



City of Rockport

TREE AND LANDSCAPE COMMITTEE REGULAR MEETING AGENDA

THURSDAY, NOVEMBER 6, 2025 - 5:00 PM
ROCKPORT CITY HALL
212 N LIVE OAK ST
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport Tree and Landscape Committee will hold a Regular Meeting on Thursday, November 6, 2025, at 5:00 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Tree and Landscape Commission welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Tree and Landscape Commission to receive your handouts for the meeting, please provide 10 copies; if not, the Tree and Landscape Commission will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Tree and Landscape Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Tree and Landscape Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER

II. REGULAR AGENDA

1. Deliberate and act on September 18, 2025, minutes as presented ()
2. Hear, deliberate, and act on a Tree Survey and Mitigation Plan presented for the U-Haul project located at 3591 SH 35 Bypass, also known as Lot 1, Block 1, Subdivision A-6, 3.27 Acres ()
3. New Business.
 - a. Discussion regarding future Agenda Items. ()
4. Old Business ()

III. ADJOURN

CERTIFICATION

This is to certify that I, Belinda Garcia, posted this Agenda at 4:00pm on October 31, 2025, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas and Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas 78382



Belinda Garcia
Administrative Coordinator

TREE & LANDSCAPE COMMITTEE MINUTES

On this the 18th day of September 2025, the Tree and Landscape Committee of the City of Rockport held a Meeting at 5:00 p.m. at Council Chambers, 212 N Live Oak St., Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Members Absent

Ginger Easton Smith, Chairperson
Shelly Steckler
Laura Denham
Linda Frank
Carla Rinche-Belaire

Staff Members Present

Carey Dietrich, Director of Building Development
Belinda Garcia, Administrator Coordinator
Stacy Cantu, Bldg. & Dev, Planning Technician
Kimberley Henry, Asst. to the City Manager
Judy Emerson, Code Enforcement

Guest(s) Present

One (1)

I Call to Order

Chair Easton Smith called the meeting to order at approximately 5:01 p.m.

II Regular Agenda

1. Deliberate and act on the minutes of Tree and Landscape Committee Meetings dated:

* July 31, 2025

* August 27, 2025. (Belinda Garcia, Administrative Coordinator)

Motion: Member Linda Frank made a motion to approve the minutes as presented.

Member Shelley Steckler seconded the motion. Motion was approved unanimously.

2. Hear, deliberate, and act on a Tree Survey and Mitigation Plan for a Restaurant, located at Block 1, Lot 1, of Del Campo Meat Market Subdivision, being 0.9988 Acres, also known as 1704 Hwy 35 South. (Carey Dietrich, Director of Community Development & Building)
Brandi Karl spoke.

Suggestions were made by Member Steckler and Member Denham and discussed with developer representative Brandi Karl and Director of Building Development Carey Dietrich.

Motion: Member Shelly Steckler made a motion to recommend changes. Member Linda Frank seconded the motion. The motion was approved unanimously.

3. Discuss options to consider redesigning the artwork to be displayed on a future billboard

sign. (Kimberly Henry, Assistant to the City Manager)

Assistant to the City Manager Kimberly Henry will prepare a Request for Proposal and bring back options for the Committee's review.

4. Discuss and evaluate potential new outreach methods, including social media and messaging through the water bill. (Kimberly Henry, Assistant to the City Manager)

Assistant to the City Manager Kimberly Henry will include this in the Request for Proposal noted above and bring back options for the Committee's review. In the meantime, staff will ask our in-house people to promote the tree Ordinance.

5. Discuss properties that received trees during the current drought period and how they can be monitored for survival rate. (Kimberly Henry, Assistant to the City Manager)

Member Steckler asked if there was a list of commercial properties that planted trees and asked who was monitoring them. **Code Enforcement Officer Judy Emerson stated there is a running list of commercial properties that Code Enforcement does monitor.**

6. Provide an update on the status of the Tree Ordinance's presentation to City Council. (Kimberly Henry, Assistant to the City Manager)

Kimberly Henry, Assistant to the City Manager, informed the committee that the ordinance is being changed according to the committee's requests on July 31, 2025, and will have to be reviewed by the City Attorney. Once approved by the City Attorney it will be placed on the City Council agenda and staff will notify the Tree and Landscape Committee of the date and time.

7. Discuss the current summary of all committee members' term statuses and any upcoming expirations or renewals. (Kimberly Henry, Assistant to the City Manager)

Kimberly Henry, Assistant to the City Manager, informed the committee of the updated list of who is to be appointed or reappointed on the next Tuesday night council meeting. There are 3 new applicants. Staff requested that the two members up for reappointment notify us of their intention to be reappointed by this Friday, September 19, 2025.

8. Update regarding Tree Mitigation and Preservation Account balance. (Carey Dietrich, Director of Community Development & Building)

Carey Dietrich, Director of Building and Development, informed the committee of the amount in the account. Guidelines for the use of the money are in the Tree Ordinance. The funds may be used for planting trees, to preserve and protect existing trees, education, advertisement, and irrigation systems.

9. Request for future agenda items. ()

Kimberly Henry, Assistant to the City Manager, talked about the upcoming event for our City Show Case, and asked that at least one member from each Board/Committee attend the booth for the Boards and Committee to talk about what they do.

Member Stekler requested that the mayor sign the Texas Arbor Day Proclamation scheduled for November 7, 2025.

III Adjournment

Member Carla Rinche-Belaire made the motion to adjourn. Member Shelly Steckler seconded the motion. Motion carried unanimously.

There being no further business, Chairperson Ginger Easton Smith adjourned the meeting at approximately 5:57 p.m.

Prepared By:

Belinda Garcia Administrator Coordinator

Approved By:

Ginger Easton Smith, Chairperson



CITY OF ROCKPORT
APPLICATION FOR TREE & LANDSCAPE PLAN REVIEW

INSTRUCTIONS: Please fill out completely, print in ink or use typewriter. If more space is needed, attach additional pages. Along with this application submit seven (7) copies of documentation as requested on the attached instruction sheet. Submit copy of landscaping plan if tree plan is included on same.

ADDRESS AND LOCATION OF PROPERTY: 3591 SH 35 Bypass Rockport, TX 78382

LEGAL DESCRIPTION: Subdivision A-6 Block 1 Lot 1

DESCRIPTION OF DEVELOPMENT: Mini storage facility (U-Haul) with associated parking and drives.

CURRENT ZONING OF PROPERTY: B-1

DIMENSIONS (square footage/acreage): 3.27 acres

PROPERTY OWNER/*REPRESENTATIVE - PRINT NAME: Cory Hall

ADDRESS: 2727 N Central Ave. 5N Phoenix, AZ 85004

PHONE NUMBER(S): 419-349-5144

*If representative, do you have property owner's permission for this request? _____

Signed: _____
(Owner or Representative)

FILING FEE (payable to the City of Rockport): **\$50.00 plus \$20.00 per acre**

Submit application and filing fee to: Department of Building & Development
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382

FOR CITY USE

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted information (____ accepted, ____ rejected) by: _____

If rejected, reasons why: _____

INSTRUCTIONS TREE & LANDSCAPE PLAN REVIEW

1. Complete the application form and return it to the Building & Development Department, 2751 S.H. 35 Bypass, Rockport, TX 78382 along with the required filling fee of \$50.00 plus \$20.00 per acre.
(Section 22-315, Rockport Code of Ordinances).
2. The application shall include:
 - i. any drawings showing the site in question indicating all boundaries and existing structures if any;
 - ii. location and size (diameter) of all trees (protected and windswept);
 - iii. indication of those trees to be removed, relocated or new plantings;
 - iv. indicate proposed landscaping plan along with point count pursuant to Section 106-33, Rockport Code of Ordinances; and
 - v. indicate all proposed improvements (buildings, parking, driveways, dumpsters, etc.)
3. The applicant or applicant's representative will be notified to meet for consultation and be advised of the hearing date with the Rockport Tree & Landscape Committee. By law, the Tree & Landscape committee's agenda must be posted at least seventy-two hours (three days) prior to the meeting.
4. We recommend that the applicant or applicant's representative be present at the hearing with the Tree & Landscape committee to answer any questions that might arise.

EVEN CALENDAR

APPLICATION FOR TREE PLAN REVIEW

(Refer to City of Rockport Tree & Landscape Ordinance and Application for Building Permit Event Calendar for specific details)

STEP 1

Submit Application (forms available in the Building Department) for Tree Plan Review if separate from Application for Building Permit

NOTE: Refer to Application for Building Permit event calendar when tree plan is submitted with application for building permit.

STEP 2 – Week One: City notifies applicant to meet for consultation, if necessary, prior to Tree & Landscape Committee agenda being posted.

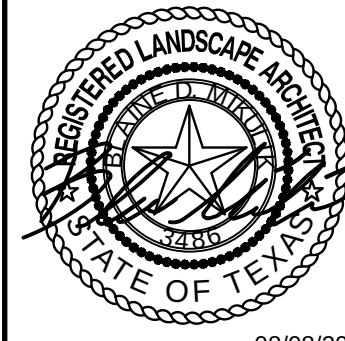
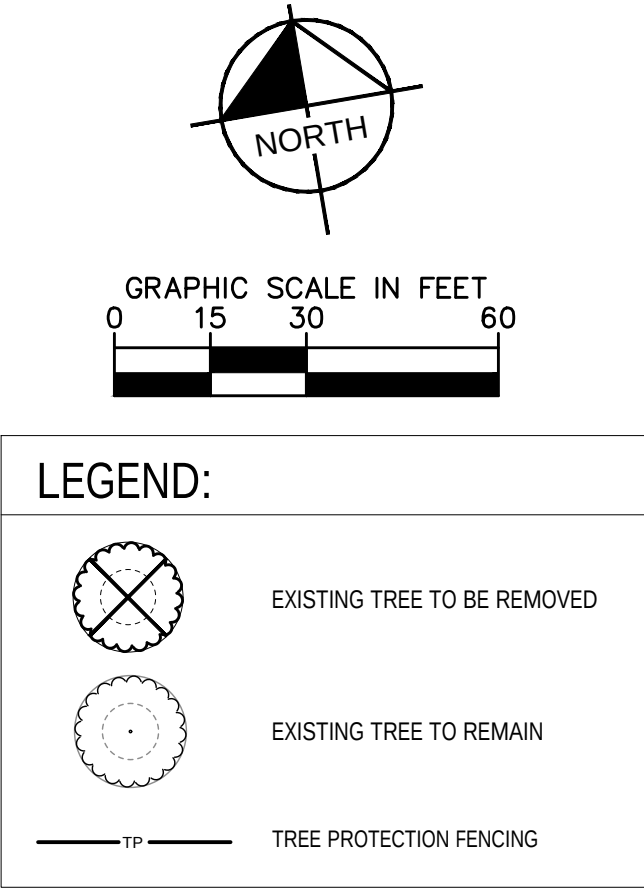
STEP 3 – Week Two: If consultation successful from Step 2, City posts Tree & Landscape committee's agenda for seventy-two hours (3 days) prior to the meeting.

STEP 4 – Week Three: Hearing before the Tree & Landscape Committee.

STEP 5 – Follow UP: If tree plan accepted, submit application for building permit along with approved tree plan. If tree and brush removal necessary prior to issuance of building permit, submit application for tree removal permit along with approved tree plan.

NOTE: Building permit acts as tree removal permit if tree plan is submitted along with building plans for building permit.





KHA PROJECT 064444154	DATE AUGUST 2025	SCALE AS SHOWN	DESIGNED BY NAW	DRAWN BY MLF
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**TREE PRESERVATION
PLAN**

U-HAUL- ROCKPORT
PREPARED FOR
AMERCO REAL ESTATE
COMPANY

SHEET NUMBER
TP 1.00

No.	REVISIONS	DATE	BY
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U-Haul, Rockport - Tree Mitigation							
Tag #	DBH	Common Name	Scientific Name	Location	Action	Classification	Mitigation Required
101	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
102	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
103	17	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	17
104	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
105	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
106	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
107	19	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	19
108	17	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	17
109	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
110	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
111	7	Live Oak	Quercus virginiana	DIA	REMOVE	UNPROTECTED	N/A
112	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
113	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
114	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
115	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
116	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
117	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
118	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
119	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
120	19	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	19
121	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
122	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
123	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
124	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
125	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
126	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
127	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
128	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
129	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
130	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
131	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
132	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
133	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
134	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
135	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
136	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
137	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
138	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
139	17	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	17
140	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
141	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
142	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
143	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
144	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
145	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
146	23	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	23
147	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
148	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
149	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
150	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
151	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
152	18	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	18
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154	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
155	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
156	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
157	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
158	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
159	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
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161	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
162	8	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	8
163	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
164	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
165	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
166	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
167	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
168	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
169	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
170	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
171	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
172	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
173	10	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	10
174	19	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	19
175	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
176	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
177	14	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	14
178	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
179	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
180	17	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	17
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182	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
183	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
184	16	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	16
185	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
186	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
187	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
188	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
189	17	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	17
190	9	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	9
191	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
192	15	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	15
193	12	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	12
194	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
195	8	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	8
196	13	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	13
197	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
198	8	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	8
199	11	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	11
200	19	Live Oak	Quercus virginiana	DIA	REMOVE	PROTECTED	19

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley»»Horn

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1400 WOODLOCH FOREST DRIVE, SUITE 225
THE WOODLANDS, TX 77380
PHONE : 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928



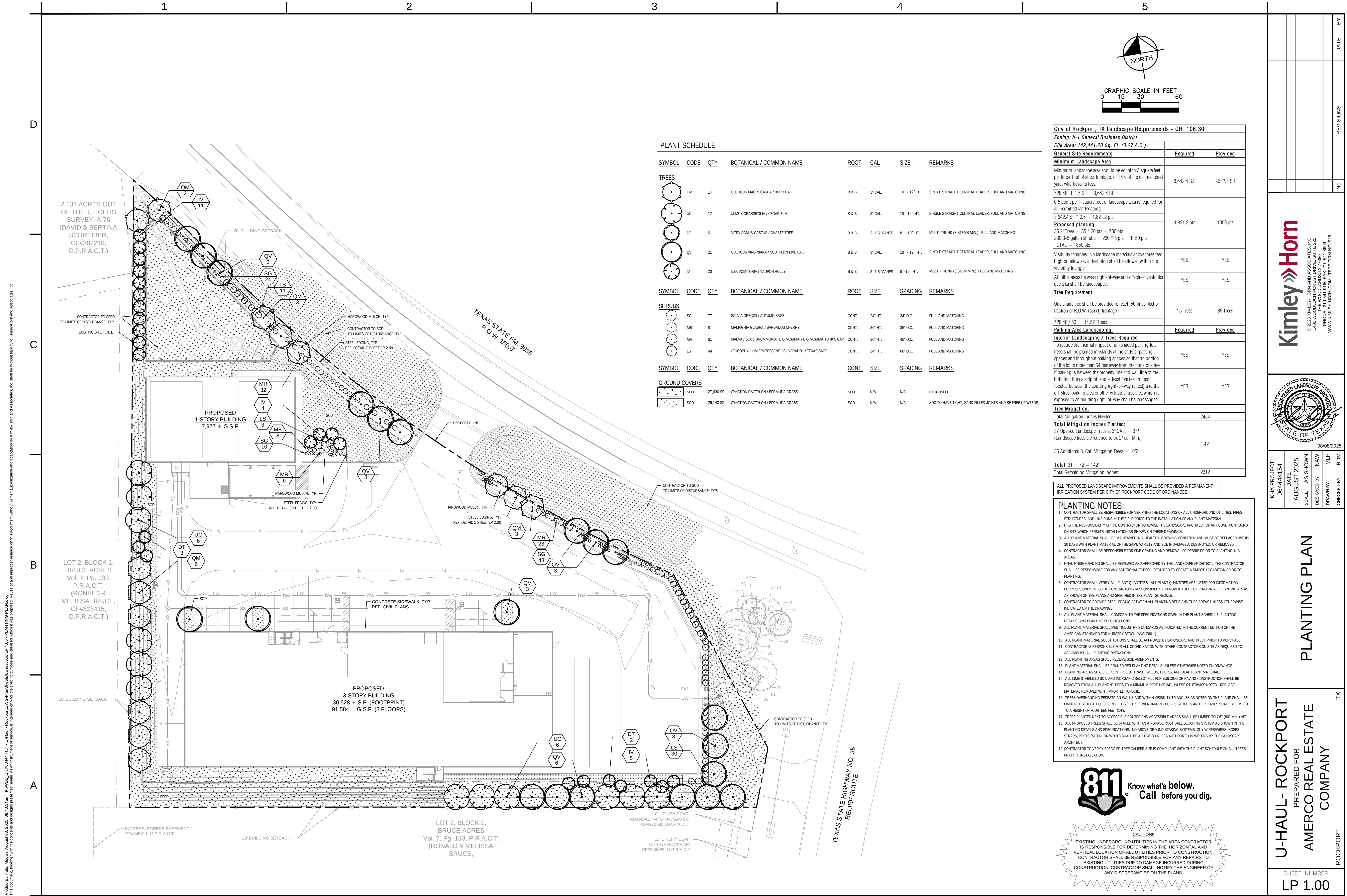
KHA PROJECT 064444154		DATE AUGUST 2025		SCALE AS SHOWN	
DESIGNED BY		NAW		DRAWN BY	
MLH		BDM		CHECKED BY	

TREE INVENTORY

U-HAUL- ROCKPORT
PREPARED FOR
AMERCO REAL ESTATE
COMPANY

SHEET NUMBER
TP 1.01

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Rockport, Texas August 08, 2025 06:45:25pm K:\WP_C\064444154_Arkport - Rockport\064444154_Arkport.dwg 1:10 06/08/2025 06:45:25pm
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REVISIONS		DATE	BY
No.			

Kimley»Horn

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ROCKPORT, TEXAS 78284
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WWW.KIMLEY-HORN.COM TPE FIRM NO. 928

ROCKPORT LANDSCAPE ARCHITECT
STATE OF TEXAS

08/08/2025

KHA PROJECT	DATE	SCALE	DESIGNED BY	NAW	MLH	BDW
064444154	AUGUST 2025	AS SHOWN				

U-HAUL- ROCKPORT
PREPARED FOR
AMERCO REAL ESTATE COMPANY

TX

PLANTING PLAN

SHEET NUMBER
LP 1.00

ROCKPORT

Project: 8-10-2025, August 08, 2025, 08:41:00am, KIMLEY-HORN AND ASSOCIATES, INC. - LANDSCAPE ARCHITECTS
This document, together with the concepts and designs presented herein, is an instrument of service, is prepared solely for the specific purpose and client for which it was prepared, and no other purpose, and its use for any other purpose without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

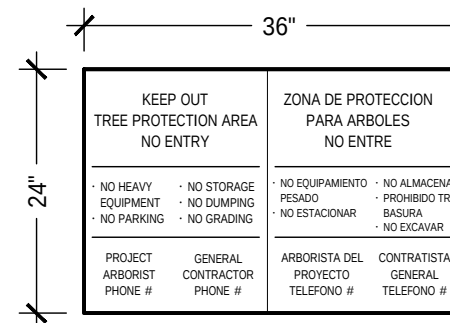
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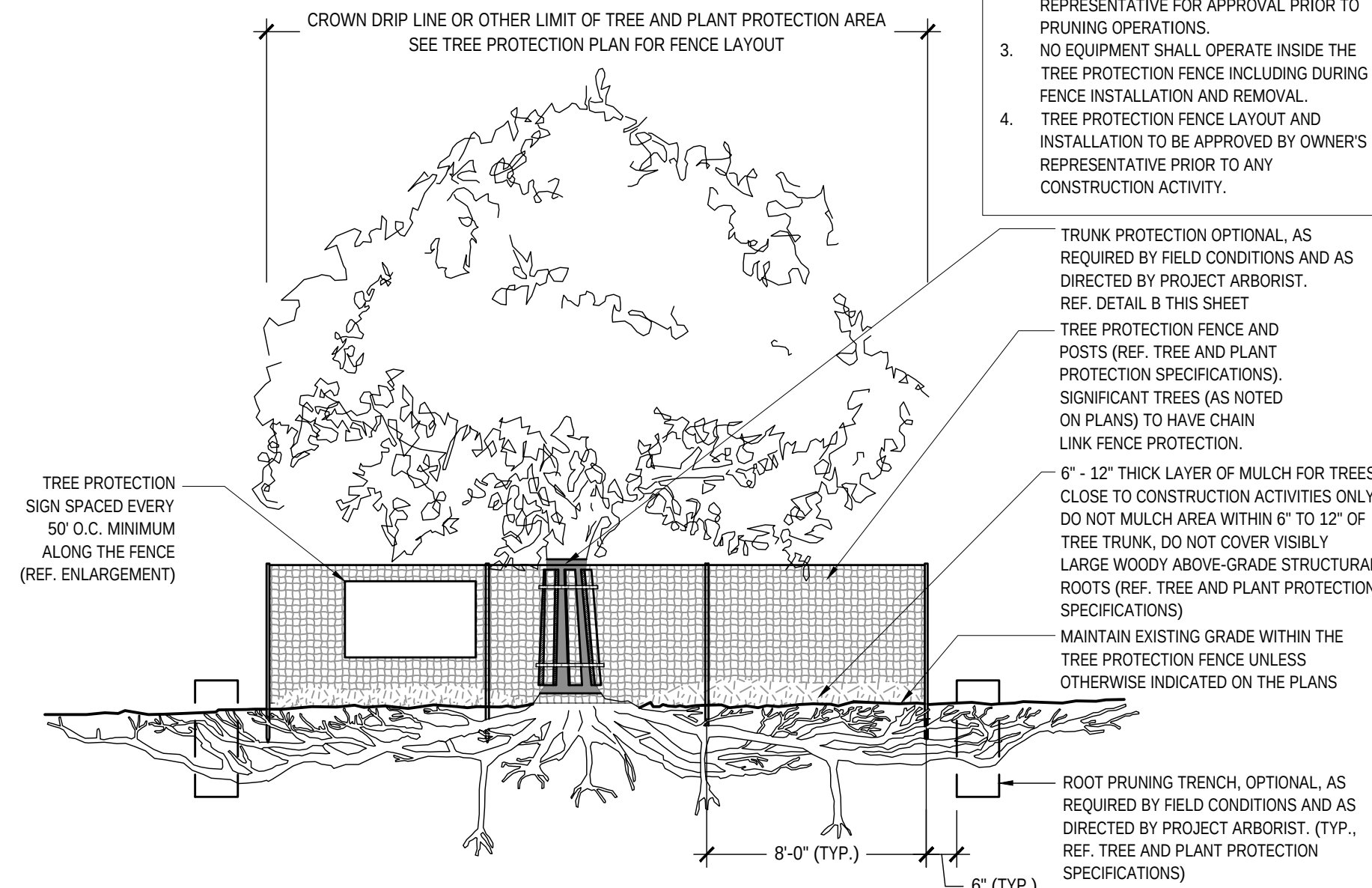
B

A

TREE PROTECTION SIGN ENLARGEMENT



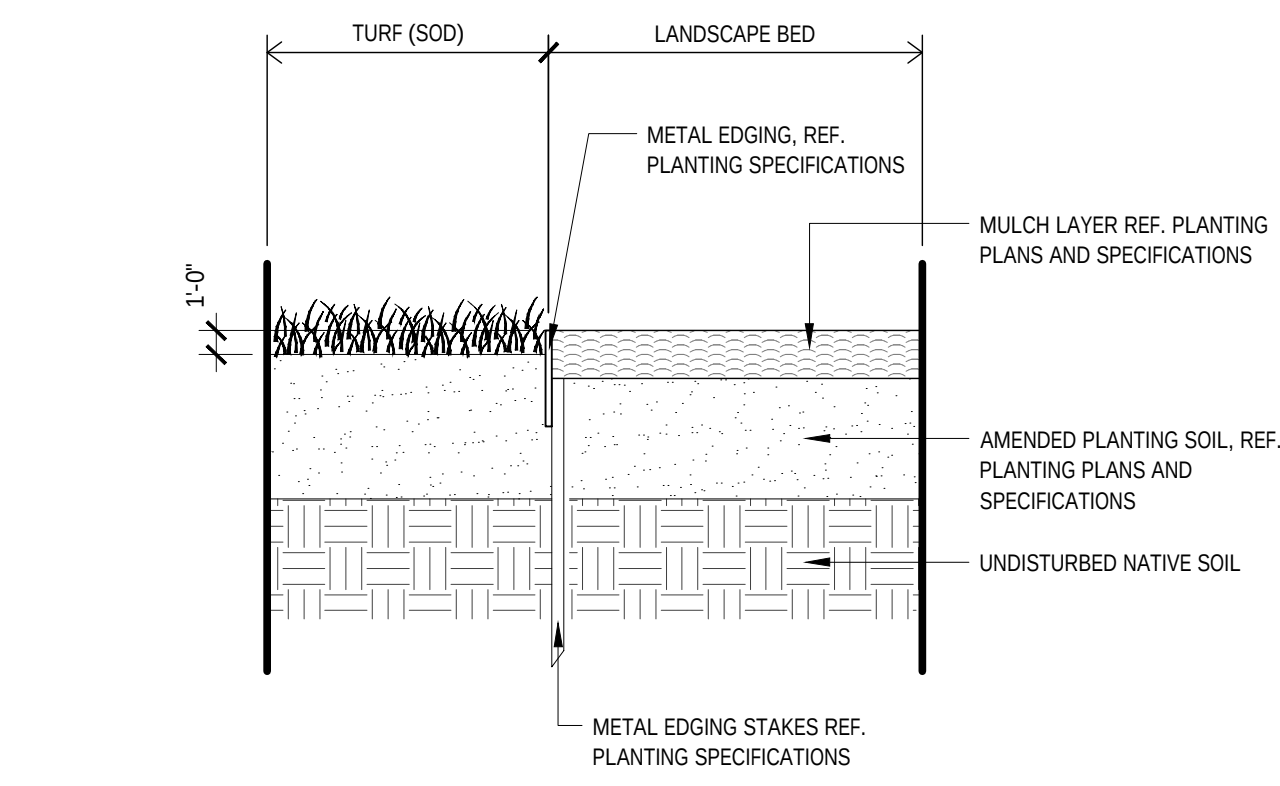
NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

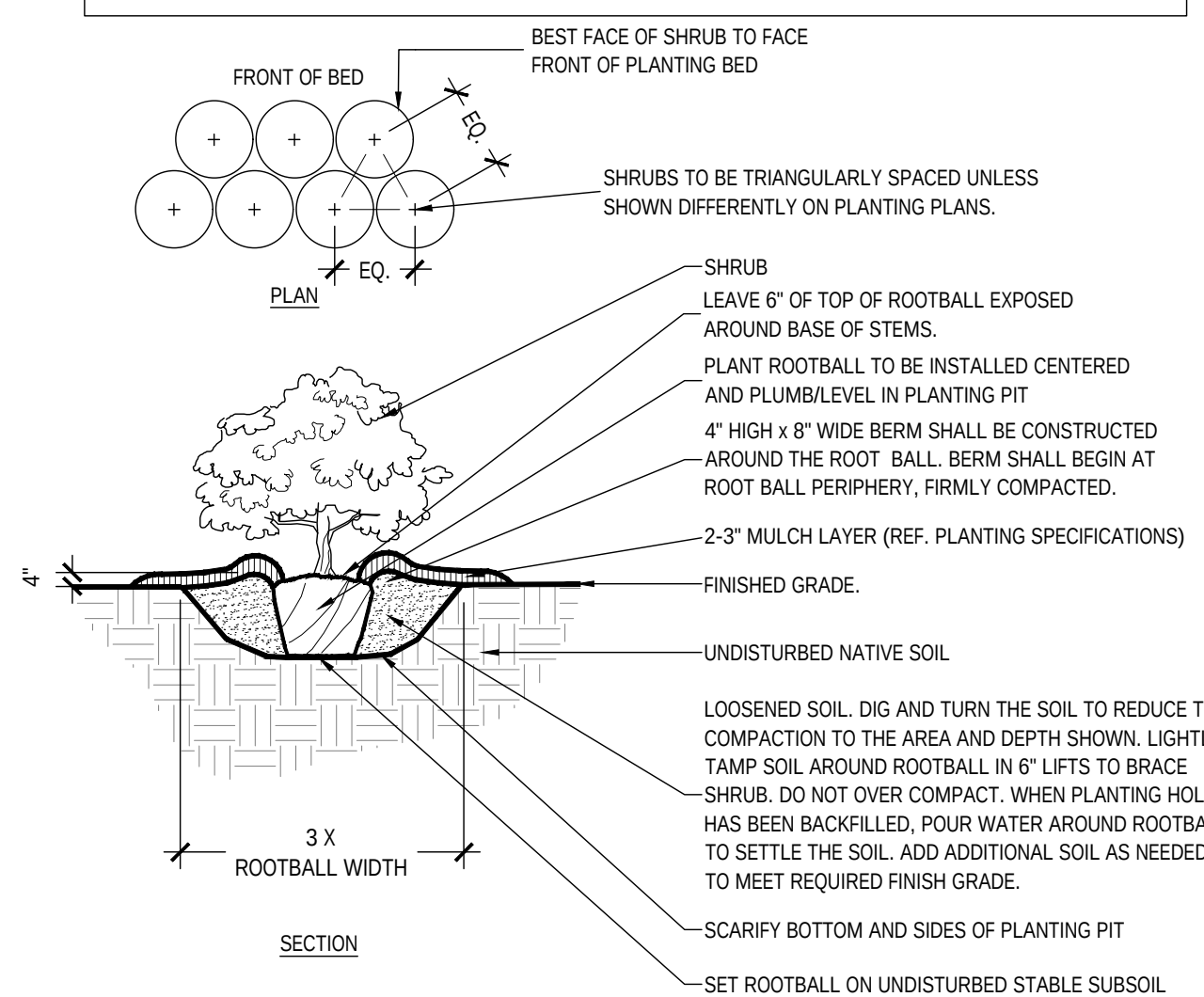
- NOTES:
- SEE SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 - ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.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



METAL EDGING (AT TURF & LANDSCAPE BED)

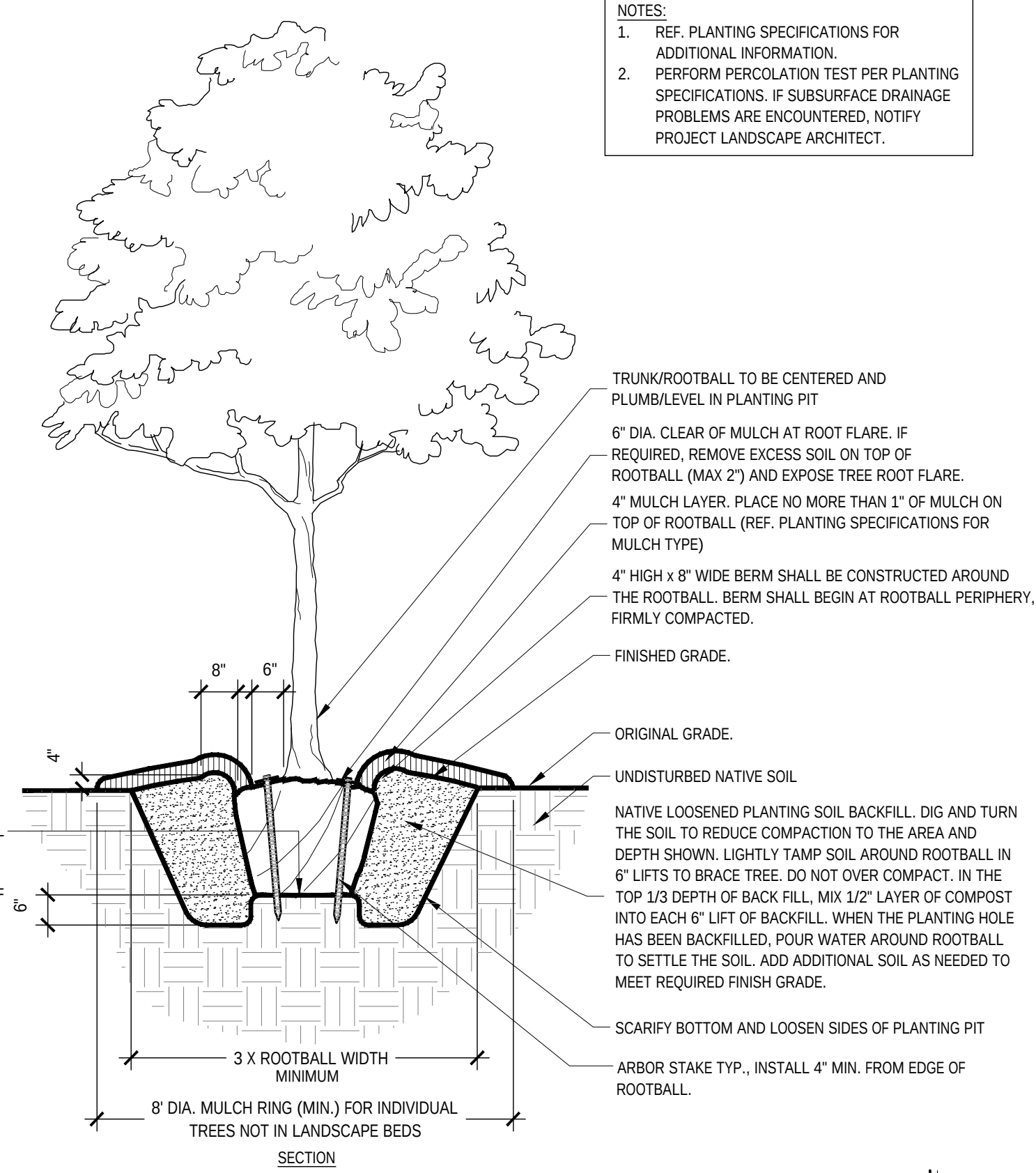
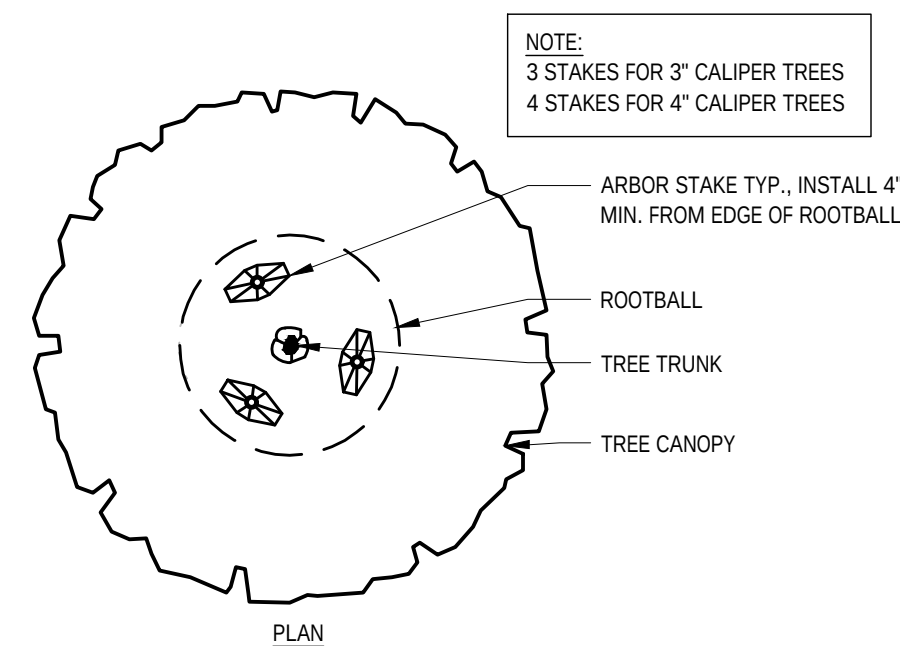
Scale: 1 1/2" = 1'-0"

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



TYPICAL SHRUB PLANTING

Scale: NTS



TYPICAL TREE PLANTING

Scale: NTS



CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



KHA PROJECT	064444154
DATE	AUGUST 2025
SCALE	AS SHOWN
DESIGNED BY	NAW
DRAWN BY	MLH
CHECKED BY	BDW

LANDSCAPE DETAILS

U-HAUL- ROCKPORT
PREPARED FOR
AMERCO REAL ESTATE
COMPANY

SHEET NUMBER
LP 2.00

1

2

3

4

5

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 GERMPASM RESOURCES INFORMATION NETWORK (WWW.ARS-GRIN.GOV/NPNS.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 OTHER 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 THE REQUIREMENTS OF THE WARRANTY. IT IS INTENDED THAT THE MATERIALS AND WORKMANSHIP REQUESTED FOR PLANTING, PLANTING SOIL, AND IRRIGATION WORK RUN CONCURRENT WITH EACH OTHER.

E. FIELD GROWN TREES (&&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 CULTIVARS 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 1/4 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.

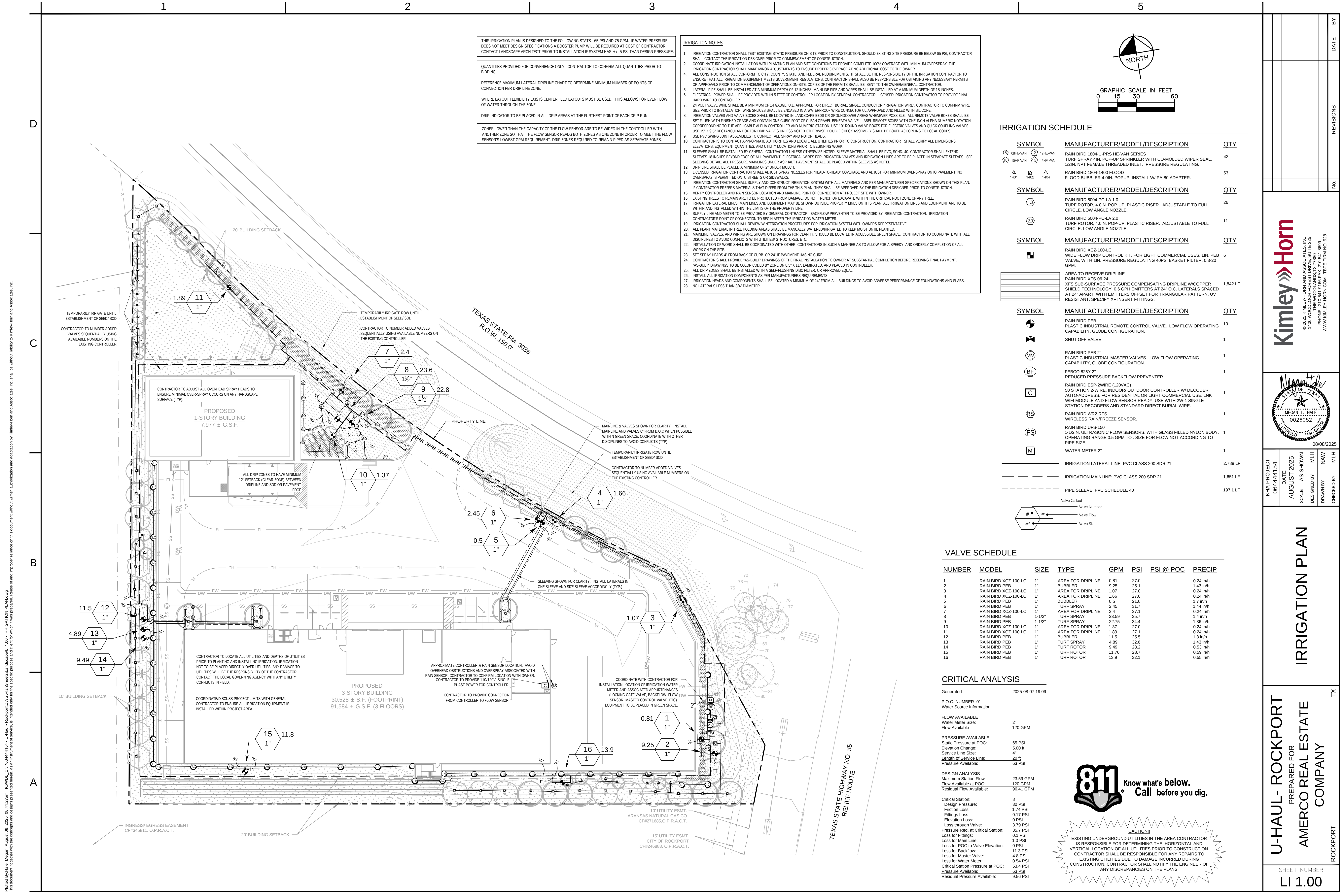
B. THE OWNER'S REPRESENTATIVE WILL PROVIDE THE CONTRACTOR WITH WRITTEN ACKNOWLEDGMENT OF THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND THE BEGINNING OF THE WARRANTY PER

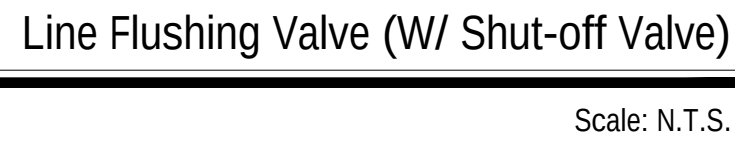
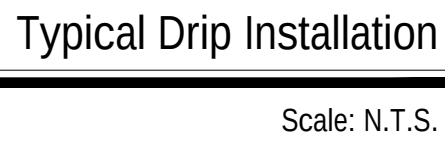
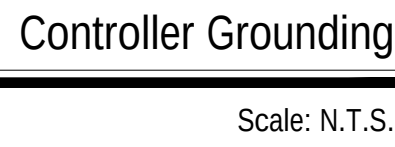
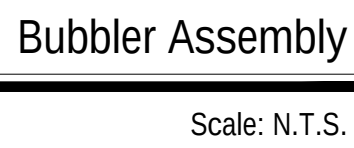
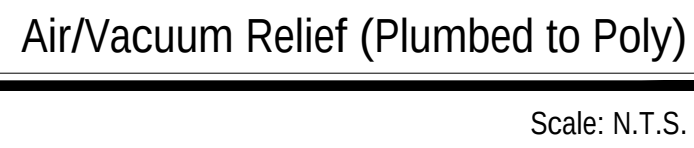
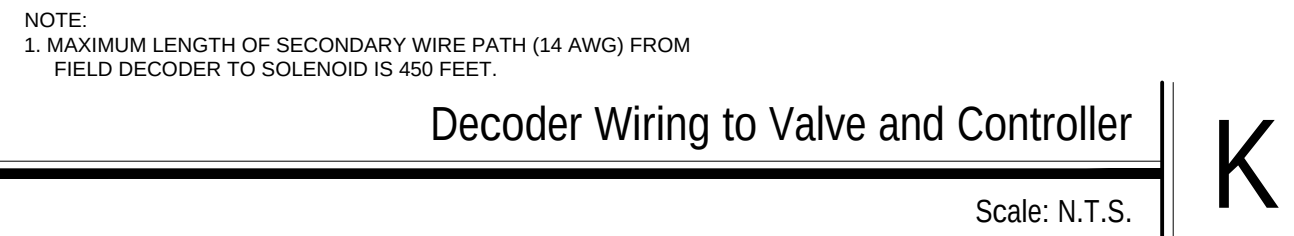
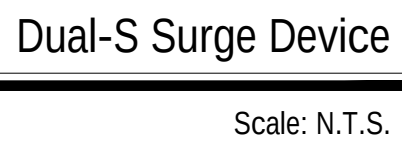
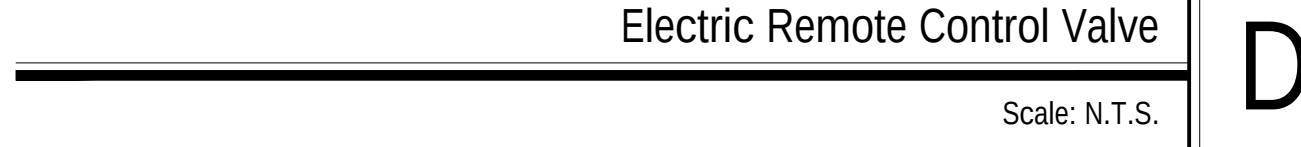
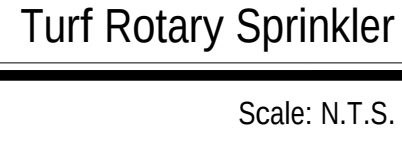
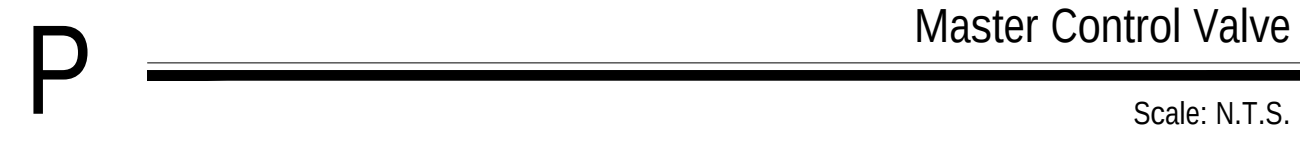
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811 Know what's below.
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.





Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1400 WOODLICK FOREST DRIVE, SUITE 225
THE WOODLANDS, TX 77380
PHONE: 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928



**J-HAUL- ROCKPORT
PREPARED FOR
AMERCO REAL ESTATE
COMPANY**

Scale: N.T.S.



U-HAUL- ROCKPORT
 PREPARED FOR
 AMERCO REAL ESTATE
 COMPANY
 ROCKPORT TX

SHEET NUMBER
 LI 2.01

Tree Mitigation Plan Recommendations:

The trees located in SH35 Bypass R-O-W are not eligible for credit as they belong to TXDOT, not the property owner. They are highlighted in **Blue**.

The trees located in the 20' setback along FM 3036 and SH 35 Bypass could be saved and added to the tree credits which would lessen the amount due for mitigation, they are highlighted in **Red**

1) Setback adjacent to the detention pond on FM 3036:

- | | |
|--------------|--------------|
| a. 156 (12") | f. 166 (13") |
| b. 157 (12") | g. 170 (11") |
| c. 161 (18") | h. 171 (11") |
| d. 162 (8") | i. 175 (12") |
| e. 163 (13") | |

2) Setback on south side of entry drive on FM 3036

- | | |
|--------------|--------------|
| a. 86 (11") | h. 195 (8") |
| b. 89 (14") | i. 196 (13") |
| c. 190 (9") | j. 197 (11") |
| d. 191 (15") | k. 198 (8") |
| e. 192 (15") | l. 199 (11") |
| f. 193 (12") | m. 200 (19") |
| g. 194 (13") | |

3) There are 2 Century Trees on the property:

- | | |
|------------|-------------|
| a. 4 (25") | b. 53 (30") |
|------------|-------------|

It is clear the 30" Century Oak is positioned in the middle of the building and would take a complete re-design in order to save it; however, the 25" Century Oak is on the southern side of the building and would require only a few feet of shift to the north of the building in order to save it. This would add 75" credit to the mitigation inches adding \$3,750.00 of credit to the amount due making it \$105,300.00.

U-HAUL ROCKPORT TREE MITIGATION

CREDIT

TAG #	DBH	RCVD		
86	11	11	TOTAL SURVEYED INCHES ON SITE	2,516
89	14	14	TOTAL ONSITE INCHES	2,371
156	12	12	TOTAL OFFSITE INCHES	145
157	12	12		
161	18	18	TOTAL PROTECTED INCHES ON SITE	2,427
162	8	8	TOTAL CENTURY INCHES ON SITE	55
163	13	13	TOTAL PROTECTED INCHES CREDITED	
166	13	13	SUBTOTAL INCHES TO MITIGATE	
170	11	11	LESS PLANTING CREDITS	
171	11	11	TOTAL INCHES TO MITIGATE	
175	12	12	\$50.00 PER MITIGATION INCH	

INCI

MITIGATION CALCULATIONS:

TOTAL SURVEYED INCHES ON SITE:

TOTAL ON SITE INCHES:

TOTAL OFF SITE INCHES:

TOTAL PROTECTED INCHES ON SITE:

TOTAL PROTECTED INCHES REMOVED:

TOTAL PROTECTED INCHES TO BE MITIGATED:

TOTAL CENTURY INCHES ON SITE:

TOTAL CENTURY INCHES REMOVED:

TOTAL CENTURY INCHES TO BE MITIGATED:

TOTAL UNPROTECTED INCHES ON SITE:

TOTAL UNPROTECTED INCHES REMOVED:

NET INCHES TO BE MITIGATED:

TOTAL MITIGATION INCHES PLANTED ON SITE:

37 UPSIZED LANDSCAPE TREES AT 3" CAL. = 37"

(All Landscape trees are required to have 2" cal.)

35 ADDITIONAL 3" Cal. TREES = 105"

31 + 72 = 142"

TOTAL REMAINING MITIGATION INCHES:

TOTAL

269

U-HAUL MITIGATION INCHES
PLUS OFF SITE INCHES NOT ALLOWABLE
TOTAL INCHES

\$50.00 PER MITIGATION INCH

HES TO BE MITIGATED
2427
165
-269
2,323
-142
2,181
\$ 109,050.00

2,516
2,371
145
2,427
2,289
2,289
55
55
165
34
34
2,454
142
2,312

2,312
138
2,450
\$ 122,500.00