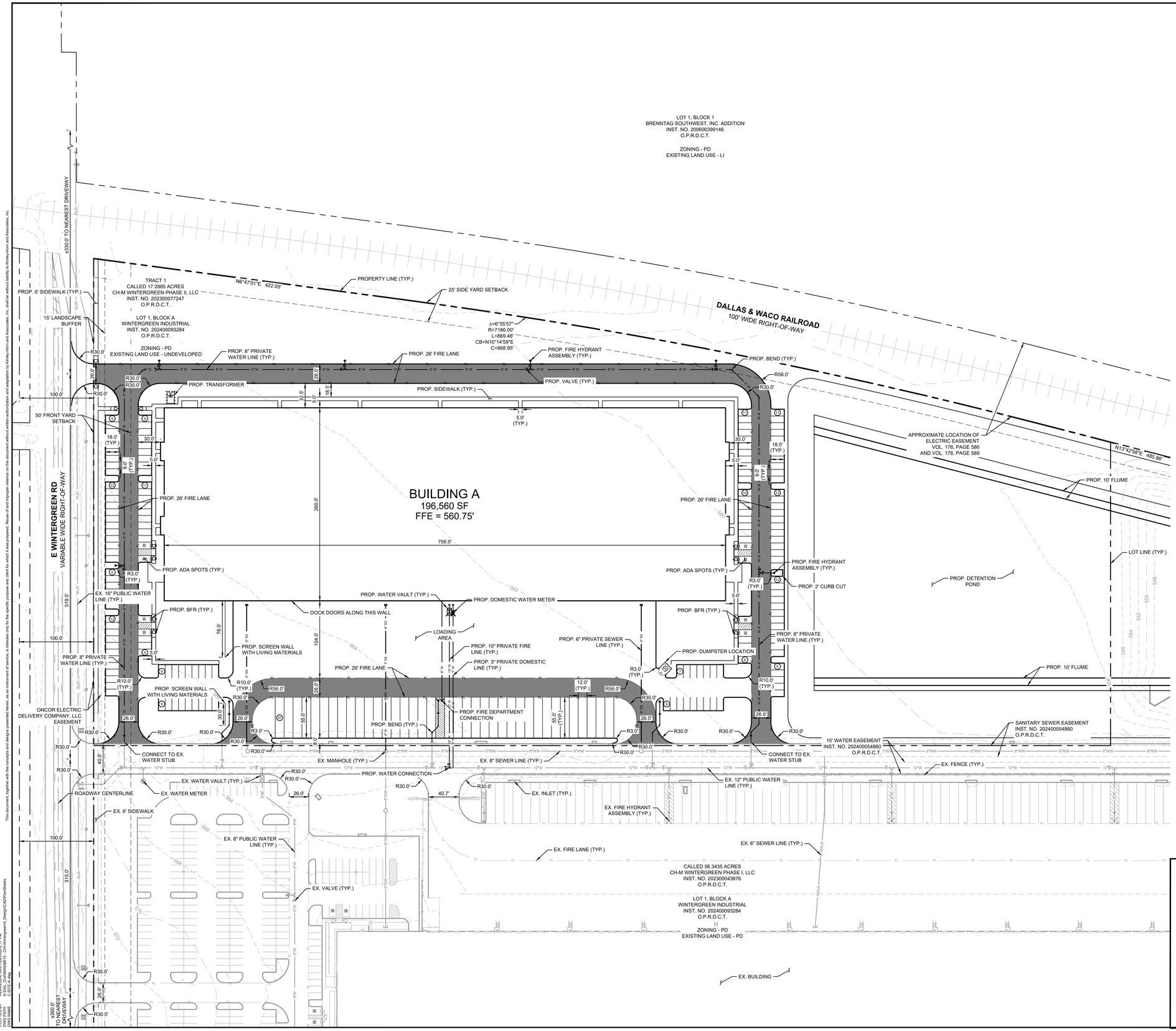
THENCE with said west right-of-way line of the Dallas & Waco Railroad and the east line of said 17.2885 acre tract, the following courses and distances:

> South 06°47'01" West, a distance of 422.05 feet to a point for corner, from which a 5/8" iron rod with plastic cap stamped "BOHANNAN HUSTON INC" found bears South 85°49' East, 0.4 feet, said point being the beginning of a curve to the right having a central angle of 6°55'57", a radius of 7,186.00 feet and a chord bearing and distance of South 10°14'59" West, 868.95 feet;
> With said curve to the right, an arc distance of 869.48 feet to a point for corner, from which a 5/8" iron rod with plastic cap stamped "BOHANNAN HUSTON INC" found bears North 58°09' East, 0.4 feet;
> South 13°42'58" West, a distance of 101.52 feet to a 5/8” iron rod with plastic cap stamped “KHA” found for the southeast corner of said 17.2885 acre tract and the most southerly northeast corner of said Lot 1;

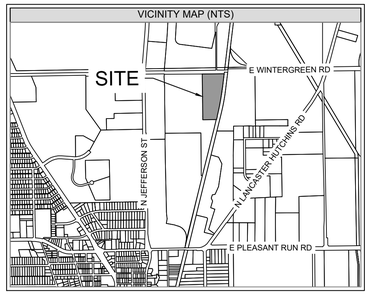
THENCE South 89°12'42" West, departing the said west right-of-way line of the Dallas & Waco Railroad, with the south line of said 17.2885 acre tract, a distance of 408.69 feet to an “X” cut in concrete found for the southwest corner of said 17.2885 acre tract;

THENCE North 0°47'18" West, with the west line of said 17.2885 acre tract and an east line of said Lot 1, a distance of 1369.53 feet to the **POINT OF BEGINNING** and containing 17.2885 acres or 753,086 square feet of land.

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



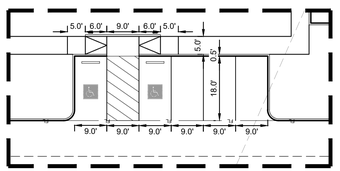
VICINITY MAP (NTS)



LEGEND	
EXISTING PROPERTY LINE	
PROPOSED INTERNAL LOT LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	FL FL
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE DEPARTMENT CONNECTION	
PROPOSED DOMESTIC AND IRRIGATION METERS	
EXISTING CURB INLET	
EXISTING HEADWALL	
PROPOSED WATER VAULT	

BUILDING A SITE DATA TABLE	
ZONING	PD - LI PORT INDUSTRIAL
PROPOSED USES	OFFICE & WAREHOUSE
TOTAL LOT AREA	82.53 AC
TOTAL BUILDING AREA	196,560 SF
TOTAL REQUIRED AUTO PARKING	151 SPACES
TOTAL PROPOSED AUTO PARKING	165 SPACES
TOTAL REQUIRED ADA PARKING	5 SPACES
TOTAL PROPOSED ADA PARKING	8 SPACES
TOTAL PROPOSED TRAILER PARKING	37 SPACES

WAREHOUSE SF = 177,960 SF ÷ 2,000 SF PER SPACE = 89 SPACES
OFFICE SF = 18,600 SF ÷ 300 SF PER SPACE = 62 SPACES
TOTAL REQUIRED SPACES = 151 SPACES



TYPICAL ACCESSIBLE PARKING
SCALE 1" = 20'

SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer: ANNAMARIE E. TAYLOR
No. 140608 Date 07/29/2026

KHA PROJECT 064409615
DATE 07/28/2026
SCALE AS SHOWN
DESIGNED BY SCP
DRAWN BY MYB
CHECKED BY AET

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC
630 E WINTERGREEN RD
CASE NUMBER DP26-12
LANCASTER TEXAS

SITE PLAN

SHEET NUMBER
C-100

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

dBody:PH2 : xExtBls:PH2 : xExtBls:PH2 : xEstBls:PH2 : xSlbx:PH2 : xSwer:PH2 : xWsto:PH2 : xFireline:PH2 : xBrstx24x36 : A
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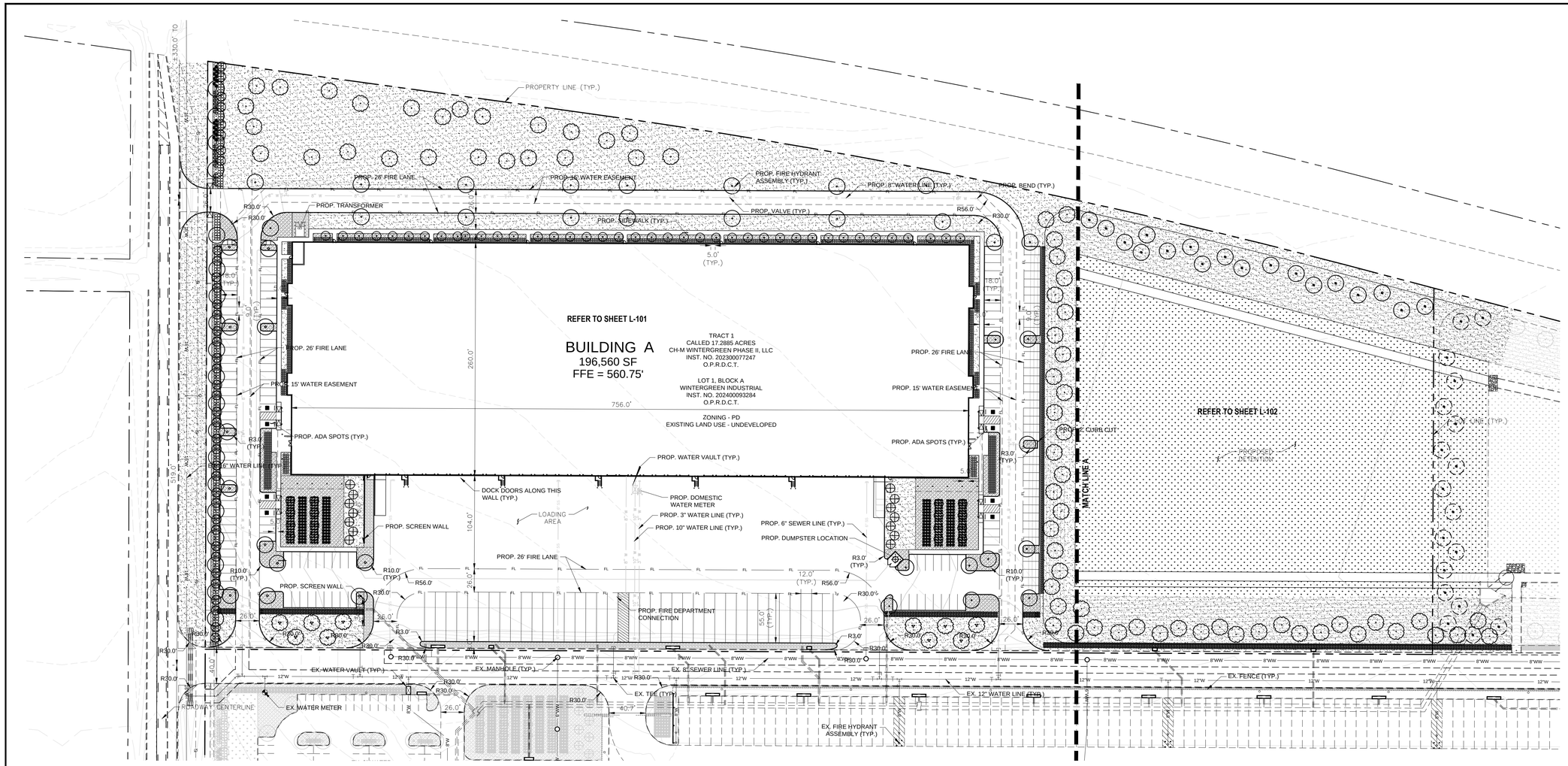
IMAGES
XREF'S
LAYOUTS USED



LOGISTICS PORT SPECIAL DISTRICT: (PI) Subdistrict
LANDSCAPE TABULATIONS: BLDG A

CITY OF LANCASTER - LOGISTICS PORT SPECIAL DISTRICT		
Site Area: 753,087 s.f.	**REQUIRED**	**PROVIDED**
Logistics Port Landscape Standards LP PI		
Right Of Way Landscape Requirements LP (p.11)		
Buffer Requirement (Table 1) 15' buffer provided along the property abutting r.o.w.	15' wide landscape strip	provided
One tree per 50 lf ROW frontage spaced 15' min. to 50' max. Wintergreen: ____676.10__/ 50 =X	14	19
ROW planting shall provide shrubs spaced 30" along 25% of the ROW Wintergreen: _676.10_ x 25% = ____169___/ 2.5" = X	69 shrubs	485
Perimeter Landscape Requirements LP 1.H.5-7 (p. 12-13)		
A perimeter landscape buffer strip must be provided based upon adjacent land uses. Adjacent to industrial: Type 1, 5' wide, no wall/fence, screen ht. 3' (Table 2, p.12)	Per Table 2 Note 1 Buffer not required along interior side property lines	
Interior Landscaping Standards LP PI.5a		
Street Yard LP PI .5.a (p.32)		
Street Yard_____x15% of street yard (area between the property line and the building setback line where the building façade faces a street) to be landscaped Wintergreen Streetyard = 50' setback x ___676.1__= 33,805. X x.15%=5.071 sf	5,071	7393
One tree per 50 lf ROW frontage spaced 15' min. to 50' max. Wintergreen: 676.10_/ 50 =X	14 trees	19
ROW planting shall provide shrubs spaced 30" along 25% of the ROW Wintergreen: 676.10 x 25% = X / 2.5" = X	69 shrubs	485
Internal Passenger Car Parking Lots LP PI .5.b (p.32)		
One landscape island, a minimum of 8' wide by 10' long shall be within 100' of every parking space. Each island shall provide for a minimum of one canopy tree.	Provide as noted	
Provide 20 sf of landscaping for each surface parking stall provided. ___165__ spaces x 20	3,300	6,092
Outdoor Storage Regulations LP 1.L		
Parking spaces for operational trailers and tractors shall be screened from view from a public right of way.		provided

PLANT LIST: TRACT 1

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	APPROX. TREE SIZE AT MATURITY
28	BC	Bald Cypress	*Taxodium distichum*	3" cal.	B&B, 12' ht., 4'-5' spread min.	50' - 60' ht. x 25' spread
12	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 4'-5' spread min.	50' - 70' ht. x 40' - 60' spread
10	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 12' ht., 4'-5' spread min.	25' - 35' ht. x 25' - 35' spread
14	ERC	Eastern Red Cedar	*Juniperus virginiana*	8' ht.	B&B, full to base	40' - 50' ht. x 8' - 20' spread
19	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 12' ht., 4'-5' spread min.	40' - 80' ht. x 60' - 80' spread
72	SYC	Mexican Sycamore	*Plantanus mexicana*	3" cal.	B&B, 12' ht., 4'-5' spread min.	50' - 50' ht. x 30' - 40' spread

SHRUBS

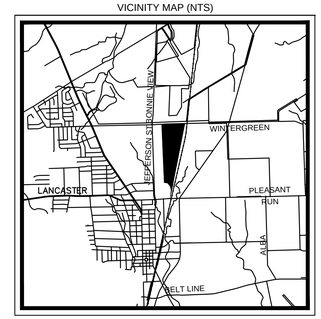
QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
40	AH	American Holly	*Ilex opaca*	10 gal.	container grown, full plant specimen
512	BAR	Red Barberry	*Berberis thunbergii atropurpuea*	3 gal.	container grown, full plant specimen
414	BH	Burford Holly	*Ilex comuta 'Burfordii'*	3 gal.	container grown, full plant specimen
388	DBH	Dwarf Burford Holly	*Ilex comuta 'Burfordii nana'*	3 gal.	container grown, full plant specimen
33	DTS	Dwarf Texas Sage	*Leucophyllum sp. "Compactum"*	3 gal.	container grown, full plant specimen
556	EL	Eleagnus	*Eleagnus fruitlandii*	3 gal.	container grown, full plant specimen
931	IH	Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*	3 gal.	container grown, full plant specimen
216	ROS	Rosemary	*Rosemarius affinis*	3 gal.	container grown, full plant specimen
192	RY	Red Yucca	*Hesperaloe parvifolia*	3 gal.	container grown, full plant specimen
18	SP	Spirea 'Bridal Wreath'	*Spriea cantoniensis*	3 gal.	container grown, full plant specimen
38	TY	Tree Yaupon Holly	*Ilex vomitoria*	30 gal.	container grown, full plant specimen
16	VTX	Vitex	*Vitex agnes-castus*	30 gal.	container grown, full plant specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
22,743	WC	Wintercreeper Common Bermudagrass	*Euonymus fortunei coloratus* *Cynodon dactylon*	4" pots	container grown, (3) 12" runners min, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

VICINITY MAP (NTS)



CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE SITE PLAN
SCALE: 1" = 60'-0"

0 30 60 120

CASE NUMBER: DP26-12

LANDSCAPE SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER
CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

APPLICANT/ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

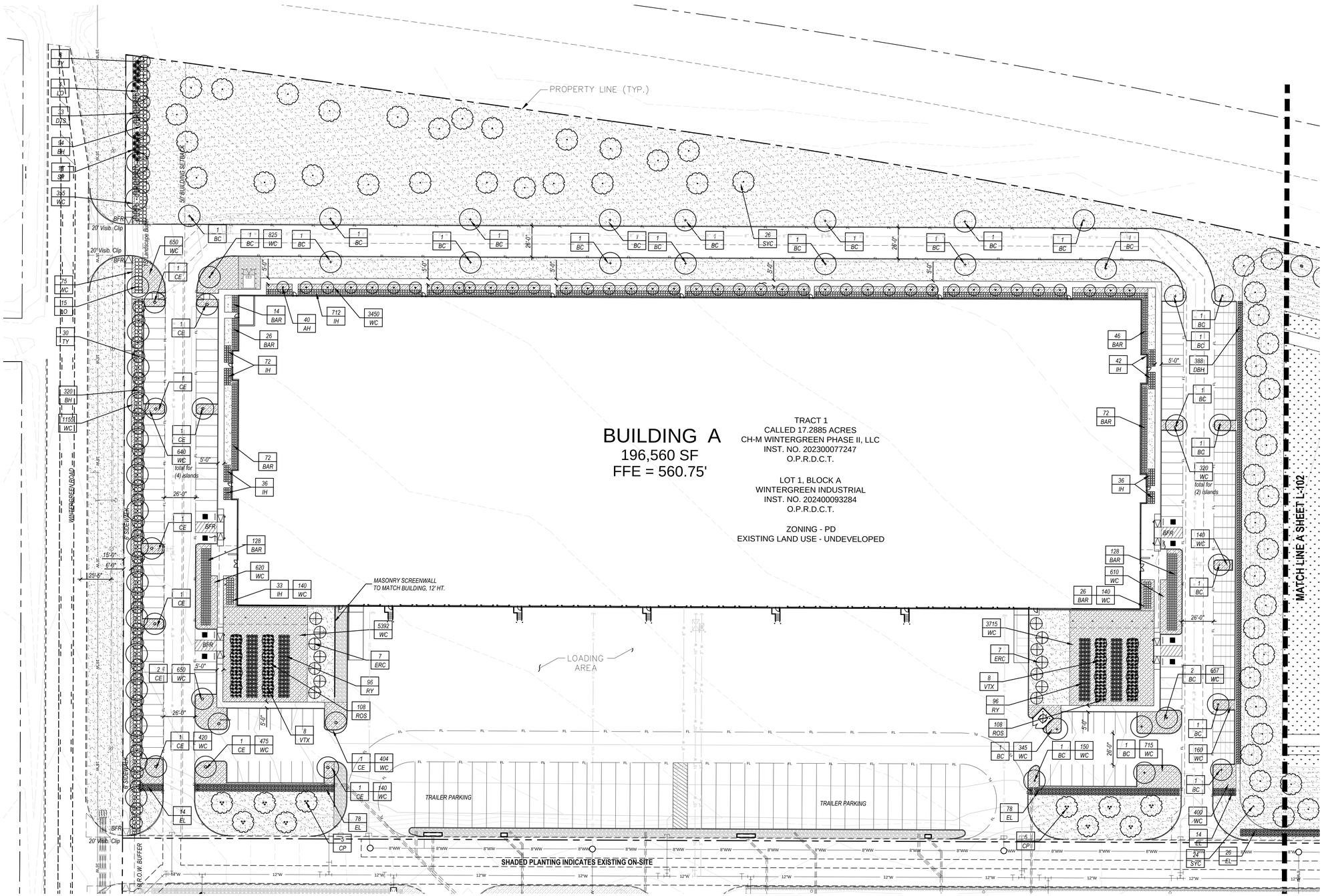
REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2761
STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE SITE PLAN

SHEET NUMBER
L-100



CASE NUMBER: DP26-12

PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak
SYC	Mexican Sycamore

SHRUBS

TYPE	COMMON NAME
AH	American Holly
BAR	Red Barberry
BH	Burford Holly
DBH	Dwarf Burford Holly
DTS	Dwarf Texas Sage
EL	Eleagnus
IH	Indian Hawthorne 'Clara'
ROS	Rosemary
RY	Red Yucca
SP	Spirea 'Bridal Wreath'
TY	Tree Yaupon Holly
VTX	Vitex

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- CEDAR ELM
- LIVE OAK
- CHINESE PISTACHE
- MEXICAN SYCAMORE
- VITEX
- AMERICAN HOLLY
- EASTERN RED CEDAR
- CHERRY LAUREL
- DWARF TEXAS SAGE
- SPIREA
- RED YUCCA
- BURFORD HOLLY
- DWARF BURFORD HOLLY
- ELEAGNUS
- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

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01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

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No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
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Email smr@smr-la.com

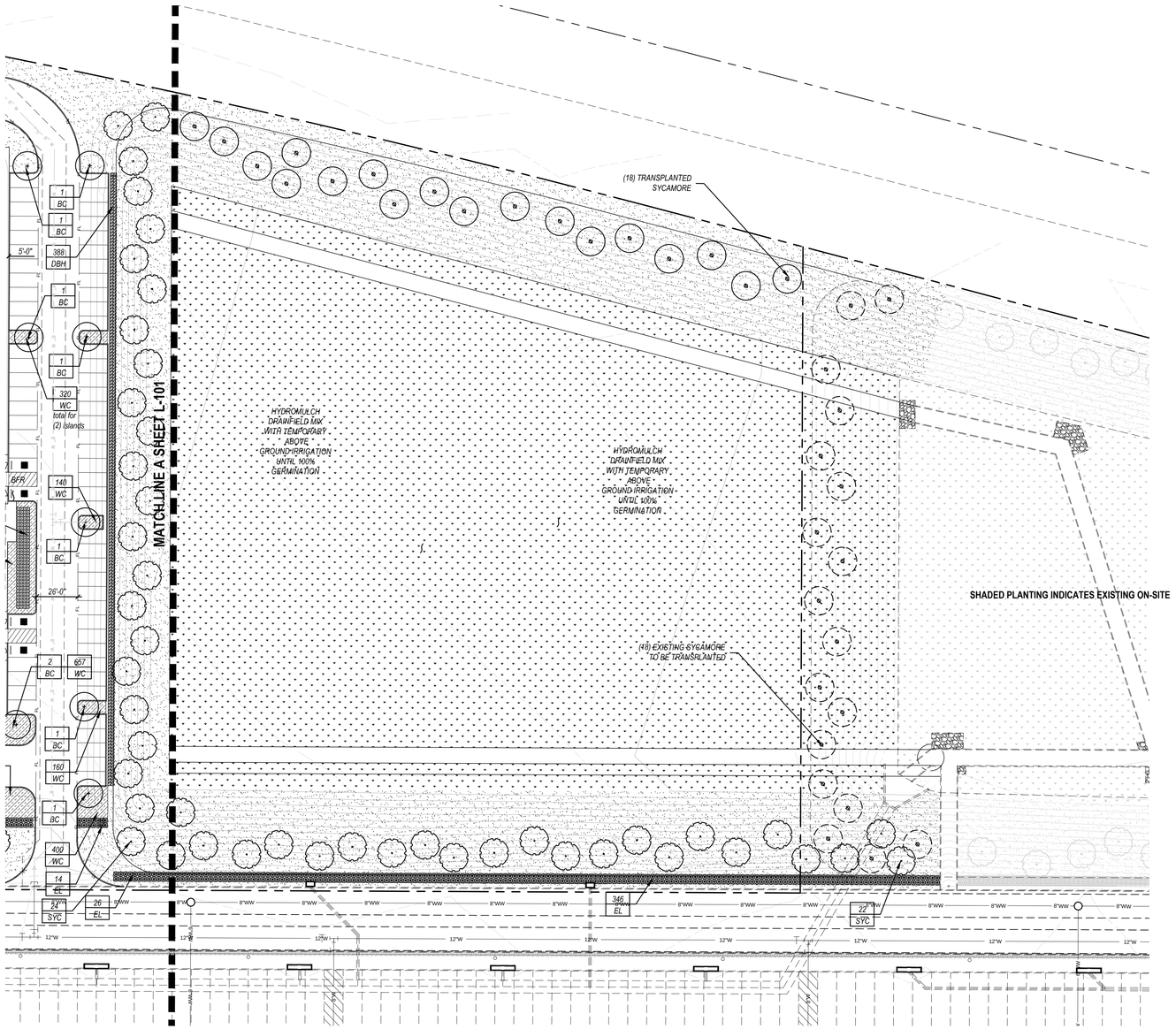
REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1776 STATE OF TEXAS
07.22.2026

DATE 07/22/2026
SCALE AS SHOWN
DESIGNED BY BDA
DRAWN BY BDA
CHECKED BY BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-101



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

DRAINFIELD MIX LAWN NOTES

1. Installation of Drainfield Mix to be performed by hydro-seeding.
2. Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
3. Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.
4. Seed mix available from Native American Seed: 1 800 728 4093.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terro-Tack one', as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
7. Use a 4'x8' batter board against all beds areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak
SYC	Mexican Sycamore

SHRUBS

TYPE	COMMON NAME
AH	American Holly
BAR	Red Barberry
BH	Burford Holly
DBH	Dwarf Burford Holly
DTS	Dwarf Texas Sage
EL	Eleagnus
IH	Indian Hawthorne 'Clara'
ROS	Rosemary
RY	Red Yucca
SP	Spirea 'Bridal Wreath'
TY	Tree Yaupon Holly
VTX	Vitex

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

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- VITEX
- AMERICAN HOLLY
- EASTERN RED CEDAR
- CHERRY LAUREL
- DWARF TEXAS SAGE
- SPIREA
- RED YUCCA
- BURFORD HOLLY
- DWARF BURFORD HOLLY
- ELEAGNUS
- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

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01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

CASE NUMBER: DP26-12

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
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No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1761 STATE OF TEXAS
07.22.2026

DATE	07.22.2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
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WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-102

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources.
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

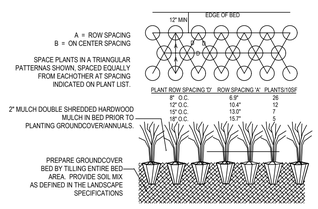
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

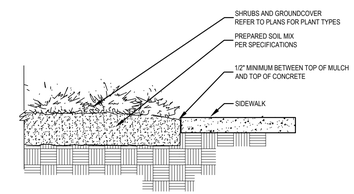
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

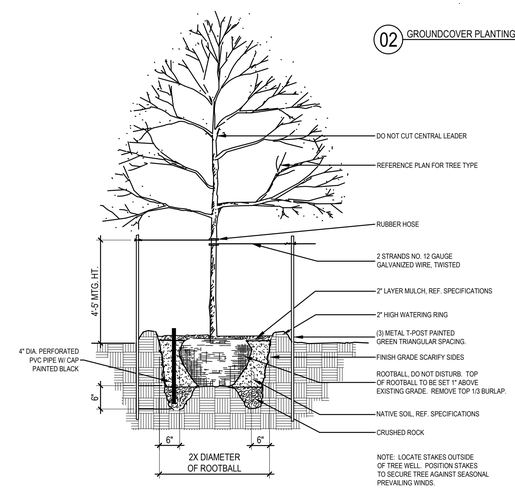
END OF SECTION



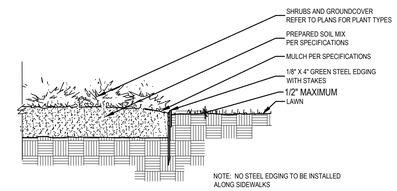
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
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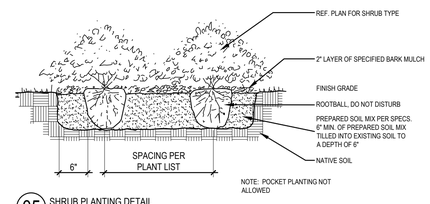


05 SHRUB PLANTING DETAIL
NOT TO SCALE

CASE NUMBER: DP26-12

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2376
STATE OF TEXAS
07.22.2026

DATE 07.22.2026
SCALE AS SHOWN
DESIGNED BY BDA
DRAWN BY BDA
CHECKED BY BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE DETAILS / SPECIFICATIONS

SHEET NUMBER
L-103

ELEVATION SYMBOLS LEGEND:

- W# — WINDOW/DOOR TYPE
- F## — KEYNOTE
- # — REVISION NUMBER
- 05/A1.0 — DETAIL DESIGNATION
- 1 / A101 — SECTION DETAIL MARKER
- 1 / A101 — ELEVATION MARKER
- FIELD COLOR SHERWIN WILLIAMS SW7005 PURE WHITE
- ACCENT COLOR WITH FORM LINER SHERWIN WILLIAMS SW7075 WEB GRAY SCOTT SYSTEM, PATTERN #1101 TRAPEZOID 1 1/2" DEEP 4"OC
- GLAZING
- ALUCOBOND AXCENT PANELS
- 4" FAUX WOOD ALUMINUM SOFFIT PANELS KNOTWOOD, COLOR: TASSIE OAK

ELEVATION KEYNOTES:

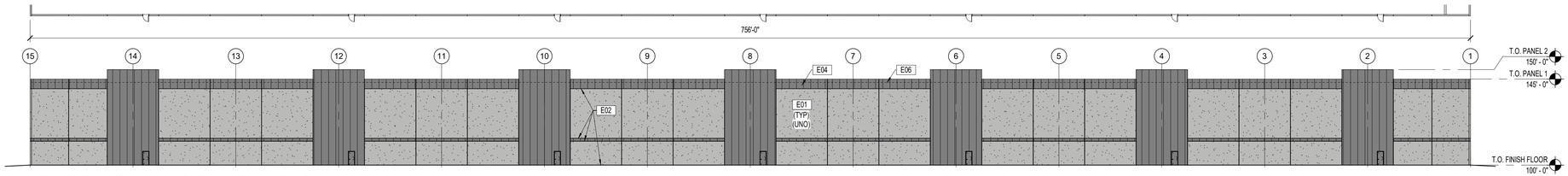
E01	PAINTED CONCRETE TILTWALL
E02	PANEL REVEAL
E03	ALUMINUM & GLASS CURTAINWALL SYSTEM
E04	RIBBED FORM LINER
E05	SCUPPER
E06	LINE OF ROOF BEYOND
E07	8'W x 8'H LOUVER (PAINTED TO MATCH CONCRETE)
E08	WALL PACK MOUNTED AT 32'-0" AFF (TYP)(UNO)
E09	ROOF DRAIN THRU WALL (REF 03/A10.10)
E10	WOOD GRAIN ALUMINUM PORTAL WITH BLACK PAINTED STEEL CANOPY
E11	BLACK PAINTED STEEL CANOPY
E12	BLACK PAINTED STEEL CANOPY SUPPORT
E13	BLACK PAINTED SUNSHADE SCREEN
E14	SCREEN WALL
E15	OFFSET ROOF & OVERFLOW DRAINS

GENERAL NOTES:

1. ROOF SYSTEM: 60 MIL WHITE TPO MECHANICALLY FASTENED OVER POLYISOCYANURATE INSULATION R9 (MIN).

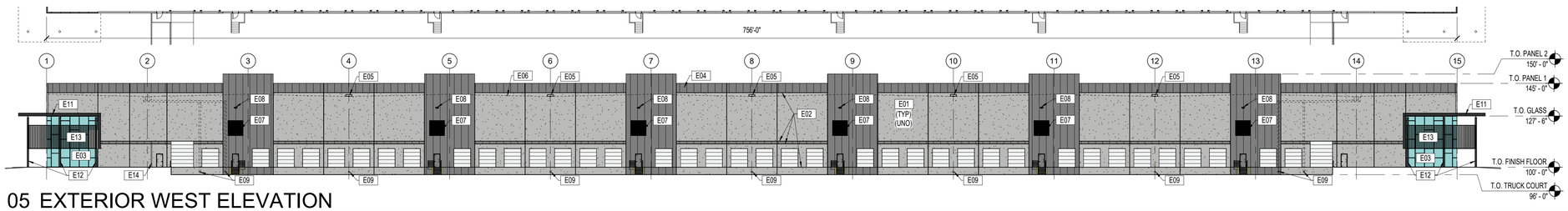
Building A Materials

	Total Facade SF	Doors + Windows SF	Primary Masonry SF	Primary %	Tiltwall SF	Tiltwall %	Formliner SF	Formliner %
North	11,950 SF	1,247 SF	10,703 SF	100%	6,951 SF	65%	3,752 SF	35%
South	11,950 SF	1,222 SF	10,728 SF	100%	6,976 SF	65%	3,752 SF	35%
East	34,968 SF	172 SF	34,796 SF	100%	21,828 SF	63%	12,968 SF	37%
West	37,319 SF	5,863 SF	31,456 SF	100%	20,052 SF	64%	11,404 SF	36%



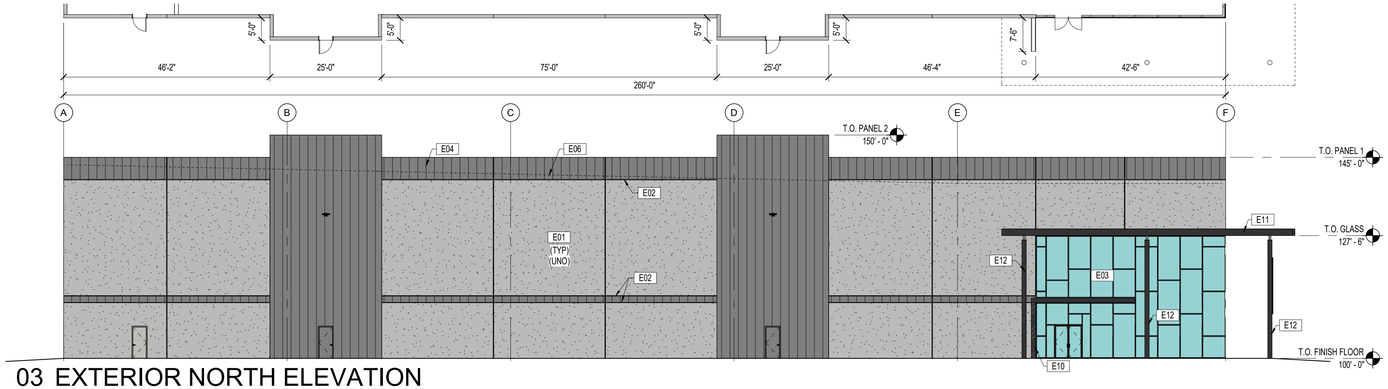
06 EXTERIOR EAST ELEVATION

SCALE: 1/32" = 1'-0"



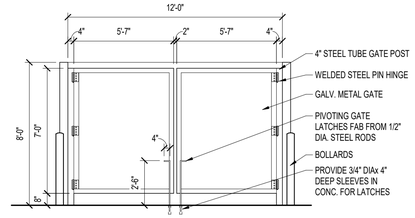
05 EXTERIOR WEST ELEVATION

SCALE: 1/32" = 1'-0"



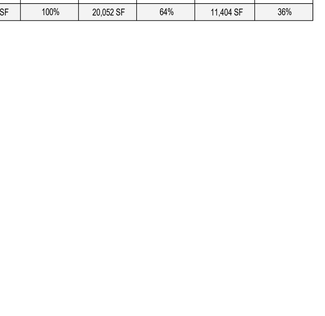
03 EXTERIOR NORTH ELEVATION

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

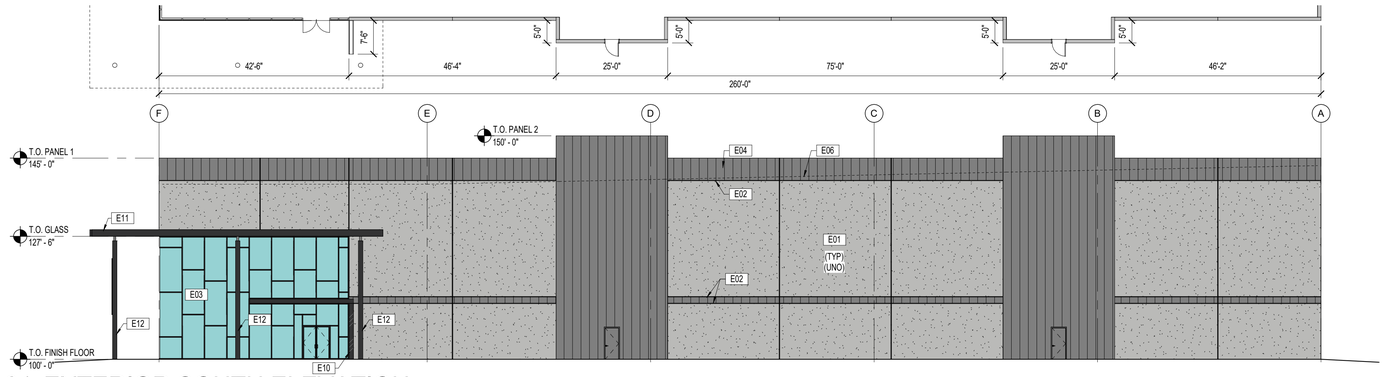


04 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"

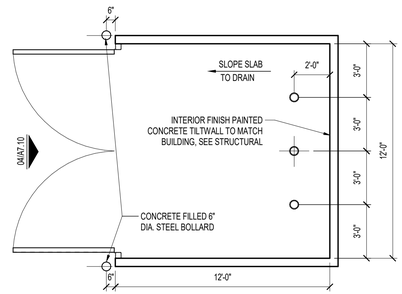


VICINITY MAP



01 EXTERIOR SOUTH ELEVATION

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



02 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

CASE NUMBER: DP26-12

SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

DATE: JUNE 15, 2026

ARCHITECT

AZIMUTH: ARCHITECTURE, INC.
10228 E NORTHWEST HWY, BOX 66
DALLAS, TEXAS 75226
PH (214) 261-9060
CONTACT: COLE WILLIAMS

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL:
BCOOPER@CROWHOLDINGS.COM

ENGINEER

TEXAS REGISTRATION NO. F-928
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER
EMAIL: DAN.GALLAGHER@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

NOT FOR CONSTRUCTION PURPOSES
FOR REVIEW ONLY
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 126550 Date JULY 2026

KHA PROJECT	TBD
DATE	07.27.2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CHI

FACADE / ELEVATION PLAN
BUILDING A

SHEET NUMBER
A7.10

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **5.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

DP26-13 Discuss and consider a site plan for the development of two warehouses, on a property being 52.0925-acres out of the Thomas A Phillips Survey, Abstract No. 1123, addressed as 1301 N. Lancaster Hutchins Road and 945 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is addressed as 1301 N. Lancaster Hutchins Road and 945 E. Pleasant Run Road. The property is 52.0925 acres in size.

2. **Current Zoning**: The subject property is zoned Planned Development (PD).

3. **Adjacent Properties**:
   North: Planned Development (PD), Lanport Overlay - Undeveloped Land
   South: Extra Territorial Jurisdiction (ETJ) - Undeveloped Land
   East: Planned Development (PD), Lanport Overlay - Data Center
   West: Planned Development (PD), Lanport Overlay - Undeveloped Land

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan designates the site as Logistics and Distribution.

5. **Case History**:

Date	Body	Action
05/03/2022	P&Z	PS22-20 Approved Preliminary Plat
03/10/2008	CC	Z07-23 Approved Logistic Port Planned Development
01/28/2008	CC	M07-07 Lanport Overlay Adopted
01/15/2008	P&Z	Z07-23 Recommended Approval of Logistic Port Planned Development
11/06/2007	P&Z	M07-07 Recommend Approval of Lanport Overlay
10/19/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

This is a request to approve a site plan with two warehouse facilities on the subject site. Building 1 will be 503,500 square feet and has two points of access from Lancaster Hutchins Road. Building 2 will be 319, 750 square feet and has direct access from Industrial Street and a second point of access to Lancaster Hutchins Road through a mutual access easement from the proposed warehouse to the south. 10-feet in rights-of-way dedication will be provided along Lancaster Hutchins Road at the time of platting. Additionally, a deceleration lane is being proposed per the Traffic Impact Analysis that was performed.

The applicant has provided the required landscaping per the Logistic Port PD. Irrigation is required and will be installed and maintained per the LDC.

The site plan is in substantial compliance with the building design, landscaping, and screening requirements outlined in the Logistics Port PD. No variances are being requested.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

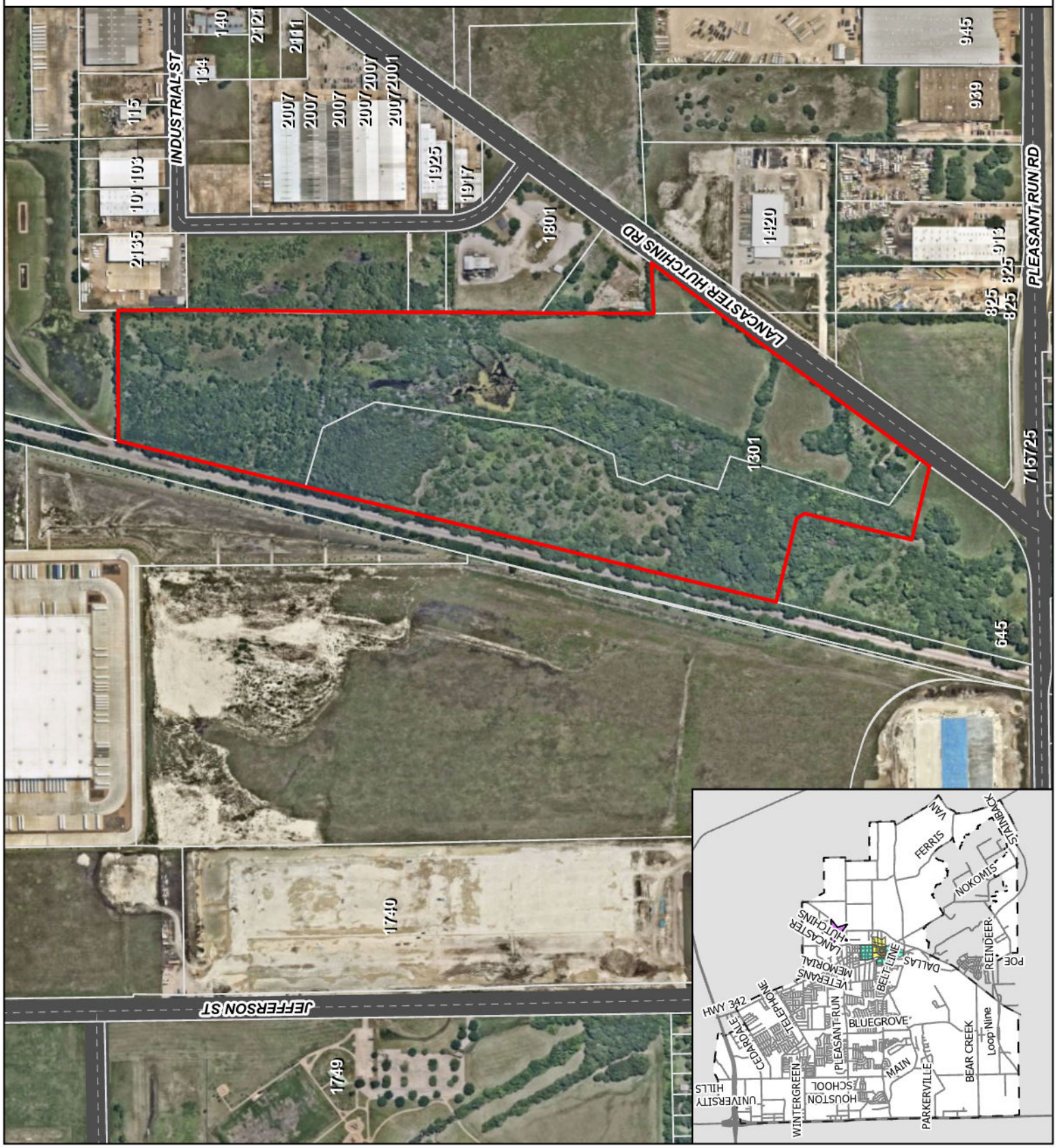
Site Plan

City of Lancaster Tx
1301 N Lancaster Hutchins Rd
Zoned: PD
LANPORT Overlay:
Subdistrict Intensity

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
Created with Nearmap Vertical for Government 2026

Addresses
TargetParcel
yesno
1301 N Lancaster Hutchins
Parcels
Streets
City Limits
N

Date Exported: 6/29/2026 2:12 PM



June 8, 2026

Vicki Coleman, AICP
Development Services Director
Lancaster City Hall
211 North Henry Street
Lancaster, TX 75134

RE: ***Letter of Intent***
Scannell Lancaster
Northwest corner of N Lancaster Hutchins Rd and E Pleasant Run Rd
Lancaster, Texas

Dear Vicki:

In accordance with the guidelines provided in the City's Site Plan Application Packet, Kimley-Horn is submitting this Letter of Intent to submit a Site Plan application on property located at the Northwest corner N Lancaster Hutchins Rd and E Pleasant Run Rd.

The intent is of the Owner is to develop a warehouse development with associated site improvements. The site is within the PD – Lan Port Industrial which allows for the proposed use.

We look forward to navigating the City's process in close coordination with City Staff. Please reach out with any questions or concerns regarding our application.

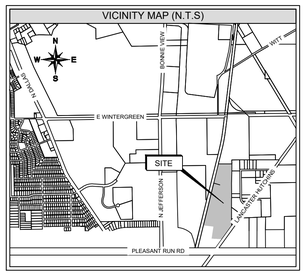
Please contact me at (972) 468-9789 or Rhyan.weirich@kimley-horn.com should you need any further information.

Sincerely,

Rhyan Weirich, P.E.

LEGEND	
PROPERTY LINE	
SETBACK	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED LIGHT DUTY CONCRETE PAVEMENT	
PROPOSED HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED SIDEWALK PAVEMENT	
PROPOSED FIRE HYDRANT	

VICINITY MAP (N.T.S)



SITE DATA TABLE (BUILDING 1)	
ZONING	LOGISTICS PORT PD
PROPOSED USES	WAREHOUSE
LOT AREA	1,377,688 S.F. / 31.63 AC
BUILDING AREA	503,500 SF
BUILDING COVERAGE	36.55 %
BUILDING HEIGHT	50 FT
REQUIRED AUTO PARKING	281
PROPOSED AUTO PARKING	281
REQUIRED ADA PARKING	7
PROPOSED ADA PARKING	7
PROPOSED TRAILER PARKING	132

SITE DATA TABLE (BUILDING 2)	
ZONING	LOGISTICS PORT PD
PROPOSED USES	WAREHOUSE
LOT AREA	903,425 S.F. / 20.74 AC
BUILDING AREA	319,750 SF
BUILDING COVERAGE	35.4 %
BUILDING HEIGHT	50 FT
REQUIRED AUTO PARKING	206
PROPOSED AUTO PARKING	210
REQUIRED ADA PARKING	7
PROPOSED ADA PARKING	7
PROPOSED TRAILER PARKING	55

NOTES

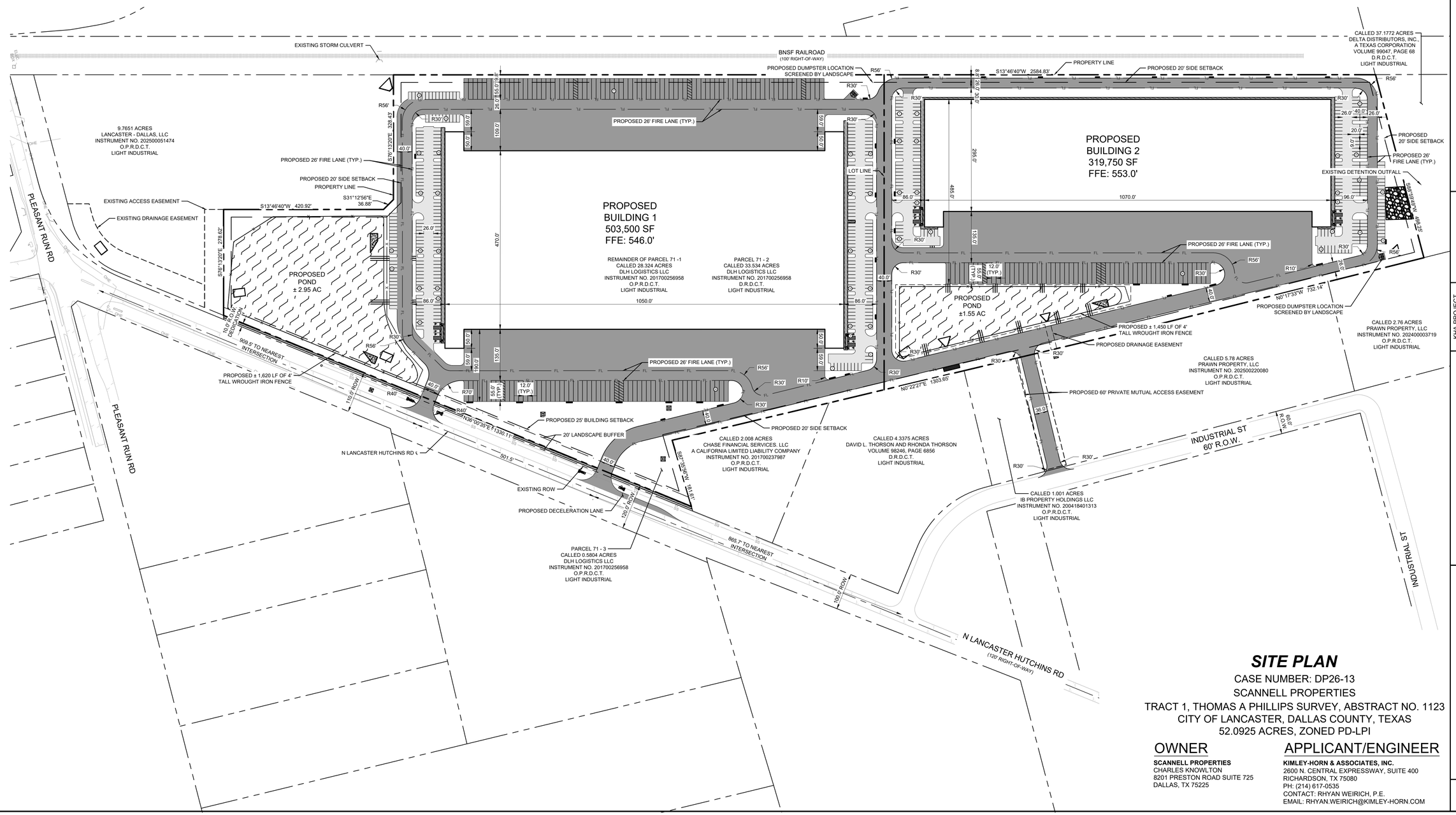
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF LANCASTER STANDARD CONSTRUCTION DETAILS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
4. ALL CURBS ARE 3' OR 10' IN RADIUS UNLESS OTHERWISE NOTED.
5. ALL PARKING SHOWN IS 9.0' x 20.0' UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

PARKING CALCULATIONS (BUILDING 1)
OFFICE PARKING REQUIREMENT: 1 SPACE PER 300 S.F. *ASSUMING 2% OFFICE USE **WAREHOUSE PARKING REQUIREMENT:** 1 SPACE PER 2,000 S.F. **OFFICE =** 10,070 S.F. / 300 S.F. PER SPACE = **34 SPACES** **WAREHOUSE =** 493,430 S.F. / 2,000 S.F. PER SPACE = **247 SPACES** **TOTAL =** 34 SPACES + 247 SPACES **= 281 SPACES**

PARKING CALCULATIONS (BUILDING 2)
OFFICE PARKING REQUIREMENT: 1 SPACE PER 300 S.F. *ASSUMING 5% OFFICE USE **WAREHOUSE PARKING REQUIREMENT:** 1 SPACE PER 2,000 S.F. **OFFICE =** 15,898 S.F. / 300 S.F. PER SPACE = **54 SPACES** **WAREHOUSE =** 303,762 S.F. / 2,000 S.F. PER SPACE = **152 SPACES** **TOTAL =** 54 SPACES + 152 SPACES **= 206 SPACES**



SITE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED PD-LPI

OWNER

SCANNELL PROPERTIES
CHARLES KNOWLTON
8201 PRESTON ROAD SUITE 725
DALLAS, TX 75225

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer RYAN N. WEIRICH
P.E. No. 135369 Date JULY 2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	MAN
DRAWN BY	ERC
CHECKED BY	RNW

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

SITE PLAN

SHEET NUMBER
SP

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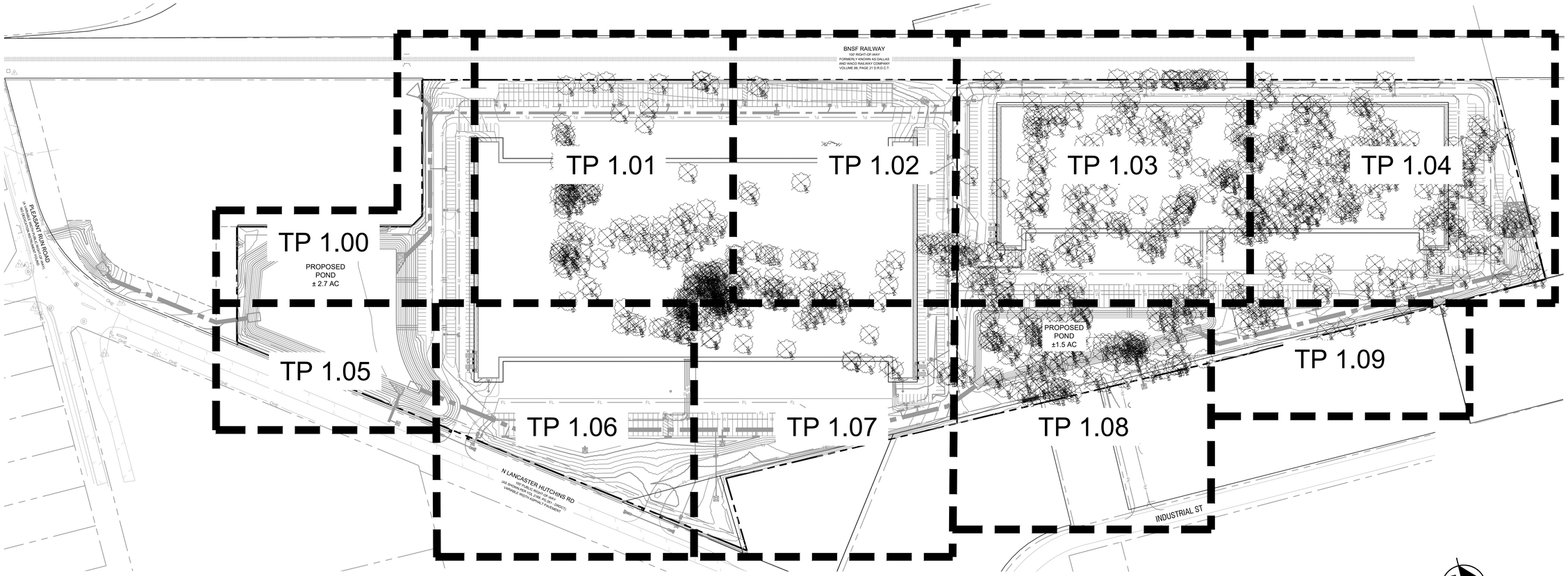

GRAPHIC SCALE IN FEET
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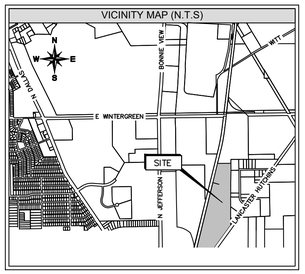
LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN



TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

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OWNER

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DALLAS, TX 75225

ENGINEER

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

OVERALL TREE MITIGATION PLAN

SHEET NUMBER
TP 0.00

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IMAGES
REFS
LAYERS USED
PLOTTED BY
DATE/TIME
DWG NAME

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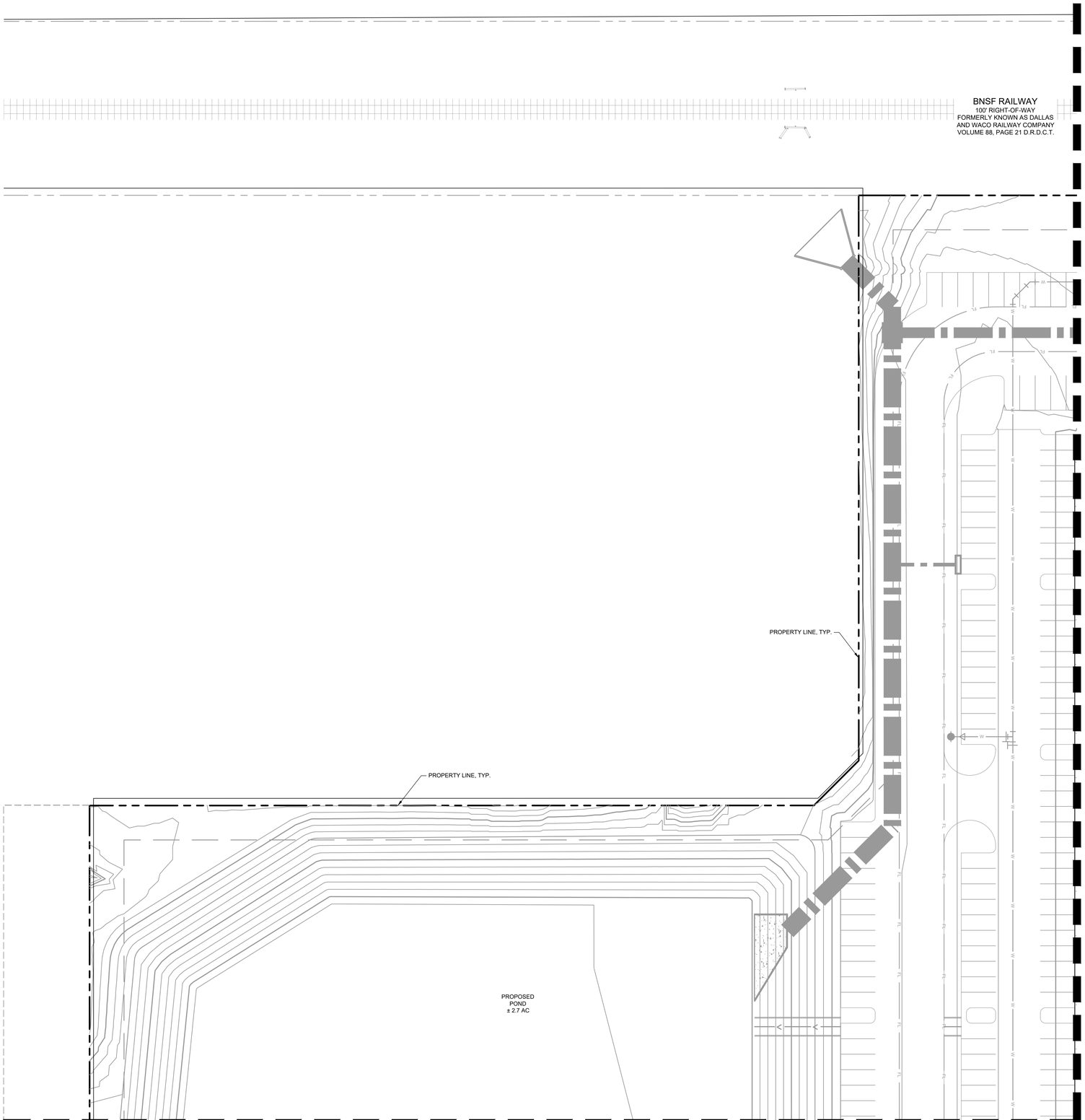

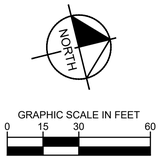

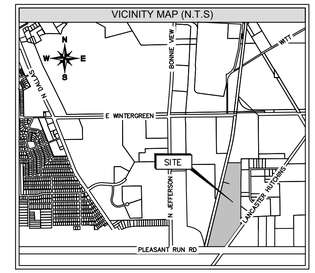

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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DALLAS, TX 75225

ENGINEER

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R.L.A. ____ BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT
064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.00

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IMAGES
XREFS
LAYERS SAVED
PLOTTED BY
LAYOUT TAB
DWG NAME

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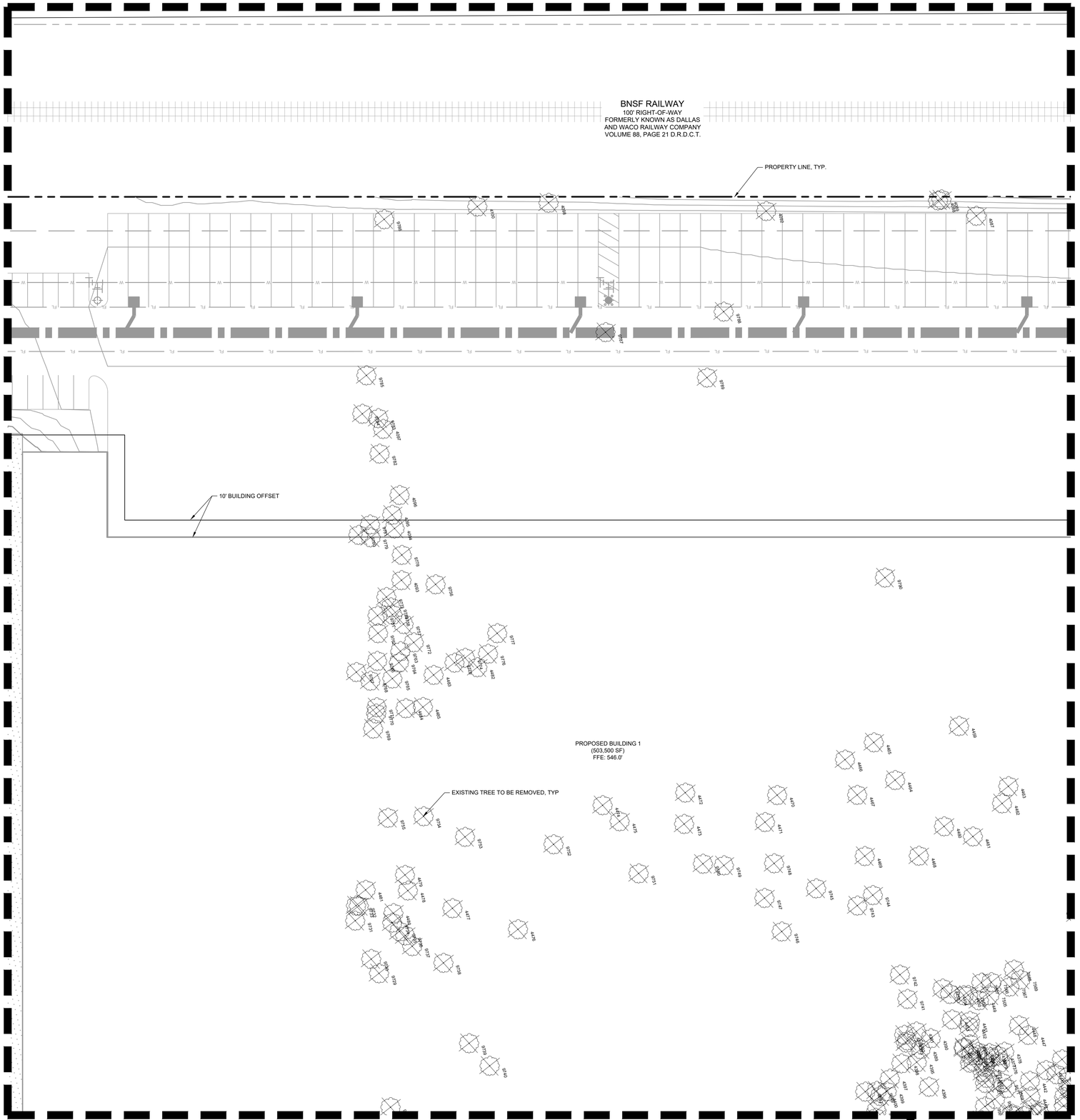

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MATCHLINE SEE SHEET TP 1.02

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MATCHLINE SEE SHEET TP 1.07

GRAPHIC SCALE IN FEET
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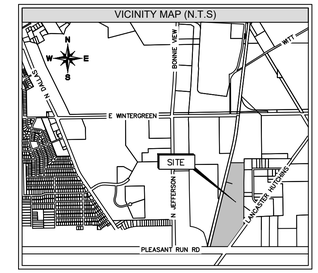
VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
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DALLAS, TX 75225

ENGINEER

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.01

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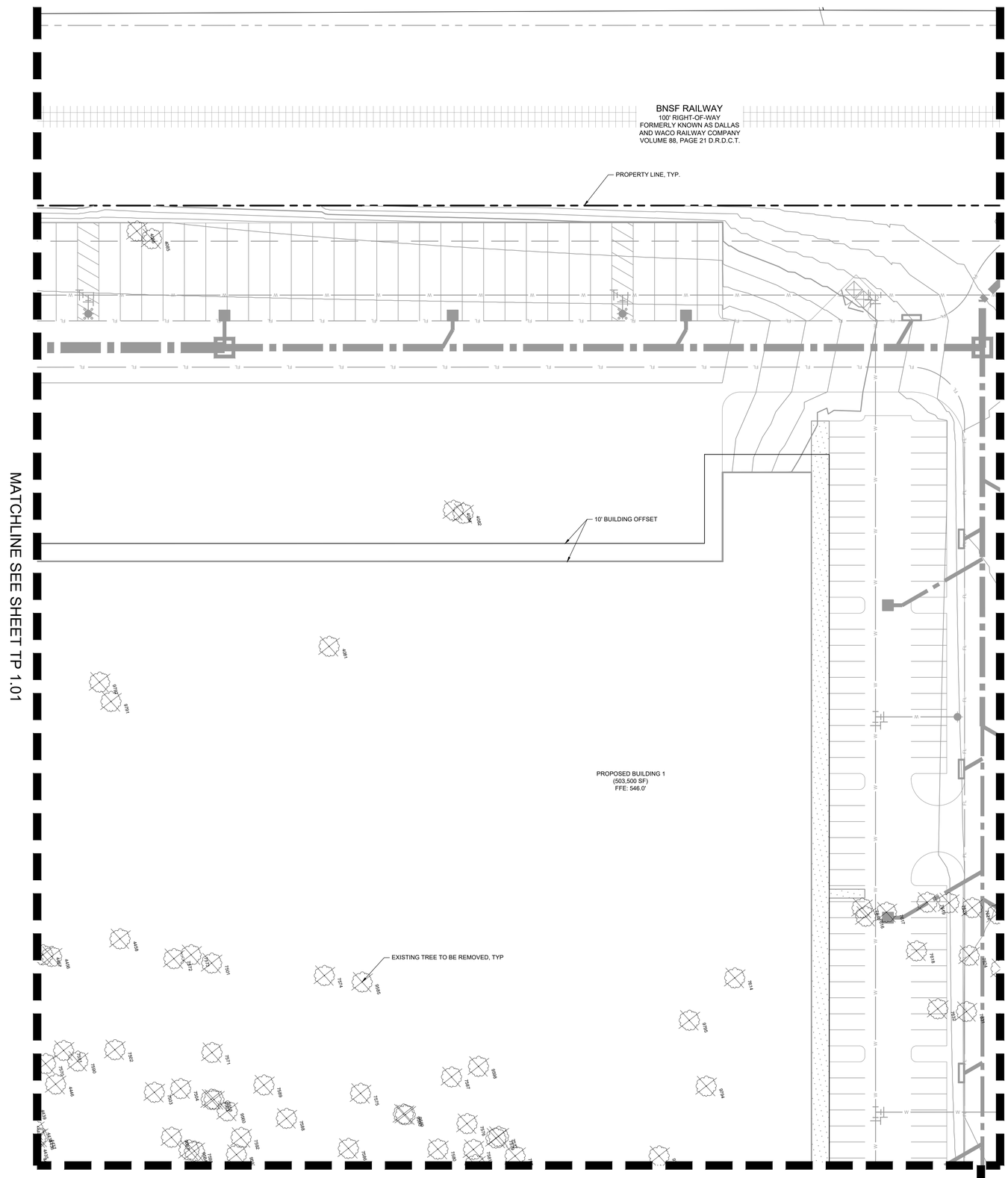

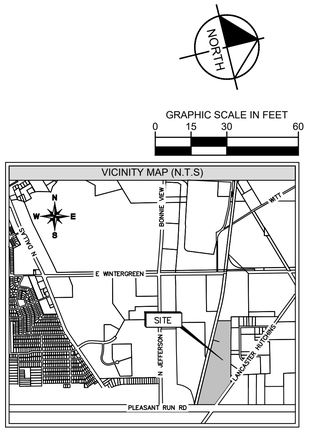

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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DALLAS, TX 75225

ENGINEER

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.02

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IMAGES
XREF'S
ATTACHED
PLOTTED BY
DATE SAVED
DWG NAME

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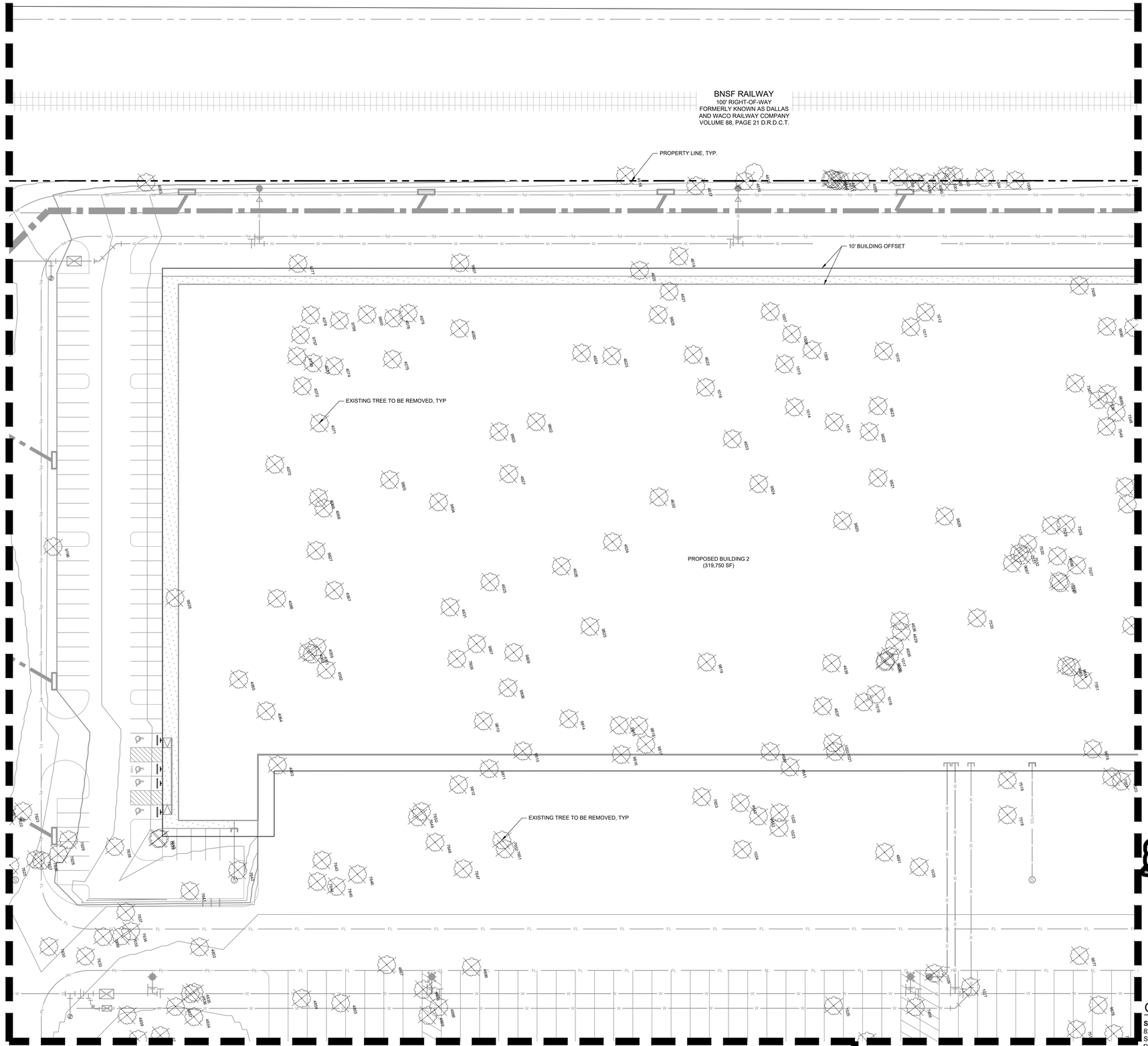

NORTH

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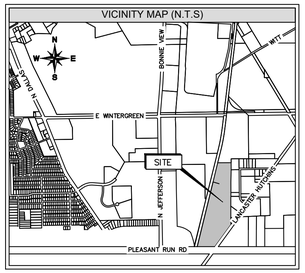

LEGEND

XXXX	EXISTING TREE TO BE REMOVED
XXXX	EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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DALLAS, TX 75225

ENGINEER

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EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.03

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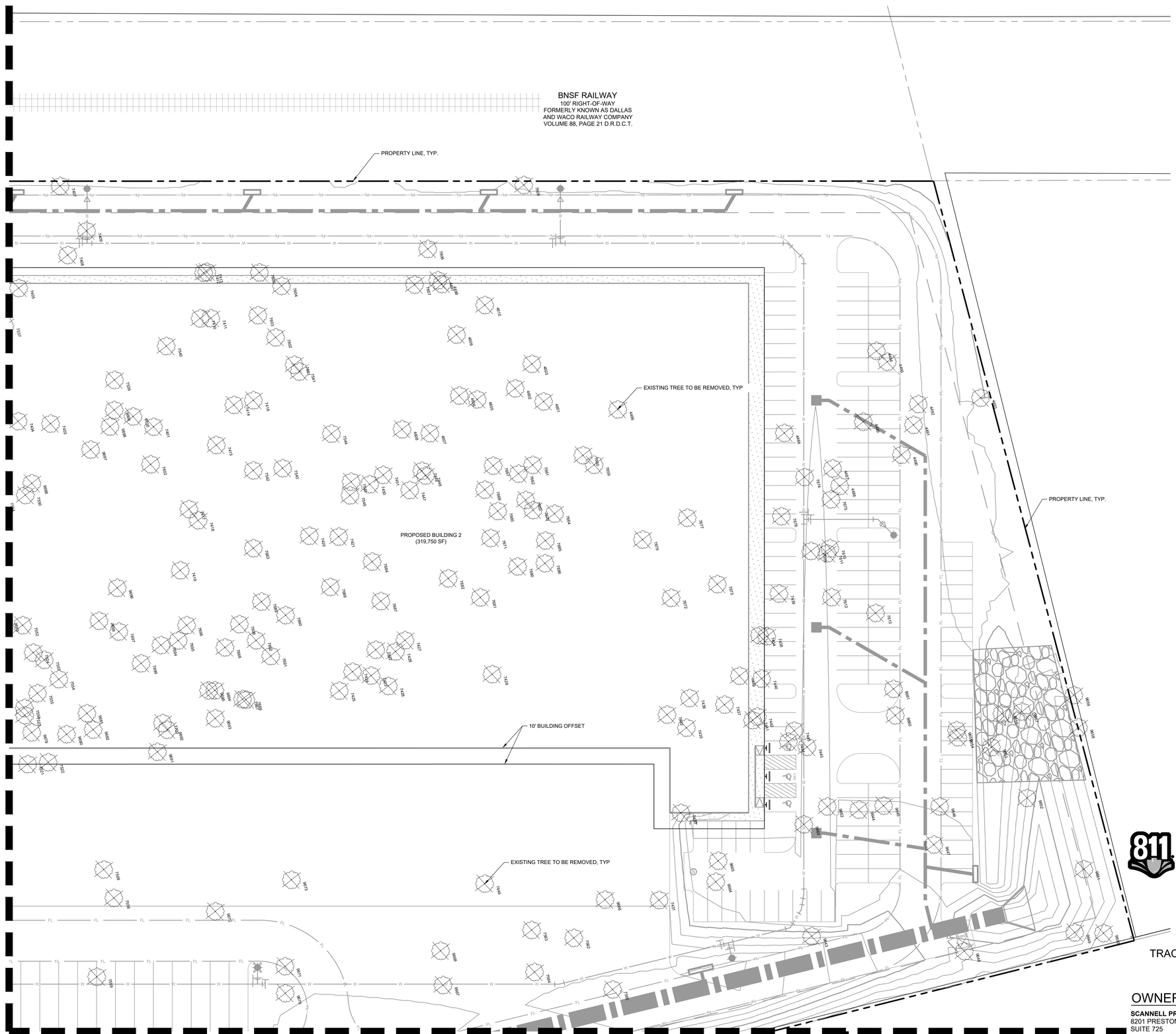
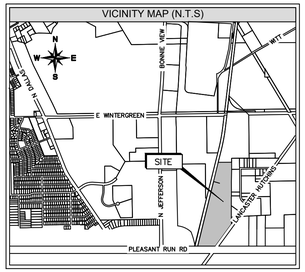


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

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CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.04

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IMAGES: xAerial - xEsri4a , xEsri4i , xEsri4r , xBNDY , xTb - LA , xSwr , xStm , xDAM , xWar , xTree2
XREFS: xTopo , xLA , xLA-Topo
PLOTTED BY: CHAVEZ, LINDSEY 7/17/2026 10:03 AM
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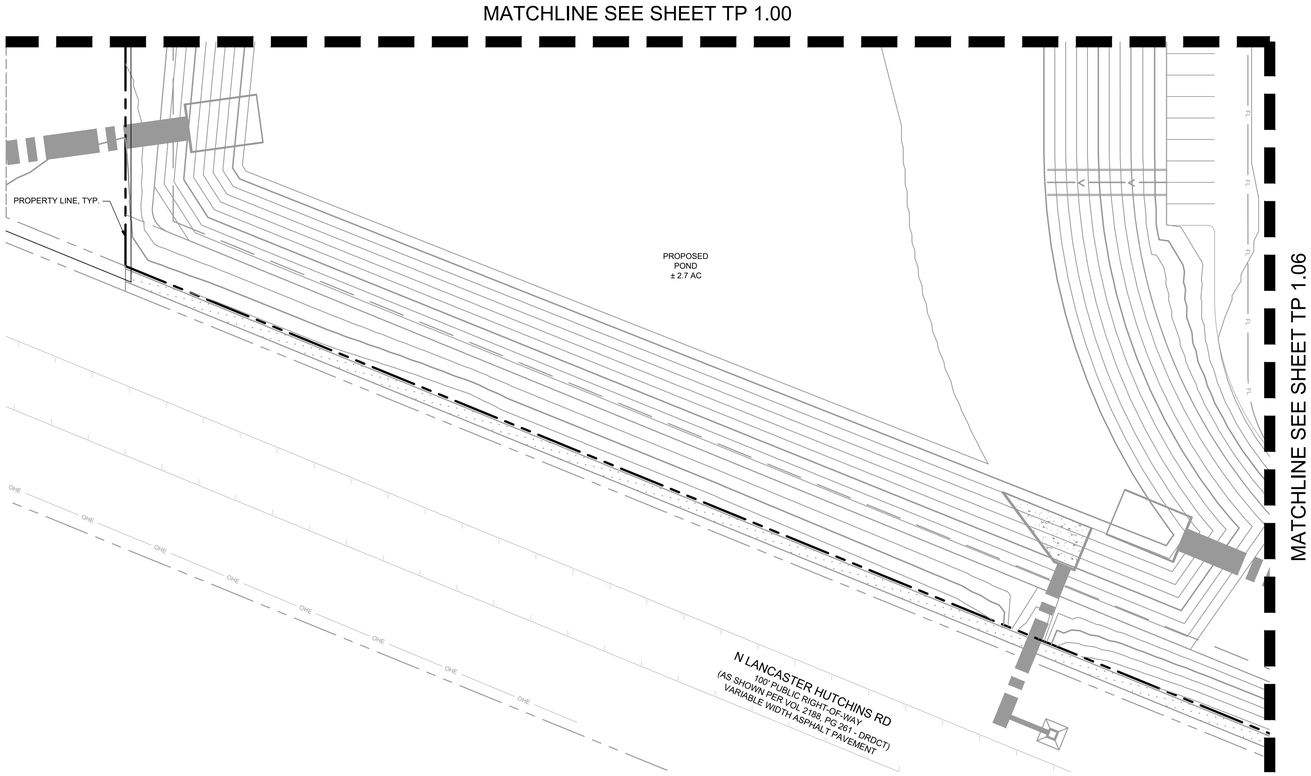

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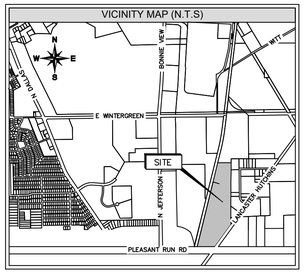

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

811 Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
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LANDSCAPE ARCH.

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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WWW.KIMLEY-HORN.COM TX F-928

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L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.05

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IMAGES
XREFS
LAYERS SAVED
PLOTTED BY
PLOTTED ON
DWG NAME
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TP-1.00 - Tree Mitigation.dwg
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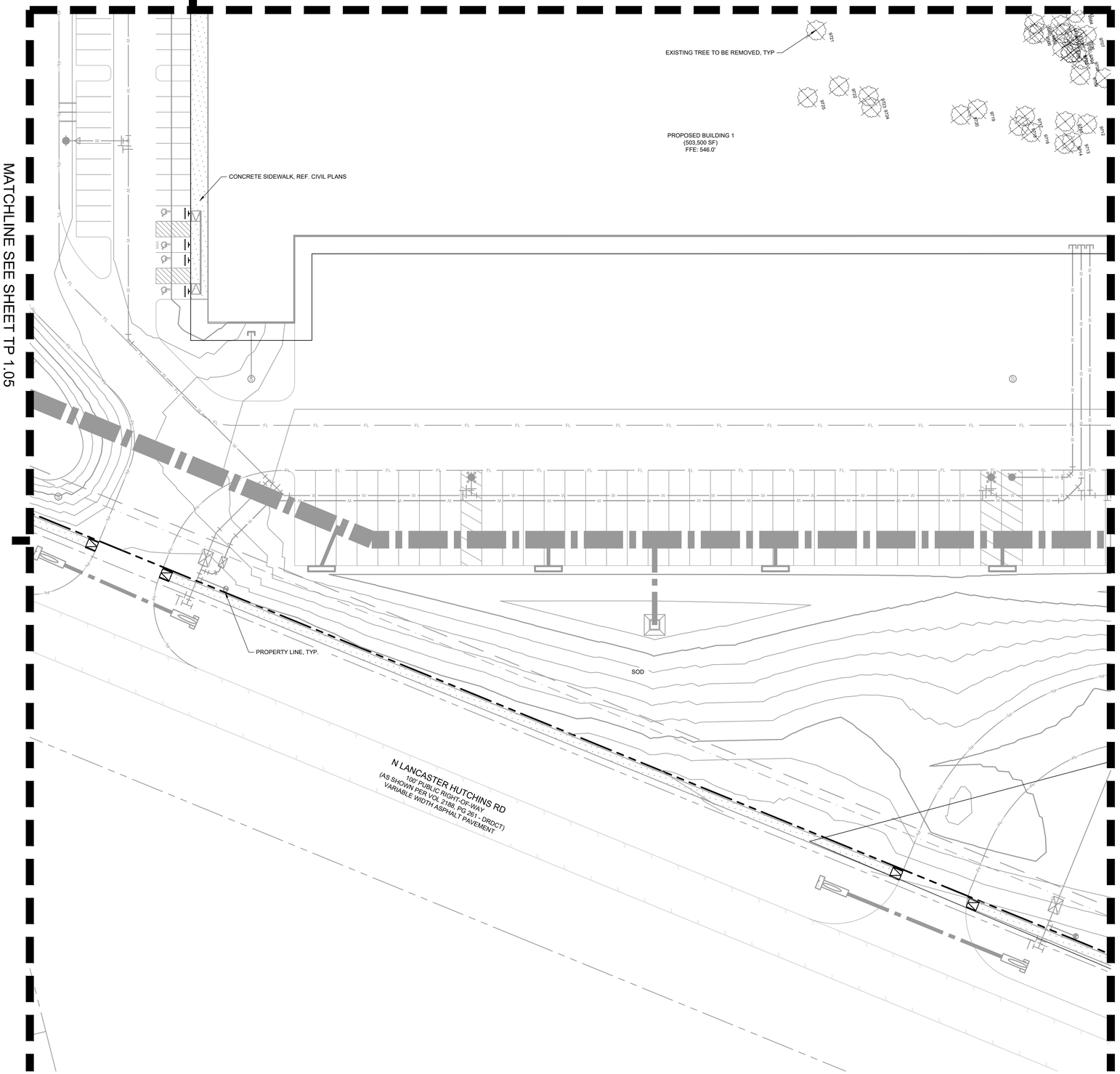
MATCHLINE SEE SHEET TP 1.00

MATCHLINE SEE SHEET TP 1.01

MATCHLINE SEE SHEET TP 1.05

MATCHLINE SEE SHEET TP 1.07



NORTH

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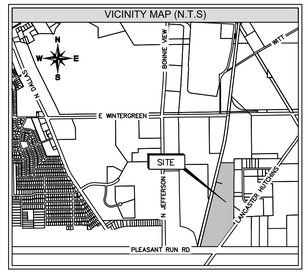

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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DALLAS, TX 75225

ENGINEER

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.06

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IMAGES
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LAYERS USED
PLOTTED BY
LAYOUT TAB
DWG NAME

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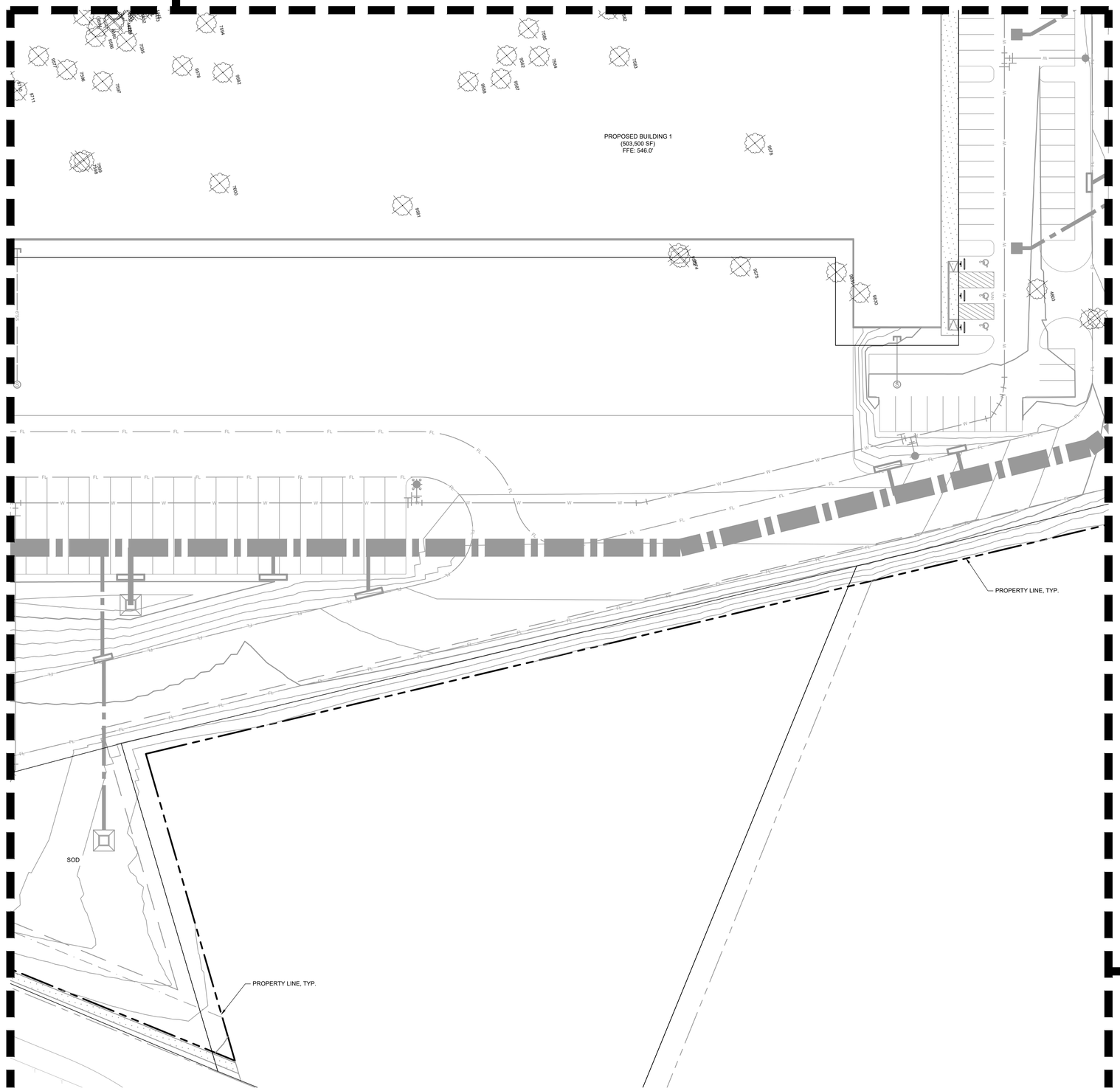
MATCHLINE SEE SHEET TP 1.01

MATCHLINE SEE SHEET TP 1.02



MATCHLINE SEE SHEET TP 1.06

MATCHLINE SEE SHEET TP 1.08

NORTH

GRAPHIC SCALE IN FEET
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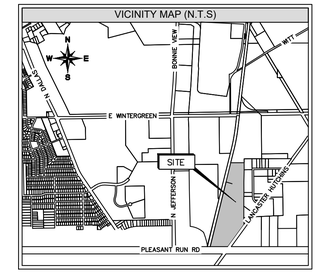
VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
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DALLAS, TX 75225

ENGINEER

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.07

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IMAGES
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LAYERS SAVED
PLOTTED BY
DATE PLOTTED
DWG NAME

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TP 1.07 - Tree Mitigation.dwg

MATCHLINE SEE SHEET TP 1.02

MATCHLINE SEE SHEET TP 1.03

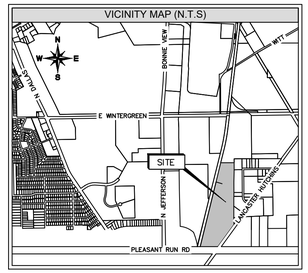
MATCHLINE SEE SHEET TP 1.07

MATCHLINE SEE SHEET TP 1.09

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.08

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IMAGES
REFS
LAYERS USED
PLOTTED BY
PLOTTED ON
DWG NAME

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Jul 16, 2026 - 10:03 AM
CHAVEZ, LINDSEY 713-726-5600
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TP 3.00 - Tree Mitigation.dwg

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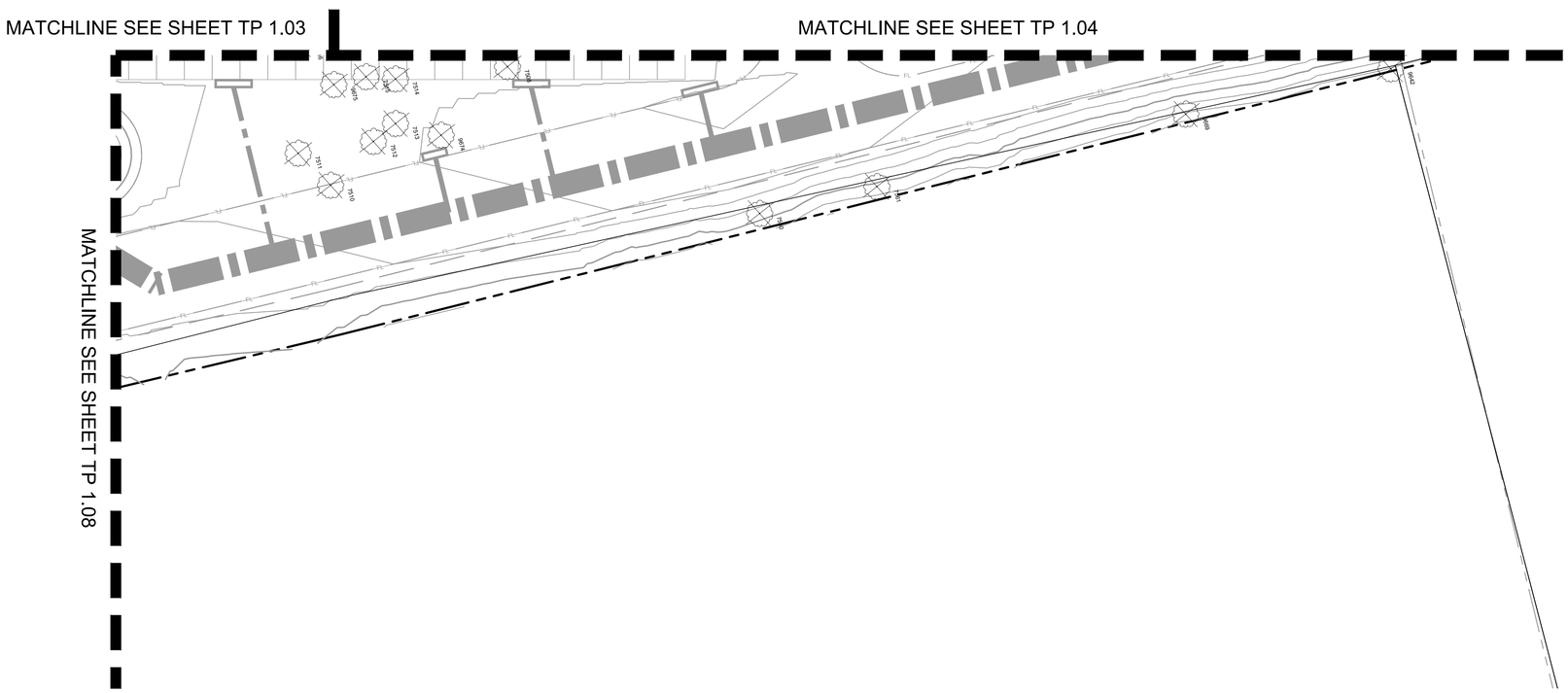

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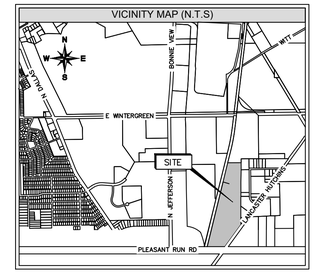

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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Call before you dig.

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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DALLAS, TX 75225

ENGINEER

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L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.09

IMAGES
REFS
LAYERS USED
PLOTTED BY
PLOTTED ON
DWG NAME

image : iESRe iEXAM iSite iMINDY iTBr LA iStwr iSlm iGAM iVMat iTree2
Plotted by CHAVEZ, LINDSEY 7/17/2026 10:03 AM
PLOT SCALE 1:1 Plotted on 24x36 Horizontal, Design\CAD\PlanSheets\Landscape
TP-3.DWG - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
1001	12.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.75	8.75
1002	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	6.3
1003	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	6.3
1004	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	7
1005	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
1006	11.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.05	0
1007	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1008	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1009	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
1010	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
1011	10	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
1012	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1013	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1014	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
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1016	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
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1018	19	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1019	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1020	12	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1021	24	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
1022	10.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	4.2	0
1023	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
1024	20	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	8	0
1025	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
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1027	40	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
1028	6	Osage-orange	Maclura pomifera	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
1029	9	persimmon	Diospyros virginiana	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
1030	7.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.25	0
1031	9	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
1032	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
1033	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
1034	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
1035	21.5	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
4042	20	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4043	8.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4045	19	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4046	9	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4047	8.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.4	0
4048	9	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4049	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4050	11	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4051	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4052	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4053	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4054	11.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remain	DIA	Unprotected	N/A	0	0
4055	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4057	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4058	19.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	13.65	0
4059	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4060	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4061	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4062	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4063	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4064	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4065	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4066	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4067	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4068	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4069	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4070	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4071	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4072	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4073	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4074	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4075	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4076	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4077	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4078	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4079	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4080	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4081	11	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4082	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4083	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4084	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.3	0
4085	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4086	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4087	17	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4088	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4089	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4092	26	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	39	0
4093	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4094	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4095	8	pecan	Carya illinoinensis	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4096	12.5	pecan	Carya illinoinensis	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
4097	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4098	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4100	26	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	39	0
4316	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4317	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4319	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4374	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4375	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4377	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4378	6	persimmon	Diospyros virginiana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4379	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4380	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4381	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4382	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4383	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4384	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4385	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4386	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4387	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4388	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4389	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4390	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4391	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4392	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4393	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4394	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4395	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4396	19	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4397	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4398	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4399	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4400	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4428	9.5	persimmon	Diospyros virginiana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4429	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4430	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4431	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4432	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4433	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4434	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4435	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4436	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4437	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4438	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4439	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4440	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4441	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4442	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4443	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4444	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4445	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4446	15.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4447	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4448	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4449	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4450	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4451	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4452	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4453	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4454	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4455	7.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4456	13	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4457	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4458	10	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4459	20	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4460	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4461	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4462	9	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4463	14.5	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4464	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4465	15.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4466	17	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4467	33	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4468	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4469	24	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4470	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4471	22	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
4472	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4473	21.5	green ash	Fraxinus pennsylvanica	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4474	10.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4475	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4476	40	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4477	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4478	12.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4479	35	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4480	10.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4481	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4482	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4483	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4484	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4485	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4486	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4487	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
4488	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4489	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4490	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	7	0
4491	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4492	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4493	13.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4494	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4495	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.9	0
4496	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4497	6	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4498	6.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4499	20	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	14	0
4500	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
4601	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4602	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4603	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4605	10.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4606	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4607	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4608	8	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4609	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4610	6	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4611	11	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	7.7	0
4612	14	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.8	0
4613	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4614	16	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	11.2	0
4615	9.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remain	Off-Site	Class 2	0.7:1	0	0
4616	9.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4617	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4618	10.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4619	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4620	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.10

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IMAGES
XREF'S
NOT ATTACHED
PLOTTED BY
CHAVEZ, LINDSEY 7/17/2026 10:53 AM
LAYOUT
TP-1.00 - Tree Mitigation.dwg
xAmat : xEsRe : xEsMi : xEsM : xSw : xBNDY : xTB : LA : xSwr : xSm : xDIM : xWat : xTwo2
DWG NAME
J:\Amat\Scannell Properties\064493234_Design\CAD\Plan Sheets\Landscape

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4621	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4622	12	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4623	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4624	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4625	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4626	10	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4627	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4629	15	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4630	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4631	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4632	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4633	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4634	7	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4635	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4636	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4637	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4638	15.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4639	21	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4640	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4641	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4642	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4643	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4801	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4802	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4803	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4804	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4805	7	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4806	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
4807	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4808	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4809	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
4810	9.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.8	0
4811	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4812	14	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.8	0
4814	23	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4815	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4816	14	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4817	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4818	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4819	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4820	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4821	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4822	9.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4823	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4824	10.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4825	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4826	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4827	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4828	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4829	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4830	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4831	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4832	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4833	28	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Specimen	1.5:1	42	0
4834	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4835	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4836	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4837	6	persimmon	Diospyros virginiana	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4838	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4839	6.5	persimmon	Diospyros virginiana	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4840	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4841	8.5	persimmon	Diospyros virginiana	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.95	0
4842	10	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
4843	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4844	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4845	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4846	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4847	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4848	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4849	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4850	6.5	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4851	16.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4852	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4853	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4854	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4855	9.5	persimmon	Diospyros virginiana	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4856	11	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4857	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.55	0
4858	14.5	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
4859	21.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4860	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4861	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4862	13	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.1	0
4863	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4864	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4865	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4866	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4867	24	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	9.6	0
4868	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4869	16.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4870	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4871	18.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4872	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4873	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4874	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4875	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4876	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4877	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4878	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4879	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4880	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4881	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4882	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4883	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0

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Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4884	10	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	4	0
4885	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4886	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
4887	13	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.1	0
4888	10.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4889	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4890	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4891	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4899	12	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.4	0
7376	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7401	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7402	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7403	8	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7404	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7405	6.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7406	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7407	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7408	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
7409	11.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	8.05	0
7410	13	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7411	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7412	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7413	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7414	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7415	13.5	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7416	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7417	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7418	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7419	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7420	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7421	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7422	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7423	7.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7424	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7425	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7426	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7427	9.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7428	7	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7429	12	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7430	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7431	12	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	DIA	Class 3	0.4:1	4.8	0
7432	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7433	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7434	10	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7435	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7436	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7437	11	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7438	12	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7439	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7440	9.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7441	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7442	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7443	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7444	8.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.95	0
7445	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.4	0
7446	8	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.2	0
7447	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7448	8	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7449	7	honey locust	Gleditsia triacanthos	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7450	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7451	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7452	12	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
7453	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7454	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7455	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7456	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7457	9.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.65	0
7501	11.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7502	27	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7503	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7504	16.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7505	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7506	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7507	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7508	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7509	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7510	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7511	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7512	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7513	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7514	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7515	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7516	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7517	8.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.4	0
7518	10	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
7519	7.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
7520	7	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
7521	9.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7522	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7523	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7524	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7525	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7526	8	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7527	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7528	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7529	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7530	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7531	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7532	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7533	11.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7534	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7535	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7536	9.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7537	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7539	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0

Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
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LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
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WWW.KIMLEY-HORN.COM TX F-928

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FOR REVIEW ONLY
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.11

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

IMAGES : AREFS : LAYOUT SAVED : PLOTTED BY : LAST SAVED : DWG NAME : xAerial : xEcSite : xEAUM : xSite : xBNDY : xTB-LA : xSwr : xStm : xDAM : xWsr : xTree2 CHAVEZ, LINDSEY 7/17/2026 10:04 AM J:\064493234 - Scannell Lancaster\Represented_Design\CAD\Plan\Sheets\Landscape TP-1.00 - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
7540	8	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7541	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7542	8	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7543	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7544	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7545	11.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7546	7.5	persimmon	Diospyros virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7547	8.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7548	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7549	7	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7550	9.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7551	12.5	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7552	9.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7553	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7554	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7555	7.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7556	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7557	8.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
7558	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
7559	10	honey locust	Gleditsia triacanthos	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7560	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7561	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
7562	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7563	9.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.8	0
7564	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.4	0
7565	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7566	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7567	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7568	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7569	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7570	25	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7571	11.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7572	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7573	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7574	12.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7575	26	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
7576	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7577	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7578	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7579	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7580	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7581	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7582	13	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7583	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7584	12	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7585	23	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7586	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7587	25.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7588	24	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7589	38	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7590	12	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7591	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7592	18	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7593	10.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7594	51	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7595	35.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7596	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7597	26	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7598	14	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7599	11	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7600	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7601	6.5	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7602	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7603	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7604	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7605	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7606	7	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	4.9	0
7607	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7608	23	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7609	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	7.7	0
7610	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
7611	6	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.2	0
7612	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7613	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7614	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7615	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
7616	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
7617	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7618	17	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7619	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7620	10	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7621	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
7622	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7623	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.2	0
7624	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7625	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.2	0
7626	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7627	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7628	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7629	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7630	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7631	6.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7632	6.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7633	9.5	persimmon	Diospyros virginiana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.65	0
7634	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7635	8.5	persimmon	Diospyros virginiana	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
7636	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7637	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7638	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7639	13.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7640	9	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7641	7.5	persimmon	Diospyros virginiana	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
7642	18	green ash	Fraxinus pennsylvanica	Healthy	Multi	Remove	DIA	Class 3	0.4:1	7.2	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
7643	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
7644	10	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
7645	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
7646	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
7647	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.25	0
7648	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7649	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7650	12.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
7651	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7652	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7653	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7654	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7655	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7656	11.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7657	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7659	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7660	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7661	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7662	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7663	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7664	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7665	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7666	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7667	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7668	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7669	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7670	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7671	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7672	14	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7673	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7674	9.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7675	12	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	8.4	0
7676	8	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.6	0
7677	9	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7679	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7680	9.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7681	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7682	12	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7683	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7684	8.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7685	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7686	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7687	12	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7688	15.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7689	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7690	6	honey locust	Gleditsia triacanthos	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
7691	8	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7692	9	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7693	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7694	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7695	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7696	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7697	8	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7698	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7699	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7700	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7806	10	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9558	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9559	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9560	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9561	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9562	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9563	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9564	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9565	10	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9566	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9567	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9569	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9570	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9571	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9572	12.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9574	24.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9575	25	hackberry	Celtis laevigata	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9576	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9577	16.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9578	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9580	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9581	24.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9582	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9583	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9584	9	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9585	24	eastern redcedar	Juniperus virginiana	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9586	11	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9587	27.5	pecan	Carya illinoinensis	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9588	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9589	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9590	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9591	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9592	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9593	13.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9594	10.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9596	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9598	31.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9599	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9642	40	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	60	0
9643	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9644	12.5	honey locust	Gleditsia triacanthos	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
9645	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9646	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
9647	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.6	0
9648	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
9649	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9650	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9651	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.12

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

IMAGES :
XREFS :
LAYOUT SAVED :
PLOTTED BY : CHAVEZ, LINDSEY 7/17/2026 10:04 AM
LAYOUT : TP1.12 TREE INVENTORY Scannell Lancaster
DWG NAME : TP-01 - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
9652	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9653	19	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	13.3	0
9654	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.25	0
9655	6.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9656	10	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9657	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9658	15.5	black willow	Salix nigra	Healthy	Multi	Remove	DIA	Class 3	0.4:1	6.2	0
9659	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9660	11.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.05	0
9661	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
9662	6.5	gum bumelia	Sideroxylon lanuginosum	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
9663	49	Osage-orange	Maclura pomifera	Hazard	Multi	Remove	DIA	Unprotected	N/A	0	0
9664	7.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3	0
9665	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
9666	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9667	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9668	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
9669	36	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	54	0
9670	9	honey locust	Gleditsia triacanthos	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9671	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.95	0
9672	7	honey locust	Gleditsia triacanthos	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
9673	15.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	10.85	0
9674	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9675	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
9676	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
9677	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
9678	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9679	9.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9680	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9681	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9682	12	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9683	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9684	15	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9685	9.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9686	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9687	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9688	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9689	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9690	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9691	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9692	11.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9693	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9694	10.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9695	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9696	9	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9697	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9698	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9699	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9700	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9701	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9702	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9703	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9704	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9705	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9706	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9707	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9708	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9709	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9710	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9711	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9712	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9713	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9714	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9715	15	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9716	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9717	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9718	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9719	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9720	15.5	American elm	Ulmus americana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9721	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9722	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9723	12.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9724	13	American elm	Ulmus americana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9725	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9728	60	Osage-orange	Maclura pomifera	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9729	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9730	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9731	14.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9732	18	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9733	12.5	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9734	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9735	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9736	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9737	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9738	16.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9739	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9740	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9741	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9742	10	black willow	Salix nigra	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9743	11	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9744	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9745	14	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9746	15.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9747	14	Osage-orange	Maclura pomifera	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9748	19	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9749	11	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9750	14.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9751	21.5	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9752	19	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9753	9	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9754	12	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9755	9	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9756	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9757	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9758	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
9759	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9761	6	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9762	8	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9763	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9764	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9765	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9766	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9767	19.5	green ash	Fraxinus pennsylvanica	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9768	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9769	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9770	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9771	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9772	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9773	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9774	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9775	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9776	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9777	11.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9778	6	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9779	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9780	11.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9781	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9782	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
9783	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9784	13	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	DIA	Class 3	0.4:1	5.2	0
9785	12.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
9786	14	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9787	32.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	48.75	0
9788	26.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Remove	DIA	Specimen	1.5:1	39.75	0
9789	26	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	39	0
9790	32	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9791	7	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9792	24.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9793	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9794	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9795	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9796	31	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	46.5	0
9797	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9798	12	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9799	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9800	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9801	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9802	6.5	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9803	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9804	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9805	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9807	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9808	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9809	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9810	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9811	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9812	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9813	11.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9814	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9815	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9816	11	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9817	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9818	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9819	15	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9820	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9821	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9822	17.5	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9823	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9824	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9825	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9826	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9827	8.5	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9828	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9829	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9830	14	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9831	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9832	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9833	12.5	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	DIA	Unprotected	N/A	0	0
9834	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9835	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9836	11.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9837	8	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
9838	8	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
9839	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9840	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9841	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9842	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9843	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9844	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
9845	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9846	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9847	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9848	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9849	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9850	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9851	22	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
9852	13.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9853	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9854	22.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9855	11	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
9856	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9857	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9858	16	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0

City of Lancaster, TX - Tree Mitigation

	Tree Inches	Mitigation Inches
Total tree inches being removed - Historic - 3.0:1	0	
Total tree inches being removed - Specimen - 1.5:1	272	408
Total tree inches being removed - Class 1 - 1:1	0	0
Total tree inches being removed - Class 2 - 0.7:1	1058.5	740.95
Total tree inches being removed - Class 3 - 0.4:1	465	186
Total tree inches being removed:	**1795.5**	**1334.95**
Total Inches to be Mitigated before Landscape Credit	-	1334.95
Proposed Landscape Inches Above Code Minimum	32	
Total Inches to be Mitigated after Landscape Credit		1302.95

811 Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

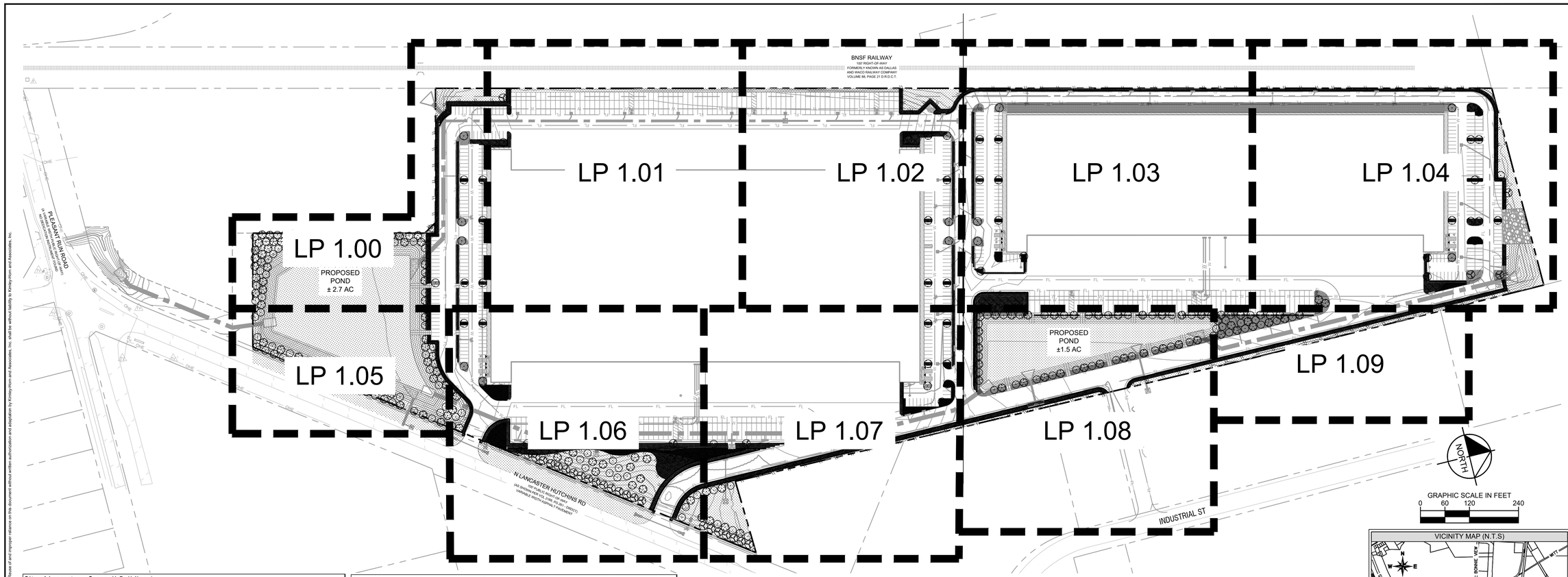
SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

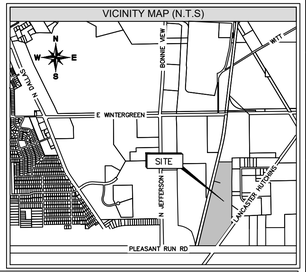
TREE INVENTORY

SHEET NUMBER
TP 1.13

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

IMAGES: XREFS: LAYERS SAVED: PLOTTED BY: LAYOUT: DWG NAME: JoeHall ; dc:Solid ; xEsAll ; xSite ; xBNDY ; xTitb ; LA ; xSiwr ; xSfrm ; xDIM ; xWwr ; xTree2 ; xWTR1 ; xLANDS ; xTxt ; xTitle ; xTitleBlock ; xTitleBlock2 ; Design\CAD\Plan\Rebid\Landscape ; TP-00 - Tree Mitigation.dwg





City of Lancaster - Scannell Building 1		
Site Area - 1,377,677.97 sqft (31.63 AC)		
Logistics Port PD - Port Industrial Subdistrict		
Zoning: PD - Lanport LP-I		
	REQUIRED	PROVIDED
Right of Way Landscaping Requirements		
A Street Landscape Buffer strip with a minimum width of 20 feet, must be provided along the entire length of the property to be developed.	20' wide landscape buffer strip	20' wide landscape buffer strip
Perimeter Landscape Buffer Requirement Perimeter landscape buffers shall be determined based upon adjacent land use	Type 1 Buffer 5 Feet	Type 1 Buffer 5 Feet
Large shade trees, as defined in the Approved Plant List for rights-of-way, shall be provided in the required buffer in numbers equal to one tree for each fifty feet of street frontage. N. Lancaster Hutchins Rd 1,250.2 LF / 50 = 25.004 = 26 Trees	26 Trees	26 Trees
Landscape Area - Article 14.804.B.1.		
For all nonresidential and multi-family (with more than 6 units) parcels, at least twenty percent (20%) of the site shall be permanently landscaped. All of the required landscaped area shall be located in the Street Yards, side yards and parking lots. Total Lot area = 1,377,677.97 SF * 20% = 275,535.6 SF required landscape	20% 275,535.6 sf	20% 275,535.6 sf
Shrubbery: At least one shrub shall be required for every fifty (50) square feet of the required landscape area. Placement of such shrubbery shall be taken into consideration as to the plant at full maturity, and be located so as not to conflict with vehicular or pedestrian traffic visibility. 275,535.6 SF required landscape / 50 = 5,510.7 = 5,511 Shrubs	5,511Shrubs	5,517 Shrubs
Ground Cover: At least 10% of the required landscape area shall be maintained in ground cover. The remaining landscape area shall be maintained in lawn grasses and mulch used around bedding plants, shrubs and trees. 275,535.6 SF required landscape * 10% = 27,553.6 SF Groundcover	10% 27,168 sf	10% 27,407.6 sf
No single species of tree or plant material shall comprise of more than 30% of the cumulative total of plantings on a site.	Yes	Yes
Screening of Parking		
The screening shall be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the parking lot and located adjacent to the parking lot.	3' ht opaque shrubs	3' ht opaque shrubs
Internal Parking Lot Landscaping		
No required parking space may be located more than 80' from the trunk of a large canopy tree	Yes 31 Trees	Yes 31 Trees
Detention Basins		
Detention basins shall be landscaped in a natural manner using grown cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of (1) tree for each 750 square feet of dry land area. Total Dry land area = 136,256 sf / 750 sf = 181.7 = 182 Trees	182 Trees	139 Trees Around Pond 43 Trees Relocated On Site

City of Lancaster - Scannell Building 2		
Site Area - 903,435 sqft (20.74 AC)		
Logistics Port PD - Port Industrial Subdistrict		
Zoning: PD - Lanport LP-I		
	REQUIRED	PROVIDED
Right of Way Landscaping Requirements		
Perimeter Landscape Buffer Requirement Perimeter landscape buffers shall be determined based upon adjacent land use	Type 1 Buffer 5 Feet	Type 1 Buffer 5 Feet
A Street Landscape Buffer strip with a minimum width of 20 feet, must be provided along the entire length of the property to be developed.	20' wide landscape buffer strip	20' wide landscape buffer strip
Landscape Area - Article 14.804.B.1.		
For all nonresidential and multi-family (with more than 6 units) parcels, at least twenty percent (20%) of the site shall be permanently landscaped. All of the required landscaped area shall be located in the Street Yards, side yards and parking lots. Total Lot area = 903,435 SF * 20% = 180,687 SF required landscape	20% 180,687 sf	20% 180,687 sf
Shrubbery: At least one shrub shall be required for every fifty (50) square feet of the required landscape area. Placement of such shrubbery shall be taken into consideration as to the plant at full maturity, and be located so as not to conflict with vehicular or pedestrian traffic visibility. 180,687 SF required landscape / 50 = 3,613.7 = 3,614 Shrubs	3,614 Shrubs	3,796 Shrubs
Ground Cover: At least 10% of the required landscape area shall be maintained in ground cover. The remaining landscape area shall be maintained in lawn grasses and mulch used around bedding plants, shrubs and trees. 180,687 SF required landscape * 10% = 18,068.7 SF Groundcover	10% 18,068.7 sf	10% 18,936.6 sf
No single species of tree or plant material shall comprise of more than 30% of the cumulative total of plantings on a site.	Yes	Yes
Screening of Parking		
The screening shall be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the parking lot and located adjacent to the parking lot. Screening shall be opaque and consist of shrubs and/or berms.	3' ht opaque shrubs	3' ht opaque shrubs
Internal Parking Lot Landscaping		
No required parking space may be located more than 80' from the trunk of a large canopy tree	Yes 28 Trees	Yes 28 Trees
Detention Basins		
Detention basins shall be landscaped in a natural manner using grown cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of (1) tree for each 750 square feet of dry land area. Total Dry land area = 67,509.1 sf / 750 sf = 90.01 = 91 Trees	91 Trees	91 Trees

ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED A PERMANENT IRRIGATION SYSTEM PER CITY OF LANCASTER CODE OF ORDINANCES.

PLANTING NOTES:

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

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

LANCASTER CITY REQUIRED MAINTENANCE NOTE:
1. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE OWNER, TENANT AND/OR THEIR AGENT IS RESPONSIBLE FOR REGULAR MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
3. PLANT MATERIALS WHICH DIE SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL OF A SIMILAR VARIETY AND SIZE WITHIN 60 DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF 6" MEASURED 24" ABOVE THE GROUND MAY BE REPLACED WITH ONES SIMILAR VARIETY HAVING A TRUNK CALIPER OF NO LESS THAN 3" MEASURED 24" ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY THE BUILDING OFFICIAL FOR CONDITIONS RELATING TO A SEASON OF THE YEAR PER THE REQUIREMENT OF THIS SECTION.
4. FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS ORDINANCE AND SHALL BE SUBJECT TO PENALTIES OF THIS ORDINANCE. IF AT ANY TIME AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE APPROVED LANDSCAPING IS FOUND TO BE IN NONCONFORMANCE TO THE STANDARDS AND CRITERIA OF SECTION 14.808, THE BUILDING OFFICIAL OR DESIGNEE SHALL ISSUE NOTICE TO THE OWNER, TENANT AND/OR THEIR AGENT CITING THE VIOLATION AND DESCRIBING THE ACTION REQUIRED TO COMPLY WITH THIS SECTION.
5. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN A UTILITY EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS, AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NEVERTHELESS, SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

NOTE:
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF LANCASTER IRRIGATION STANDARDS.

LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

OWNER
SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

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PH: (726) 610-3728
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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
LP 0.00

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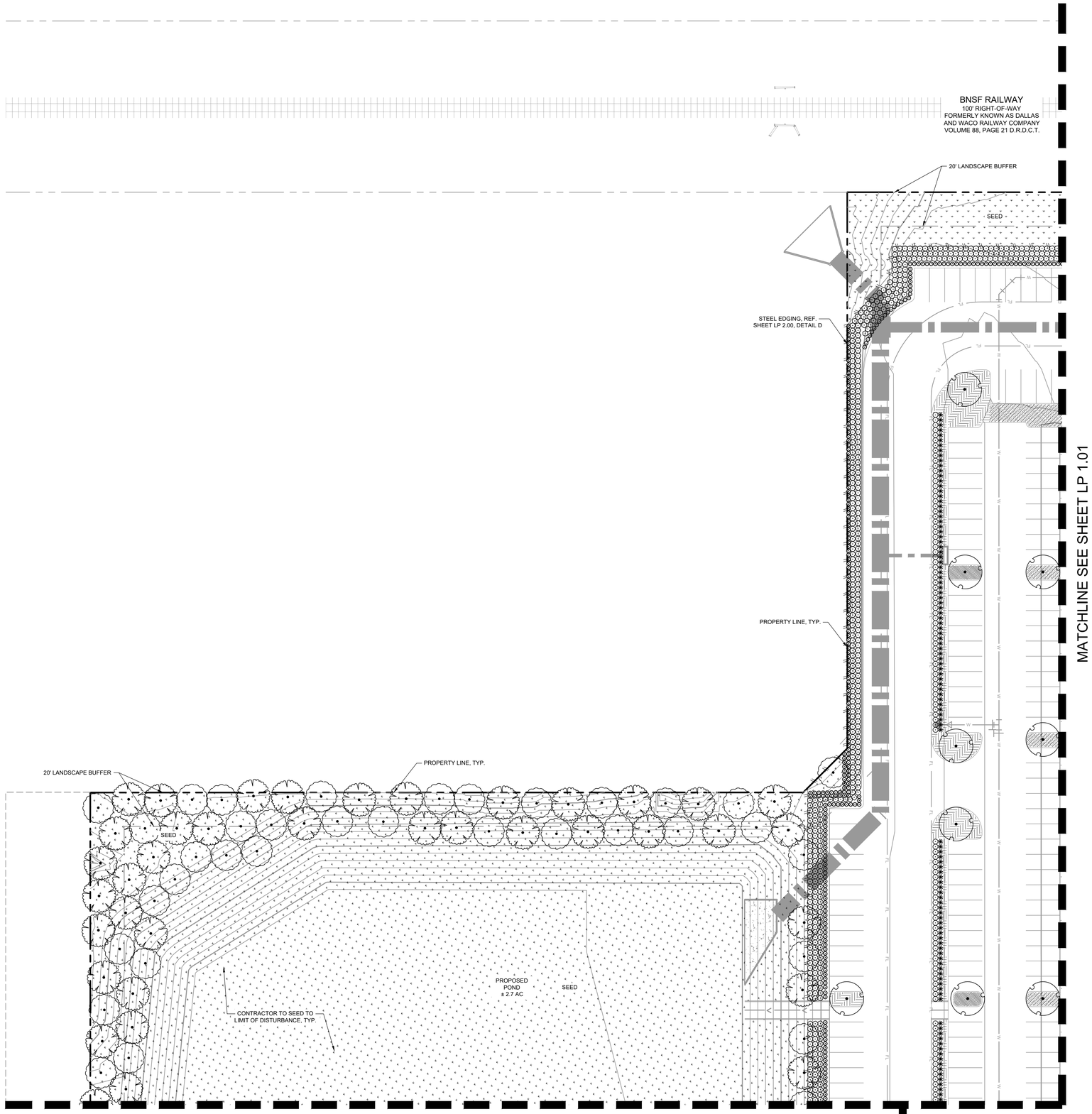

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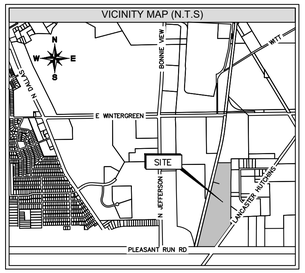

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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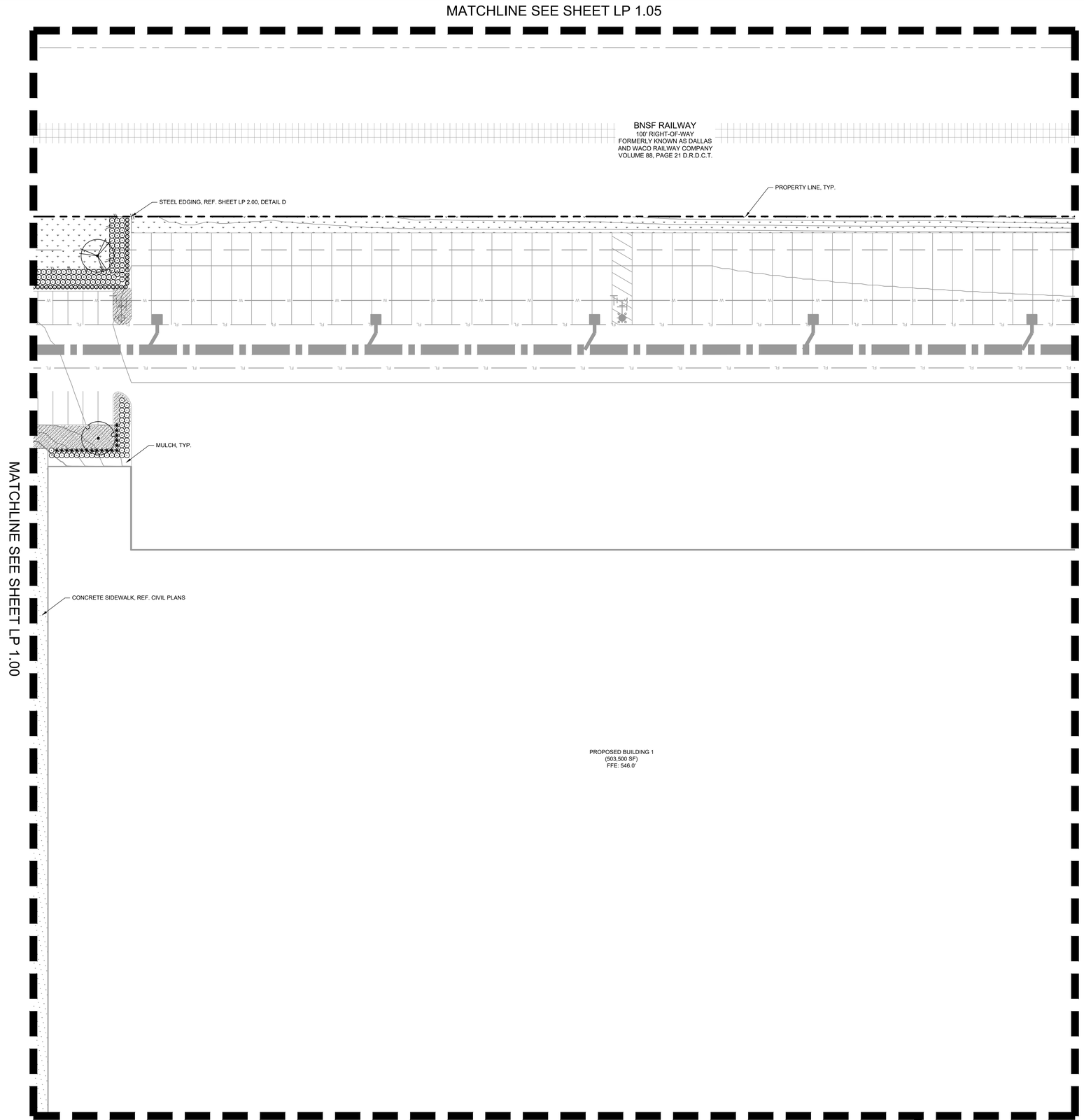

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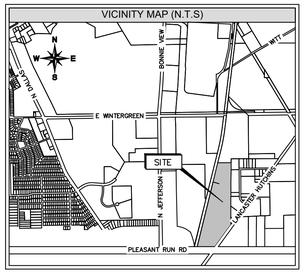

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

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	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
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	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
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GROUND COVERS		
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	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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DATE PLOTTED
DWG NAME

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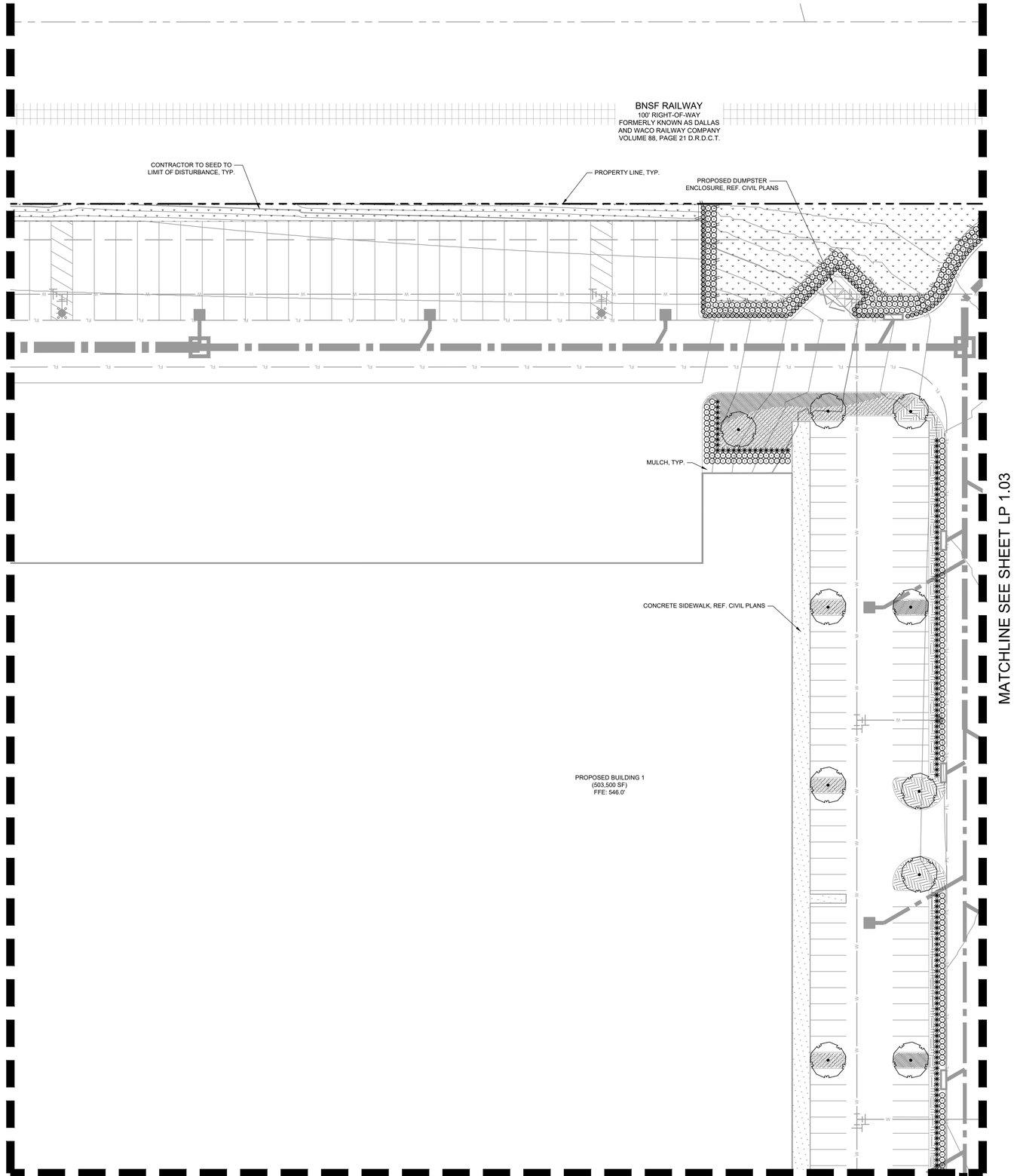

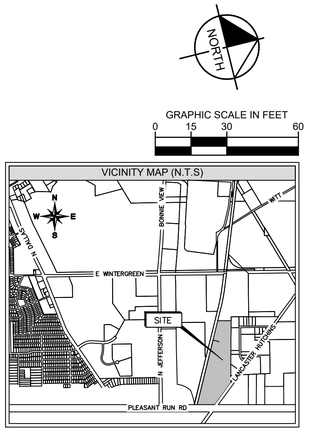

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REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER
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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064403234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.02

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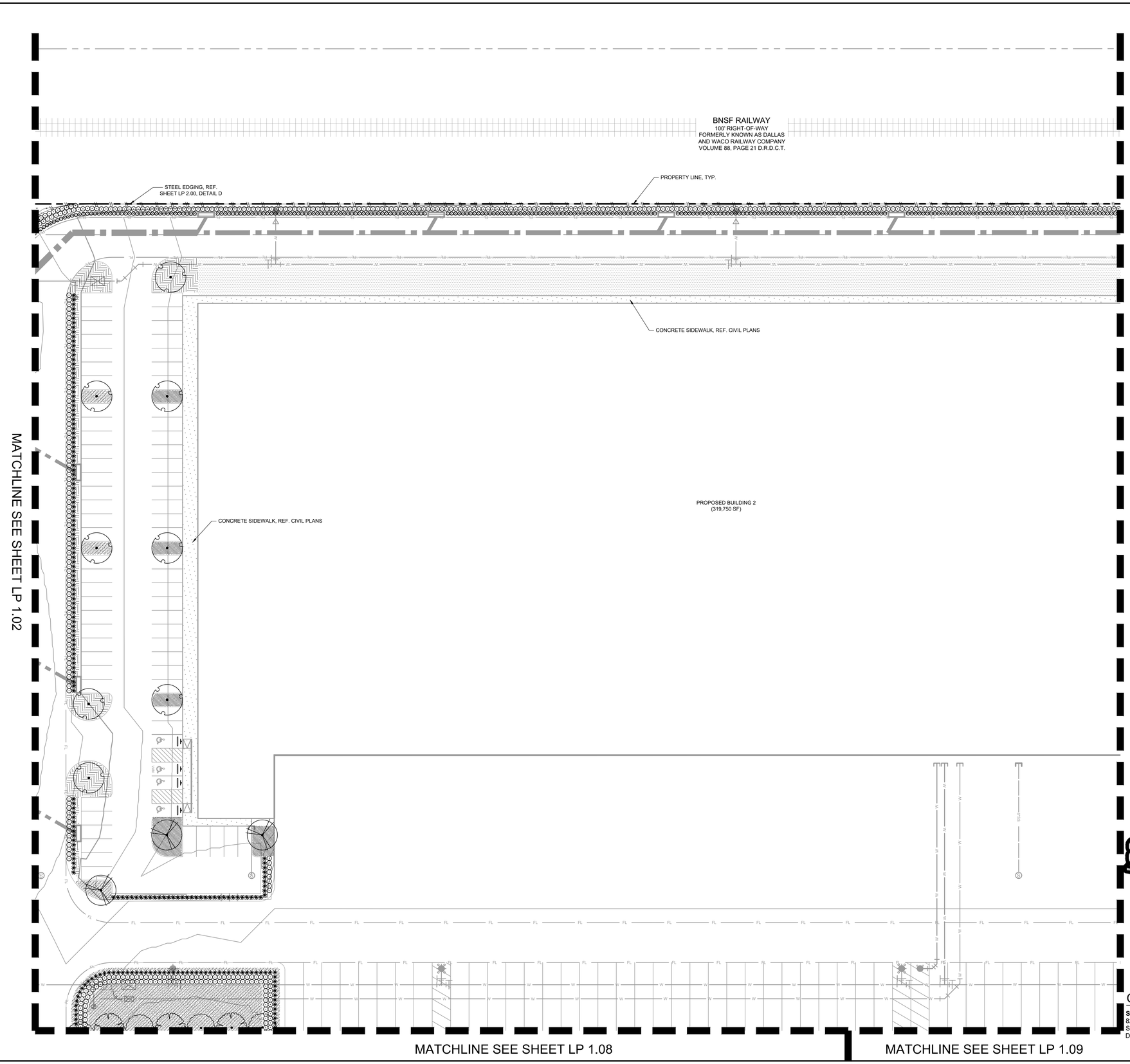

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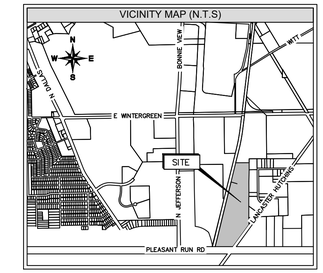

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
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	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
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GROUND COVERS		
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	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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ENGINEER

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KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.03

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PLOTTED BY
DATE PLOTTED
DWG NAME

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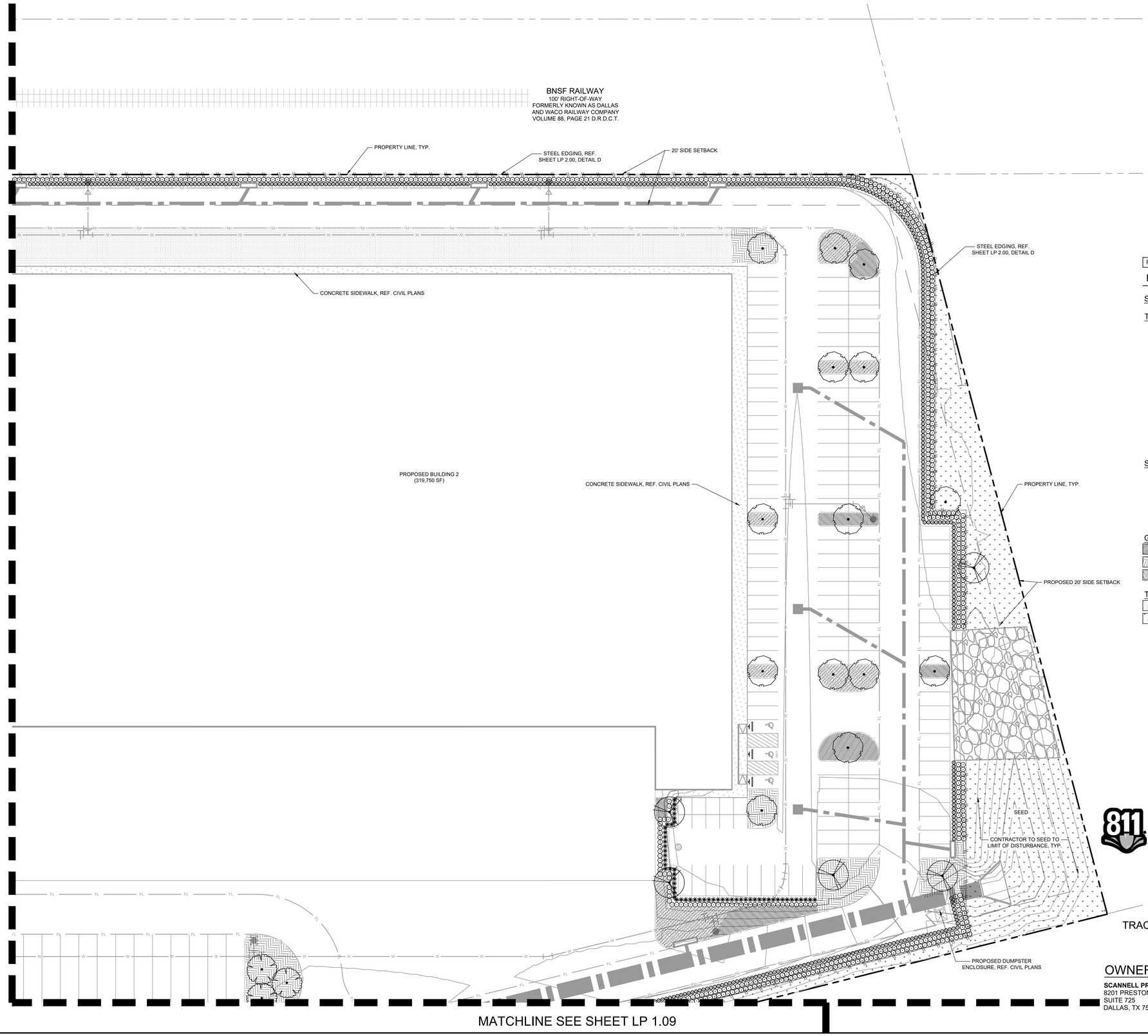

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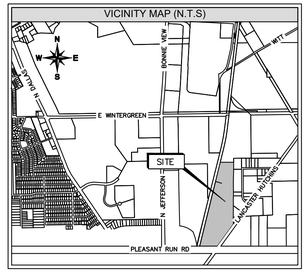

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.04

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IMAGES
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PLOTTED BY
DATE PLOTTED
DWG NAME

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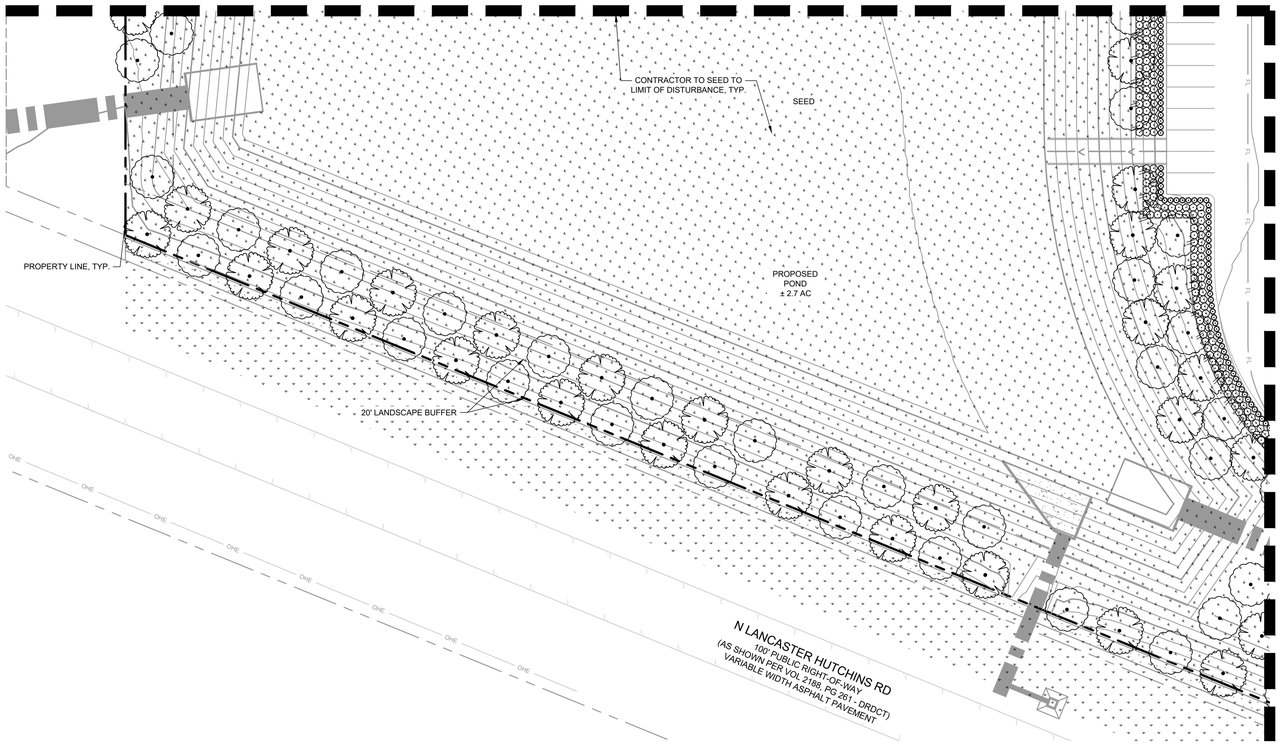

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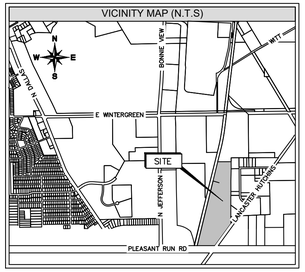

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

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	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
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SUITE 725
DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.05

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DWG NAME: LP 0.00 - Overall Landscape.dwg

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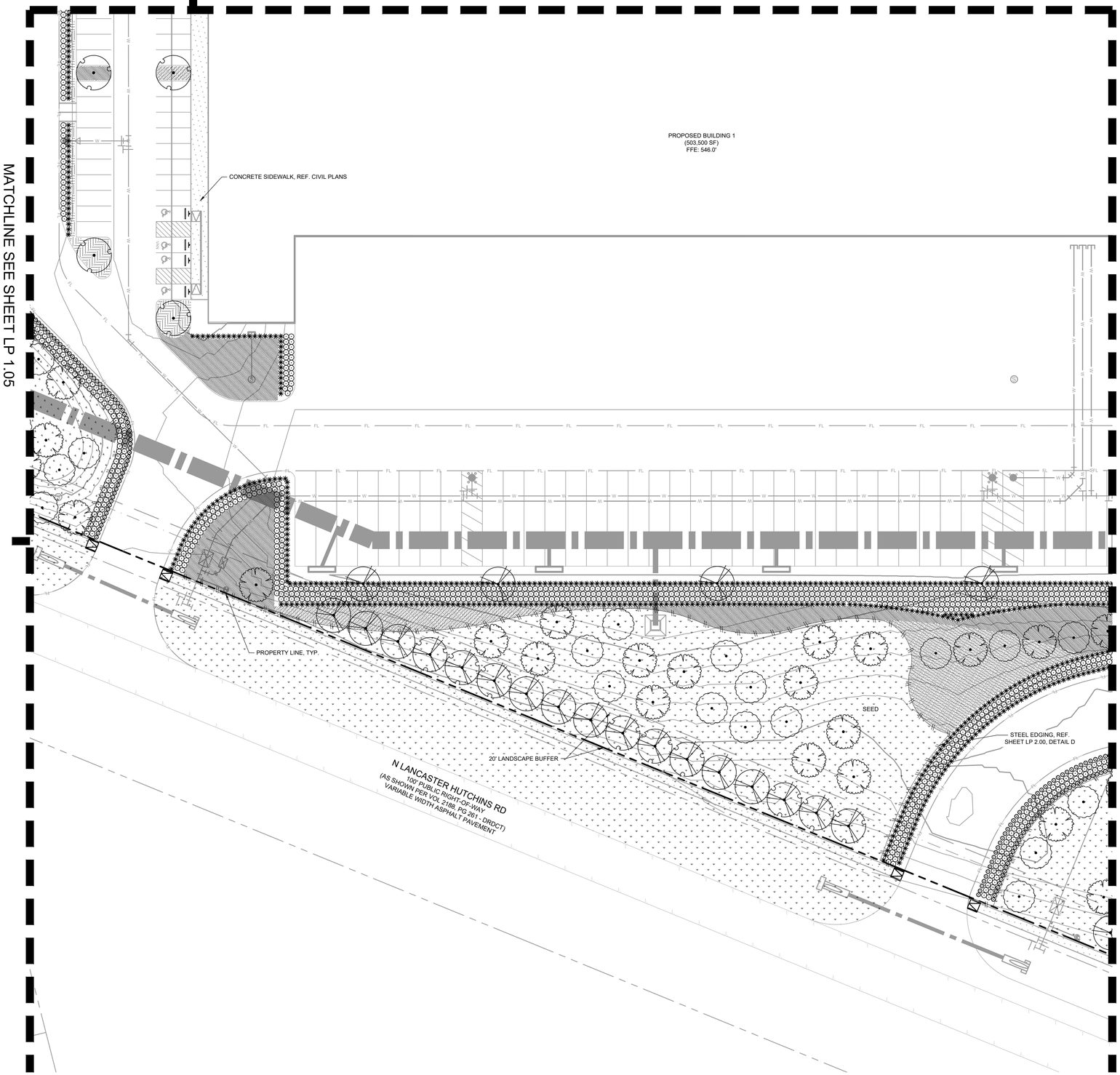
MATCHLINE SEE SHEET LP 1.01

MATCHLINE SEE SHEET LP 1.05

MATCHLINE SEE SHEET LP 1.07



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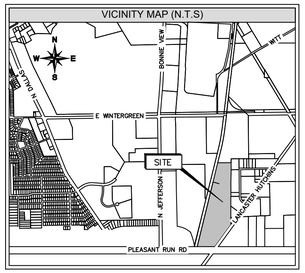

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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No.	REVISIONS	DATE

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SUITE 300, RICHARDSON, TX 75080
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WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.06

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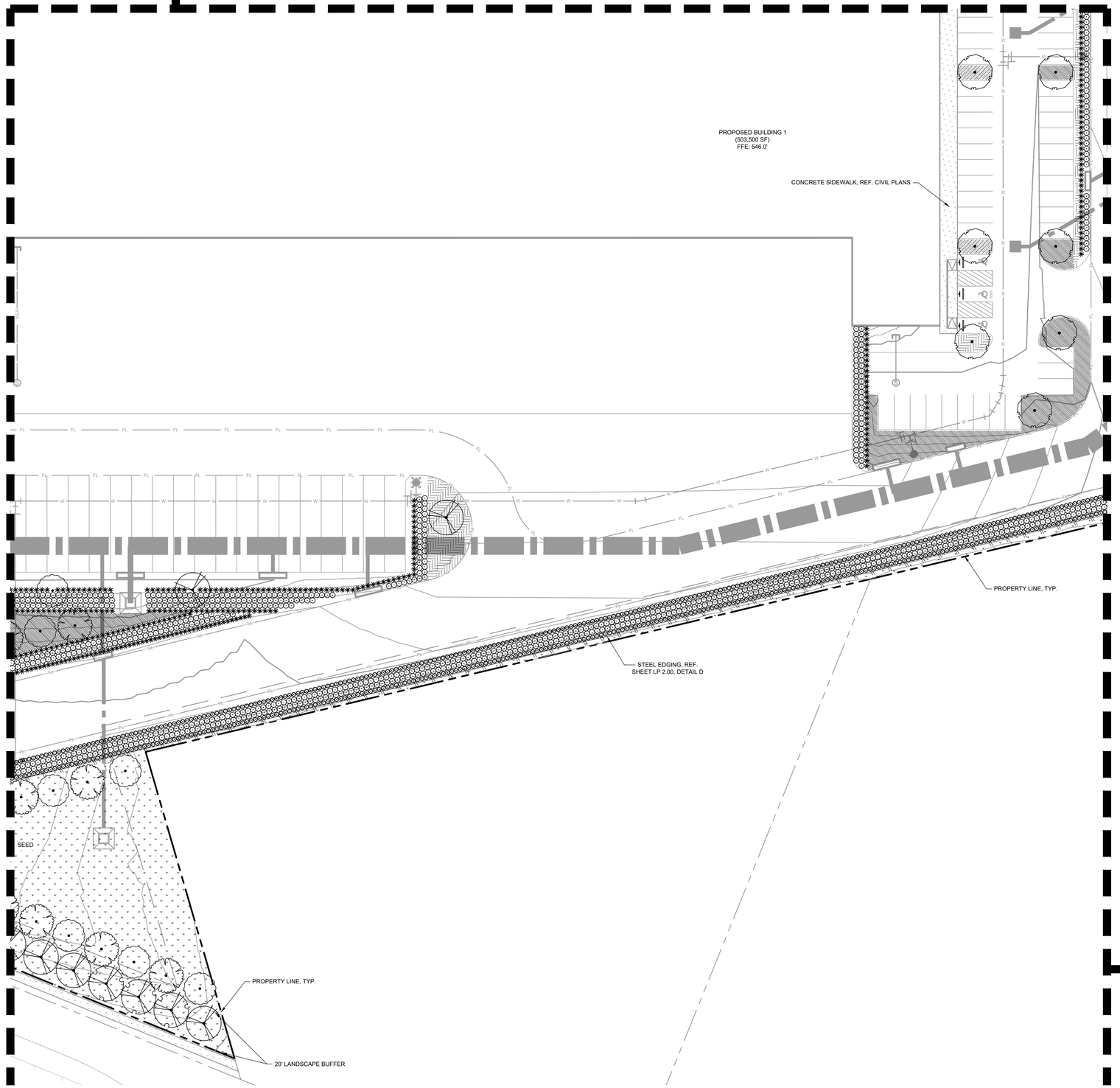

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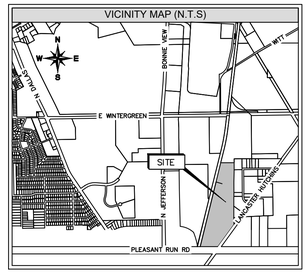

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.07

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LAYOUT TAB
DWG NAME

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LP 0.00 - Overall Landscape.dwg

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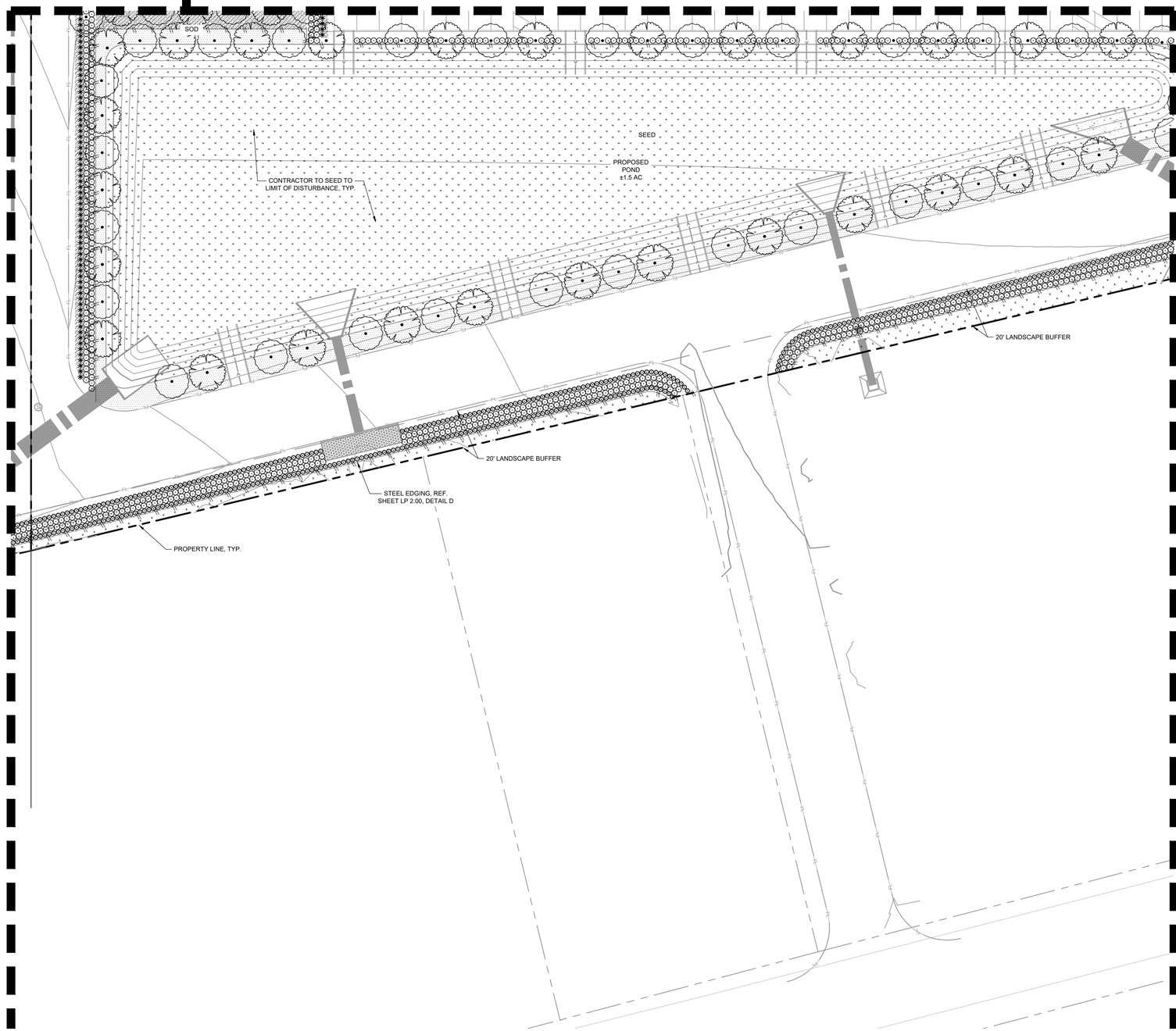
MATCHLINE SEE SHEET LP 1.03

MATCHLINE SEE SHEET LP 1.07

MATCHLINE SEE SHEET LP 1.09



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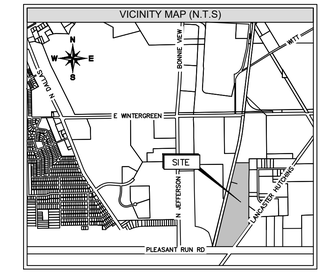

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER	ENGINEER	LANDSCAPE ARCH.
SCANNELL PROPERTIES 8201 PRESTON ROAD SUITE 725 DALLAS, TX 75225	**KIMLEY-HORN & ASSOCIATES, INC.** 2600 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TX 75080 PH: (214) 617-0535 CONTACT: RHYAN WEIRICH, P.E. EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM	**KIMLEY-HORN & ASSOCIATES, INC.** 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TX 78216 PH: (726) 610-3728 CONTACT: BLAINE MIKULIK, PLA, LI EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.08

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IMAGES: REF3 LAYERS USED: xRef0xLA0xLA ; xSite0xBNDY ; xTbl0LA ; xLandscape ; xSiteir ; xSim ; xCAM ; xWat
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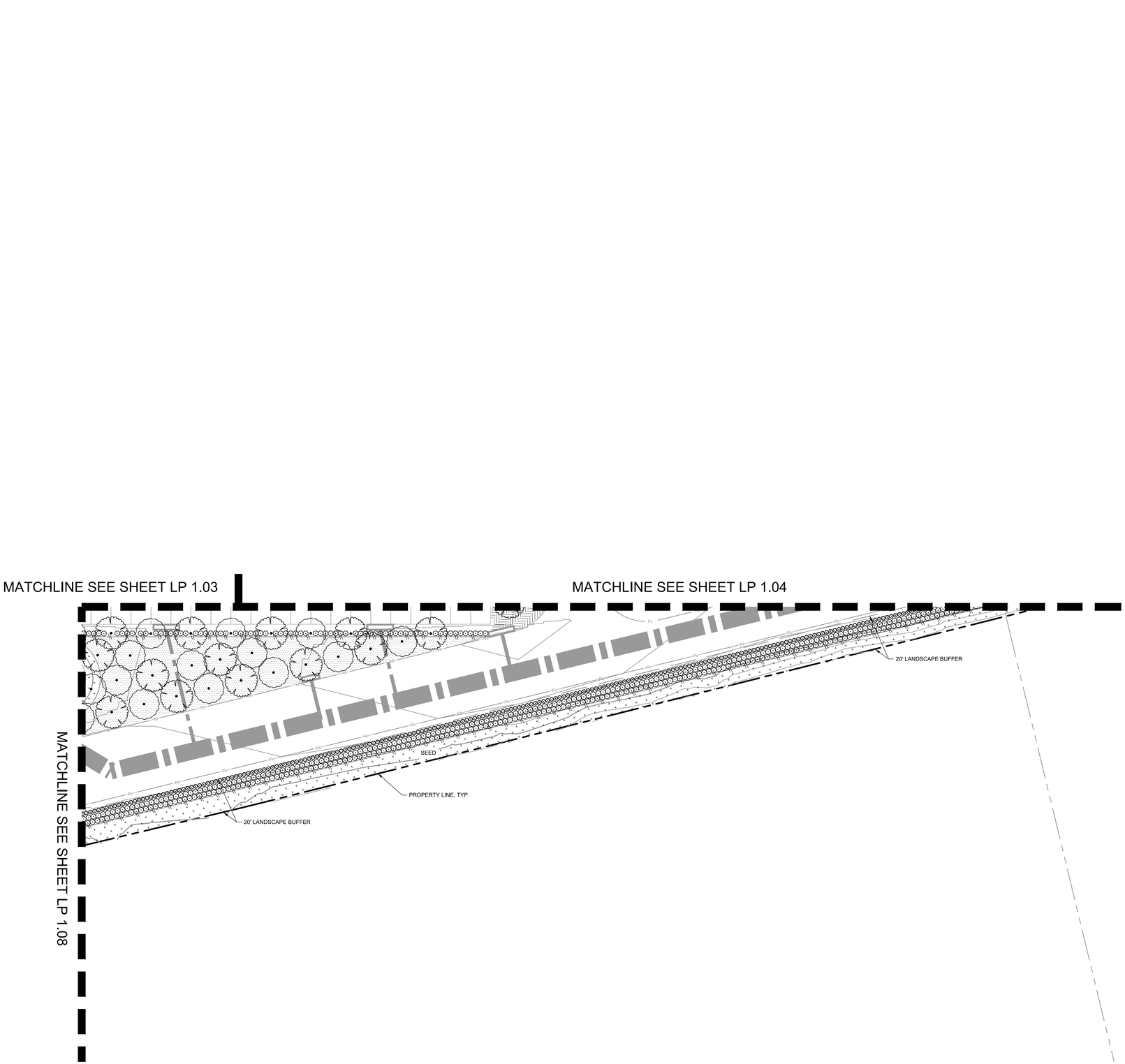
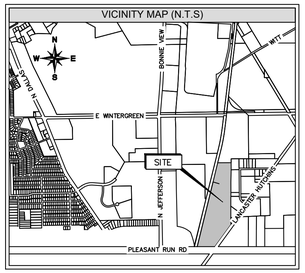


GRAPHIC SCALE IN FEET

0 15 30 60

VICINITY MAP (N.T.S)



REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
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CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
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SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.09

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	TD	93	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UC	17	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UA	14	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	19	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	12	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TR	90	QUERCUS TEXANA / TEXAS RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	LF	1,824	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IC	1,202	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IN	1,165	ILEX VOMITORIA `NANA` / DWARF YAUPON	CONT.	12"-18" HT. AT PLANTING (30" HT. AT MATURITY)	30" O.C.	FULL AND MATCHING
	HP	1,122	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA	CONT.	18" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING

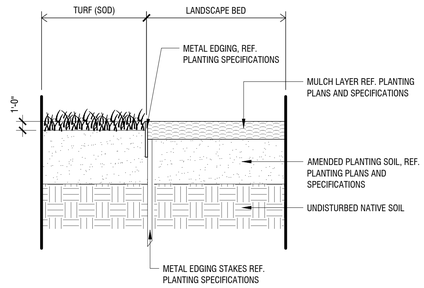
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	TA	3,299	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	CONT.	12"-18" SPR, 3-5 RUNNERS MIN.	24" O.C.	3-5 RUNNERS MIN.
	LG	1,792	LIRIOPE GIGANTEA / GIANT LIRIOPE	CONT.	12" HT.	24" O.C.	FULL AND MATCHING
	LP	1,102	LANTANA MONTEVIDENSIS / TRAILING LANTANA	CONT.	8"-12" HT.	36" O.C.	FULL AND MATCHING
TURF/GRASSES							
	SEED	275,163 SF	CYNODON DACTYLON / CYNODON DACTYLON	N/A	N/A	N/A	HYDROSEED

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	TD	46	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UC	14	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UA	8	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	8	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TR	45	QUERCUS TEXANA / TEXAS RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	LF	1,557	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IC	617	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IN	1,281	ILEX VOMITORIA `NANA` / DWARF YAUPON	CONT.	12"-18" HT. AT PLANTING (30" HT. AT MATURITY)	30" O.C.	FULL AND MATCHING
	HP	339	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA	CONT.	18" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING

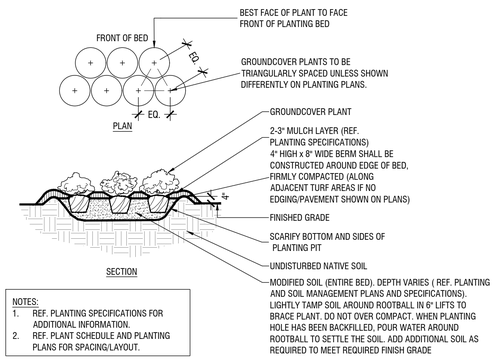
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	TA	866	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	CONT.	12"-18" SPR, 3-5 RUNNERS MIN.	24" O.C.	3-5 RUNNERS MIN.
	LG	1,902	LIRIOPE GIGANTEA / GIANT LIRIOPE	CONT.	12" HT.	24" O.C.	FULL AND MATCHING
	LP	967	LANTANA MONTEVIDENSIS / TRAILING LANTANA	CONT.	8"-12" HT.	36" O.C.	FULL AND MATCHING
TURF/GRASSES							
	SOD	41,414 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	SEED	90,059 SF	CYNODON DACTYLON / CYNODON DACTYLON	N/A	N/A	N/A	HYDROSEED



METAL EDGING (AT TURF & LANDSCAPE BED) — D

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

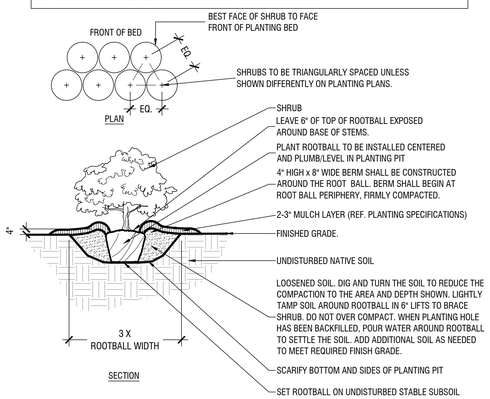
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. SOIL MANAGEMENT PLANS AND SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT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



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

TYPICAL GROUNDCOVER PLANTING — C

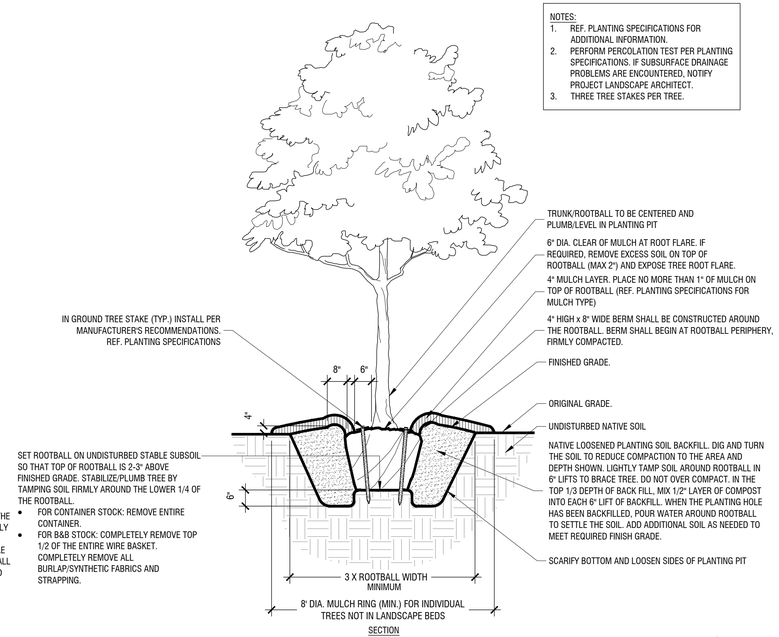
Scale: NTS



TYPICAL SHRUB PLANTING — B

Scale: NTS

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



TYPICAL TREE PLANTING (UP TO 3" CALIPER) — A

Scale: NTS

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LANDSCAPE PLAN

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED PD-LPI

OWNER
SCANNELL PROPERTIES
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SUITE 725
DALLAS, TX 75225

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
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BLAINE.MIKULIK@KIMLEY-HORN.COM

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WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
LP 2.00

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IMAGES: XREFS: LIGHTS: ATTACHED: PLOTTED BY: DATE: LAYOUT: DWG NAME:
Standard Planting Details - Standard Hardscape Details - XTB - LA - xLandscape
NONE - NONE - NONE
CHAVEZ, LINDSEY 7/17/2026 10:01 AM
LP 2.00 (Sheet) - P:\064493234\Project Development_Design\CAD\Plan\Sheets\Landscape
LP 2.00.dwg

SECTION 329300: PLANTING

PART 1 GENERAL

1.1 SUMMARY

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

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

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

1.2 CONTRACT DOCUMENTS

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

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:

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

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

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

1.4 VERIFICATION

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

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

1.5 PERMITS AND REGULATIONS

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

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

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

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

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

1.7 CHANGES IN THE WORK

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

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

1.8 CORRECTION OF WORK

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

1.9 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

R. STEM: THE TRUNK OF THE TREE.

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

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

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

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

1.10 SUBMITTALS

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

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

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

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

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

1. PLANT MAINTENANCE DATA AND REQUIREMENTS.

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

1.11 OBSERVATION OF THE WORK

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

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

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

1.12 PRE-CONSTRUCTION CONFERENCE

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

1.13 QUALITY ASSURANCE

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

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

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

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

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

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

1.14 PLANT WARRANTY

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

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

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

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

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

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

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

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

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

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

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

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

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

1.15 SELECTION AND OBSERVATION OF PLANTS

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

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

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

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

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

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

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

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

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

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

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

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

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION. REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED WITH A LIST OF NURSERIES CONTACTED IN THE SEARCH FOR THE REQUIRED PLANT AND A RECORD OF OTHER ATTEMPTS TO LOCATE THE REQUIRED MATERIAL. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT TH

2.4 PLANTING SOIL

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

B. PLANTING SOIL SHALL BE PER PLANTING SOILS PLAN.

2.5 MULCH

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

1. MULCH TO BE TEXAS NATIVE HARDWOOD MULCH SUPPLIED MY AUSTIN WOOD RECYCLING OR APPROVED EQUAL. MULCH IS TO BE NATUALLY AGED AND DARKENED AND CONTAIN NO COLOR ADDITIVES.

2. MANUFACTURER: AUSTIN WOOD RECYCLING, www.austinwoodrescycling.com

2.1. CONTACT: CHRIS HOBBS (512.259.7430), chris.hobbs@austinwoodrecycling.com

B. SUBMIT SUPPLIER'S PRODUCT SPECIFICATION DATA SHEET FOR APPROVAL.

2.6 TREE STAKING AND GUYING MATERIAL

A. TREE STAKING SHALL BE PER PLANTING DETAILS.

B. ARBOR STAKE OR APPROVED EQUAL.

1. MANUFACTURER: WWW.ARBORSTAKES.COM

C. SUBMIT MANUFACTURER'S PRODUCT DATA FOR APPROVAL

2.7 CHEMICAL OR BIOLOGICAL ADDITIVES

A. PER SOILS TEST RESULTS.

2.8 COMPOST

A. LIVING EARTH COMPOST OR APPROVED EQUAL

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

2.10 PLANTER POTTING SOIL

A. LIVING EARTH CONTAINER POTTING SOIL OR APPROVED EQUAL

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

PART 3 EXECUTION

3.1 SITE EXAMINATION

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

3.2 DELIVERY, STORAGE AND HANDLING

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

1. ALL PLANT MATERIALS MUST BE AVAILABLE FOR OBSERVATION PRIOR TO PLANTING.

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

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

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

C. PROVIDE PROTECTIVE COVERING OVER ALL PLANTS DURING TRANSPORTING.

3.3 PLANTING SEASON

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

3.4 ADVERSE WEATHER CONDITIONS

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

3.5 COORDINATION WITH PROJECT WORK

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

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

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

3.6 LAYOUT AND PLANTING SEQUENCE

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

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

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

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

3.7 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

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

1. WHERE POSSIBLE DELIVER AND PLANT TREES THAT REQUIRE THE USE OF HEAVY MECHANIZED EQUIPMENT PRIOR TO FINAL SOIL PREPARATION AND TILLING. WHERE POSSIBLE, RESTRICT THE DRIVING LANES TO ONE AREA INSTEAD OF DRIVING OVER AND COMPACTING A LARGE AREA OF SOIL.

2. TILL TO A DEPTH OF 6 INCHES, ALL SOIL THAT HAS BEEN DRIVEN OVER DURING THE INSTALLATION OF PLANTS.

3.8 SOIL MOISTURE

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

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

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

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

3.9 INSTALLATION OF PLANTS: GENERAL

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

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

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

1. MODIFICATIONS, AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSTABLE OR STRESS THE PLANT TO THE POINT THAT THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.

2. ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OUTLINED IN PART 2 PRODUCTS: PLANTS GENERAL: QUALITY, OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT BALL PACKAGE, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID THE PLANT WARRANTY.

3. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. THE OWNER'S REPRESENTATIVE MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE TREE IS NOT HEALTHY AT THE END OF THE WARRANTY PERIOD. SUCH PLANTS SHALL STILL BE COVERED UNDER THE WARRANTY

4. THE CONTRACTOR REMAINS RESPONSIBLE TO CONFIRM THAT THE GROWER HAS MADE ALL REQUIRED
ROOT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS.

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

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

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

1. FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST 12 INCHES OVER A DISTANCE OF MORE THAN 10 FEET RADIUS FROM EACH TREE, OR 5 FEET RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE DRAWINGS.

a. THE AREA OF LOOSENING SHALL BE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO 2 TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.

b. LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED. LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.

2. IF AN AUGER IS USED TO DIG THE INITIAL PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.

3. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.

4. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS, OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF 6 INCHES.

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

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

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

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

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

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

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

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

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

O. REMOVE ANY CORRUGATED CARDBOARD TRUNK PROTECTION AFTER PLANTING.

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

3.10 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

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

B. BALLED AND BURLAPPED PLANTS

1. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP OF THE ROOT BALL. CUT THE BURLAP AWAY AS INDICATED ON DRAWINGS; DO NOT FOLD DOWN ONTO THE PLANTING SOIL.

2. IF THE PLANT IS SHIPPED WITH A WIRE BASKET REMOVE THE BASKET WIRES JUST BEFORE THE FINAL BACKFILLING OF THE TREE AS INDICATED ON THE DRAWINGS.

3. EARTH ROOT BALLS SHALL BE KEPT INTACT EXCEPT FOR ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE ROOT PACKAGE COMPLY WITH THE REQUIREMENT IN PART 2 PRODUCTS.

C. CONTAINER PLANTS

1. THIS SPECIFICATION ASSUMES THAT MOST CONTAINER PLANTS HAVE SIGNIFICANT STEM GIRDLING AND CIRCLING ROOTS, AND THAT THE ROOT COLLAR IS TOO LOW IN THE ROOT BALL.

2. REMOVE THE CONTAINER.

3. PERFORM ROOT BALL SHAVING AS DEFINED IN INSTALLATION OF PLANTS: GENERAL ABOVE.

4. REMOVE ALL ROOTS AND SUBSTRATE ABOVE THE ROOT COLLAR AND THE MAIN STRUCTURAL ROOTS ACCORDING TO ROOT CORRECTION DETAILS SO ROOT SYSTEM CONFORMS TO ROOT OBSERVATIONS DETAIL.

5. REMOVE ALL SUBSTRATE AT THE BOTTOM OF THE ROOT BALL THAT DOES NOT CONTAIN ROOTS.

6. USING A HOSE, POWER WASHER OR AIR EXCAVATION DEVICE, WASH OUT THE SUBSTRATE FROM AROUND THE TRUNK AND TOP OF THE REMAINING ROOT BALL AND FIND AND REMOVE ALL STEM GIRDLING ROOTS WITHIN THE ROOT BALL ABOVE THE TOP OF THE STRUCTURAL ROOTS.

3.11 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

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

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

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

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

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

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

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

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

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

3.12 STAKING AND GUYING

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

1. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.

2. TREES THAT REQUIRED HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.

3. PLANTS SHALL STAND PLUMB AFTER STAKING.

4. STAKES SHALL BE DRIVEN TO SUFFICIENT DEPTH TO HOLD THE TREE RIGID.

3.13 STRAIGHTENING PLANTS

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

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

3.14 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

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

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

3.15 PRUNING OF TREES AND SHRUBS

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

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

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

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

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

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

G. NO TREE PAINT OR SEALANTS SHALL BE USED.

3.16 MULCHING OF PLANTS

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

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

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

3.17 PLANTING BED FINISHING

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

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

3.18 WATERING

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

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

3.19 CLEAN-UP

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

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

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

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

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

3.20 PROTECTION DURING CONSTRUCTION

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

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

3.21 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

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

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

3.22 SUBSTANTIAL COMPLETION ACCEPTANCE

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

1. NOTIFICATION SHALL BE AT LEAST 7 DAYS PRIO

SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

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

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

1.2 SUBMITTALS

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

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

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

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

1.3 PROTECTION

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

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

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

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

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

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

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

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

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

1.5 QUALITY ASSURANCE

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

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

1.6 GUARANTEE

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

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

1.7 JOB CONDITIONS

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

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

1.8 PROGRESS MEETINGS

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

1.9 QUANTITY VERIFICATION

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

PART 2 PRODUCTS

2.1 GRASS

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

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

C. SEED:
1. SEED: FRESH, CLEAN, AND NEW CROP SEED MIXTURE.
   A. COMPOSED OF THE FOLLOWING VARIETIES, MIXED TO THE SPECIFIED PROPORTIONS BY WEIGHT, AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION. SHALL BE FREE OF: POA ANNUA, BENT GRASS, AND NOXIOUS WEED SEED.
   B. RATE: 2 - 3 POUNDS PER 1,000 SQUARE FEET.
2. TYPES:

TYPES	PARTS	PURITY	GERMINATION
COMMON BERMUDA			
MIX	100%	95%	95%

2.2 MULCH

A. HYDRO-MULCH: CELLULOSE FIBER MULCH SHALL CONSIST OF SPECIALLY PREPARED CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. THE FIBER MULCH, INCLUDING DYE, SHALL CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. THE MULCH MATERIAL SHALL BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER, AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH SHALL COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITH OUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

2.3 TOPSOIL

A. GENERAL TOPSOIL
1. REFERENCE PLANTING SOIL PLANS.

2.4 SEEDING ACCESSORIES

A. WEED KILLER:
IF NECESSARY IN THE OPINION OF THE LANDSCAPE ARCHITECT, AN APPLICATION OF BROADLEAF WEED KILLER MAY BE APPLIED PRIOR TO FINAL ACCEPTANCE. ORTHO WEED-B-GONE OR EQUAL AT A RATE OF 3 TEASPOONS/GALLON OF WATER OR 3 CUPS (25 OZ.) PER 50 GALLONS OF WATER SHALL BE APPLIED AT LEAST 48 HOURS BEFORE WATERING OR ANTICIPATED RAINFALL.

B. MULCH TACKIFIER
APPLY LIQUID TACKIFIER UNIFORMLY AT THE RATE OF 60 GALLONS PER ACRE, IF NEEDED, TO KEEP STRAW MULCH IN PLACE.

C. GROUND LIMESTONE
GROUND LIMESTONE SHALL CONTAIN NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A NO. 100 MESH SIEVE, AND 90% WILL PASS THROUGH A NO. 20 MESH SIEVE.

2.5 FERTILIZER

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

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

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

PART 3 EXECUTION

3.1 GENERAL

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

3.2 PRE-PLANT WEED CONTROL

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

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

3.3 SOIL PREPARATION

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

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

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

3.4 FERTILIZING

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

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

3.5 PLANTING SOD

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

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

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

3.6 SEEDING LAWNS

A. SEEDING LIMITS: ALL GROUND AREA WITHIN THE INDICATED PROJECT LIMIT LINES, OR ANY ADDITIONAL AREA WHICH HAS BEEN DISTURBED IN ANY WAY BY THE CONSTRUCTION OPERATIONS, SHALL BE FINE GRADED AND PLANTED IN SEED OR SOD UNLESS OTHERWISE INDICATED ON THE DRAWINGS TO BE COVERED WITH TREES, SHRUBS, STRUCTURE(S), WALKS, ROADS, OR OTHER SURFACED AREAS.

B. RESPONSIBILITY: THE CONTRACTOR SHALL UTILIZE ALL SUCH MEASURES AS MAY BE NECESSARY, INCLUDING, BUT NOT LIMITED TO, PROTECTIVE FENCING, SOD, OR EROSION CONTROL NETTING TO PRODUCE A FINISHED CONTINUOUS BLANKET OF TURF OVER ALL AREAS DESIGNATED TO RECEIVE TURF.
1. ANY AREAS EXCEEDING 5:1 SLOPE SHOULD BE TREATED WITH EROSION CONTROL BLANKETS BY CURLEX®, APPROVED EQUAL, OR OTHER EROSION CONTROL METHODS DEEMED NECESSARY BY THE CONTRACTOR TO ESTABLISH A SOLID LAWN AREA.

C. FERTILIZER
1. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET (430 POUNDS OF FERTILIZER PER ACRE).
2. APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED INTO SOIL TO A DEPTH OF 3", BY DISCING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE INTO SOIL.
3. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED, AFTER FINE GRADING AND PRIOR TO SEEDING.

D. HYDROSEEDING
USE A HYDROMULCHER (SPRAYER) AND APPLY MIXTURE(S) AT THE FOLLOWING RATES. MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
1. LAWNS
   a. GRASS SEED: PER SEED TYPE.
   b. FERTILIZER: PER SOIL TEST REPORT RECOMMENDATIONS.

3.7 GRADING

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

3.8 EROSION CONTROL

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

3.9 CLEAN-UP

A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.10 MAINTENANCE

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

END OF SECTION 329210

Know what's **below.**
Call before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

LANDSCAPE PLAN

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED PD-LPI

OWNER

SCANNELL PROPERTIES
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SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY,
SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL:
RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN
BLAINE MIKULIK
10101 REUNION PLACE
SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE SPECIFICATIONS

SHEET NUMBER
LP 3.02

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IMAGES: XREF'S: LAYERS: PLOTTED BY: DATE/TIME: DWG NAME: Standard Planting Details Standard Hardscape Details VERIFIED: CHAVEZ, LINDSEY 7/17/2026 10:01 AM x:\TBx - LA x:\Landscape Projects\064493234 - Scannell Lancaster\Design\CAD\PlanSheets\Landscape LP 3.00.dwg

ELEVATION SYMBOLS LEGEND:

- W# — WINDOW/DOOR TYPE
- F## — KEYNOTE
- # — REVISION NUMBER
- 05/A1.0 — DETAIL DESIGNATION
- 1 A101 — SECTION DETAIL MARKER
- 1 A101 — ELEVATION MARKER
- FIELD COLOR SW7005 PURE WHITE
- ACCENT COLOR SW9564 BEFORE THE STORM
- GLAZING
- ALUMINUM COMPOSITE PANEL

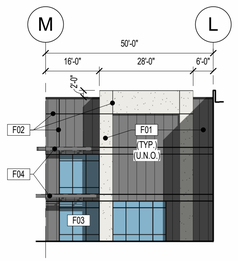
ELEVATION KEYNOTES:

- F01 PAINTED CONCRETE TILT-WALL
- F02 PANEL REVEAL
- F03 ALUMINUM & GLASS STOREFRONT
- F04 ALUMINUM COMPOSITE CANOPY
- F05 PAINTED METAL LOUVER

SOUTH FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):
1. ARTICULATING DETAILS AROUND DOORS, REVEALS/BELLY BANDS, EXPOSED JOINTS
3. USE OF DARKER BUILDING COLOR AND VARIED WALL TREATMENTS
5. CHANGE OF WALL PLANE (HORIZONTAL ARTICULATION)

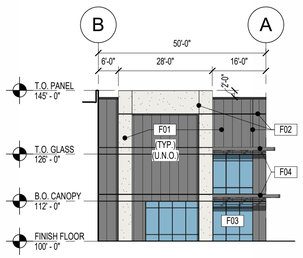
SAMPLE MATERIAL CALCULATIONS

ELEVATION	TOTAL AREA	DOORS + WINDOWS AREA	MASONRY (TILT WALL) AREA	MASONRY%	PURE WHITE TILT WALL AREA	P.W.%	BEFORE THE STORM TILT WALL AREA	B.T.S.%
NORTH	26,276 SF	2,383 SF	23,893 SF	100%	14,249 SF	59.6%	9,644 SF	40.4%
SOUTH	26,276 SF	2,383 SF	23,893 SF	100%	14,249 SF	59.6%	9,644 SF	40.4%
EAST	51,691 SF	8,411 SF	43,280 SF	100%	21,964 SF	50.7%	21,316 SF	49.3%
WEST	51,691 SF	8,411 SF	43,280 SF	100%	21,964 SF	50.7%	21,316 SF	49.3%
PARTIAL (X4)	8,904 SF	1,920 SF	6,984 SF	100%	2,000 SF	28.6%	4,984 SF	71.4%
OVERALL BLDG	164,638 SF	23,508 SF	141,330 SF	100%	74,426 SF	52.7%	66,904 SF	47.3%



08 PARTIAL ELEVATION

SCALE: 3/64" = 1'-0"



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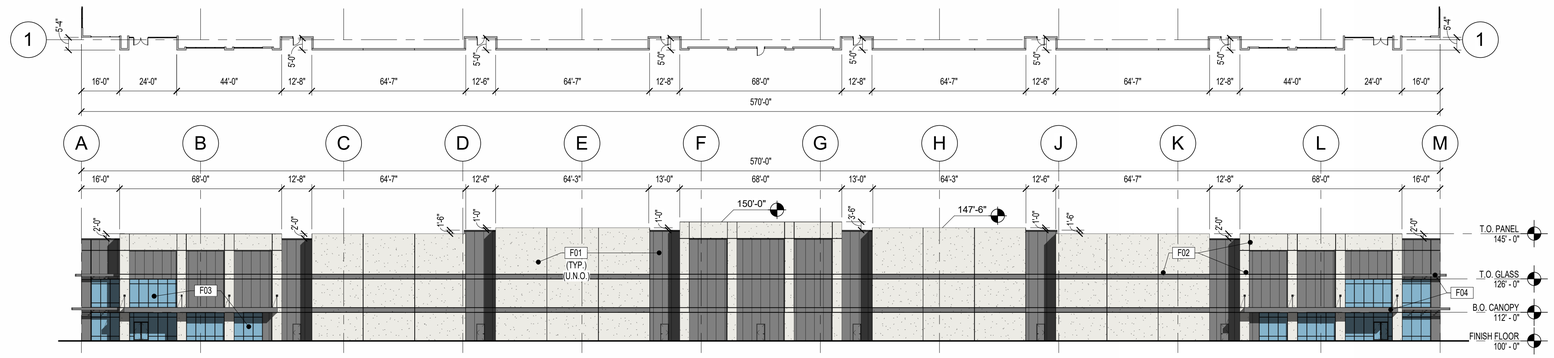
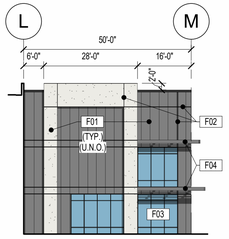


04 EXTERIOR ELEVATION - SOUTH (PUBLIC R.O.W.)

SCALE: 1" = 30'-0"



06 PARTIAL ELEVATION

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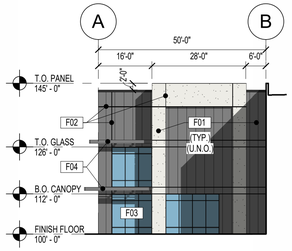

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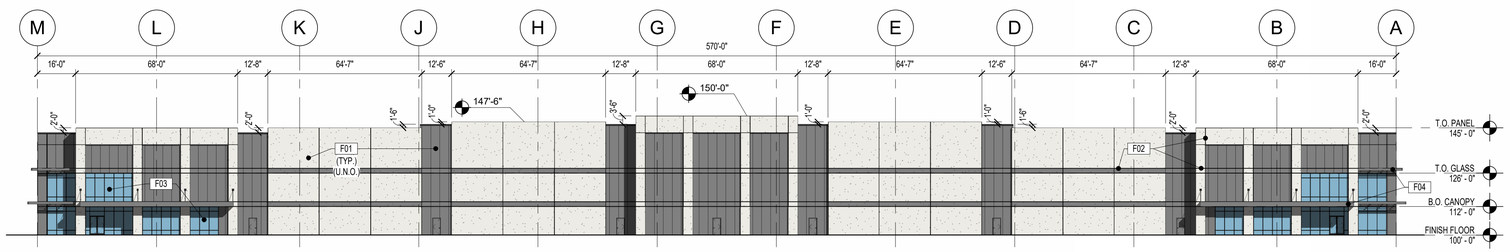
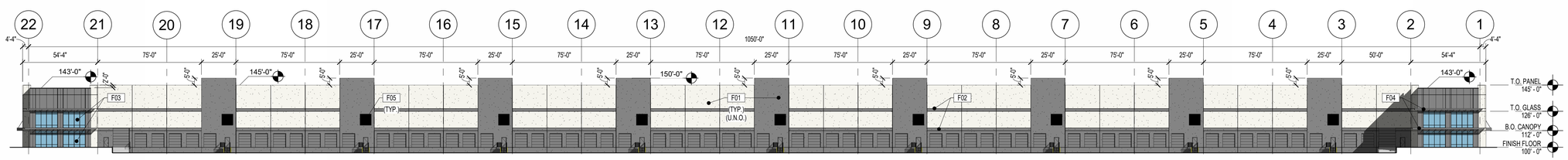


03 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 30'-0"

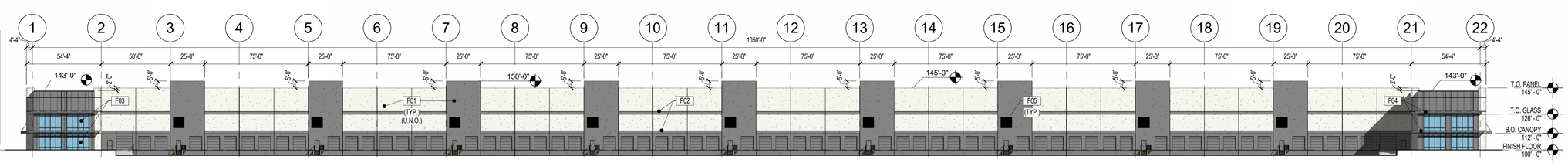


02 EXTERIOR ELEVATION - WEST

SCALE: 1" = 40'-0"

EAST FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):
1. REVEALS/BELLY BANDS, EXPOSED JOINTS
3. USE OF DARKER BUILDING COLOR AND VARIED WALL TREATMENTS
4. VARYING ROOF LINES (VERTICAL ARTICULATION)

LOADING DOCK DOORS EXEMPT FROM HORIZONTAL ARTICULATION REQUIREMENT PER LOGISTICS PORT PD



01 EXTERIOR ELEVATION - EAST (PUBLIC R.O.W.)

SCALE: 1" = 40'-0"

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

CLIENT: Scannell Lancaster Building 1

N Lancaster Hutchins Road, Lancaster, Texas 75134

JOB # : DP26-13

REVISIONS: 1 2 3 4 5 6 7 8 9

SEAL: PROGRESS PRINT ONLY. NOT FOR CONSTRUCTION

SHEET CONTENTS: EXTERIOR ELEVATIONS

DATE: August 3, 2026

SHEET: A7.10

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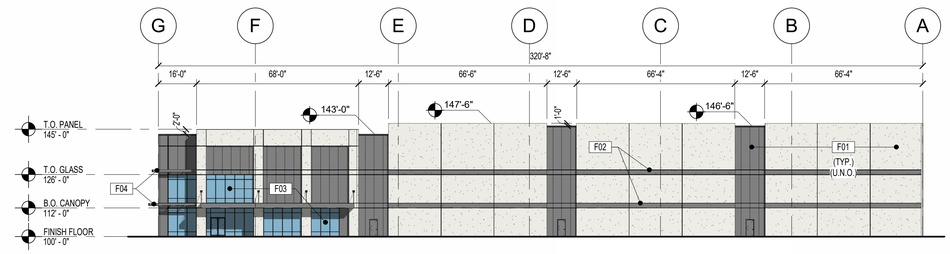
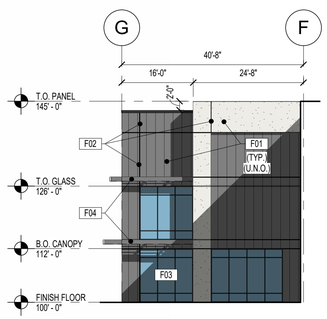
NORTH	14,908 SF	1,179 SF	13,279 SF	100%	9,748 SF	73.4%	3,531 SF	26.6%
SOUTH	14,908 SF	1,179 SF	13,279 SF	100%	9,748 SF	73.4%	3,531 SF	26.6%
EAST	49,079 SF	8,048 SF	41,031 SF	100%	19,786 SF	48.2%	21,245 SF	51.8%
WEST	50,705 SF	250 SF	50,455 SF	100%	41,108 SF	81.5%	9,347 SF	18.5%
PARTIAL (X2)	3,520 SF	964 SF	2,556 SF	100%	636 SF	24.9%	1,920 SF	75.1%
OVERALL BLDG	133,120 SF	11,620 SF	120,600 SF	100%	81,026 SF	67.2%	39,574 SF	32.8%



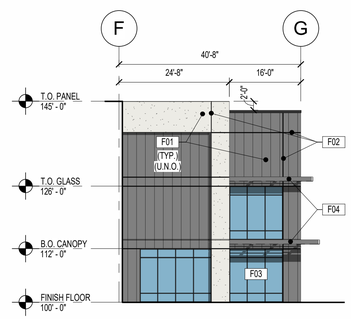
04 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 30'-0"



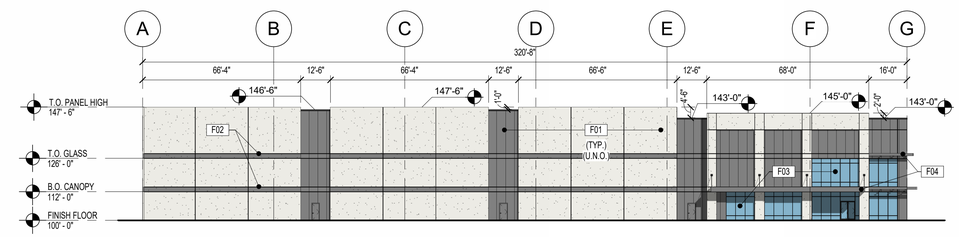
06 PARTIAL ELEVATION

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



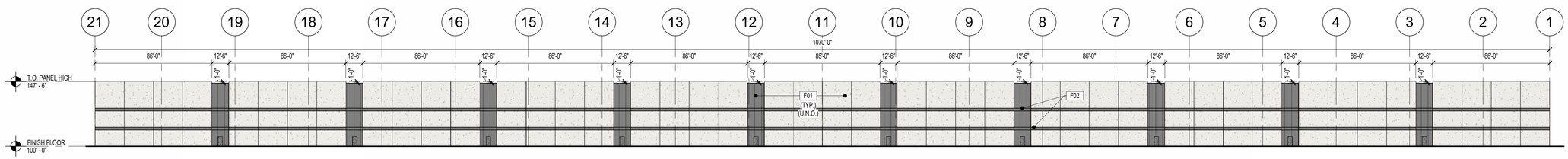
05 PARTIAL ELEVATION

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



03 EXTERIOR ELEVATION - SOUTH

SCALE: 1" = 30'-0"



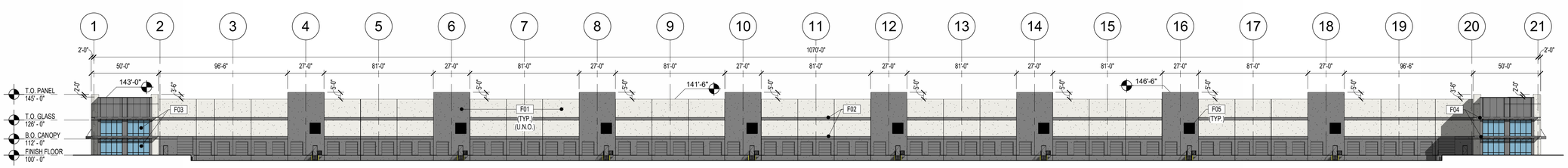
02 EXTERIOR ELEVATION- WEST

SCALE: 1" = 40'-0"

EAST FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):

1. REVEALS/BELLY BANDS, EXPOSED JOINTS
3. USE OF DARKER BUILDING COLOR AND VARIED WALL TREATMENTS
4. VARYING ROOF LINES (VERTICAL ARTICULATION)

LOADING DOCK DOORS EXEMPT FROM HORIZONTAL ARTICULATION REQUIREMENT PER LOGISTICS PORT PD



01 EXTERIOR ELEVATION - EAST (PUBLIC R.O.W.)

SCALE: 1" = 40'-0"

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

CLIENT: Scannell Lancaster Building 2

N Lancaster Hutchins Road, Lancaster, Texas 75134

JOB # : DP26-13

REVISIONS:
1
2
3
4
5
6
7
8
9

SEAL: PROGRESS PRINT ONLY. NOT FOR CONSTRUCTION

SHEET CONTENTS: EXTERIOR ELEVATIONS

DATE: August 3, 2026

SHEET: A7.20

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CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **6.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

DP26-15 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 65.2413 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 550 E. Wintergreen Road City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located east of the intersection of Jefferson Street and E. Wintergreen Road addressed at 550 E. Wintergreen Rd and is 65.2413 acres in size.

2. **Current Zoning**: The subject property is currently zoned Planned Development (PD) Logistics Port.

3. **Adjacent Properties**:
   North: Planned Development Logistics Port - Best Buy Warehouse
   South: Planned Development Logistics Port (PD) - IAC Warehouse under construction
   East: Planned Development Logistics Port - Undeveloped Land
   West: Planned Development Logistics Port (PD) - IAC Warehouse under construction

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan identifies this site as Logistics and Distribution. The proposed warehouse facility is consistent with the Future Land Use Map.

Operational Considerations:

This is a request to approve a site plan for a warehouse facility. The proposed building is 1,041,600 square feet and has no street frontage and takes access from an internal mutual access easement with the existing Best Buy facility to the north.

The applicant has provided the required landscaping per the Logistic Port PD. Irrigation is required and will be installed and maintained per the LDC.

The site plan is in substantial compliance with the building design, landscaping, and screening requirements outlined in the Logistics Port PD. No variances are being requested.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Site Plan

City of Lancaster Tx
550 E Wintergreen Rd
Zoned: PD
LANPORT Overlay:
Subdistrict Intensity

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
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Addresses
TargetParcel
yesno
1301 N Lancaster Hutchins
Parcels
Streets
City Limits
N

Date Exported: 6/29/2026 2:12 PM

Kimley»Horn

June 15, 2026

Nyliah Acosta
Assistant Director of Development
Development Services, Planning
City Hall Annex
250 E. First Street
Lancaster, TX 75146

RE: ***Letter of Intent***
Wintergreen Road Industrial Development (BSNF Site) – Phase 2
Southeast of Wintergreen Road and Jefferson Street
Lancaster, Texas

Dear Nyliah:

In accordance with the guidelines provided in the City's Site Plan Application Packet, Kimley-Horn is submitting this Letter of Intent with a Site Plan application for the property located southeast of Wintergreen Road and Jefferson Street.

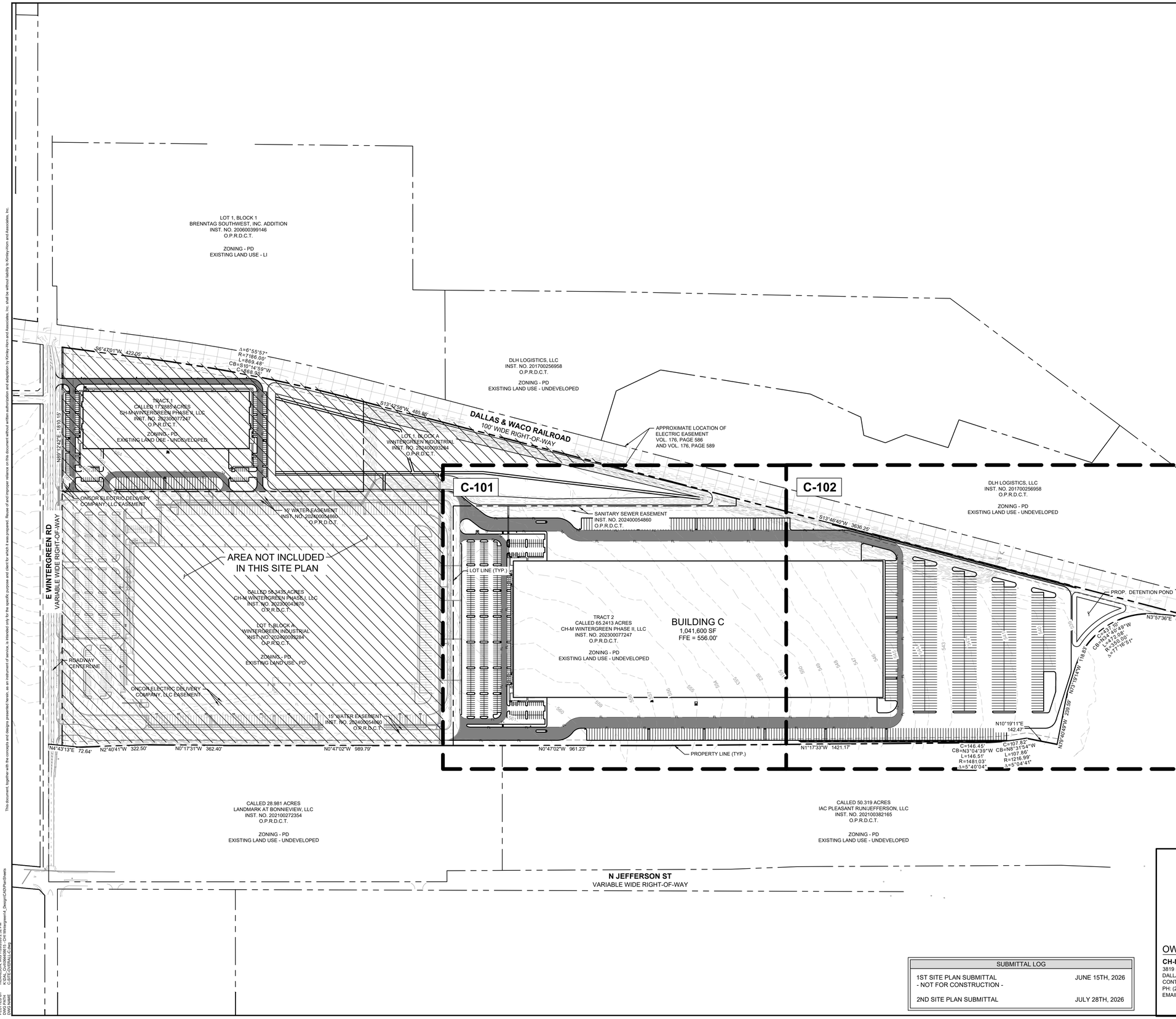
The intent of the Owner is to develop a multi-building warehouse project with associated site improvements. The site is within the PD Logistics Port District – Port Industrial subdistrict. The first phase of this project was designed and constructed under DP22-14. This included Building B and Wintergreen Road improvements which completed construction in the summer of 2024. This submittal shows these improvements as existing and Buildings A and C as proposed improvements. The pre-development meeting for the site was held on 12/08/21.

We look forward to navigating the City's process in close coordination with City Staff. Please reach out with any questions or concerns regarding our application.

Please contact me at (469) 917-1190 or annamarie.taylor@kimley-horn.com should you need any further information.

Sincerely,

Annamarie Taylor, P.E.



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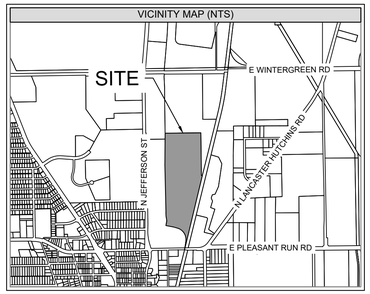
VICINITY MAP (NTS)



LEGEND	
PROPERTY LINE	
INTERNAL LOT LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	FL — FL

BUILDING C SITE DATA TABLE	
ZONING	PD - LI PORT INDUSTRIAL
PROPOSED USES	OFFICE & WAREHOUSE
TOTAL LOT AREA	82.53 AC
TOTAL BUILDING AREA	1,041,600 SF
TOTAL REQUIRED AUTO PARKING	625 SPACES
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WAREHOUSE SF = 1,005,200 SF ÷ 2,000 SF PER SPACE = 503 SPACES
OFFICE SF = 36,400 SF ÷ 300 SF PER SPACE = 122 SPACES
TOTAL REQUIRED SPACES = 625 SPACES

SUBMITTAL LOG	
1ST SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION -	JUNE 15TH, 2026
2ND SITE PLAN SUBMITTAL	JULY 28TH, 2026

SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY
SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer: ANNAMARIE E. TAYLOR
No. 140658 Date 07/28/2026

KHA PROJECT	064408615
DATE	07/28/2026
SCALE	AS SHOWN
DESIGNED BY	SCP
DRAWN BY	MYB
CHECKED BY	AET

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC
550 E WINTERGREEN RD
CASE NUMBER DP26-15
LANCASTER TEXAS

OVERALL SITE PLAN

SHEET NUMBER
C-100

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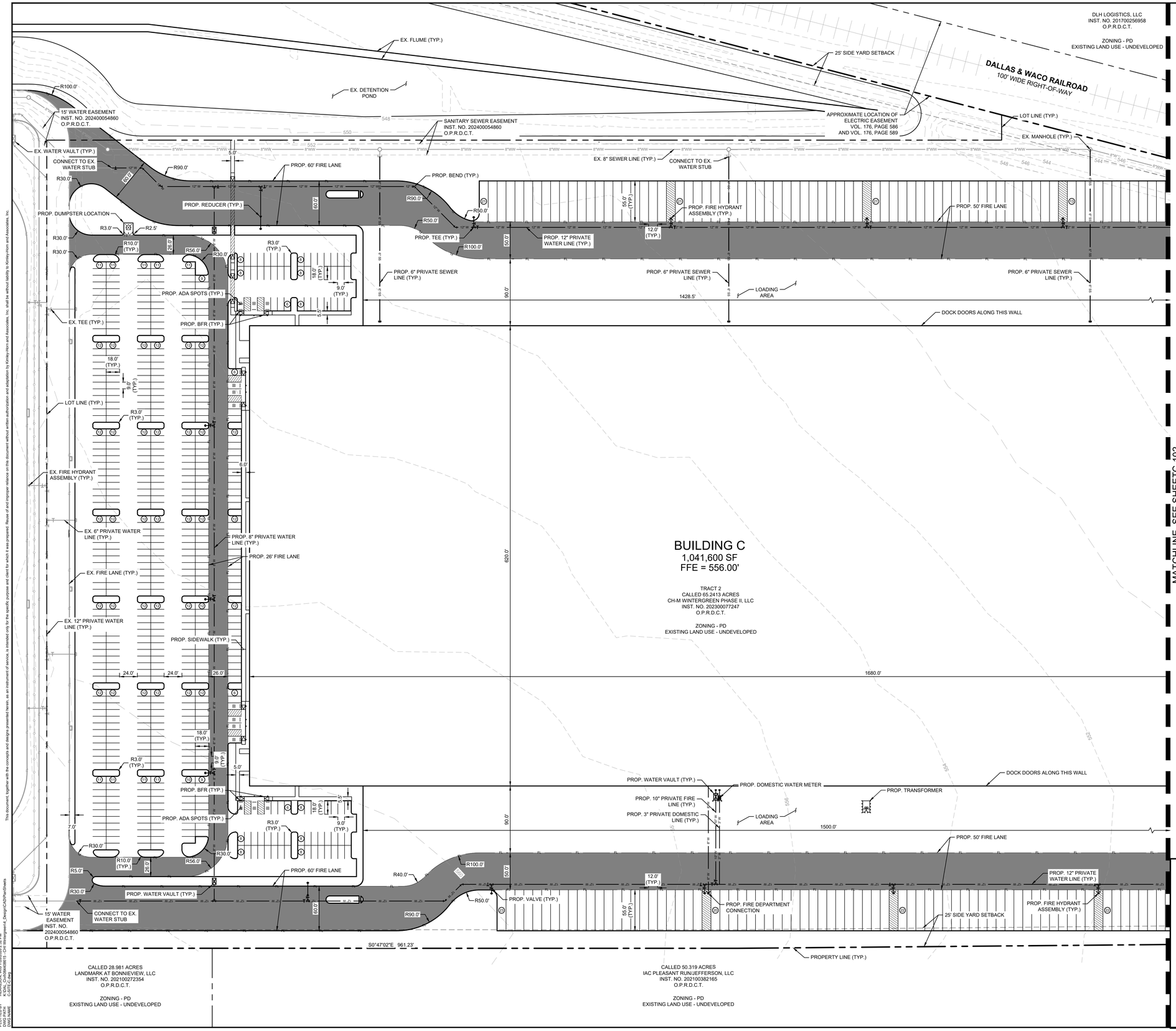

NORTH

GRAPHIC SCALE IN FEET
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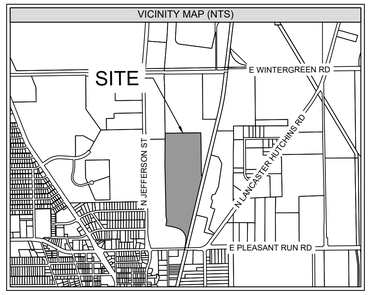
VICINITY MAP (NTS)



LEGEND	
EXISTING PROPERTY LINE	
PROPOSED INTERNAL LOT LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	FL FL
RETAINING WALL	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE DEPARTMENT CONNECTION	
PROPOSED DOMESTIC AND IRRIGATION METERS	
EXISTING CURB INLET	
EXISTING HEADWALL	
PROPOSED WATER VAULT	

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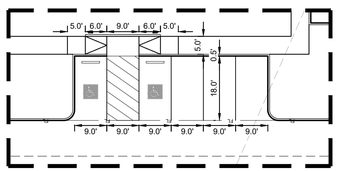

TYPICAL ACCESSIBLE PARKING
SCALE 1" = 20'

SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

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DALLAS, TX 75219
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EMAIL: BCOOPER@CROWHOLDINGS.COM

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No.	REVISIONS	DATE

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SUITE 400, RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
Engineer ANNAMARIE E. TAYLOR
Reg. No. 144968 Date 07/28/2026

KHA PROJECT 064409615
DATE 07/28/2026
SCALE AS SHOWN
DESIGNED BY SCP
DRAWN BY MYB
CHECKED BY AET

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC
550 E WINTERGREEN RD
CASE NUMBER DP26-15
LANCASTER TEXAS

SITE PLAN (1 OF 2)

SHEET NUMBER
C-101

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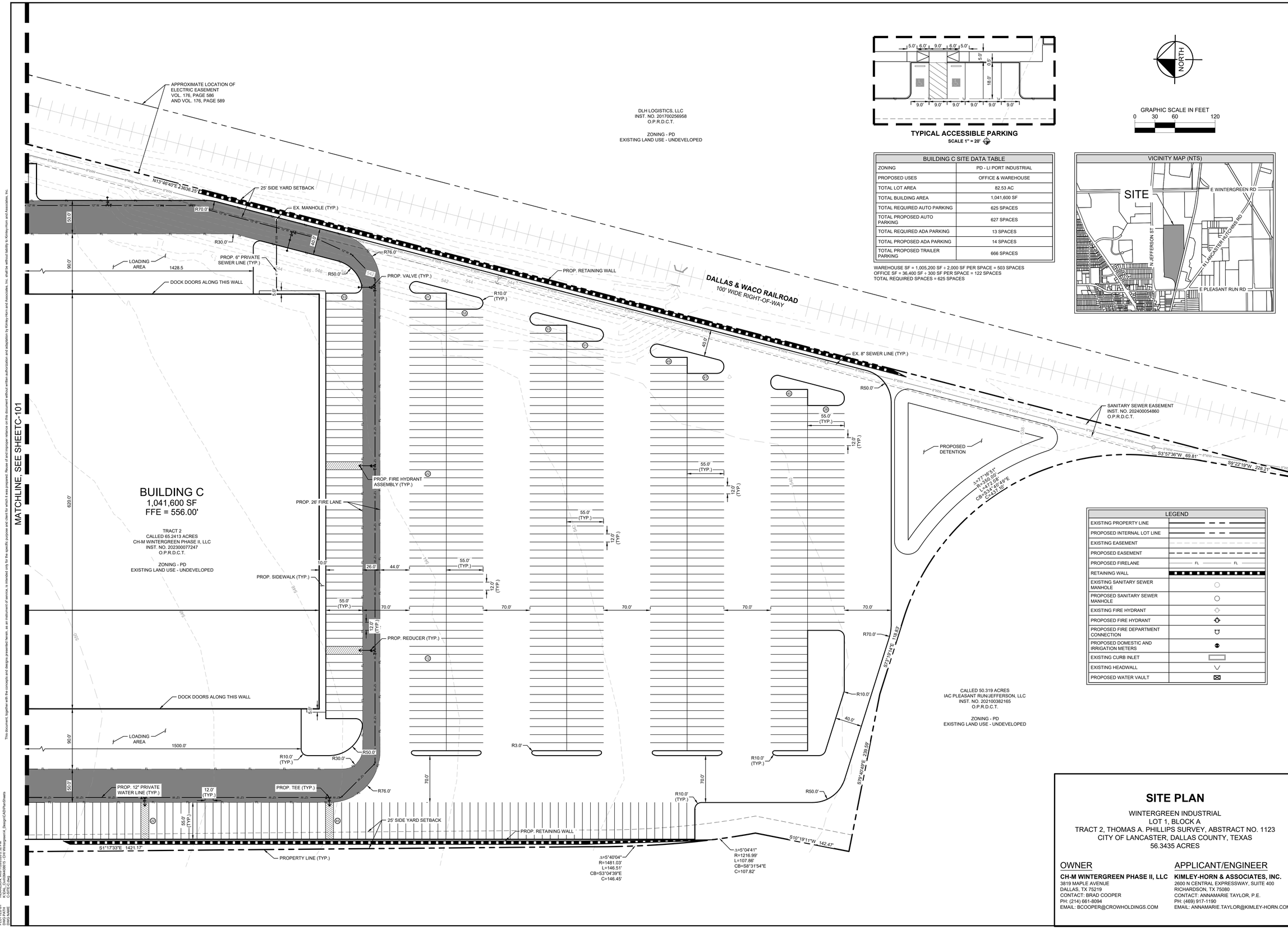

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VICINITY MAP (NTS)

SITE
E WINTERGREEN RD
N JEFFERSON ST
N LANCASTER HUTCHINS RD
E PLEASANT RUN RD

LEGEND
EXISTING PROPERTY LINE
PROPOSED INTERNAL LOT LINE
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED FIRELANE
RETAINING WALL
EXISTING SANITARY SEWER MANHOLE
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No. 140608 Date 07/28/2026

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DATE	07/28/2026
SCALE	AS SHOWN
DESIGNED BY	SCP
DRAWN BY	MYB
CHECKED BY	AET

WINTERGREEN INDUSTRIAL
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550 E WINTERGREEN RD
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LANCASTER TEXAS

SITE PLAN (2 OF 2)

SHEET NUMBER
C-102

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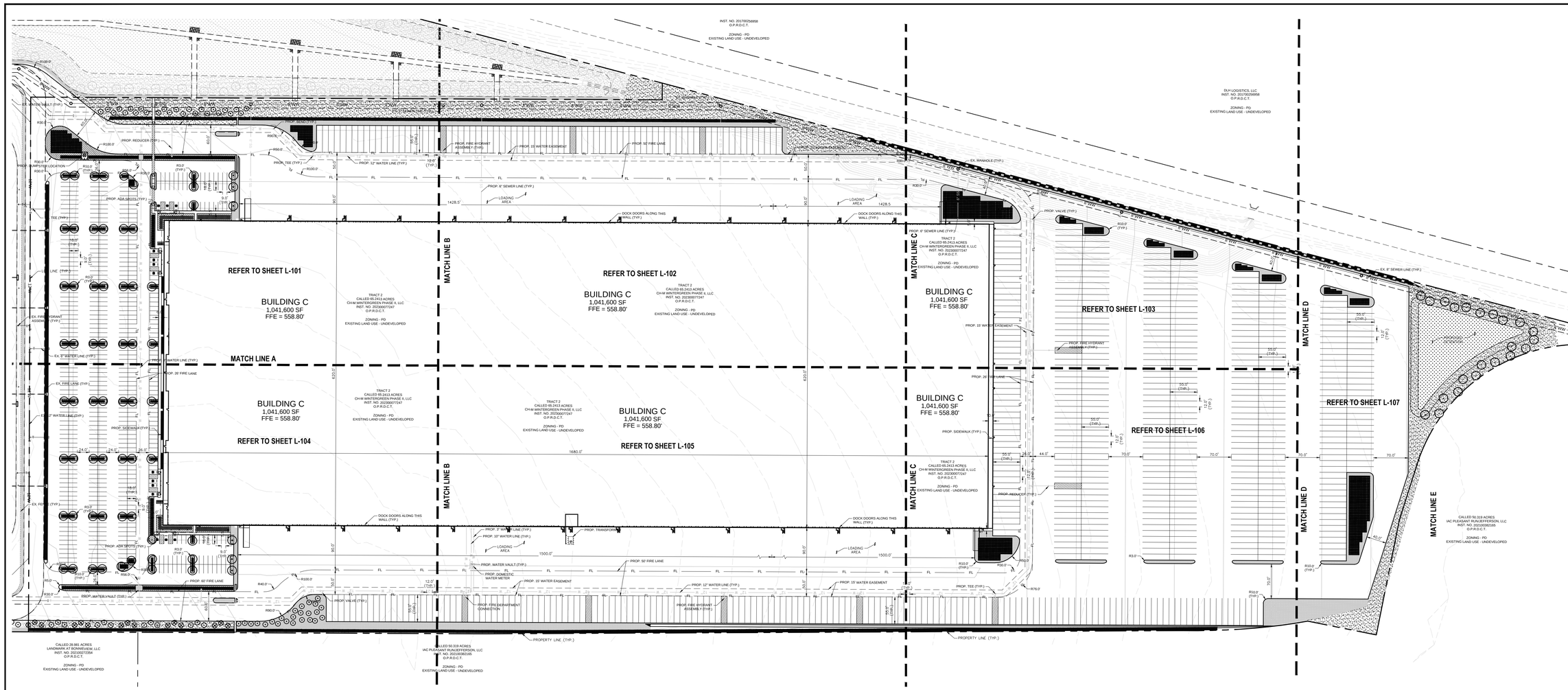


LOGISTICS PORT SPECIAL DISTRICT: (PI) Subdistrict
LANDSCAPE TABULATIONS: BLDG C

CITY OF LANCASTER - LOGISTICS PORT SPECIAL DISTRICT		
Site Area: 2,837,881.93 s.f.	**REQUIRED**	**PROVIDED**
Logistics Port Landscape Standards LP PI		
Right Of Way Landscape Requirements LP (p.11)		
Buffer Requirement (Table 1) 15' buffer provided along the property abutting r.o.w.	15' wide landscape strip	N/A
One tree per 50 lf ROW frontage spaced 15' min. to 50' max. Wintergreen: _____/ 50 =X	X	N/A
ROW planting shall provide shrubs spaced 30" along 25% of the ROW Wintergreen: _____x 25% = _____/ 2.5" = X	X shrubs	N/A
Perimeter Landscape Requirements LP 1.H.5-7 (p. 12-13)		
A perimeter landscape buffer strip must be provided based upon adjacent land uses. Adjacent to industrial: Type 1, 5' wide, no wall/fence, screen ht. 3' (Table 2, p.12)	Per Table 2 Note 1 Buffer not required along interior side property lines	N/A
Interior Landscaping Standards LP PI.5a		
Street Yard LP PI .5.a (p.32)		
Street Yard____x15% of street yard (area between the property line and the building setback line where the building facade faces a street) to be landscaped Wintergreen Streetyard = 50' setback x _____ = X. X x.15%=X sf	X	N/A
One tree per 50 lf ROW frontage spaced 15' min. to 50' max. Wintergreen: _____/ 50 =X	X trees	N/A
ROW planting shall provide shrubs spaced 30" along 25% of the ROW Wintergreen: _____x 25% = X / 2.5" = X	X shrubs	N/A
Internal Passenger Car Parking Lots LP PI .5.b (p.32)		
One landscape island, a minimum of 8' wide by 10' long shall be within 100' of every parking space. Each island shall provide for a minimum of one canopy tree.	Provide as noted	PROVIDED
Provide 20 sf of landscaping for each surface parking stall provided. _628___spaces x 20	12,560	12,560
Outdoor Storage Regulations LP 1.L		
Parking spaces for operational trailers and tractors shall be screened from view from a public right of way.		N/A

PLANT LIST: TRACT 2

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	APPROX. TREE SIZE AT MATURITY
54	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 4'-5' spread min.	40' - 50' ht. x 8' - 20' spread
13	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 12' ht., 4'-5' spread min.	40' - 80' ht. x 60' - 80' spread
22	SYC	Mexican Sycamore	*Plantanus mexicana*	3" cal.	B&B, 12' ht., 4'-5' spread min.	50' - 50' ht. x 30' - 40' spread

SHRUBS

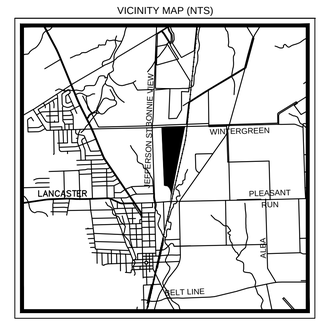
QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
3129	BH	Burford Holly	*Ilex cornuta 'Burfodii'*	3 gal.	container grown, full plant specimen
15	CHL	Cherry Laurel	*Prunus caroliniana*	10 gal.	container grown, full plant specimen
2054	EL	Eleagnus	*Eleagnus fruitlandii*	3 gal.	container grown, full plant specimen
798	IH	Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*	3 gal.	container grown, full plant specimen
2296	RY	Red Yucca	*Hesperaloe parvifolia*	3 gal.	container grown, full plant specimen
54	VTX	Vitex	*Vitex agnes-castus*	30 gal.	container grown, full plant specimen
818	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	3 gal.	container grown, full plant specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
14,806	WC	Wintercreeper Common Bermudagrass	*Euonymus fortunei coloratus* *Cynodon dactylon*	4" pots	container grown, (3) 12" runners min, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

VICINITY MAP (NTS)



CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM

01 LANDSCAPE SITE PLAN
SCALE: 1" = 100'-0"

0 50 100 200

CASE NUMBER: DP26-15

LANDSCAPE SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
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2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

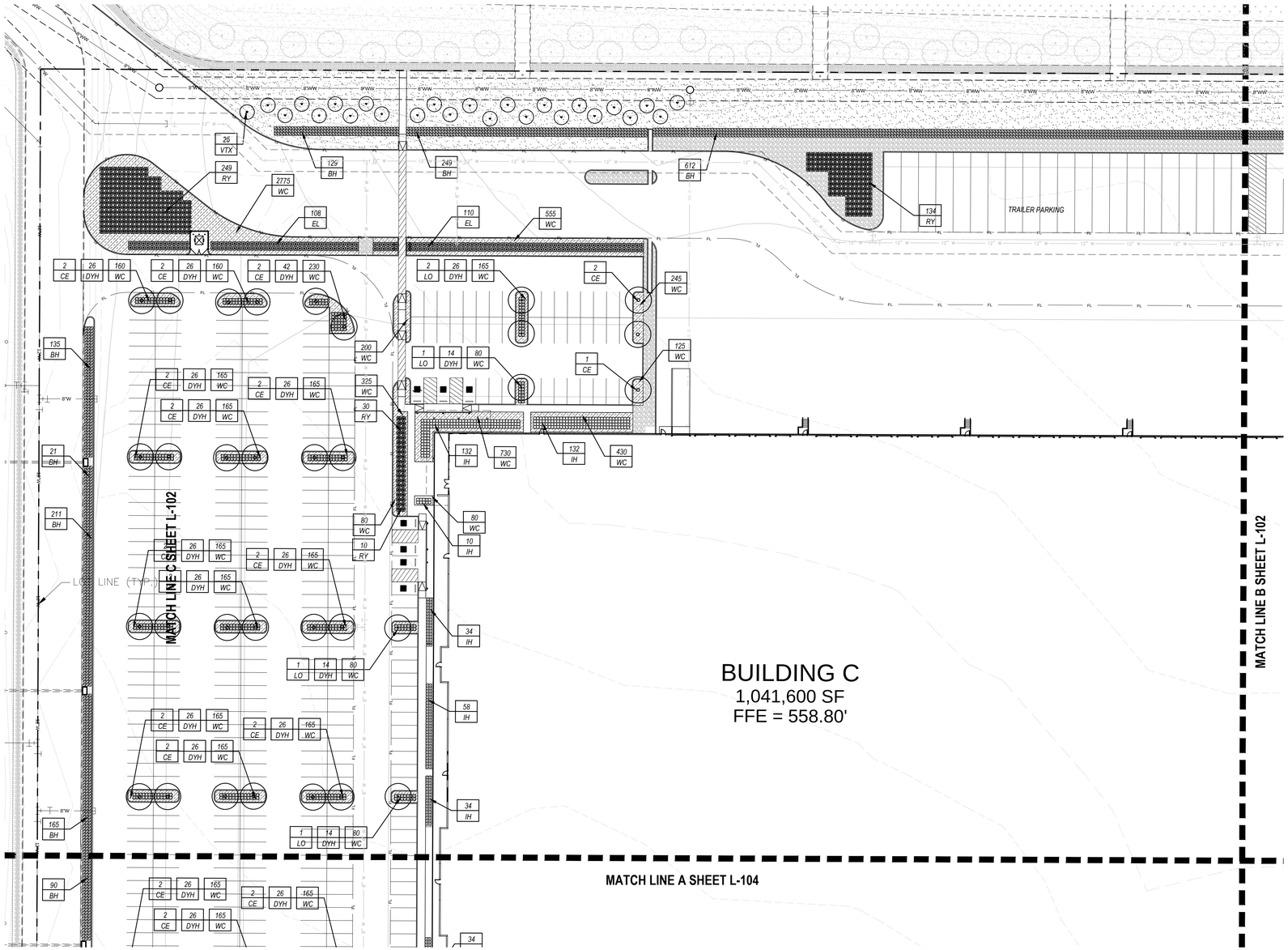
REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1076
STATE OF TEXAS
07.22.2026

DATE 07.22.2026	
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE SITE PLAN

SHEET NUMBER
L-100



PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak
SYC	Mexican Sycamore

SHRUBS

TYPE	COMMON NAME
AH	American Holly
BAR	Red Barberry
BH	Burford Holly
DBH	Dwarf Burford Holly
DTS	Dwarf Texas Sage
EL	Eleagnus
IH	Indian Hawthorne 'Clara'
ROS	Rosemary
RY	Red Yucca
SP	Spirea 'Bridal Wreath'
TY	Tree Yaupon Holly
VTX	Vitex

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- CEDAR ELM
- LIVE OAK
- CHINESE PISTACHE
- MEXICAN SYCAMORE
- VITEX
- AMERICAN HOLLY
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- CHERRY LAUREL
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- DWARF BURFORD HOLLY
- ELEAGNUS
- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

CALL BEFORE YOU DIG 1-800-344-7233 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

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REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1076 STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
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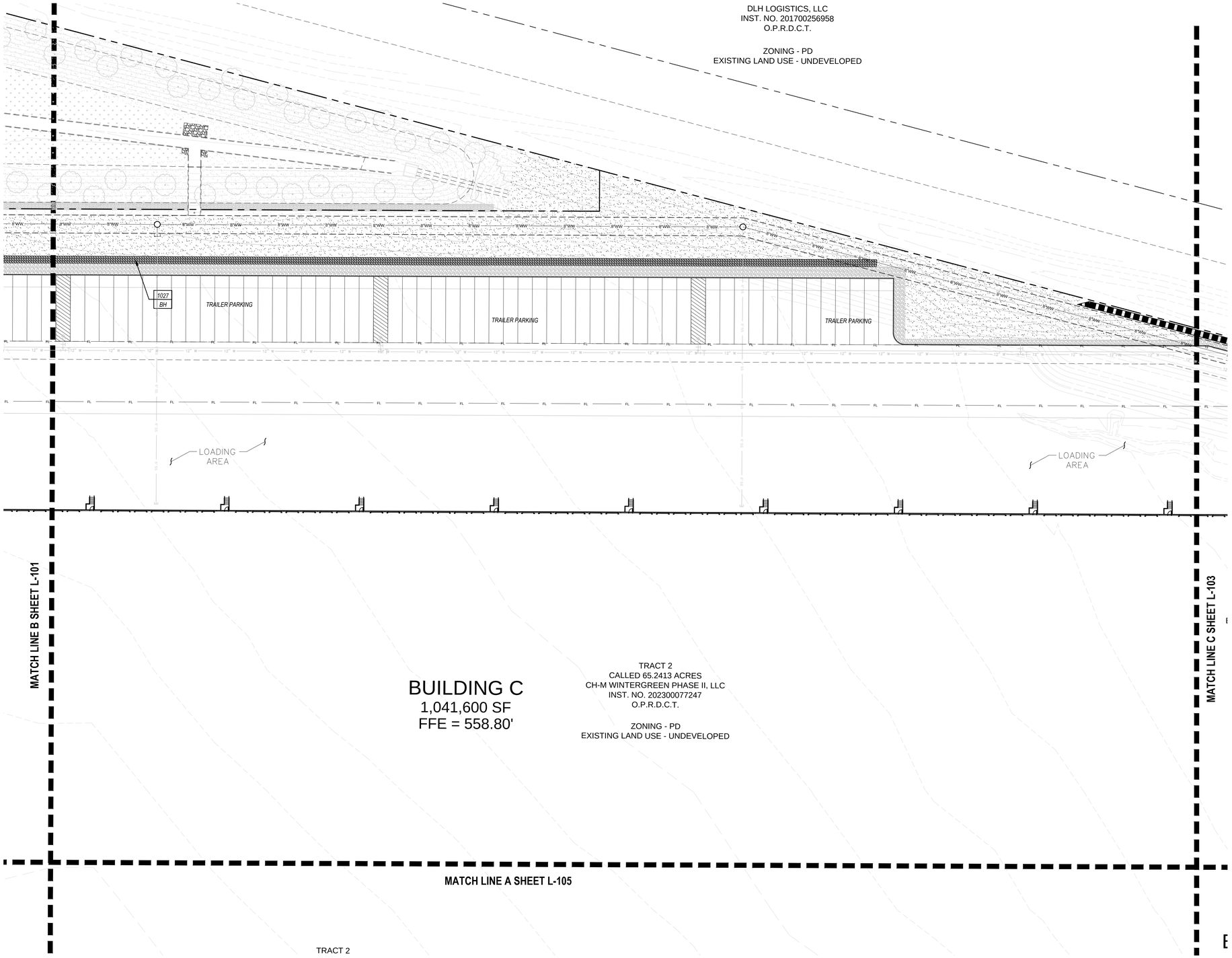
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-101



PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
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ERC	Eastern Red Cedar
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SYC	Mexican Sycamore

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DBH	Dwarf Burford Holly
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TYPE	COMMON NAME
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- DWARF YAUPON HOLLY
- BARBERRY
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- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

CALL BEFORE YOU DIG! 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

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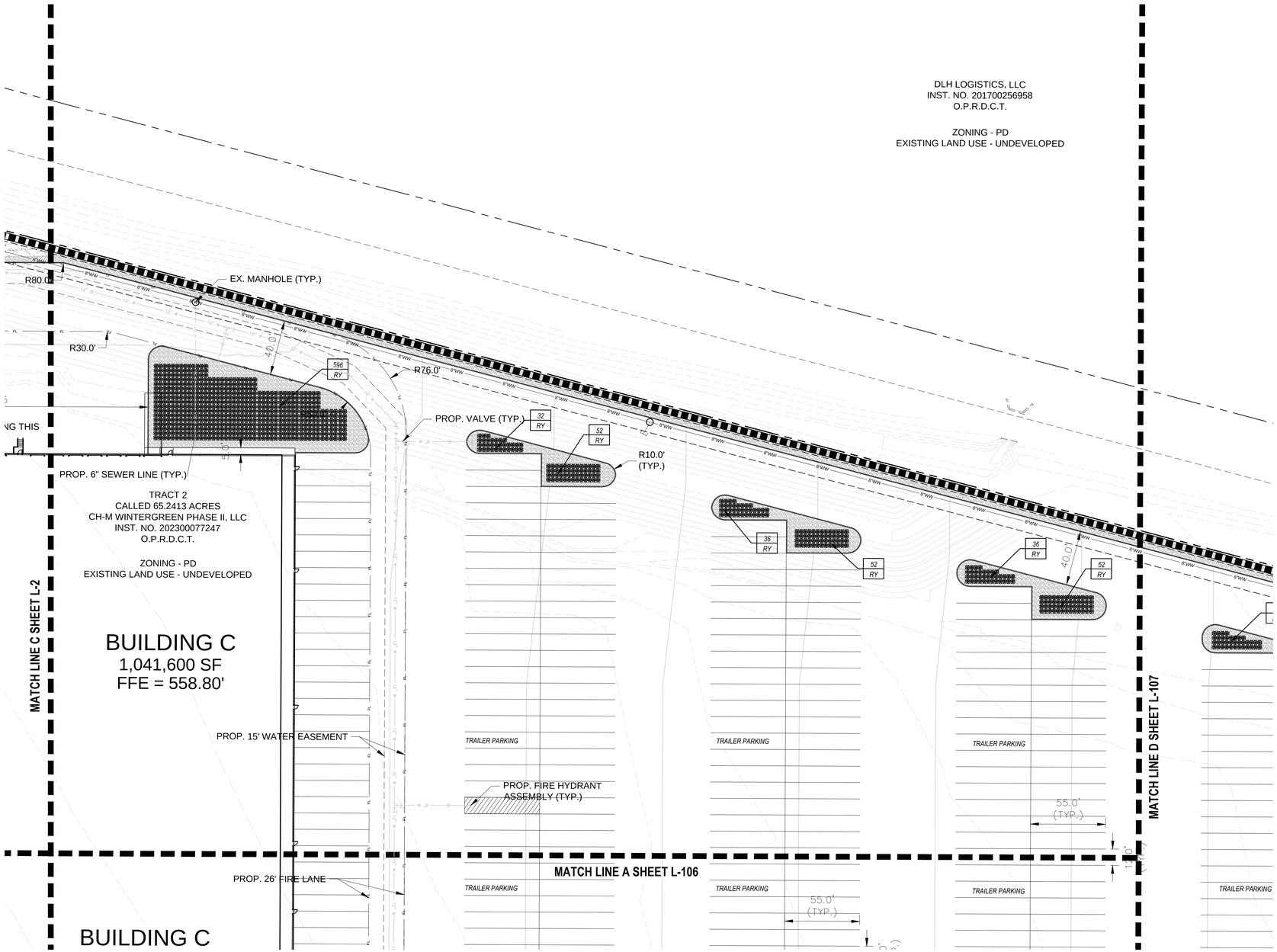
REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1076
STATE OF TEXAS
07.22.2026

DATE 07/22/2026
SCALE AS SHOWN
DESIGNED BY BDA
DRAWN BY BDA
CHECKED BY BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-102



PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
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- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

CASE NUMBER: DP26-15

CALL BEFORE YOU DIG! 800.245.4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER
CH-M WINTERGREEN PHASE II, LLC
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DALLAS, TX 75219
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Email smr@smr-la.com

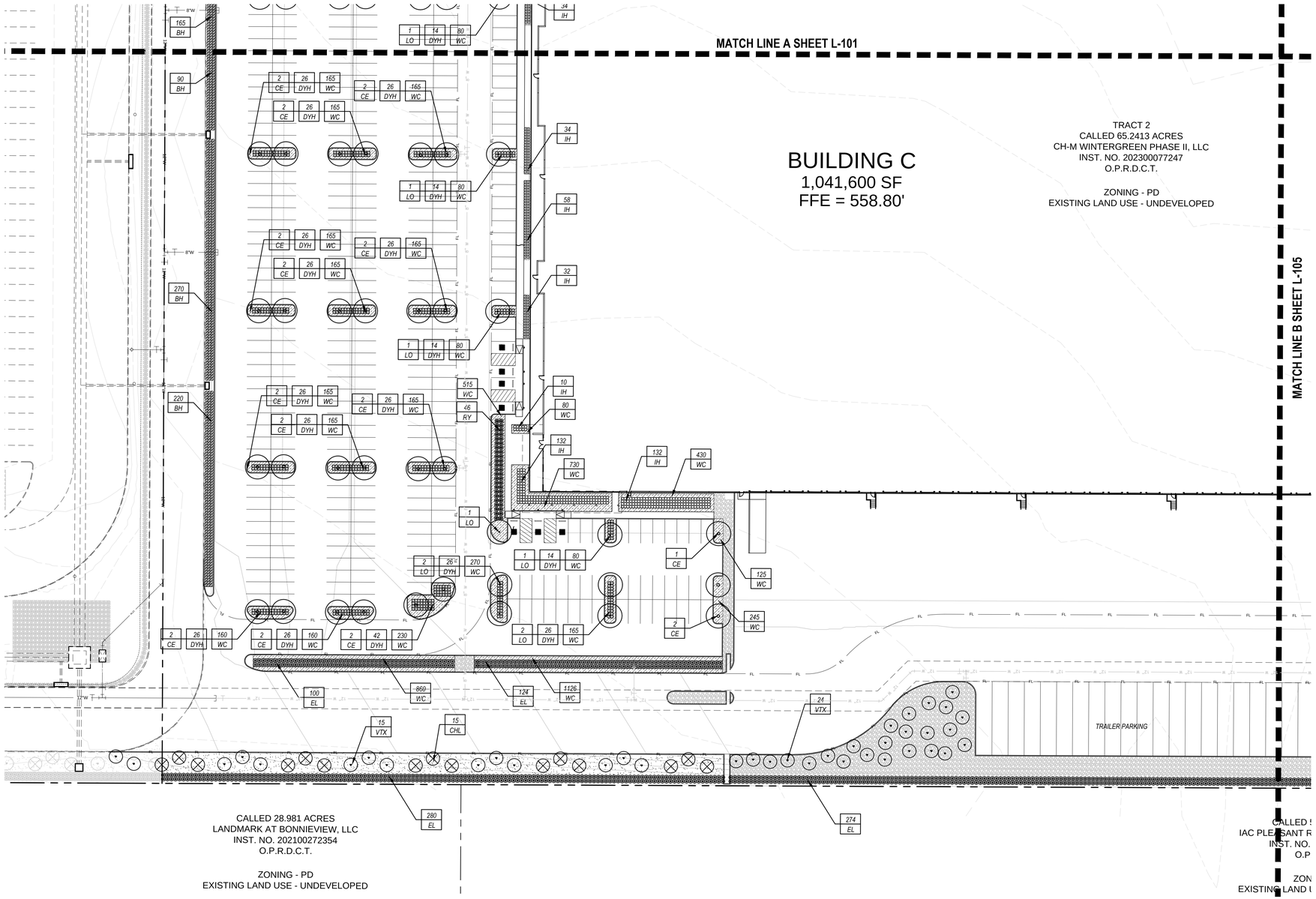
REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1786
STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-103



PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
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TYPE	COMMON NAME
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VTX	Vitex

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

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- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
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EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

No.	REVISIONS	DATE	BY

smr
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1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

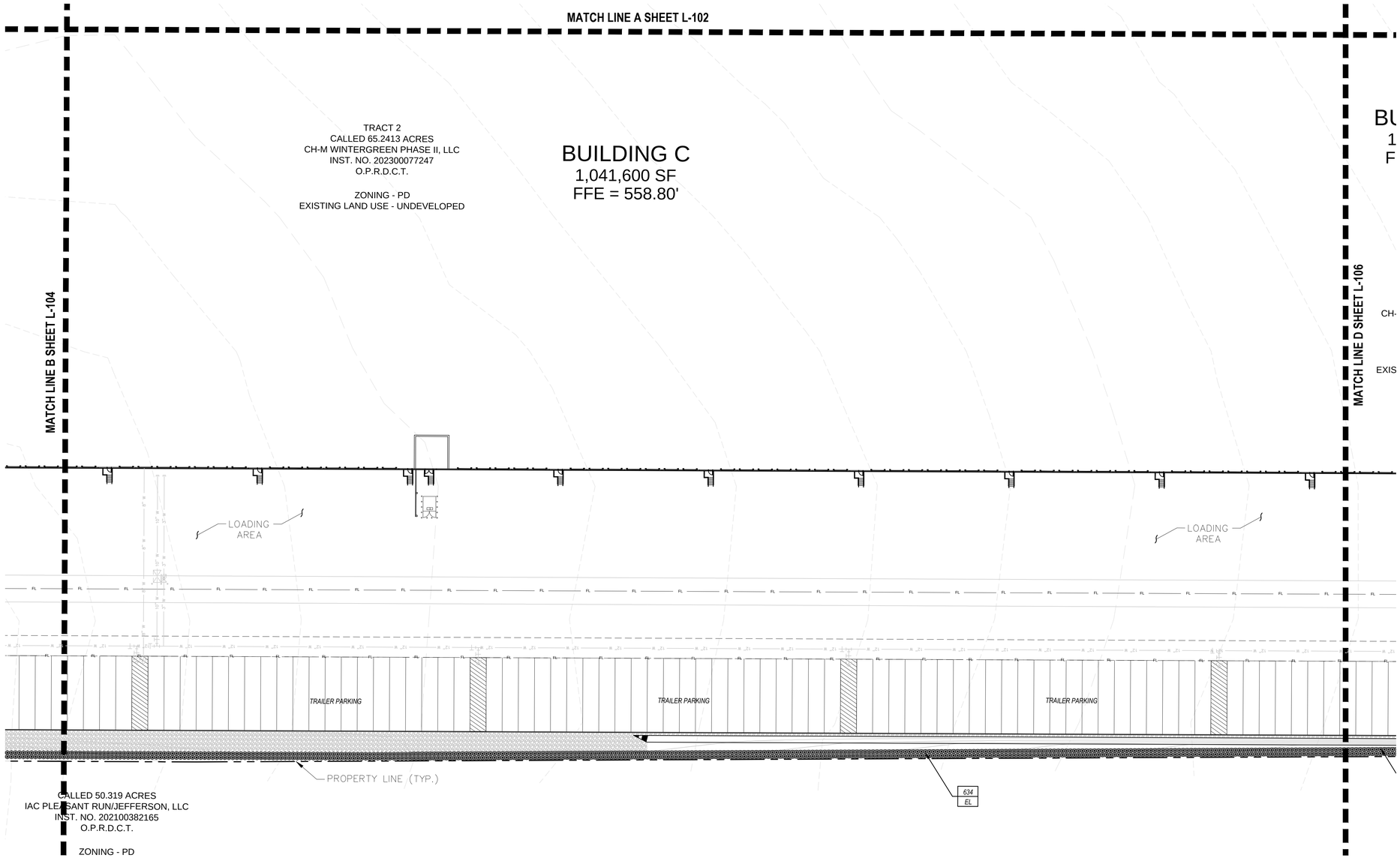
REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1761 STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-104



PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
BC	Bald Cypress
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TYPE	COMMON NAME
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GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

GRAPHIC PLANT LEGEND

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- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

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DALLAS, TX 75219
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01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

No.	REVISIONS	DATE	BY

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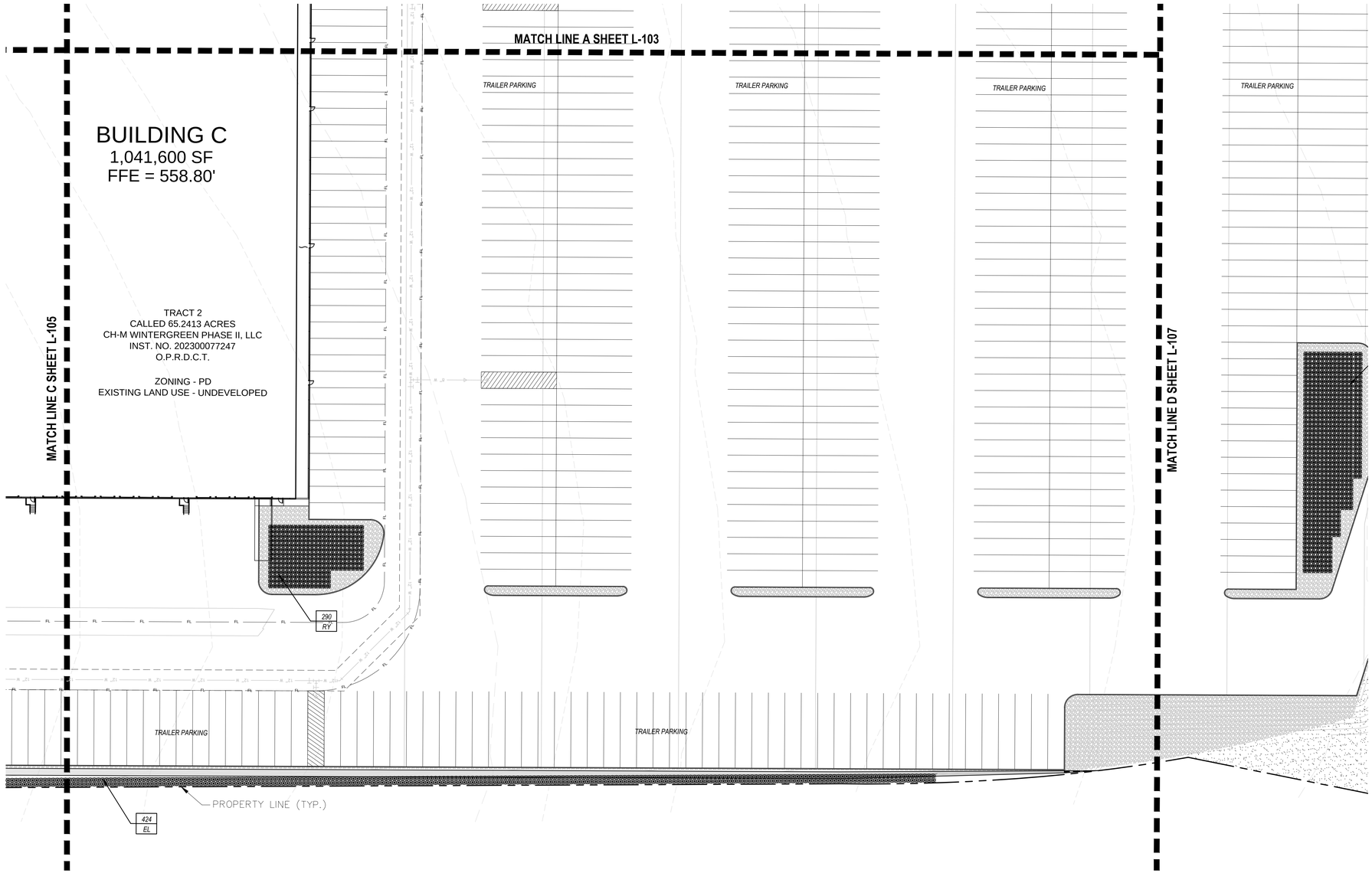
REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1076
STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-105



PLANT LEGEND

QUANTITY	PLANT TYPE

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- Native Bull Rock 3" depth w/ weed barrier fabric

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

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01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1076 STATE OF TEXAS
07.22.2026

DATE	07.22.2026
SCALE	AS SHOWN
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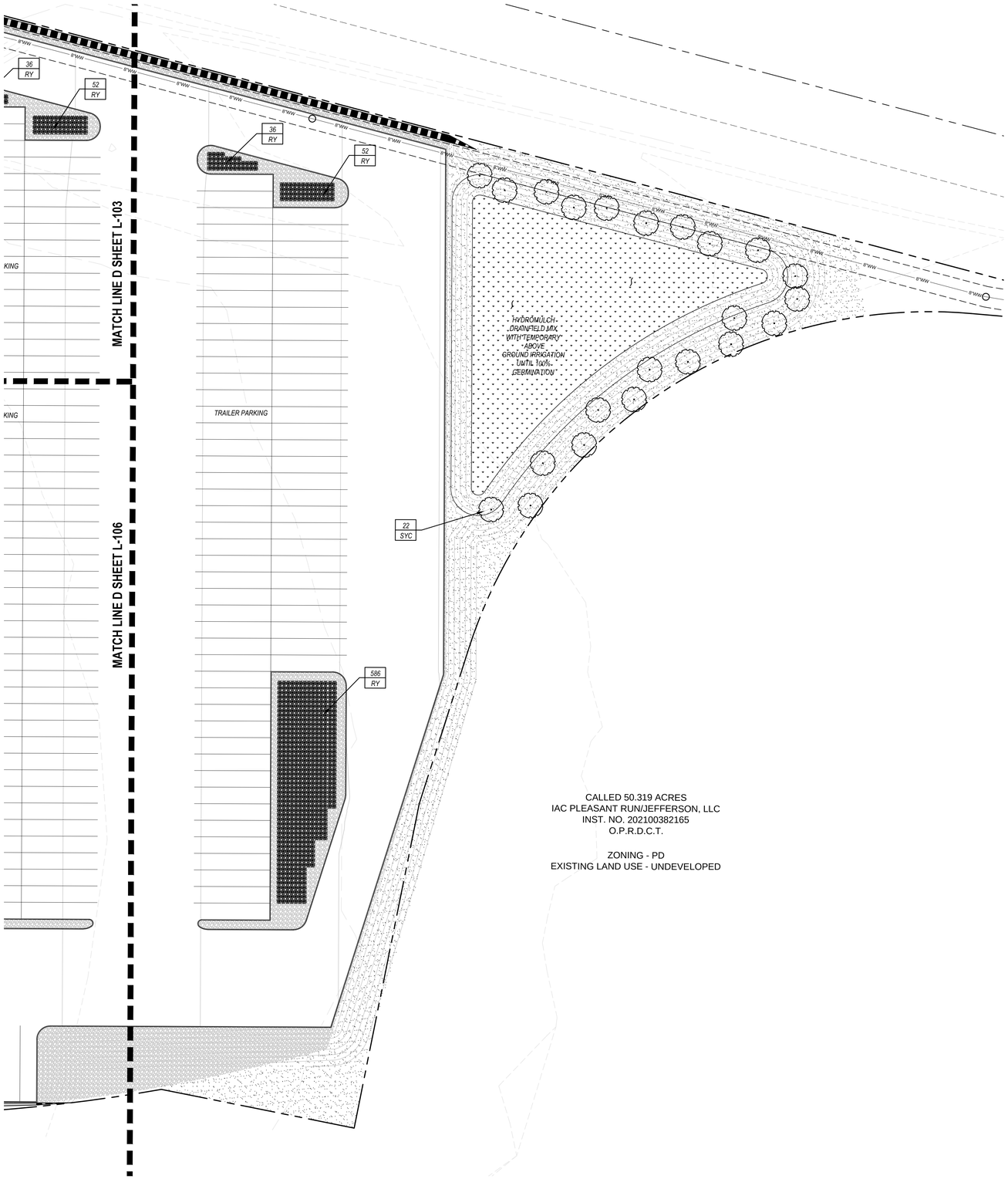
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-106



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

DRAINFIELD MIX LAWN NOTES

1. Installation of Drainfield Mix to be performed by hydro-seeding.
2. Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
3. Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.
4. Seed mix available from Native American Seed: 1 800 728 4093.

GRAPHIC PLANT LEGEND

- BALD CYPRESS
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- DWARF YAUPON HOLLY
- BARBERRY
- INDIAN HAWTHORNE
- LAWN
- WINTERCREEPER
- Native Bull Rock 3" depth w/ weed barrier fabric and steel edging border

PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

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TY	Tree Yaupon Holly
VTX	Vitex

GROUNDCOVERS

TYPE	COMMON NAME
WC	Wintercreeper

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terro-Tack one', as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
7. Use a 4'x8' batter board against all beds areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibilty of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to pernament lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

CALL BEFORE YOU DIG! TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 10 40 80

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL: BCOOPER@CROWHOLDINGS.COM

APPLICANT/ENGINEER

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CONTACT: ANNAMARIE TAYLOR, P.E.
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No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1076
STATE OF TEXAS
07.22.2026

DATE	07/22/2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
L-107

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources.
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loffland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

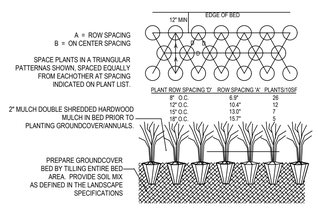
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

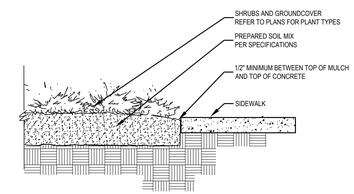
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

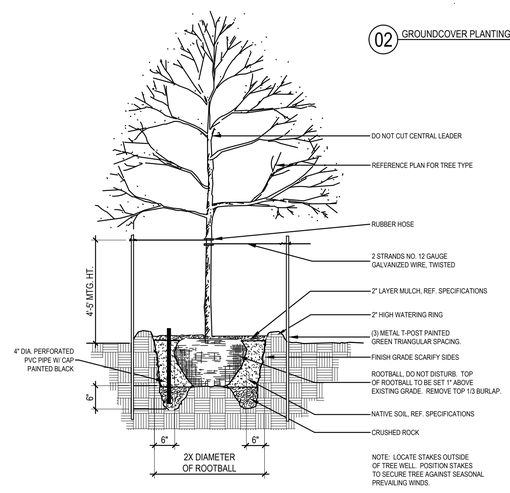
END OF SECTION



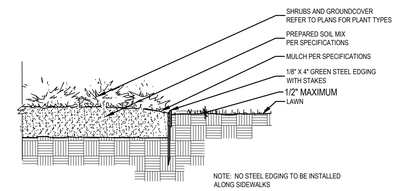
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



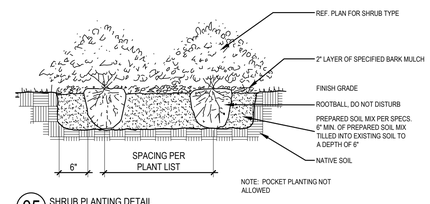
03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

CASE NUMBER: DP26-15

LANDSCAPE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TX 75219
CONTACT: BRAD COOPER
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APPLICANT/ENGINEER

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RICHARDSON, TX 75080
CONTACT: ANNAMARIE TAYLOR, P.E.
PH: (469) 917-1190
EMAIL: ANNAMARIE.TAYLOR@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1076
STATE OF TEXAS
07.22.2026

DATE 07.22.2026
SCALE AS SHOWN
DESIGNED BY BDA
DRAWN BY BDA
CHECKED BY BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CH-M WINTERGREEN, LLC.
630 E WINTERGREEN RD
LANCASTER TEXAS

LANDSCAPE DETAILS / SPECIFICATIONS

SHEET NUMBER
L-108

ELEVATION SYMBOLS LEGEND:

- W# — WINDOW/DOOR TYPE
- F## — KEYNOTE
- # — REVISION NUMBER
- 05/A1.0 — DETAIL DESIGNATION
- 1 A101 — SECTION DETAIL MARKER
- 1 A101 — ELEVATION MARKER
- FIELD COLOR SHERWIN WILLIAMS SW7005 PURE WHITE
- ACCENT COLOR WITH FORM LINER SHERWIN WILLIAMS SW7075 WEB GRAY SCOTT SYSTEM, PATTERN #1101 TRAPEZOID 1 1/2" DEEP 4"OC
- GLAZING
- ALUCOBOND AXCENT PANELS
- 4" FAUX WOOD ALUMINUM SOFFIT PANELS KNOTWOOD, COLOR: TASSIE OAK

ELEVATION KEYNOTES:

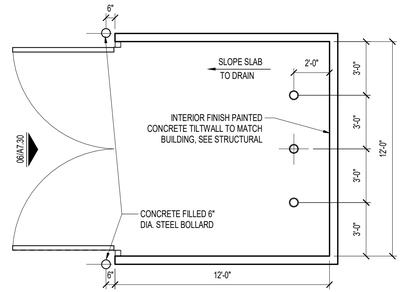
- E01 PAINTED CONCRETE TILTWALL
- E02 PANEL REVEAL
- E03 ALUMINUM & GLASS CURTAINWALL SYSTEM
- E04 RIBBED FORM LINER
- E05 SCUPPER
- E06 LINE OF ROOF BEYOND
- E07 8'W x 8'H LOUVER (PAINTED TO MATCH CONCRETE)
- E08 WALL PACK MOUNTED AT 32'-0" AFF (TYP)(UNO)
- E09 ROOF DRAIN THRU WALL (REF 03/A10.10)
- E10 WOOD GRAIN ALUMINUM PORTAL WITH BLACK PAINTED STEEL CANOPY
- E11 BLACK PAINTED STEEL CANOPY
- E12 BLACK PAINTED STEEL CANOPY SUPPORT
- E13 BLACK PAINTED SUNSHADE SCREEN
- E14 SCREEN WALL
- E15 OFFSET ROOF & OVERFLOW DRAINS

GENERAL NOTES:

1. ROOF SYSTEM: 60 MIL WHITE TPO MECHANICALLY FASTENED OVER POLYISOCYANURATE INSULATION R9 (MIN).

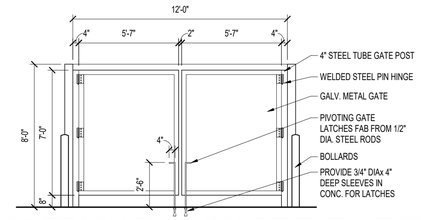
Building C Materials

	Total Facade SF	Doors + Windows SF	Primary Masonry SF	Primary %	Tiltwall SF	Tiltwall %	Formliner SF	Formliner %
North	31,625 SF	2,518 SF	29,107 SF	100%	16,742 SF	58%	12,365 SF	42%
South	31,875 SF	175 SF	31,700 SF	100%	17,108 SF	54%	14,592 SF	46%
East	91,657 SF	10,311 SF	81,346 SF	100%	46,148 SF	57%	35,198 SF	43%
West	91,951 SF	11,389 SF	80,562 SF	100%	45,258 SF	56%	35,304 SF	44%



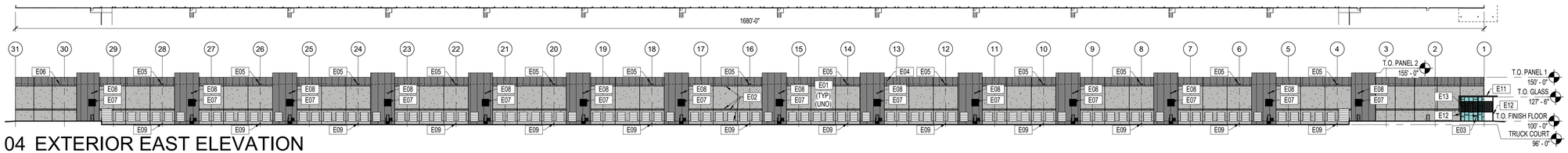
06 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



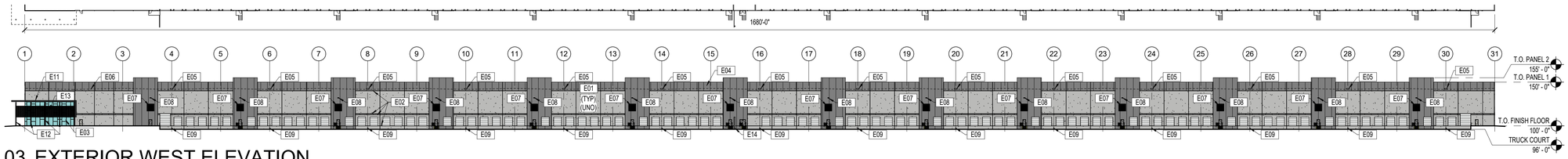
05 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



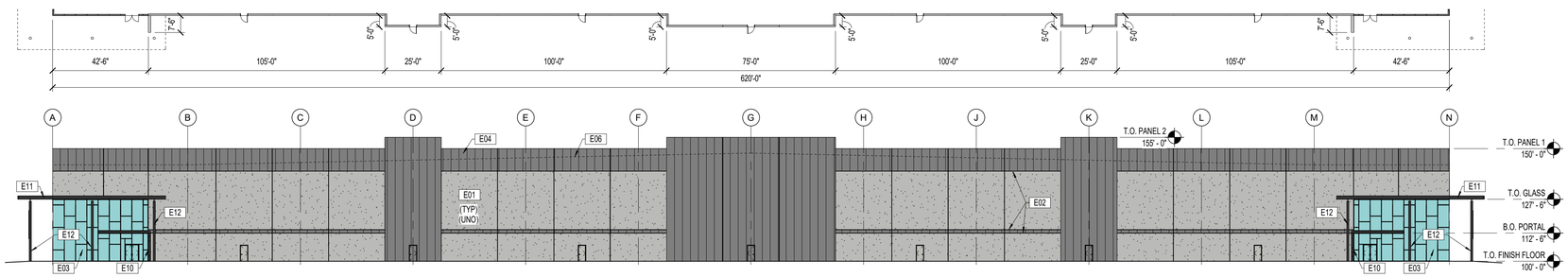
04 EXTERIOR EAST ELEVATION

SCALE: 1/64" = 1'-0"



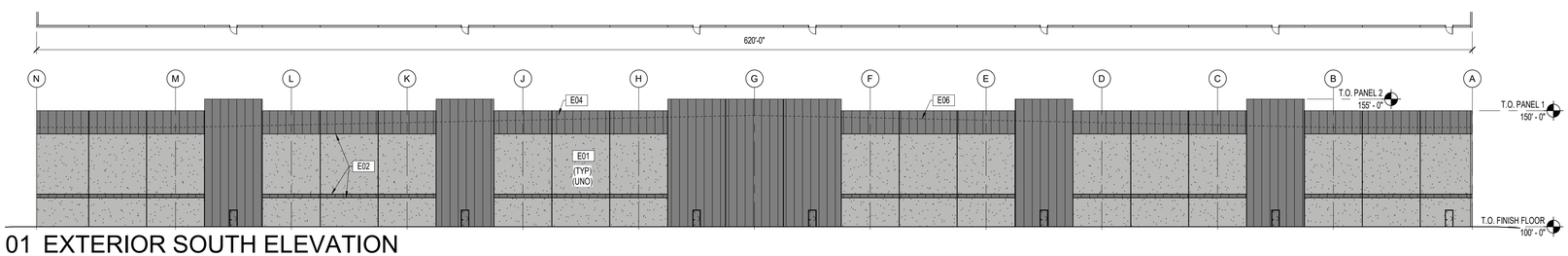
03 EXTERIOR WEST ELEVATION

SCALE: 1/64" = 1'-0"



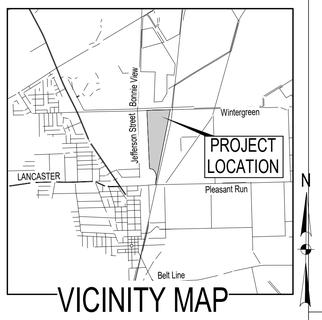
02 EXTERIOR NORTH ELEVATION

SCALE: 1" = 30'-0"



01 EXTERIOR SOUTH ELEVATION

SCALE: 1" = 30'-0"



VICINITY MAP

CASE NUMBER: DP26-15

SITE PLAN

WINTERGREEN INDUSTRIAL
LOT 1, BLOCK A
TRACT 1 & 2, THOMAS A. PHILLIPS SURVEY,
ABSTRACT NO 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
56.3435 ACRES

DATE: JUNE 15, 2026

OWNER

CH-M WINTERGREEN PHASE II, LLC
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
CONTACT: BRAD COOPER
PH: (214) 661-8094
EMAIL:
BCOOPER@CROWHOLDINGS.COM

ARCHITECT

AZIMUTH: ARCHITECTURE, INC.
10228 E NORTHWEST HWY, BOX 66
DALLAS, TEXAS 75226
PH (214) 261-9060
CONTACT: COLE WILLIAMS

ENGINEER

TEXAS REGISTRATION NO. F-928
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER
EMAIL: DAN.GALLAGHER@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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

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NOT FOR CONSTRUCTION PURPOSES
FOR REVIEW ONLY
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 128550 Date JULY 2026

KHA PROJECT	TBD
DATE	07.27.2026
SCALE	AS SHOWN
DESIGNED BY	BDA
DRAWN BY	BDA
CHECKED BY	BDA

WINTERGREEN INDUSTRIAL
PREPARED FOR CHI

FACADE / ELEVATION PLAN
BUILDING C

SHEET NUMBER
A7.30

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **7.**

Meeting Date: 09/01/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

PS26-50 Discuss and consider approval of a Preliminary Plat to create Lot 1, Block A, out of the QTS DFW3 Addition, being 98.609 acres, addressed as 1240 Greene Road, 1201, 1301, and 1345 E. Belt Line Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 1240 Greene Road, 1201, 1301, and 1345 E. Belt Line Road and is 98.609 acres in size.

2. **Current Zoning:** The subject property is currently zoned Planned Development.

3. **Adjacent Properties:**
   North: PD Logistics Port – Walmart Cold Storage
   East: Lanport Overlay - Undeveloped Tract
   South: PD CP Belt Line South – Stack Data Center
   West: PD Redwood – Undeveloped Tract

4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Aviation.

5. **Case History**:

Date	Body	Action
02/29/2024	P&Z	PS24-26 Beltline Ninety-Eight Minor Plat Approved
02/12/2024	CC	Z24-3 QTS Belt Line Data Center PD Approved
02/12/2024	CC	M24-14 QTS Belt Line Development Agreement Approved
01/02/2024	P&Z	Z24-3 QTS Belt Line Data Center PD Recommended Approval
03/10/2008	CC	Z07-03 Logistics Port PD Approved
01/15/2008	P&Z	Recommended Approval of Logistics Port PD
01/02/2008	CC	M07-07 Lanport Overlay Approved

11/06/2007	P&Z	M07-07 Recommended Approval of Lanport Overlay
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The purpose of this preliminary plat is to create one lot for the development of data center uses and a substation.

The site has frontage along E. Belt Line Road and Greene Road. The Master Thoroughfare Plan (MTP) designates E. Belt Line Road as a Major Arterial Type B, which requires 100-feet of rights-of-way (ROW). Greene Road is designated as a 4-lane Minor Arterial requiring 100-feet of ROW.

Per the Lancaster Development Code*, Article 16.02 (b) (xi) Preliminary Plat Review* — preliminary plats require, *"e*xisting boundary or adjacent streets, alleys and rights-of-way and boundaries of rights-of-way dedication indicated by a medium weight solid line, intermittent with two dashed lines". ROW dedication is required along Greene Road and has not been provided.

This preliminary plat is not in substantial compliance with the subdivision regulations.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends denial, as presented.

Attachments

Location Map

Preliminary Plat

Lancaster Tx
QTS DFW 3
Zoned: PD

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.
Created with Nearmap Vertical for Government 2026

Target Area
- QTS DFW Campus
- Streets
- City Limits
- Parcels

N

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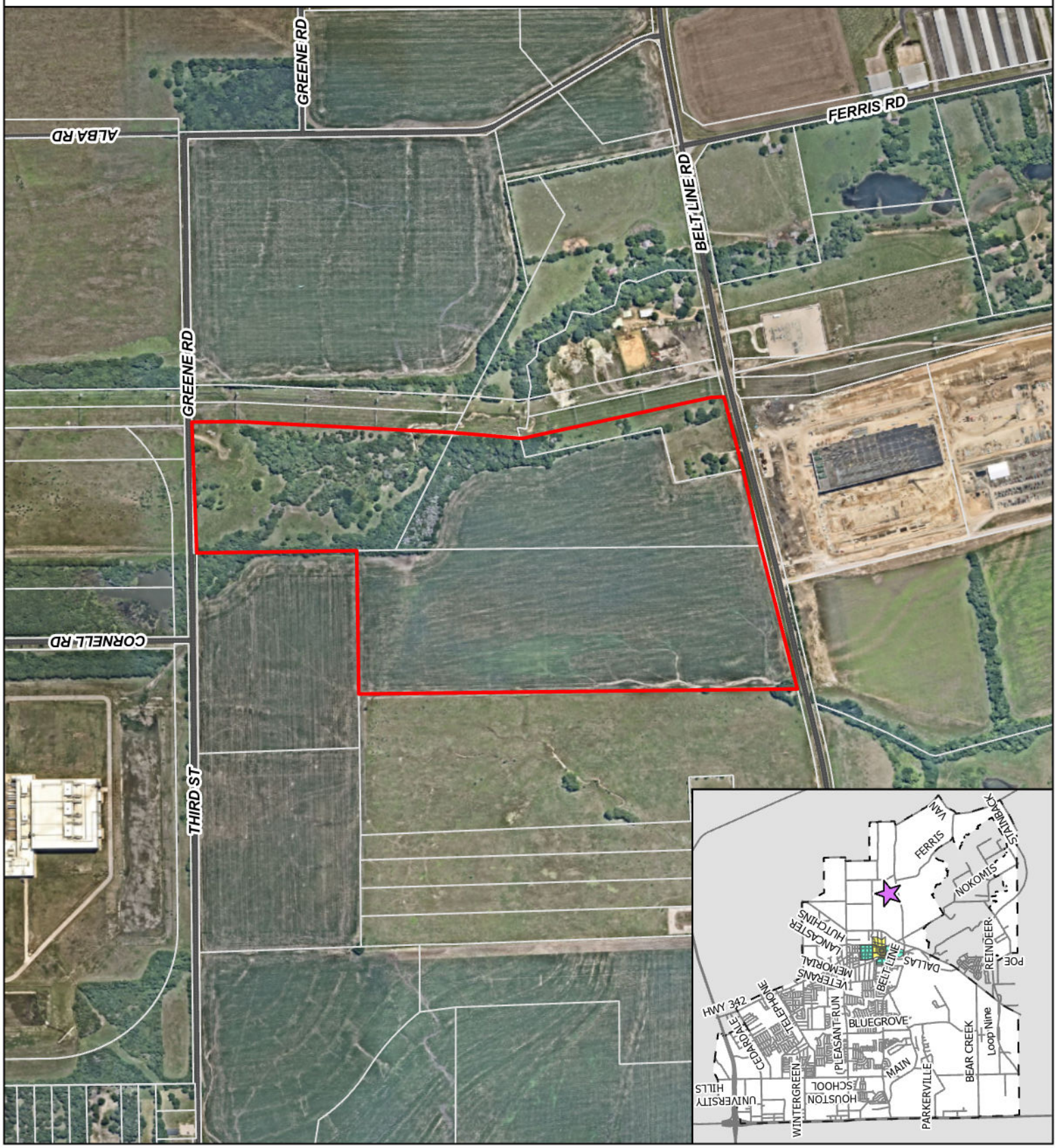

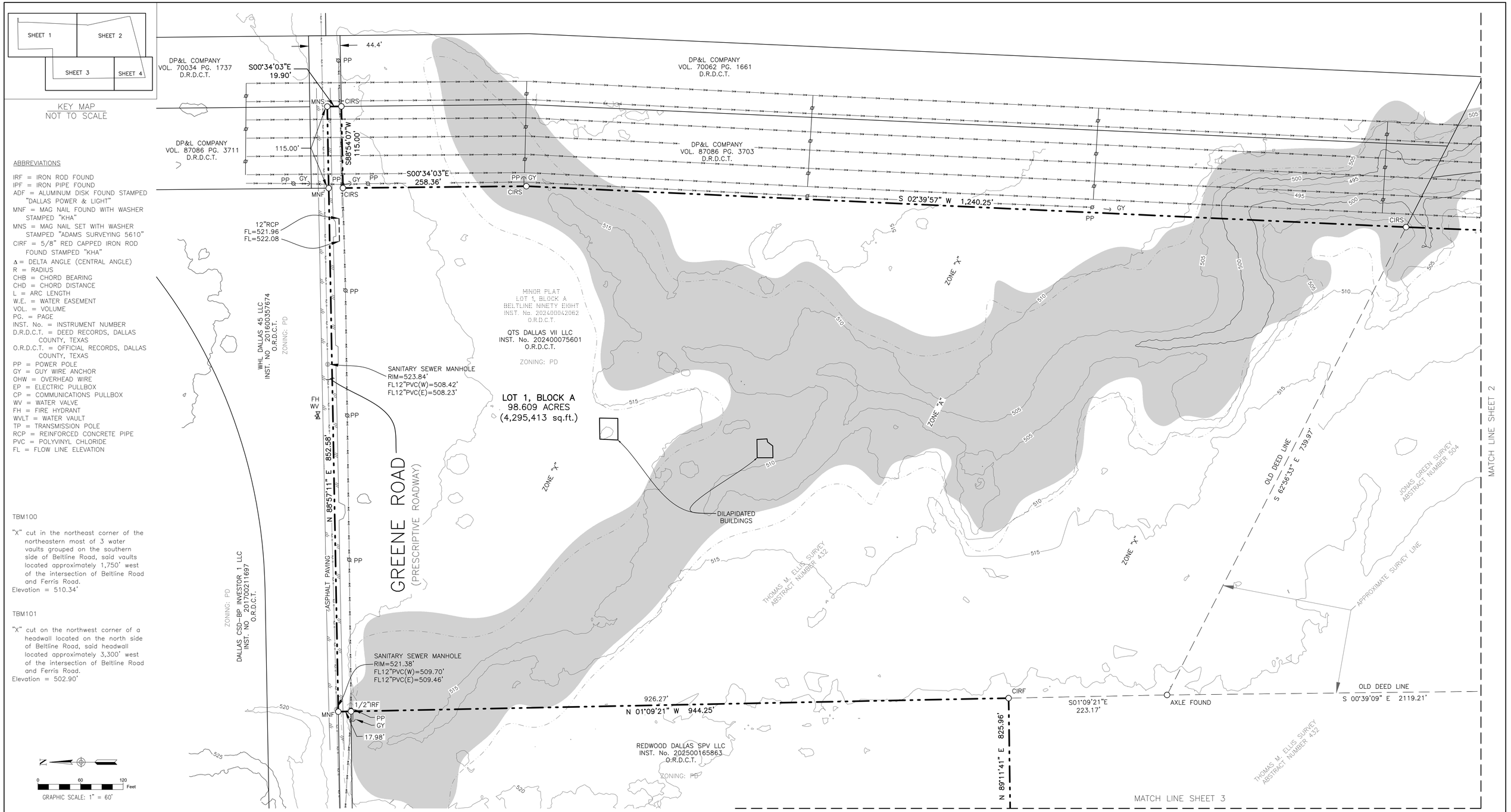

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12851 Foster Street
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Contact: Meghan Thomas
Phone: (214) 226-7557

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Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: JT Truong
Phone: (469) 317-0250
Email: surveytx@txasc.com

ENGINEER
Basin Engineering & Surveying
3501 Ridgelake Drive
Metairie, LA 70002
Contact: Wesley Eustis, P.E.
Phone: (504) 766-0526
Email: weustis@basinenglic.com

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TBPELS Firm Registration No. 10177500

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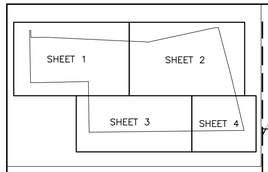
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

JULY 27, 2026

SHEET 1 OF 4



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Contact: Meghan Thomas
Phone: (214) 226-7557

SURVEYOR
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1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: JT Truong
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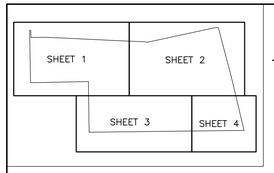

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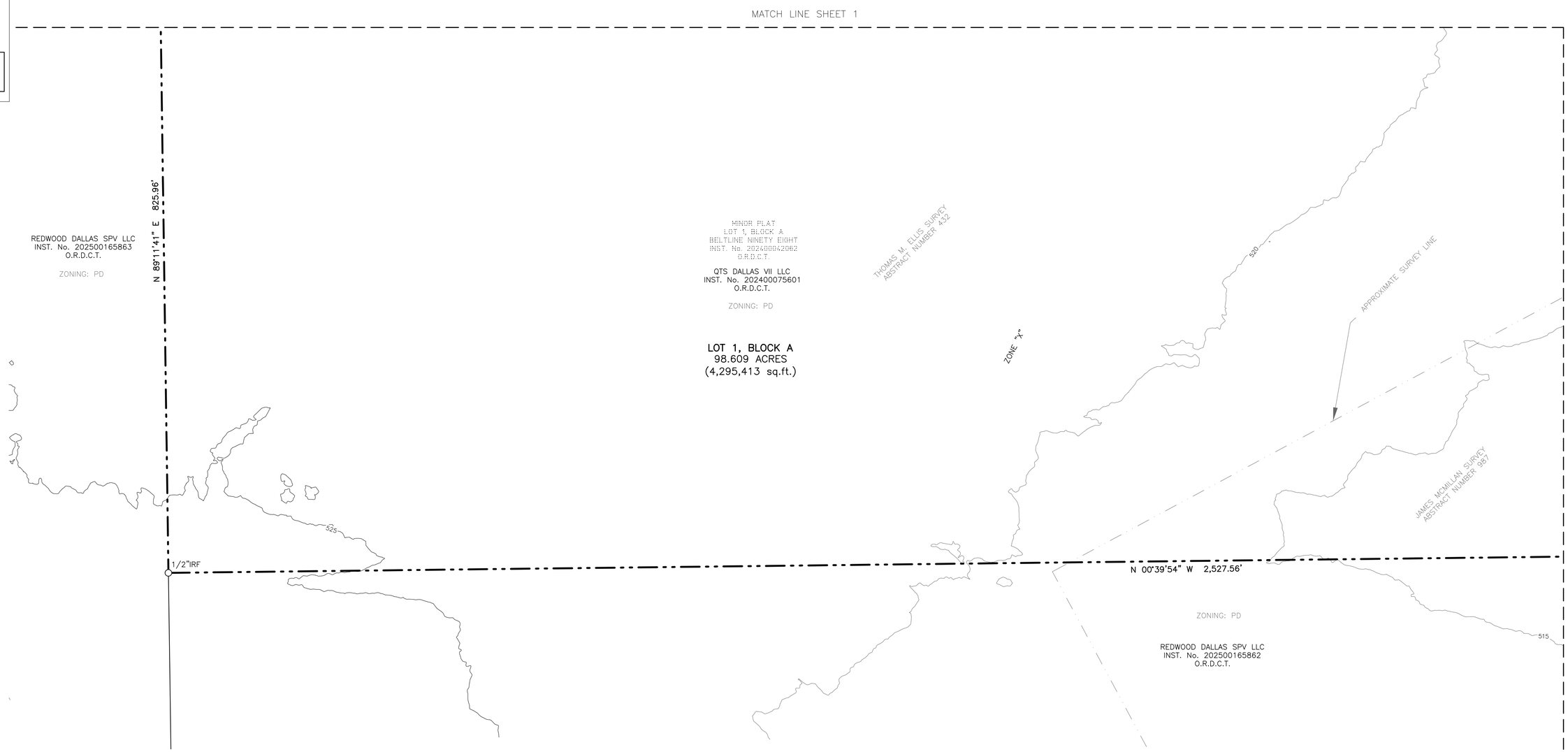

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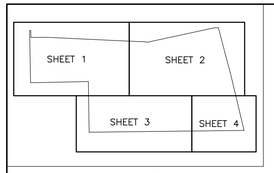

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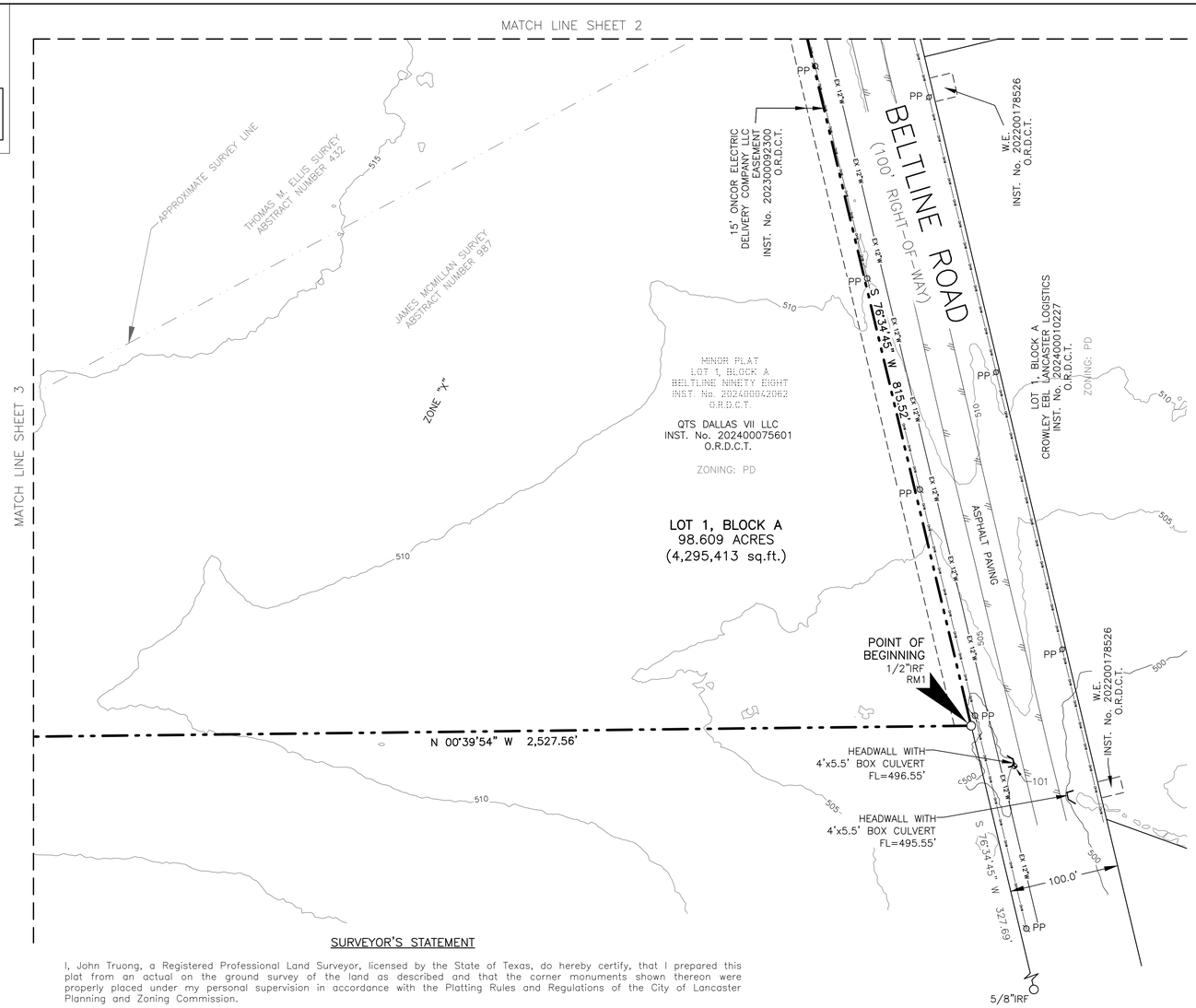

SURVEYOR'S STATEMENT

I, John Truong, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lancaster Planning and Zoning Commission.

Dated this the _____ day of _____, 2026.

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_____
John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2026.

My commission expires:

_____
Notary Public, State of Texas

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which their approval is required.

_____ _____
Senior Planner Date

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS QTS DALLAS VII, LLC is the owner of a 98.609-acre tract of land situated in the Thomas M. Ellis Survey, Abstract Number 432, the Jonas Green Survey, Abstract Number 504, and the James McMillan Survey, Abstract Number 987, City of Lancaster, Dallas County, Texas, and being all of Lot 1, Block A of BELTLINE NINETY EIGHT, an addition to the City of Lancaster, Dallas County, Texas according to the minor plat thereof, as recorded in Instrument Number 202400042062, Official Records, Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of Beltline Road (a 100-foot-wide right-of-way), same point being the southwest corner of said Lot 1, from which a 5/8-inch iron rod found bears South 76 degrees 34 minutes 45 seconds West, a distance of 327.69 feet;

THENCE Northerly, departing the north right-of-way line of said Beltline Road and with the west line of said Lot 1 the following three (3) calls:

North 00 degrees 39 minutes 54 seconds West, a distance of 2,527.56 feet to a 1/2-inch iron rod found;

North 89 degrees 11 minutes 41 seconds East, a distance of 825.96 feet to a 5/8-inch red capped iron rod found stamped "KHA", from which an axle found bears South 01 degree 09 minutes 21 seconds East, a distance of 223.17 feet;

North 01 degree 09 minutes 21 seconds West, passing at a distance of 926.27 feet a 1/2-inch iron rod found, and continuing, in all, for a total distance of 944.25 feet to a MAG nail with washer stamped "KHA" found in the centerline of Greene Road (a variable width right-of-way);

THENCE North 88 degrees 57 minutes 11 seconds East, with the centerline of said Greene Road, passing at a distance of 737.58 feet a MAG nail with washer stamped "KHA", and continuing, in all, for a total distance of 852.58 feet to a MAG nail set with washer stamped "ADAMS SURVEYING 5610";

THENCE Southerly, departing the centerline of said Greene Road and with the east line of said Lot 1 the following nine (9) calls:

South 00 degrees 34 minutes 03 seconds East, a distance of 19.90 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 88 degrees 54 minutes 07 seconds West, a distance of 115.00 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 00 degrees 34 minutes 03 seconds East, a distance of 258.36 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 02 degrees 39 minutes 57 seconds West, a distance of 1,240.25 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 02 degrees 17 minutes 58 seconds West, a distance of 385.82 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 75 degrees 36 minutes 38 seconds West, a distance of 7.80 feet to a 5/8-inch red capped iron rod stamped "KHA" found, from which a 3/4-inch iron pipe found bears South 75 degrees 36 minutes 38 seconds West, a distance of 112.38 feet;

South 02 degrees 15 minutes 25 seconds West, a distance of 9.84 feet to a point from which a 1/2-inch iron rod found bears North 71 degrees 42 minutes 03 seconds East, a distance of 0.35 feet;

South 12 degrees 10 minutes 30 seconds East, a distance of 1,115.63 feet to an Aluminum Disk stamped "DALLAS POWER & LIGHT" found;

South 02 degrees 10 minutes 21 seconds East, passing at a distance of 72.31 feet an Aluminum Disk stamped "DALLAS POWER & LIGHT" found, and continuing, in all, for a total distance of 72.91 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set on the northern right-of-way line of said Beltline Road, same point being the beginning of a non-tangent curve to the left having a radius of 5,779.65 feet, a central angle of 01 degree 14 minutes 10 seconds, and a chord which bears South 75 degrees 38 minutes 44 seconds West, a distance of 124.70 feet;

THENCE Westerly, with the north right-of-way line of said Beltline Road the following four (4) calls:

Southwesterly, with said non-tangent curve to the left, an arc length of 124.70 feet to a 5/8-inch yellow capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" set;

South 75 degrees 11 minutes 45 seconds West, passing at a distance of 307.49 feet a 1/2-inch iron rod found, and continuing, in all, for a total distance of 632.46 feet to a 5/8-inch red capped iron rod stamped "KHA" found for the beginning of a tangent curve to the right having a radius of 5,679.95 feet, a central angle of 01 degrees 32 minutes 58 seconds, and a chord which bears South 76 degrees 08 minutes 19 seconds West, a distance of 153.60 feet;

Southwesterly, with said tangent curve to the right, passing at an arc length of 120.80 feet a 1/2-inch iron rod found, and continuing, in all, for a total arc length of 153.60 feet to a 1/2-inch iron rod found;

South 76 degrees 34 minutes 45 seconds West, a distance of 815.52 feet to the POINT OF BEGINNING and CONTAINING 98.609 acres (or 4,295,413 square feet) of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

Now therefore, know all persons by these presents:

That I/we, QTS DALLAS VII, Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as New Town Estates, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2026.

_____
AUTHORIZED AGENT
QTS DALLAS VII, LLC

STATE OF }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2026.

My commission expires:

_____
Notary Public, State of Texas

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

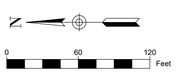
PRELIMINARY Plat – For Inspection Purposes Only.
Approved for Preparation of Final Plat

_____ _____
Chairman, City of Lancaster, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title



GRAPHIC SCALE: 1" = 60'

VICINITY MAP
NOT TO SCALE

FLOOD STATEMENT

According to Map No. 48113C0655K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" and Zone "A". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "A" is defined as special flood hazard areas subject top inundation by the 1% annual chance flood with no base flood elevations determined. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES

1. Bearings and grid coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011). All dimensions shown are surface distances.
2. Elevations are based on the North American Vertical Datum of 1988 (NAVD88), Geoid Model 12B Conus.
3. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
4. Recorded easements and recorded rights of way marked on this plat with recording information are for informational purposes only, are not deemed granted by this plat, and are not to be deemed "easments", "easement strips", or "right-of-ways" for purposes of the Owner's Certificate of Dedication.

RECORD MONUMENTS

RM1: 1/2-inch iron rod found on the north right-of-way line of Beltline Road (a 100-foot-wide right-of-way), same point being the southwest corner of Lot 1, Block A of BELTLINE NINETY EIGHT.

RM2: Aluminum Disk stamped "DALLAS POWER & LIGHT" found for an angle point in the east line of Lot 1, Block A of BELTLINE NINETY EIGHT.

OWNER
QTS DALLAS VII, LLC
12851 Foster Street
Overland Park, KS 66213
Contact: Meghan Thomas
Phone: (214) 226-7557

SURVEYOR
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1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: JT Truong
Phone: (469) 317-0250
Email: surveytx@txasc.com

ENGINEER
Basin Engineering & Surveying
3501 Ridgelake Drive
Metairie, LA 70002
Contact: Wesley Eustis, P.E.
Phone: (504) 766-0526
Email: weustis@basinenglic.com

Adams Surveying Company, LLC
TBPELS Firm Registration No. 10177500
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PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PRELIMINARY PLAT

QTS DFW3 ADDITION

LOT 1, BLOCK A

REPLAT OF LOT 1, BLOCK 1
BELTLINE NINETY EIGHT
BEING 98.609 ACRES SITUATED IN THE
THOMAS M. ELLIS SURVEY, ABSTRACT NUMBER 432
JONAS GREEN SURVEY, ABSTRACT NUMBER 504
JAMES MCMILLAN SURVEY, ABSTRACT NUMBER 987
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

JULY 27, 2026

SHEET 4 OF 4