EXHIBIT 668C

TREE MITIGATION CALCULATION

Tree Inventory of Future DISD Sports Complex
South of I-20 and West of Polk Street

Zone A	Tree #	Species	DBH@4.5'	Comments
	1	Bois D'Arc	22	Male
	5	Bois D'Arc	11	Male
	6	Bois D'Arc	10	Male
	7	Bois D'Arc	11	Male
	8	Bois D'Arc	10	Male
	9	Bois D'Arc	13	Male
	10	Honey Locust	10	
	13	Bois D'Arc	13	Male
	14	Honey Locust	9	

Total Trees 9 Total Inches 109

Zone B	Tree #	Species	DBH@4.5'	Comments
	15	Gum Bumelia	12	
	17	Gum Bumelia	12	
	22	Gum Bumelia	17	
	23	Gum Bumelia	8	
	29	Gum Bumelia	10	
	30	Gum Bumelia	8	
	34	Hercules Club	16	
	35	Gum Bumelia	8	
	44	Bois D'Arc	9	Male
	50	Bois D'Arc	11	Male
	51	Bois D'Arc	10	Male
	52	Bois D'Arc	8.5	Male
	53	Bois D'Arc	10	Male
	56	Gum Bumelia	8.5	
	57	Gum Bumelia	9	
	58	Gum Bumelia	10.5	
	59	Gum Bumelia	8	
	60	Gum Bumelia	8.5	
	61	Gum Bumelia	8.5	
	62	Gum Bumelia	9	
	111	Bois D'Arc	12	Male

Total Trees 21 Total Inches 213.5

Zone C	Tree #	Species	DBH@4.5'	Comments
	76	Bois D'Arc	10	Male
	77	Bois D'Arc	10	Male
	78	Bois D'Arc	11	Male
	79	Bois D'Arc	12.5	Male
	80	Bois D'Arc	12	Male
	81	Bois D'Arc	11	Male
	82	Bois D'Arc	11	Male
	83	Bois D'Arc	9	Male
	84	Bois D'Arc	12.5	Male
	85	Hercules Club	9	
	86	Bois D'Arc	28	Male
	87	Bois D'Arc	9	Male
	88	Hercules Club	9	
	89	Bois D'Arc	15	Male
	90	Bois D'Arc	22	Male
	91	Bois D'Arc	12	Male
	92	Bois D'Arc	17	Male
	93	Bois D'Arc	18	Male
	94	Bois D'Arc	16	Male
	95	Bois D'Arc	27	Male
	96	Bois D'Arc	14	Male
	97	Bois D'Arc	12	Male
	98	Bois D'Arc	12	Male
	99	Honey Locust	13	
	100	Bois D'Arc	16	Male

Total Trees 25 Total Inches 348

Zone D	Tree #	Species	DBH@4.5'	Comments
	101	Bois D'Arc	8.5	Male
	102	Bois D'Arc	13	Male
	103	Bois D'Arc	10	Male
	104	Bois D'Arc	21	Male
	105	Bois D'Arc	13	Male
	106	Bois D'Arc	10.5	Male
	107	Bois D'Arc	17.5	Male
	108	Bois D'Arc	11	Male
	109	Bois D'Arc	9.5	Male
	110	Bois D'Arc	9	Male
	111	Bois D'Arc	9.5	Male
	112	Bois D'Arc	10	Male
	113	Bois D'Arc	13	Male
	114	Bois D'Arc	12	Male
	115	Bois D'Arc	24	Male
	116	Bois D'Arc	20	Male
	117	Bois D'Arc	12	Male
	118	Bois D'Arc	20	Male
	119	Bois D'Arc	33	Male
	121	Bois D'Arc	11	Male
	122	Bois D'Arc	16	Male
	123	Bois D'Arc	11	Male
	124	Bois D'Arc	25	Male
	125	Bois D'Arc	30	Male
	126	Bois D'Arc	30	Male
	127	Bois D'Arc	14	Male
	128	Bois D'Arc	31	Male
	129	Bois D'Arc	16	Male
	130	Bois D'Arc	17	Male
	131	Bois D'Arc	15	Male
	132	Eastern Red Cedar	15	
	133	Bois D'Arc	21	Male
	134	Bois D'Arc	10	Male
	135	American Elm	13	
	136	Bois D'Arc	30.5	Male
	137	Bois D'Arc	15	Male
	138	American Elm	11	
	139	Bois D'Arc	21	Male
	140	Bois D'Arc	11	Male
	141	Bois D'Arc	17	Male
	142	Bois D'Arc	14	Male
	143	Bois D'Arc	18	Male
	144	Bois D'Arc	11	Male
	145	Bois D'Arc	11	Male
	146	Bois D'Arc	14	Male
	147	Bois D'Arc	12	Male
	148	Bois D'Arc	10	Male
	149	Bois D'Arc	10	Male
	150	Bois D'Arc	8.5	Male
	151	Bois D'Arc	10.5	Male
	152	Bois D'Arc	8	Male
	153	Bois D'Arc	10	Male
	154	Bois D'Arc	9	Male
	155	Bois D'Arc	8	Male
	156	Bois D'Arc	8	Male
	157	Bois D'Arc	12	Male
	158	Bois D'Arc	14	Male
	159	Bois D'Arc	8	Male
	160	Bois D'Arc	10	Male
	161	Bois D'Arc	10	Male
	162	Bois D'Arc	9	Male
	163	Bois D'Arc	8.5	Male
	164	Bois D'Arc	8	Male
	165	Bois D'Arc	8	Male
	166	Bois D'Arc	11	Male
	167	Bois D'Arc	8	Male
	168	Bois D'Arc	8.5	Male
	169	Bois D'Arc	9	Male
	170	Bois D'Arc	8	Male
	171	Bois D'Arc	11	Male
	172	Bois D'Arc	11	Male
	173	Bois D'Arc	10	Male
	174	Bois D'Arc	8.5	Male
	175	Bois D'Arc	10	Male
	176	Bois D'Arc	11	Male
	177	Bois D'Arc	14	Male
	178	Bois D'Arc	12	Male
	179	American Elm	8.5	
	180	American Elm	8	
	181	Bois D'Arc	12	Male
	182	Bois D'Arc	10	Male
	183	Bois D'Arc	15	Male
	184	Bois D'Arc	26.5	Male
	185	Bois D'Arc	14	Male
	186	Bois D'Arc	8	Male
	187	Bois D'Arc	12	Male
	188	Bois D'Arc	11	Male
	189	Bois D'Arc	24.5	Male
	190	Bois D'Arc	11	Male
	191	Bois D'Arc	10	Male
	192	Bois D'Arc	8	Male
	193	Bois D'Arc	8	Male
	194	Bois D'Arc	8	Male
	195	Bois D'Arc	9.5	Male
	196	Bois D'Arc	9.5	Male
	219	Bois D'Arc	13	Male
	220	Bois D'Arc	13.5	Male

Total Trees 98 Total Inches 1288.5 *

Zone E	Tree #	Species	DBH@4.5'	Comments
	197	Bois D'Arc	16	Male
	198	Bois D'Arc	46	Male
	199	Bois D'Arc	11	Male
	200	Bois D'Arc	13	Male
	201	Bois D'Arc	15	Male
	202	Bois D'Arc	9	Male
	203	Bois D'Arc	12.5	Male
	204	Bois D'Arc	13	Male
	205	Bois D'Arc	10	Male
	206	Bois D'Arc	9	Male
	207	American Elm	11.5	
	208	Bois D'Arc	28	Male
	209	Bois D'Arc	20	Male
	210	Bois D'Arc	14	Male
	211	Eastern Red Cedar	12	
	212	American Elm	12.5	
	213	Bois D'Arc	27	Male
	214	American Elm	9.5	
	215	American Elm	9.5	
	216	Bois D'Arc	13	Male
	217	Bois D'Arc	8	Male
	218	Cedar Elm	10	

Total Trees 22 Total Inches 329.5

Zone E - 75' Construction Overrun Zone
Total Number of Trees 22 Total Number of Inches 329.5

Zone A, B, C, & D
Total Number of Trees 153 * Total Number of Inches 1735 *

NOTE:
Conditions on the site have changed since the tree survey sampling was taken to provide these calculations:

1. The original limits of construction used to be to the extents of Zone D.
2. The revised limits of construction is now reflected by the edge of the "No Build Zone" which is further east.
3. Trees within Zone D that are in the overlap of this area will not be within the limits of construction as originally projected and will be protected.

* Per City of Dallas Arborist's calculations, Area D's quantity is 1735 caliper inches as calculated on 10-14-03.

TREE MITIGATION TABULATION

Zone A, B, C, & D - Mitigation Required

Total Number of Inches 1735

Site Landscape - Offset Mitigation Trees

Location	Tree Qty.	Caliper Size	Inches
Frontage - Polk Street	28	2" Caliper	56
Frontage - Beckleymeade Road	31	2" Caliper	62
Frontage - Wardmont Avenue	23	1.5" Caliper	34.5
North Entry	4	2" Caliper	8
	8	1.5" Caliper	12
South Entry	9	1.5" Caliper	13.5
Area within Ring Road	109	1.5" Caliper	163.5
Parking Lot Trees - West	107	1.5" Caliper	160.5
Parking Lot Trees - East	95	1.5" Caliper	142.5
	414		652.5

Mitigation Ratio = 1735 Inches Existing Trees divided by 652.5 Inches Proposed Trees = 2.66

TREE CREDIT CALCULATION

Zone F	Tree #	Species	DBH@4.5'	
	1	Hackberry	1	
	2	Hackberry	2.5	●
	3	Hackberry	less/eq .5	
	4	Hackberry	2	●
	5	Eastern Red Cedar	less/eq .5	
	6	Hackberry	1	
	7	Hackberry	2	●
	8	Hackberry	less/eq .5	
	9	Eastern Red Cedar	less/eq .5	
	10	Hackberry	less/eq .5	
	11	Hackberry	less/eq .5	
	12	Hackberry	less/eq .5	
	13	Hackberry	less/eq .5	
	14	Hackberry	less/eq .5	
	15	Hackberry	less/eq .5	
	16	Hackberry	less/eq .5	
	17	Eastern Red Cedar	less/eq .5	
	18	Gum Bumelia	less/eq .5	
	19	Gum Bumelia	less/eq .5	
	20	Hackberry	3	●
	21	Hackberry	3	●
	22	Hackberry	2	●
	23	Hackberry	1	
	24	Hackberry	5	●
	25	Hackberry	less/eq .5	
	26	Eastern Red Cedar	less/eq .5	
	27	Hackberry	less/eq .5	
	28	Hackberry	less/eq .5	
	29	Hackberry	less/eq .5	
	30	Hackberry	2	●
	31	Hackberry	less/eq .5	
	32	Hackberry	6	●
	33	Hackberry	6.5	●
	34	Hackberry	less/eq .5	
	35	Hackberry	1	
	36	Hackberry	less/eq .5	
	37	Hackberry	less/eq .5	
	38	Hackberry	less/eq .5	
	39	Eastern Red Cedar	less/eq .5	
	40	Hackberry	less/eq .5	
	41	Hackberry	less/eq .5	
	42	Hackberry	less/eq .5	
	43	Hackberry	less/eq .5	
	44	Eastern Red Cedar	less/eq .5	
	45	Eastern Red Cedar	1.5	
	46	Hackberry	1	
	47	Hackberry	less/eq .5	
	48	Hackberry	less/eq .5	
	49	Gum Bumelia	less/eq .5	
	50	Hackberry	less/eq .5	
	51	Hackberry	less/eq .5	
	52	Hackberry	less/eq .5	
	53	Hackberry	less/eq .5	
	54	Eastern Red Cedar	1.5	
	55	Hackberry	1	
	56	Eastern Red Cedar	less/eq .5	
	57	Hackberry	5	●
	58	Hackberry	2	●
	59	Hackberry	2.5	●
	60	Eastern Red Cedar	less/eq .5	
	61	Eastern Red Cedar	1.5	
	62	Eastern Red Cedar	2	●
	63	Eastern Red Cedar	1.5	

Total Trees 63 Total Inches not counting those less/equal .5" 57.5

Zone F = Area around Pond

Tree Credits = 14 at 2" to less than 8" = 14 x 1 point = 14 points

Sample Area (30' radius area) = 2,827.43 sq. ft.

Calculates to 4.95 points per 1,000 sq. ft.
Area around Pond with this density = 1 Acre = 43,560 sq. ft.
So, 4.95 x 43,560/1000 = 215 credits

Tree Credit Legend for Tree Caliper Inches

- ● Tree Credit at 2" to less than 8" = 1 point
- ○ Tree Credits at 8" to less than 14" = 2 points
- △ Tree Credits at 14" to less than 20" = 4 points

Zone G: Plot 2	Tree #	Species	DBH @ 4.5	
	1	Eastern Red Cedar	6	●
	2	Hackberry	2	●
	3	Bois D'Arc	2.5	●
	4	Honey Locust	2.5	●
	5	Bois D'Arc	5.5	●
	6	Hackberry	4.5	●
	7	Honey Locust	3	●
	8	Eastern Red Cedar	2.5	●
	9	Privet	1	
	10	Hackberry	2.5	●
	11	Hackberry	3	●
	12	Eastern Red Cedar	2	●
	13	Eastern Red Cedar	2	●
	14	Cedar Elm	4	●
	15	Eastern Red Cedar	5	●
	16	Hackberry	3	●
	17	Eastern Red Cedar	3.5	●
	18	Hackberry	2	●
	19	Hackberry	2.5	●
	20	Hackberry	2	●
	21	Eastern Red Cedar	4	●
	22	Eastern Red Cedar	6	●
	23	Eastern Red Cedar	3	●
	24	Eastern Red Cedar	6	●
	25	Eastern Red Cedar	4.5	●
	26	Eastern Red Cedar	3	●
	27	Eastern Red Cedar	2	●
	28	Hackberry	5	●
	29	Eastern Red Cedar	3.5	●
	30	Hackberry	3	●
	31	Eastern Red Cedar	5	●
	32	American Elm	12	○
	33	Eastern Red Cedar	2.5	●
	34	Hackberry	2	●
	35	Eastern Red Cedar	2.5	●
	36	Eastern Red Cedar	8	○
	37	Eastern Red Cedar	2.5	●
	38	Eastern Red Cedar	1.5	
	39	Eastern Red Cedar	7.5	●
	40	Eastern Red Cedar	7	●
	41	Bois D'Arc	13	○
	42	Bois D'Arc	15	△
	43	Bois D'Arc	9	○
	44	Bois D'Arc	12.5	○
	45	Bois D'Arc	13	○
	46	Bois D'Arc	10	○
	47	Bois D'Arc	9	○
	48	American Elm	4.5	●
	49	Rough Leaf Dogwood	2	●

Total Trees 49 Total Inches 239.5

Zone G

Tree Credits = 38 at 2" to less than 8" = 38 x 1 point = 38 points
Tree Credits = 8 at 8" to less than 14" = 8 x 2 points = 16 points
Tree Credits = 1 at 14" to less than 20" = 1 x 4 points = 4 points
Total = 93 points

Sample Area (30' radius area) = 2,827.43 sq. ft.

Calculates to 32.89 points per 1,000 sq. ft.
Area of Site with this density = +- 14.7 Acres = 640,332 sq. ft.
So, 32.89 x 640,332/1000 = 21,060 credits

NOTE:
Area represented by Zone G and Zone H samples equals 29.4 Acres Total. The tree credit calculations reflect a 50% area balance (14.7 Acres) of the No Build Zone applied to each of these samples.

Zone H: Plot 3	Tree #	Species	DBH @ 4.5	
	1	Honey Locust	2	●
	2	Hackberry	4.5	●
	3	Honey Locust	3	●
	4	Bois D'Arc	2	●
	5	Hackberry	2	●
	6	Eastern Red Cedar	2.5	●
	7	American Elm	2.5	●
	8	Hackberry	4.5	●
	9	Hackberry	3.5	●
	10	Honey Locust	2	●
	11	Hackberry	3	●
	12	Eastern Red Cedar	3.5	●
	13	Honey Locust	2.5	●
	14	Honey Locust	3	●
	15	Hackberry	6	●
	16	Cedar Elm	6	●
	17	Cedar Elm	2.5	●
	18	Hackberry	3	●
	19	Honey Locust	2.5	●
	20	Hackberry	2.5	●
	21	Hackberry	2	●
	22	American Elm	2.5	●
	23	Bois D'Arc	3.5	●
	24	Hackberry	6.5	●
	25	American Elm	4	●
	26	American Elm	7	●
	27	hackberry	2.5	●
	28	Hackberry	2.5	●
	29	Cedar Elm	2	●
	30	American Elm	2	●
	31	Hackberry	2	●
	32	American Elm	4	●
	33	Hackberry	2.5	●
	34	Hackberry	3	●
	35	American Elm	5.5	●
	36	Hackberry	2	●
	37	American Elm	5	●
	38	American Elm	2	●
	39	Cedar Elm	8	○
	40	Bois D'Arc	5	●
	41	Cedar Elm	2	●
	42	Bois D'Arc	3	●
	43	Cedar Elm	4.5	●
	44	Hackberry	6	●
	45	Bois D'Arc	4	●
	46	Bois D'Arc	4.5	●

Total Trees 46 Total Inches 160.5

Zone G

Tree Credits = 45 at 2" to less than 8" = 45 x 1 point = 45 points
Tree Credits = 1 at 8" to less than 14" = 1 x 2 points = 2 points
Total = 47 points

Sample Area (30' radius area) = 2,827.43 sq. ft.

Calculates to 16.62 points per 1,000 sq. ft.
Area of Site with this density = +- 14.7 Acres = 640,332 sq. ft.
So, 16.62 x 640,332/1000 = 10,642 credits

ESTIMATION OF PROTECTED TREES WITHIN NO BUILD ZONE

Site Landscape - Offset Mitigation Trees

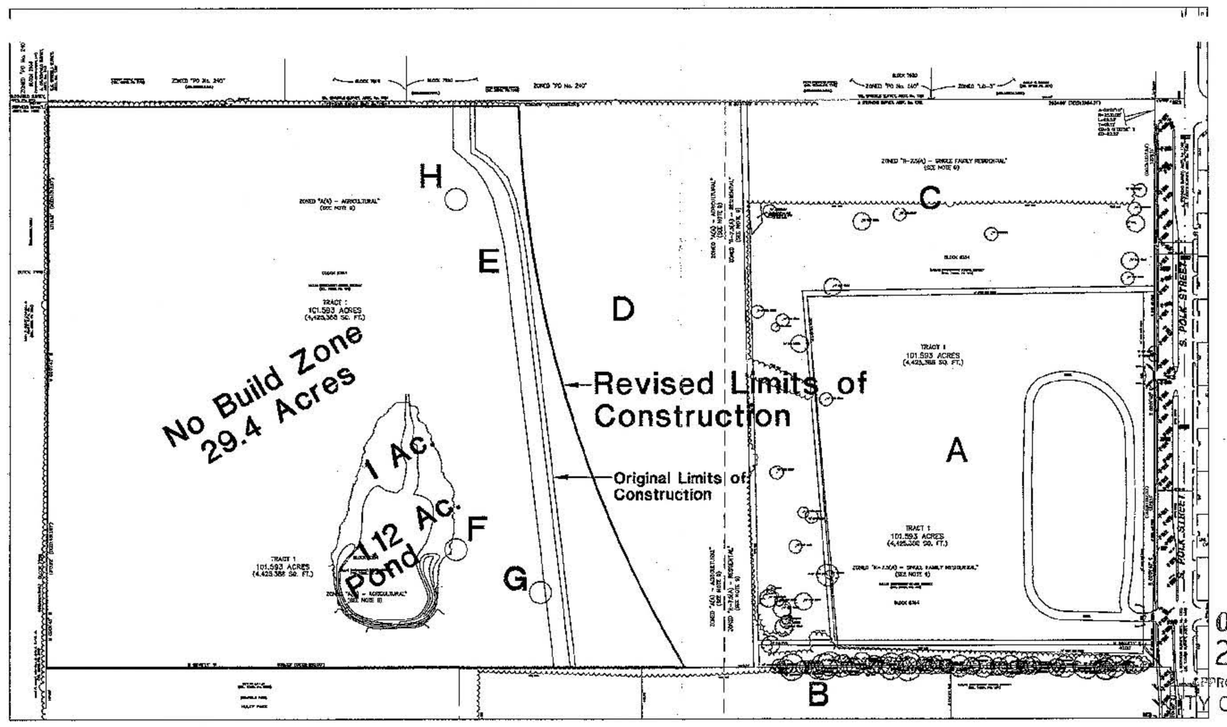
Zone	Applied Area	Credits
Zone F	Area around Pond	214
Zone G	No Build Zone (50%)	21,060
Zone H	No Build Zone (50%)	10,642
	Total Credits for Site =	31,917

TREE MITIGATION NOTE:

Trees shall be planted on site at a minimum 1 1/2" caliper to provide for mitigation.

The project shall provide for 100% mitigation requirements.

If any additional protected trees are removed on the site, they will be mitigated at a 1:1 ratio.



TREE INVENTORY AREAS - MITIGATION REQUIRED & TREE CREDITS

NOT TO SCALE

HKS

ARCHITECT
HKS, INC.
1919 McKINNEY AVENUE
DALLAS, TEXAS 75201-1753

ASSOCIATE ARCHITECT
VIDAUD + ASSOCIATES INC.
13949 MONFORT DRIVE, STE 200
DALLAS, TEXAS 75240-4503

ASSOCIATE ARCHITECT
SAMPLE DESIGN AND CONSULTING
2898 DAFFODIL DRIVE
RICHARDSON, TEXAS 75082

ENVIRONMENTAL GRAPHICS
HKS, INC.
1919 McKINNEY AVENUE
DALLAS, TEXAS 75201-1753

CIVIL
ADAMS CONSULTING ENGINEERS, INC.
500 NOLEN DRIVE, STE. 550
SOUTHLAKE, TEXAS 76092

LANDSCAPE
CAYE COOK & ASSOCIATES
8588 NORTHWEST PLAZA DR., STE 202
DALLAS, TEXAS 75225

STRUCTURAL
STRUCTURAL ENGENUITY, INC.
2735 VILLA CREEK DRIVE
DALLAS, TEXAS 75234

MEP
CAMPOS ENGINEERING, INC.
7400 GREENVILLE AVENUE
DALLAS, TEXAS 75231-4604

A/V ACOUSTICAL
CEDRICK FRANK ASSOCIATES
4801 SPRING VALLEY, STE 113
DALLAS, TEXAS 75244

DATA/TELECOMMUNICATIONS
BASYE + ASSOCIATES, INC.
500 S. ERVAY STREET, STE 430-A
DALLAS, TEXAS 75201-6067

COST ESTIMATING CONSULTANT
BUSBY + ASSOCIATES
13849 MONTFORT DRIVE, STE 350
DALLAS, TEXAS 75254

FOOD SERVICE
SYSTEMS DESIGN INTERNATIONAL
5200 DTC PKWY., SUITE 500
ENGLEWOOD, COLORADO 80111

PROGRAM MANAGER
AUSTIN COMMERCIAL
2707 STEMMONS FREEWAY, SUITE 220
DALLAS, TEXAS 75207

Building Dallas Future

Dallas Independent School District

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for bidding, permit, or construction purposes.
Landscape Architect: Adrienne Caye Cook
Arch. Reg. No.: 1275
Date: OCTOBER 14, 2003

KEY PLAN

REVISION

CASE NO. Z023-216 (RB)

HKS PROJECT NUMBER
8452 Exhibit 668C

DATE

PLANNED DEVELOPMENT DISTRICT NO. 668

032853
25421

SHEET TITLE
SITE TREE MITIGATION

Approved City Plan Commission 10-16-03

SHEET NO.
L1.01

APPROVED BY CITY COUNCIL OCT 22 2003

City Secretary

PLOT DATE: FILE NAME: FILE DATE: XREFS:

CONSTRUCTION DOCUMENTS 95 % PRICING ISSUE - 08 OCTOBER 2003 NOT FOR CONSTRUCTION