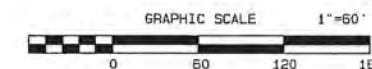




LEGEND	
FP = 767.90	85'x65' BUILDING PAD
- - - 750 - - -	EXISTING CONTOUR
— — — — —	PROPOSED RETAINING WALL
— x — x —	PROPOSED FENCE

AREAS IN GREEN WILL NOT BE DISTURBED WITH THE INITIAL MARSHALL RIDGE PHASE 3D GRADING OPERATIONS.

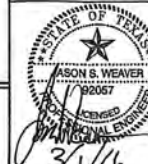
The SITE PLAN shall NOT be modified without the approval of The Community Development Department



NOTES:
 PRIVACY FENCE WILL BE CONSTRUCTED ALONG THE COMMON SOUTH PROPERTY LINE AT EXISTING GRADE WHERE NO WALL IS PROPOSED. WHERE A WALL IS PLANNED, THE FENCE WILL BE CONSTRUCTED ABOVE THE RETAINING WALL.
 SIDE YARD FENCES WILL BE CONSTRUCTED ON TOP OF RETAINING WALLS THAT ARE IMMEDIATELY ADJACENT TO THE SIDE LOT LINE.

BENCH MARK ELEVATION: 726.38
 City of Keller TBM-22 Iron rod with washer approximately 50 feet west of the centerline of US Hwy 377 and approximately 2075 feet south of the intersection of US Hwy 377 & M. Gilead Road.

REVIEWED
 CITY OF KELLER
 Released for Construction
 Date: _____
 City Engineer: _____

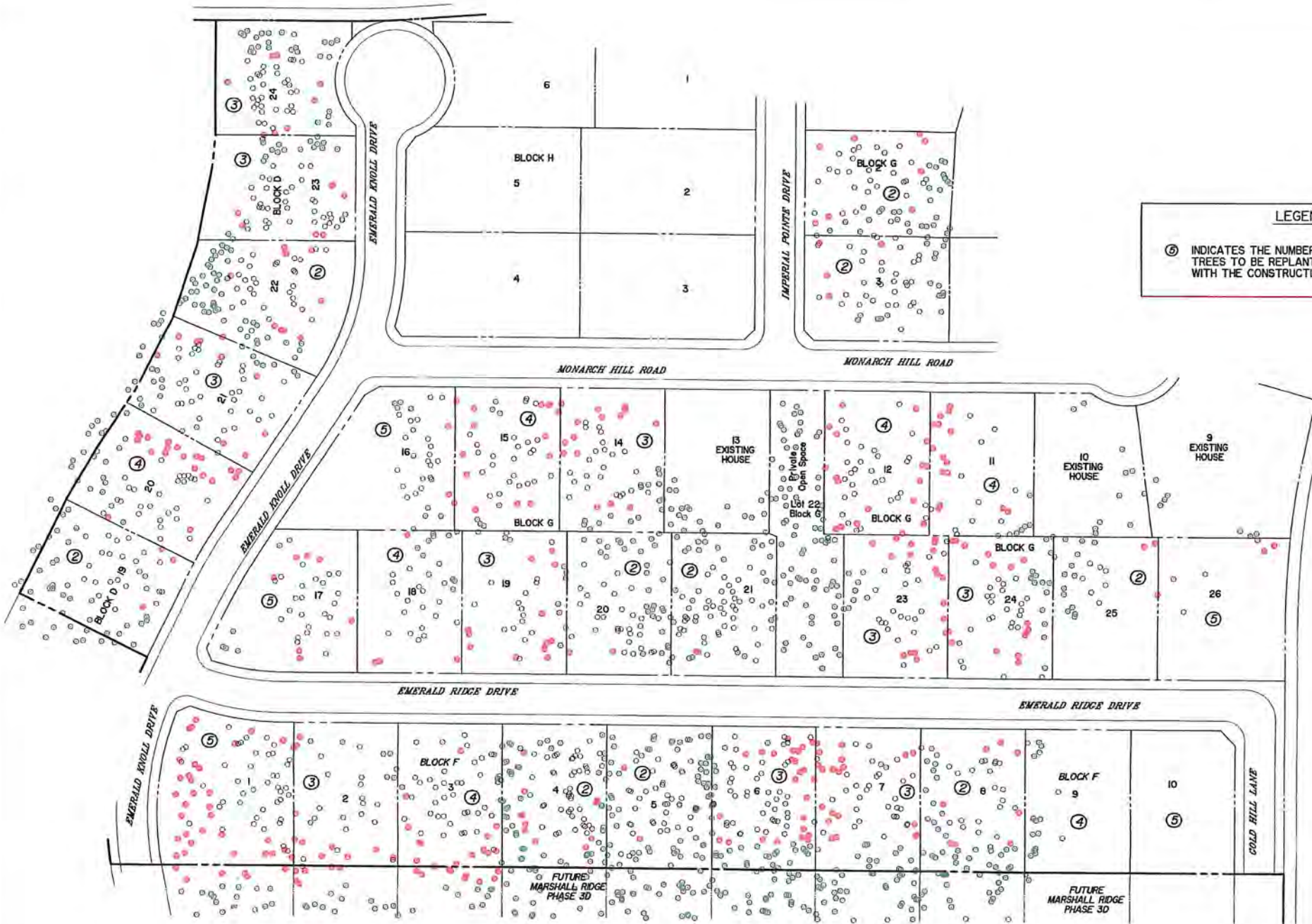


MARSHALL RIDGE
 PHASE 3D
 CITY OF KELLER, TEXAS

ADJACENT BUILDING
 HEIGHT DISPLAY

GOODWIN & MARSHALL
 CIVIL ENGINEERS-PLANNERS-SURVEYORS
 3005 S. HAWTHORNE DRIVE, SUITE 100, KELLER, TEXAS 76448

Job No.: 10185 Design: JSW
 Date: NOVEMBER 2015 Draft: RAE
 Scale: AS SHOWN Review: _____
 SHEET: 12a of 39



LEGEND

⑤ INDICATES THE NUMBER OF 3" DIAMETER TREES TO BE REPLANTED ON THE SPECIFIC LOT WITH THE CONSTRUCTION OF THE HOME.

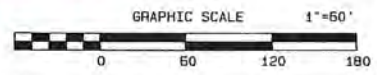
**MARSHALL RIDGE, PH. 1 SOUTH
TREE REPLACEMENT**

LOT	BLOCK	NO. OF TREES TO BE REPLANTED	TOTAL NO. OF INCHES REPLANTED
19	D	2	6
20	D	4	12
21	D	3	9
22	D	3	9
23	D	3	9
24	D	3	9
1	F	5	15
2	F	3	9
3	F	4	12
4	F	2	6
5	F	3	9
6	F	3	9
7	F	3	9
8	F	2	6
9	F	5	15
10	F	5	15
2	G	2	6
3	G	2	6
11	G	4	12
12	G	4	12
14	G	3	9
15	G	4	12
16	G	5	15
17	G	5	15
18	G	5	15
19	G	4	12
20	G	3	9
21	G	2	6
23	G	3	9
24	G	3	9
25	G	3	9
26	G	5	15
TOTALS:		103	309

**MARSHALL RIDGE, PH. 1 SOUTH
TREE MITIGATION SUMMARY**

TREE REPLACEMENT OF 309" SHALL BE PROVIDED IN ADDITION TO A FEE PAYMENT INTO THE TREE REPLACEMENT BANK FUND @ \$100/INCH FOR THE REMAINING CALIPER INCHES TO BE MITIGATED. A TOTAL OF 3,101" IS REQUIRED FOR TREE REPLACEMENT. 309" SHALL BE SATISFIED WITH THE NEW TREES PER THE MITIGATION PLAN ON THIS SHEET. A FEE PAYMENT OF \$279,200 SHALL BE REQUIRED FOR THE REMAINING 2,792 INCHES TO BE REPLACED.

The SITE PLAN shall NOT be modified without the approval of The Community Development Department



BENCH MARK ELEVATION: 726.38
City of Keller TBM-22 Iron rod with washer approximately 50 feet west of the centerline of US Hwy 377 and approximately 2075 feet south of the intersection of US Hwy 377 & Mt. Gilead Road.

KELLER UDC SECTION 9.03 (G) LANDSCAPE REQUIREMENTS:

- 1) DUE TO THE PRESERVATION OF EXISTING TREES IN THE FRONT & SIDE YARDS, THE CONDITIONS OF SECTION 9.03 (G) HAVE BEEN FULFILLED FOR THE FOLLOWING LOTS: LOTS 15, 17, 20, 21, BLOCK G, LOTS 2-6, 8-9, BLOCK F, AND LOTS 19, 21-24, BLOCK D.
- 2) ONE 8" TREE IS PRESERVED IN THE FRONT YARD OF LOT 2, BLOCK G, AND TWO REPLACEMENT TREES FOR MITIGATION WILL BE PLANTED IN THE FRONT YARD TO SATISFY THE REQUIREMENTS OF SECTION 9.03 (G).
- 3) FIVE TREES HAVE BEEN PRESERVED ON THE SIDE YARD OF LOT 3, BLOCK G, AND TWO REPLACEMENT TREES FOR MITIGATION WILL BE PLANTED IN THE FRONT YARD TO SATISFY THE REQUIREMENTS OF SECTION 9.03 (G).
- 4) TWO OF THE INDICATED NUMBERS OF REPLACEMENT TREES FOR MITIGATION WILL BE PLANTED IN THE FRONT YARDS OF THE FOLLOWING LOTS TO SATISFY THE REQUIREMENTS OF SECTION 9.03 (G): LOTS 11-12, 14, 18, 23 & 25, BLOCK G, LOT 20, BLOCK F.
- 5) ONE TREE IN EXCESS OF THREE INCHES IS PRESERVED IN THE FRONT YARDS OF LOTS 19 & 24, BLOCK G, AND LOT 7, BLOCK F, AND A MINIMUM OF ONE REPLACEMENT TREE FOR MITIGATION WILL BE PLANTED IN THE FRONT YARD TO SATISFY SECTION 9.03 (G).
- 6) FOUR TREES ARE PRESERVED IN THE FRONT YARD OF LOT 16, BLOCK G, AND A MINIMUM OF TWO REPLACEMENT TREES FOR MITIGATION WILL BE PLANTED IN THE SIDE YARD TO SATISFY SECTION 9.03 (G).
- 7) A MINIMUM OF TWO REPLACEMENT TREES FOR MITIGATION WILL BE PLANTED IN THE FRONT AND SIDE YARDS OF LOTS 1 & 10, BLOCK F TO SATISFY SECTION 9.03 (G).

REVIEWED
CITY OF KELLER
Released for Construction
Date: _____
City Engineer: _____

STATE OF TEXAS
JASON S. WEAVER
REGISTERED PROFESSIONAL ENGINEER
No. 13967
EXPIRATION DATE 08/31/19
5/3/14

5/5/14 - REVISED PER CITY COMMENTS

**MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS**

MITIGATION PLAN

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3000 MARSHALL DRIVE, CLAYTON, TEXAS 75741

Job No.: 10185 Design: JSW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Revise: _____

SHEET: 21 OF 21