

CITY OF KYLE

Planning & Zoning Commission

Kyle City Hall
100 W. Center Street



Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 6:30 PM on March 11, 2014, at Kyle City Hall 100 W Center St for the purpose of discussing the following agenda.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Posted this the 7th day of March prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **CONSENT AGENDA:**

A. Post Oak Phase 5B – Final Plat (FP-14-003)

15.441 acres; 66 Lots

Location: Extension of Langley, Goddard and Wallops Streets

Owner: Continental Homes of Texas, LP

Agent: Matthew Mitchell, P.E.

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission).

B. Kyle 47 Subdivision – Preliminary Plan (PP-13-009)

42.53 acres; 131 Lots

Located off of Rebel Drive just north of Silverado Subdivision

Owner: D&L Brooks Investments, LLC (Linton C. Brooks)

Agent: Geoff Guerrero, Carlson, Brigrance & Doering, Inc

C. The Villas at Creekside II – Final Plat (FP-14-002)

5.751 acres; 24 Townhome Lots, 1 Retail Service Lot

Owner: Greg Lahr c/o Creative Financial Solutions

Agent: Gary Whited / Kelly Kilber, P.E., Pro-Tech Engineering

- D. Kensington Trails Section 3A Replat of Lots 24-28, Blk C (AFP-13-008)
1.27 acres; 6 Lots
Located off of Bebee Road between Kensington Blvd and Bloomsbury Drive
Owner: Kensington Place Ventures, Ltd.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

5. CONSIDER AND POSSIBLE ACTION:

- A. Village at Kohler's Crossing – Site Plan (SD-13-014)
2.932 acres; 34,200 square foot building
Location: South East corner of Kohler's Crossing & Extension of Benner
Applicant: Jon Kasling, ATX Plum Partners I, LP, Vice – President
Agent: Jeff Shindler, P.E., Texas Design Interests, LLC.

6. PRESENTATION:

- A. Receive a presentation from Lone Star Rail District Representatives regarding commuter rail passenger service to Kyle (Presentation to include discussion regarding work with City Staff and City Council, surrounding jurisdictions, identified location possibilities, timeline for implementation and recommendations by other City Boards and Commissions).

7. ACTION:

- A. Consider providing the City Council a recommendation regarding the possible location of passenger service rail stop in Kyle.

8. WORKSHOP DISCUSSION:

- A. Discuss strategies on how to move forward on reviewing and modifying the Landscape Ordinance.

9. STAFF REPORT

10. ADJOURNED

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC.551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Certificate

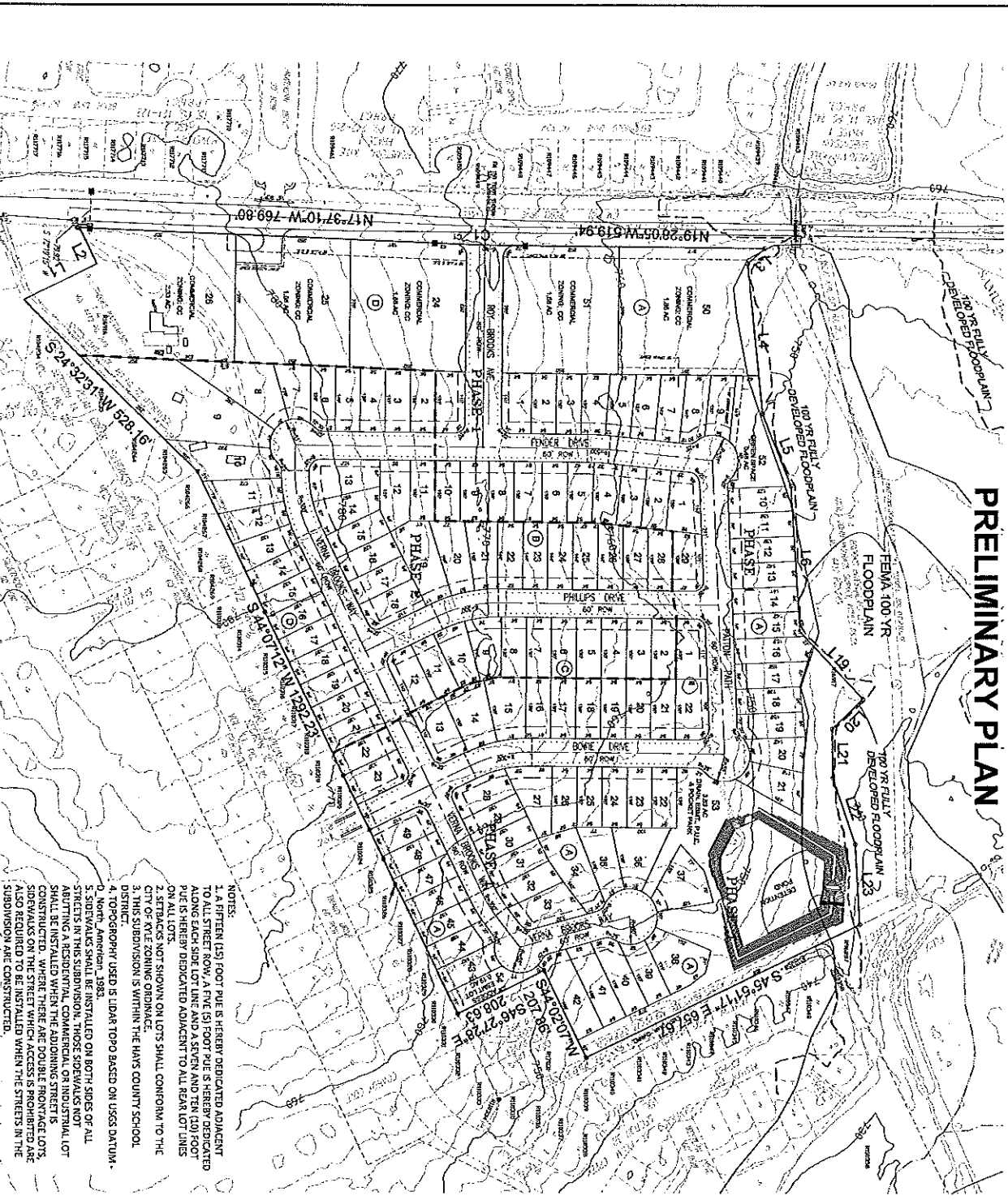
I certify that the above notice of the Planning and Zoning Commission Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:

Sofia Nelson, Director of Planning 3/7/14
Sofia Nelson, Director of Planning (Date)

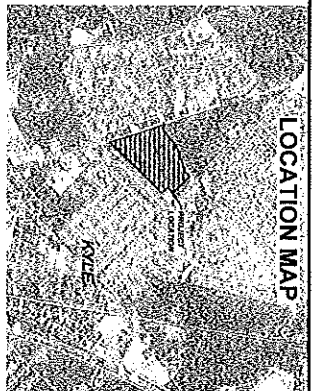
ITEM 4B

KYLE 47 SUBDIVISION

PRELIMINARY PLAN



- NOTES:**
1. A FIFTEEN (15) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A SEVEN AND TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
 2. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYE ZONING ORDINANCE.
 3. THIS SUBDIVISION IS WITHIN THE HAYS COUNTY SCHOOL A. TOPOGRAPHY USED IS LIDAR TOPO BASED ON USGS DATUM - D. North, American, 1983.
 5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREETS IS CONSTRUCTED. WHEN THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.



LEGEND

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- CONCRETE MANHOLE 15000"

Date: November 19, 2013
 Acreage: 44.619 Ac.
 Survey: John Pharos Survey, A.S. 361

Number of Lots and Proposed Use:
 122 Residential Lots
 1 Greenhouse Lots
 1 Access Easement
 1 Drain Emt. P.U.E. & Pocket Park
 131 Total Number of Lots

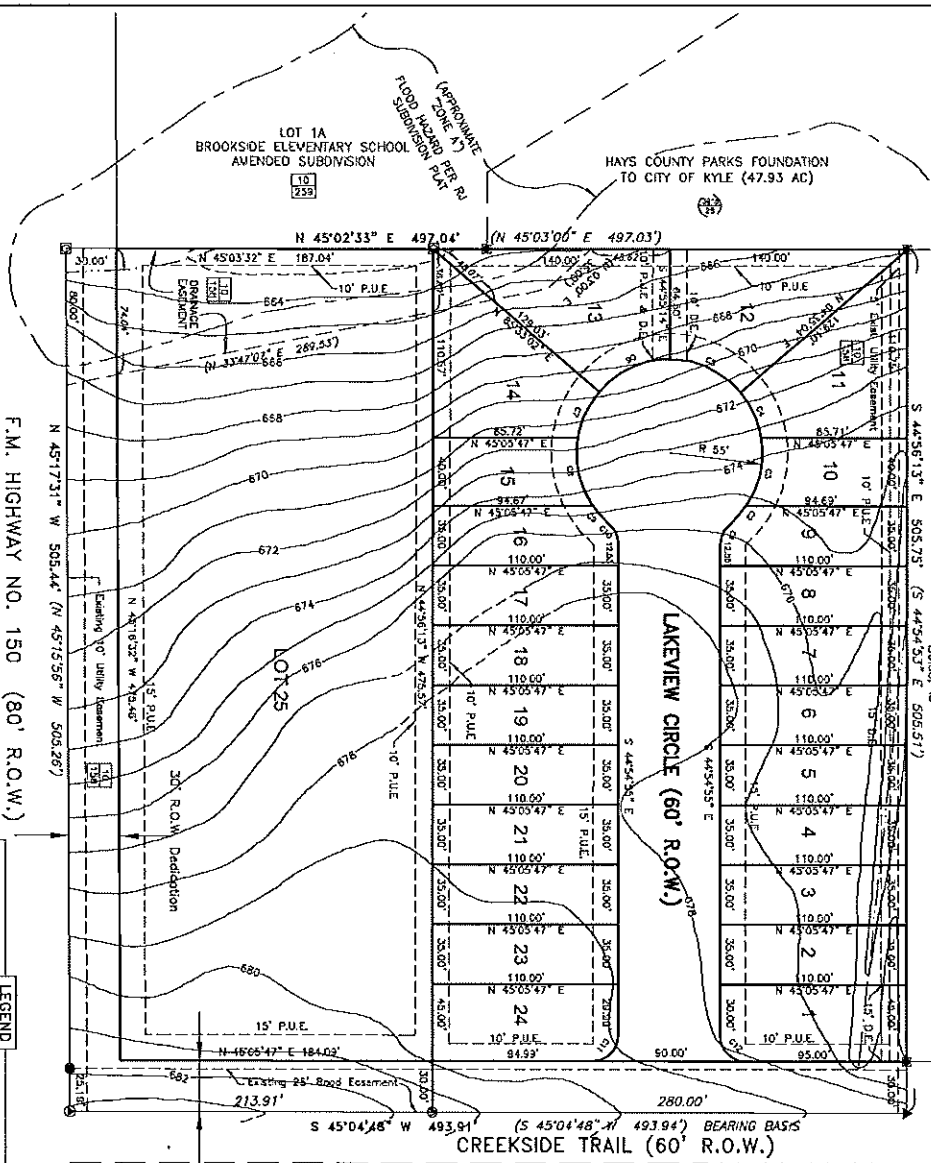
Owner: Linton C. Brooks
 D&L Brooks Investments LLC
 Address: 1503 Johnny Miller Trail
 Austin, Texas 78746
 Phone #: (512) 357-9933

Engineer/Surveyor: Carlson, Brignone & Doering, Inc.
 5501 West William Cannon Dr.
 Austin, Texas 78749
 Phone #: (512) 255-1500
 Fax #: (512) 255-5165

Professional Engineer
 License No. 12345
 State of Texas

PROJECT NAME	KYLE 47 SUBDIVISION	DESIGNED BY	CB	DATE	NOVEMBER 2013
PROJECT NUMBER	445726	DRAWN BY	JL		
SHEET	PRELIMINARY PLAN				
1 OF 2		Carlson, Brignone & Doering, Inc. FIRM ID #F3751 City Engineering & Surveying 5501 West William Cannon Dr., Suite 100 Austin, TX 78749-1100 Phone (512) 255-1500 Fax (512) 255-5165			

RJ Subdivision Block A, Lot 2
 New Haven Development Of Kyle LLC
 1820 S. Mayflower Way
 Belle, ID



- GENERAL NOTES:**
- Proposed water and wastewater utilities: Water, County Line Special Utility District
 - Watermain: City of Kyle
 - No obstructions shall be placed in drainage easements.
 - Sidewalks shall be installed on the subdivision side of Creekside Trail and on both sides of Lakeview Circle. These sidewalks and abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontages to the street to which access is prohibited are required to be installed when the street in the subdivision is constructed. (C.M. 1439, Article V, Sec. 10, Kyle Code)
 - A portion of this subdivision lies within the boundaries of Zone A of the 100 year flood plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 482090405 X, dated September 2, 2005.
 - A Flood (15) foot P.U.E. is hereby dedicated adjacent to all street ROW and a ten (10) foot P.U.E. is hereby dedicated adjacent to all front lot lines on all lots. All public utility easements shall also be dedicated for use as drainage easements.
 - Electrical, telephone and cable service shall be underground.

LEGEND

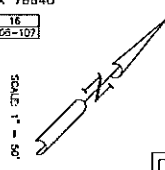
- IRON STAKE
- CAPPED IRON STAKE
- CAPPED ALUMINUM STAKE
- COTTON GIN SPINDLE
- ⊙ COTTON GIN SPINDLE W/ W/MSHER
- ▲ NAIL
- () DENOTES RECORD INFORMATION
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT

HAYS COUNTY PLAT RECORDS
 HAYS COUNTY DEED RECORDS

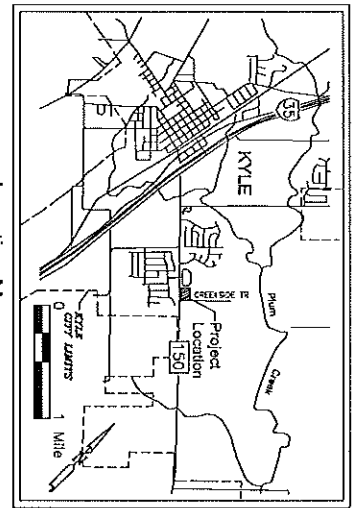
Note: Preliminary Plan Boundary Survey Data Provided By Pro-Tech Engineering Group, Inc.

The H#1 Replat Subdivision, Lot 1A
 Shearwater Investments, Inc.
 1095 Windy Hill Rd.
 Kyle, TX 78840

The H#1 Replat Subdivision, Lot 28
 KWC Interests, L.L.C. & FHC Consolidated
 19899 Lakeshore Loop
 Spicewood, TX 78669



SCALE 1" = 50'



THE VILLAS AT CREEKSIDE II
 Replat of Lot 1 Block A, RJ Subdivision

ITEM 4C

CURVE	ADIUS	ARC	TANGENT	CHORD	CHORD BEING
C1	15.00'	13.09'	6.99'	12.88'	N 18°52'23" W
C2	35.00'	14.85'	7.47'	14.80'	N 07°29'38" W
C3	55.00'	42.00'	22.00'	40.80'	N 27°10'23" W
C4	55.00'	30.01'	15.39'	29.64'	N 68°47'03" W
C5	55.00'	47.52'	25.30'	46.08'	N 68°48'58" W
C6	55.00'	47.54'	25.37'	46.08'	S 20°18'54" W
C7	55.00'	25.25'	15.36'	23.50'	S 20°03'07" E
C8	55.00'	42.00'	22.00'	40.80'	S 87°32'03" E
C9	30.00'	14.28'	7.14'	14.83'	S 87°09'52" E
C10	15.00'	13.09'	6.99'	12.88'	S 60°55'05" E
C11	15.00'	21.57'	15.00'	21.22'	N 00°05'16" E
C12	15.00'	21.56'	14.99'	21.21'	N 88°54'14" W

Date: 09-25-2013 (Revised 12-09-2013)
 Surveyor: Matthew B. Hodge, P.E., RLS No. 2908
 Phone: (512) 892-6303 Fax: (512) 892-6369
 Austin, Texas 78786
 Phone: (512) 565-2222 Fax: NA
 Average: 5.51 Acres
 Survey: Lot 1, Block A, RJ Subdivision
 Volume 10, Page 158 Final Records
 Number of lots and proposed acre: 24 (containing Lots (R-1-L) Totaling) 1 (Replat Services (RS))
 Engineer: Kelly Kilber, P.E., Pre-Field Engineering Group, Inc.
 Phone: (512) 355-3333 Fax: (512) 356-0224

The undersigned, a registered professional land surveyor in the State of Texas, hereby certify that all measurements of record are shown or marked on the plan.

Released for Review Purposes on 1/6/2014. 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.

Matthew B. Hodge, RLS No. 2908

THE VILLAS AT CREEKSIDE II

Replat of Lot 1 Block A, RJ Subdivision

Item 42

STATE OF TEXAS
 COUNTY OF HAYS
 KNOW ALL MEN BY THESE PRESENTS, That Greg Lahr, care of Creative Financial Solutions, with its mailing address at 3801 N. Capital of Texas Highway, Suite E340-122, Austin, Texas 78746, being the owner of Lot 1, Block A, RJ SUBDIVISION, a subdivision in Hays County, Texas, of record in Volume 10, Pages 158 of the Plat Records of Hays County, Texas and conveyed to it by Special Warranty Deed dated October 30, 2006, and recorded in Volume 3147, Page 567, Hays County Deed Records, DO HEREBY SUBDIVIDE Lot 1, Block A, RJ Subdivision to be known as THE VILLAS AT CREEKSIDE II, in accordance with the plat shown hereon, subject to any and all easements or restrictions hereinafter granted, and do hereby dedicate to the public the streets and easements shown hereon.

IN WITNESS WHEREOF the said Creative Financial Solutions, has caused these presents to be executed by Greg Lahr, thereunto duly authorized,

by: Greg Lahr

STATE OF TEXAS
 COUNTY OF HAYS
 This instrument was acknowledged before me on the _____ day of _____, 2014 by Greg Lahr

Notary Public, State of Texas

STATE OF TEXAS
 COUNTY OF HAYS
 I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify, that this plat is true and correct, that it was prepared from a recent survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown hereon and all easements of record are shown or noted on the plat and said plat complies with Ordinance No. 439 of the City Code of Kyle, Texas.

Malvin B. Hodgett, R.P.L.S. No. 2808, Firm No. 10057500 Date _____
 Registered Professional Land Surveyor

Boundary Survey Description:
 Being 5.751 acres of land comprised of all of Lot 1, Block A, of RJ Subdivision in the City of Kyle, Hays County, Texas, a subdivision recorded in Volume 10, Page 158 of the Hays County Plat Records and being more particularly described by metes and bounds as follows:

BEGINNING at a nail found in asphalt in the center of a 50 foot wide high-voltage easement known as Creekside Trail, for the south corner of Lot 2, Block A, RJ Subdivision and the east corner of said Lot 1 herein described;

THENCE with the center of Creekside Trail and the southwest line of said Lot 1, S 45°04'48" W for a distance of 280.00' to a cotton spindle found and continuing in all 493.91 feet to a cotton spindle found in the north R.O.W. line of Farm to Market No. 150 for the south corner of said Lot 1 herein described;

THENCE with northwest line of Lot 1 same being the northwest R.O.W. line of F.M. No. 150 N 45°17'31" W for a distance of 505.44 feet to an iron rod with aluminum cap found for the west corner of said Lot 1 herein described;

THENCE leaving the northwest R.O.W. line of F.M. No. 150, N 45°03'00" E with the northeast line of Lot 1 for a distance of feet 217.04 feet to an iron rod with aluminum cap found and continuing in all 497.04 feet to an iron rod with plastic cap found for the west corner of Lot 2, Block A, RJ Subdivision, same being north corner of said Lot 1 herein described;

THENCE with the common line of Lots 1 and 2, S 44°56'13" E for a distance of 505.75 feet to the POINT OF BEGINNING, and containing 5.751 acres in Hays County, Texas.

STATE OF TEXAS
 COUNTY OF HAYS
 I, the undersigned, City Engineer of the City of Kyle, hereby certify that this subdivision plat conforms to the requirements of the City of Kyle subdivision ordinance and hereby recommend approval.
 Dated this _____ day of _____, 2014.

City Engineer

STATE OF TEXAS
 COUNTY OF HAYS
 I, the undersigned, Director of Public Works for the City of Kyle, hereby certify that this subdivision plat conforms to the requirements of the City of Kyle subdivision ordinance and hereby recommend approval.

Dated this _____ day of _____, 2014.

Director of Public Works

STATE OF TEXAS
 COUNTY OF HAYS
 This final plat has been submitted to and considered by the Planning and Zoning Commission of the City of Kyle, Texas, and is hereby approved by such Planning and Zoning Commission.

Dated this _____ day of _____, 2014.

Chairperson Planning and Zoning Commission

STATE OF TEXAS
 COUNTY OF HAYS
 I, hereby certify that the above and foregoing plat of the THE VILLAS AT CREEKSIDE II in addition to the City of Kyle, Texas, was approved by the City Council of the City of Kyle on the _____ day of _____, 2014. Said addition shall be subject to all requirements of the subdivision ordinance of the City of Kyle, Texas.

Dated this _____ day of _____, 2014.

City Secretary

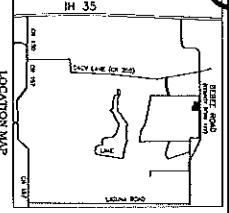
STATE OF TEXAS
 COUNTY OF HAYS
 I, Liz Gonzalez, County Clerk of Hays County, Texas do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D., 2014, at _____ o'clock _____ M., in Plat Records of Hays County, Texas in Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2014.

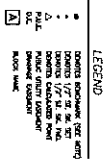
Liz Gonzalez, County Clerk
 Hays County, Texas

Item 4D

REPLAT
OF LOTS 25-27, BLOCK C OF
KENSINGTON TRAILS SUBDIVISION, SECTION 3A
AS RECORDED IN
VOLUME 12, PAGE 339
CITY OF KYLE
HAYS COUNTY, TEXAS



TOTAL ACRES: 1.0000
NO. OF RESIDENTIAL UNITS: 1
NO. COMMERCIAL UNITS: 0
NO. INDUSTRIAL UNITS: 1



HERBEE ROAD (100' ROW)

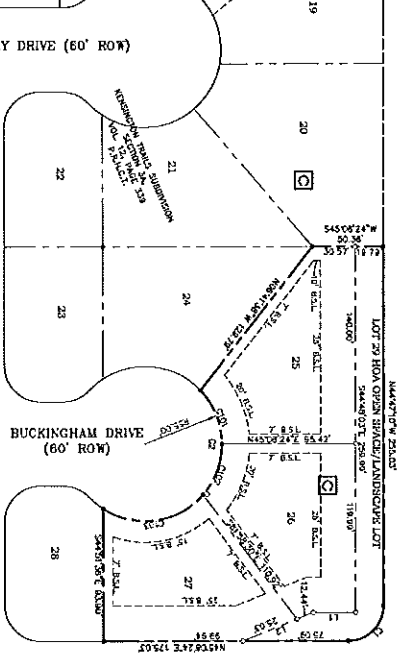


Table with 4 columns: Original Lot, Original Area, Proposed Lot, Proposed Area. Includes lot numbers and areas.

Table with 4 columns: Original Lot, Original Area, Proposed Lot, Proposed Area. Includes lot numbers and areas.

SHEET 1 OF 2

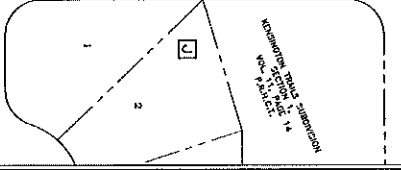
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 2/12/14

ACQUATRO CONSULTANTS

REPLAT
OF LOTS 25-27, BLOCK C OF
KENSINGTON TRAILS SUBDIVISION, SECTION 3A
AS RECORDED IN
VOLUME 12, PAGE 339
CITY OF KYLE
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
I, _____, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat and that I am duly licensed under the laws of the State of Texas to practice the profession of land surveying. My commission expires on _____, 2014.

NOTES
1. A 10' wide utility and easement easement a hereby dedicated along the east side of Lot 20.
2. A 10' wide utility and easement easement a hereby dedicated along the west side of Lot 20.
3. A 10' wide utility and easement easement a hereby dedicated along the north side of Lot 20.
4. A 10' wide utility and easement easement a hereby dedicated along the south side of Lot 20.
5. No easements shall be created or reserved in this plat.
6. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
7. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
8. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
9. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
10. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
11. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
12. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
13. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
14. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.
15. The plat shall be subject to the provisions of the plat of the Kensington Trails Subdivision, Section 3A, Hays County, Texas, recorded in Volume 12, Page 339.



SHEET 2 OF 2

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 2/12/2014

ACQUATRO CONSULTANTS

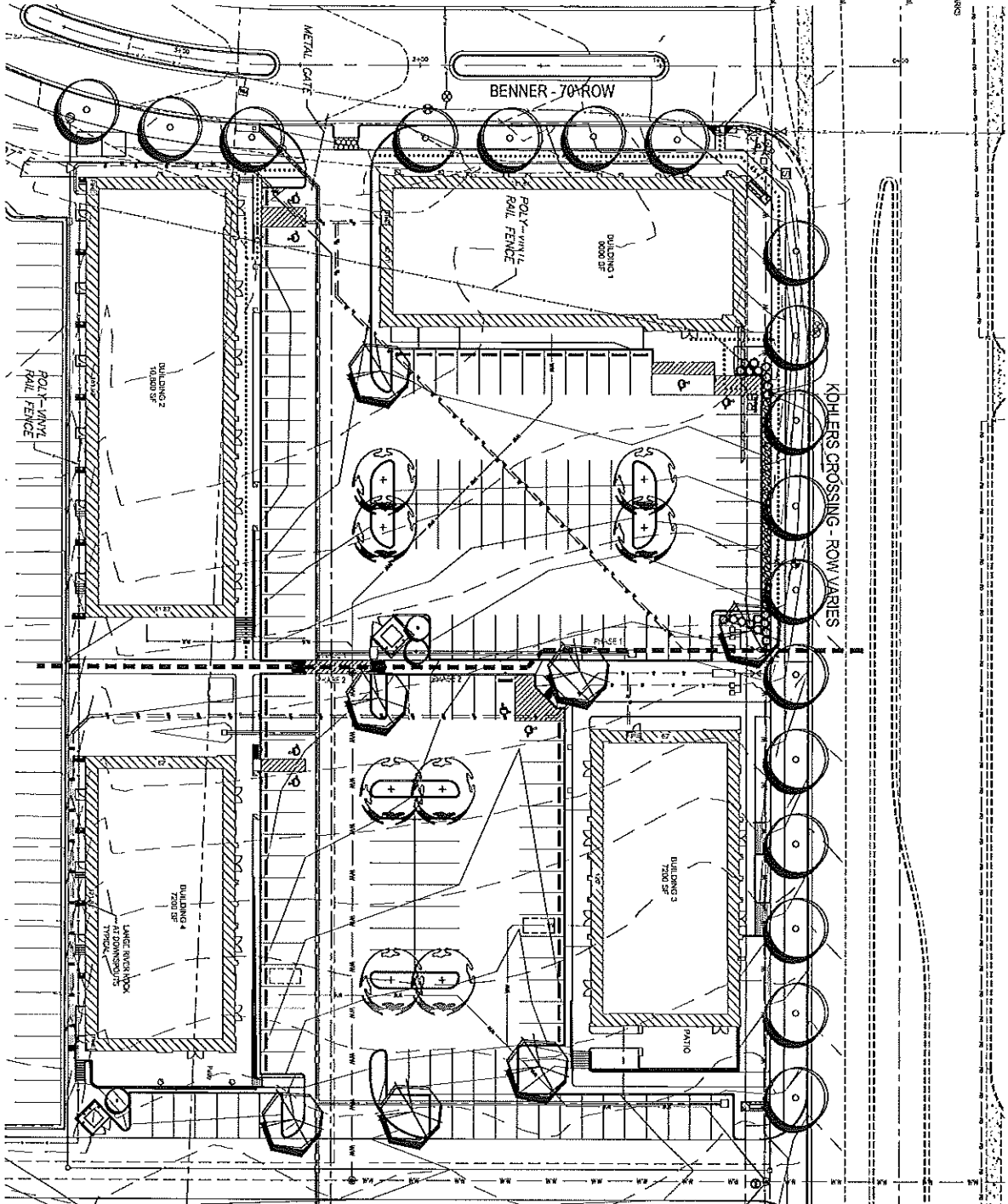
ITEM 5A

PLANT MATERIAL SCHEDULE

5/14/11 CITY OF COMMERCE/TOWN OF WARE

2027 RELEASE

NO.	TREES	3" dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
1	Live Oak Quercus virginiana	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
2	Walden Oak Quercus michauxii	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
3	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
4	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
5	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
6	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
7	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
8	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
9	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
10	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
11	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
12	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
13	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
14	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
15	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
16	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
17	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
18	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
19	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
20	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
21	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
22	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
23	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
24	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
25	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
26	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
27	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
28	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
29	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
30	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
31	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
32	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
33	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
34	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
35	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
36	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
37	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
38	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
39	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
40	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
41	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
42	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
43	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
44	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
45	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
46	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
47	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
48	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
49	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall
50	Shrub Oak Quercus macrocarpa	3' dia. 00' tall	1 1/2" dia. 00' tall	1" dia. 00' tall



LANDSCAPE PLAN
0' 10' 20' 30'