

THE CITY OF KELLER, TEXAS PLANS FOR CONSTRUCTION OF GRADING, TREE REMOVAL, AND EROSION CONTROL FOR MARSHALL RIDGE PHASE 1 SOUTH

MAYOR
PAT McGRAIL

CITY MANAGER
STEVE POLASEK

DIRECTOR OF PUBLIC WORKS
MATTHEW KITE, P.E.

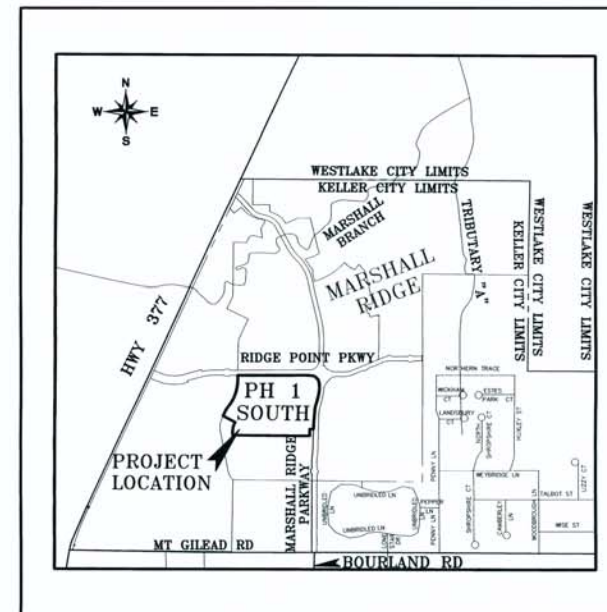
CITY ENGINEER
KEITH FISHER, P.E.

COUNCIL
GARY REAVES, MAYOR PRO-TEM
DEBBIE BRYAN
TOM CAWTHRA
BILL DODGE
JOHN HOFFMAN
DOUG MILLER

OWNER/DEVELOPER:
MERITAGE HOMES
909 HIDDEN RIDGE, SUITE 190
IRVING, TX 75038
(972)580-6329
CONTACT: MR. BOBBY SAMUEL, P.E.

PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944 & TBPLS FIRM # 10021700
CONTACT: JASON WEAVER, P.E.

FRANCHISE UTILITY CONTACT INFORMATION
TRI-COUNTY ELECTRIC (817) 431-1541
ATMOS ENERGY (817) 303-2905
AT&T (817) 338-6517



VICINITY MAP
N.T.S.

LOCATED IN
CITY OF KELLER, TEXAS

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.

SHEET INDEX

Sheet No.	Description
1.	FINAL PLAT
2.	FINAL PLAT
3-6.	GRADING PLAN
7-15.	TREE SURVEY
16-19.	EROSION CONTROL & TREE PROTECTION PLAN
20.	EROSION CONTROL & TREE PROTECTION DETAILS
21.	MITIGATION PLAN



REVIEWED
CITY OF KELLER
Released for Construction
Date _____
City Engineer

MAY, 2014

5/8 in. aluminum capped TX DOT iron fnd.

AIL INVESTMENTS, LP
VOLUME 13588, PAGE 189, D.R.T.C.T.

POINT OF COMMENCING

LO LAND ASSETS, LP
D206035783
D.R.T.C.T.

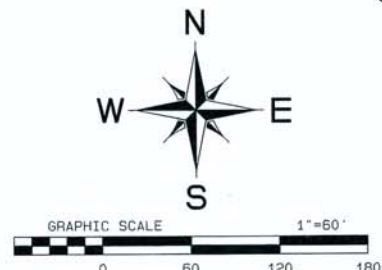
5/8 in. aluminum capped TX DOT iron fnd.

U.S. HIGHWAY 377
(RIGHT-OF-WAY VARIES)

ENGINEER ACQUISITION
PARTNERS, LTD.
D206035783
D.R.T.C.T.

ABBREVIATION LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
O.S.	OPEN SPACE
S.R.W.M.E.	SCREENING, RETAINING WALL MAINTENANCE EASEMENT

~ CURVE TABLE ~						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	4°15'18"	835.00'	62.01'	N88°02'27"E	62.00'	31.02'
C2	10°00'41"	765.00'	133.67'	S89°04'51"E	133.50'	67.01'
C3	5°45'23"	835.00'	83.89'	S86°37'13"E	83.88'	41.98'
C4	3°52'08"	765.00'	51.65'	S87°53'51"E	51.64'	25.84'
C5	47°24'49"	100.00'	82.75'	S62°15'23"E	80.41'	43.91'
C6	43°41'28"	100.00'	76.26'	S16°42'15"E	74.42'	40.09'
C7	7°55'41"	835.00'	115.54'	S08°25'14"W	115.45'	57.86'
C8	12°12'58"	765.00'	163.11'	S06°16'35"W	162.80'	81.86'
C9	6°22'23"	835.00'	92.88'	S03°21'18"W	92.83'	46.49'
C10	8°46'38"	765.00'	117.19'	S02°09'10"W	117.08'	58.71'
C11	8°46'38"	835.00'	127.91'	N02°09'10"E	127.79'	64.08'
C12	6°22'23"	765.00'	85.09'	N03°21'18"E	85.05'	42.59'
C13	35°04'35"	325.00'	198.96'	N08°49'25"E	195.87'	102.71'
C14	33°46'20"	250.00'	147.36'	N17°03'16"E	145.24'	75.89'
C15	7°34'44"	500.00'	66.14'	N30°09'04"E	66.09'	33.12'
C16	35°49'24"	300.00'	187.57'	N08°27'00"E	184.53'	96.96'
C17	26°11'36"	250.00'	114.29'	S76°44'06"E	113.30'	58.16'
C18	7°36'02"	800.00'	106.12'	N08°35'03"E	106.05'	53.14'
C19	12°12'58"	800.00'	170.87'	N06°18'35"E	170.25'	85.61'
C20	6°22'23"	800.00'	88.99'	N03°21'18"E	88.94'	44.54'
C21	8°46'38"	800.00'	122.55'	N02°09'10"E	122.43'	61.40'
C22	2°24'14"	800.00'	33.57'	N01°02'01"W	33.56'	16.78'
C23	90°00'00"	20.00'	31.42'	S44°49'54"E	28.28'	20.00'
C24	40°40'47"	650.00'	461.50'	S85°30'36"E	451.86'	240.96'
C25	16°01'06"	765.00'	213.87'	N82°09'33"E	213.18'	107.64'



LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

MARSHALL RIDGE ADDITION
FUTURE PHASE 1 NORTH

POINT OF BEGINNING

BLOCK H
LOT 7
O.S. & U.E.

RIDGE POINT PARKWAY

BLOCK G
LOT 27
O.S. & U.E.

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	S89°49'54"E	37.97'
L2	S85°57'48"E	11.56'
L3	S38°32'59"E	68.09'
L4	N87°01'09"E	70.65'
L5	S06°32'29"W	63.11'
L6	S02°14'08"E	60.20'
L7	S46°02'01"E	21.64'
L8	S01°00'40"E	50.01'
L9	S45°10'06"W	21.21'
L10	N89°49'54"W	70.00'
L11	N46°49'21"W	21.99'
L12	N00°10'06"E	90.00'
L13	N43°57'50"E	20.76'
L14	N02°14'08"W	57.25'
L15	N06°32'29"E	63.11'
L16	N00°10'06"E	123.46'
L17	N26°21'42"E	14.90'
L18	N26°21'42"E	106.62'
L19	N31°06'31"E	58.76'
L20	N33°55'32"E	70.74'
L21	N27°03'49"E	78.62'
L22	N18°52'01"E	78.62'
L23	N10°40'13"E	78.62'
L24	N01°30'17"E	147.14'
L25	S89°49'54"E	14.04'
L26	S26°12'42"W	98.77'
L27	S63°38'18"E	2.36'
L28	N00°10'06"E	168.00'
L29	N44°49'54"W	31.82'
L30	N06°32'29"E	63.11'
L31	N02°14'08"W	81.96'
L32	S89°49'54"E	50.90'
L33	S89°49'54"E	49.66'
L34	S37°30'54"W	15.90'
L35	N36°26'42"W	11.93'
L36	N45°10'06"E	14.14'
L37	N15°53'52"W	43.36'
L38	N46°13'31"W	20.69'
L39	S47°06'32"W	20.48'
L40	S16°20'50"W	43.07'
L41	S44°49'54"E	14.14'
L42	N45°10'06"E	14.14'
L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.63'
L47	N74°09'00"E	19.56'
L48	N15°51'00"W	25.00'
L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
L52	S89°49'54"E	50.00'
L53	N45°10'06"E	21.21'

J.J. ROBERTS SURVEY
ABSTRACT NO. 1305

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

MATCH LINE
SEE SHEET 2

GUSTAVUS GILBERT SURVEY
ABSTRACT NO. 577

MARSHALL RIDGE ADDITION
FUTURE PHASE 3

MATCH LINE
SEE SHEET 2

FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH
LOTS 19-24, BLOCK D, LOTS 1-10, BLOCK F, LOTS 1-27, BLOCK G AND LOTS 1-7, BLOCK H
BEING 25.166 ACRES
SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF-15
JANUARY 2007

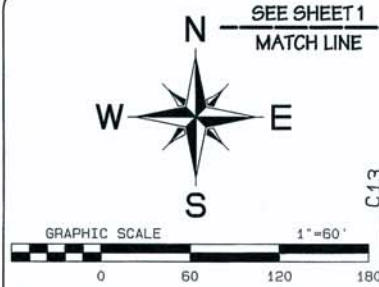
OWNER:
LO LAND ASSETS, L.P.
2020 MAIN STREET #1100
IRVINE, CA 92614
CONTACT: PAUL MANNING
PHONE: (949)724-5900
FAX: (949)724-1919

DEVELOPED BY:
MERITAGE HOMES CORPORATION
4050 WEST PARK BLVD.
PLANO, TEXAS 75093
CONTACT: BRYAN ROBERTSON
PHONE: (972)543-0707
FAX: (972)543-0756

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
CONTACT: DON W. HICKEY
PHONE: (817)329-4373 Fax (817) 329-4453
FAX: (817)279-9694

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver

THIS PLAT FILED IN CABINET A, SLIDE# 12224, DATE 9/28/07



ABBREVIATION LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
O.S.	OPEN SPACE
S.R.W.M.E.	SCREENING, RETAINING WALL MAINTENANCE EASEMENT

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

J.J. ROBERTS SURVEY
ABSTRACT NO. 1305

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	S89°49'54"E	37.97'
L2	S85°57'48"E	11.56'
L3	S38°32'59"E	68.09'
L4	N87°01'09"E	70.65'
L5	S06°32'29"W	63.11'
L6	S02°14'08"E	60.20'
L7	S46°02'01"E	21.64'
L8	S01°00'40"E	50.01'
L9	S45°10'06"W	21.21'
L10	N89°49'54"W	70.00'
L11	N46°49'21"W	21.99'
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L13	N43°57'59"E	20.76'
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L18	N26°21'42"E	106.62'
L19	N31°06'31"E	58.76'
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L33	S89°49'54"E	49.66'
L34	S37°30'54"W	15.90'
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L36	N45°10'06"E	14.14'
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L40	S16°20'50"W	43.07'
L41	S44°49'54"E	14.14'
L42	N45°10'06"E	14.14'
L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.69'
L47	N74°09'00"E	19.56'
L48	N15°51'00"W	25.00'
L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
L52	S89°49'54"E	50.00'
L53	N45°10'06"E	21.21'

~ CURVE TABLE ~

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD	TANGENT
C1	4°15'18"	835.00'	62.01'	N88°02'27"E	62.00'	31.02'	
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C23	90°00'00"	20.00'	31.42'	S44°49'54"E	28.28'	20.00'	
C24	40°40'47"	650.00'	461.50'	S85°30'36"E	451.86'	240.96'	
C25	16°01'06"	765.00'	213.87'	N82°09'33"E	213.18'	107.64'	

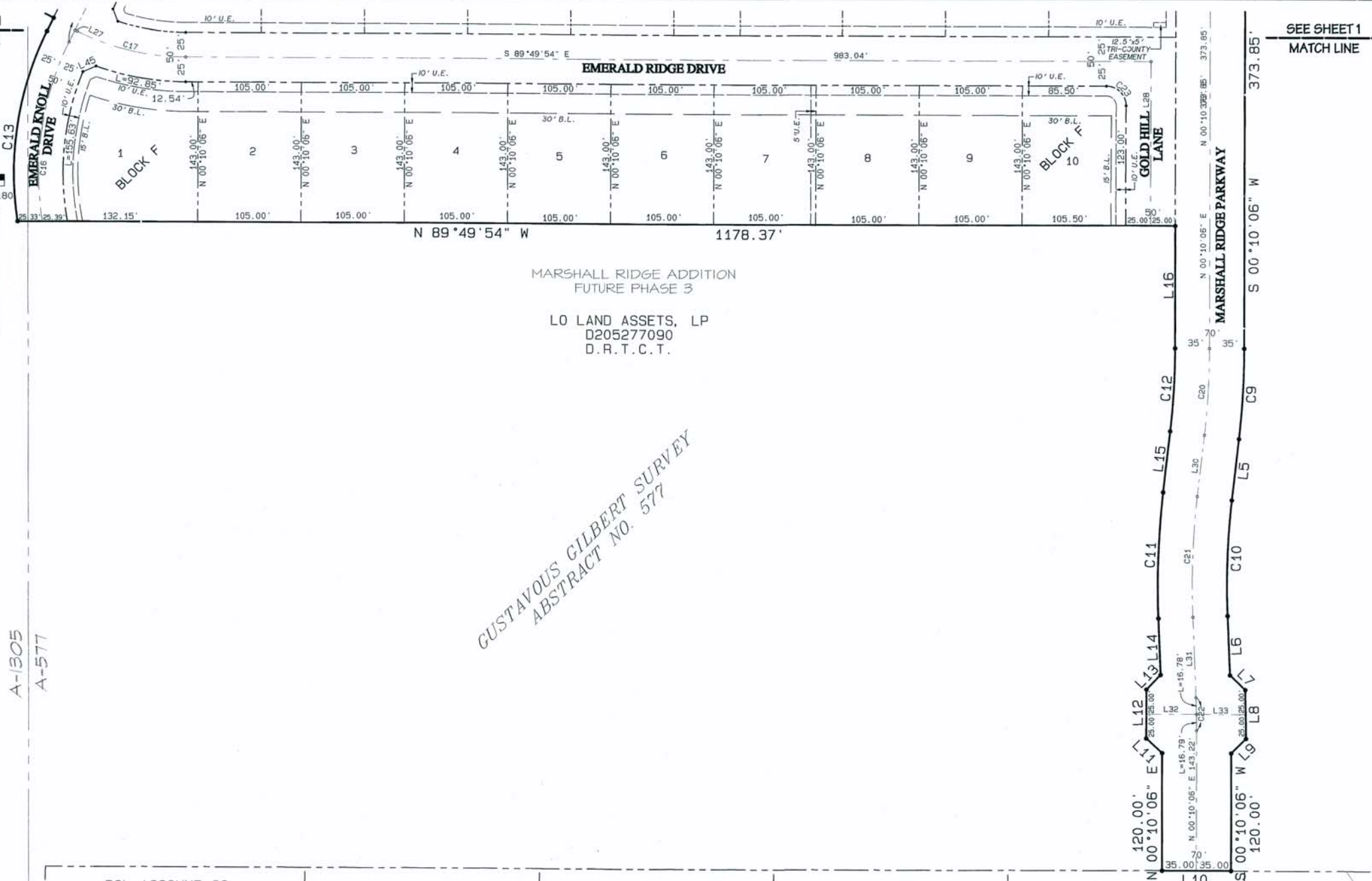
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Contact: Jason Weaver

FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH
LOTS 19-24, BLOCK D, LOTS 1-10, BLOCK F, LOTS 1-27, BLOCK G AND LOTS 1-7, BLOCK H
BEING 25.166 ACRES
SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF-15
JANUARY 2007
THIS PLAT FILED IN CABINET A, SLIDE#12225, DATE 9/28/07



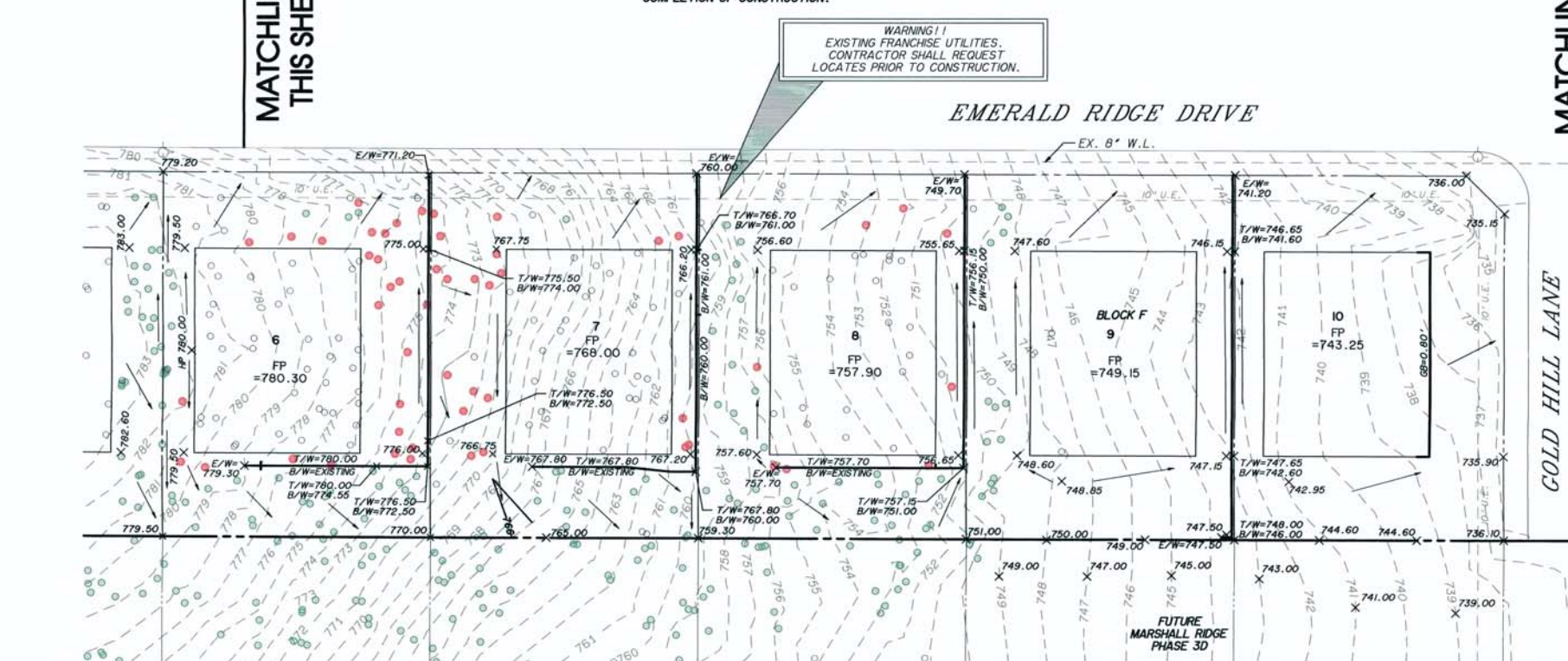
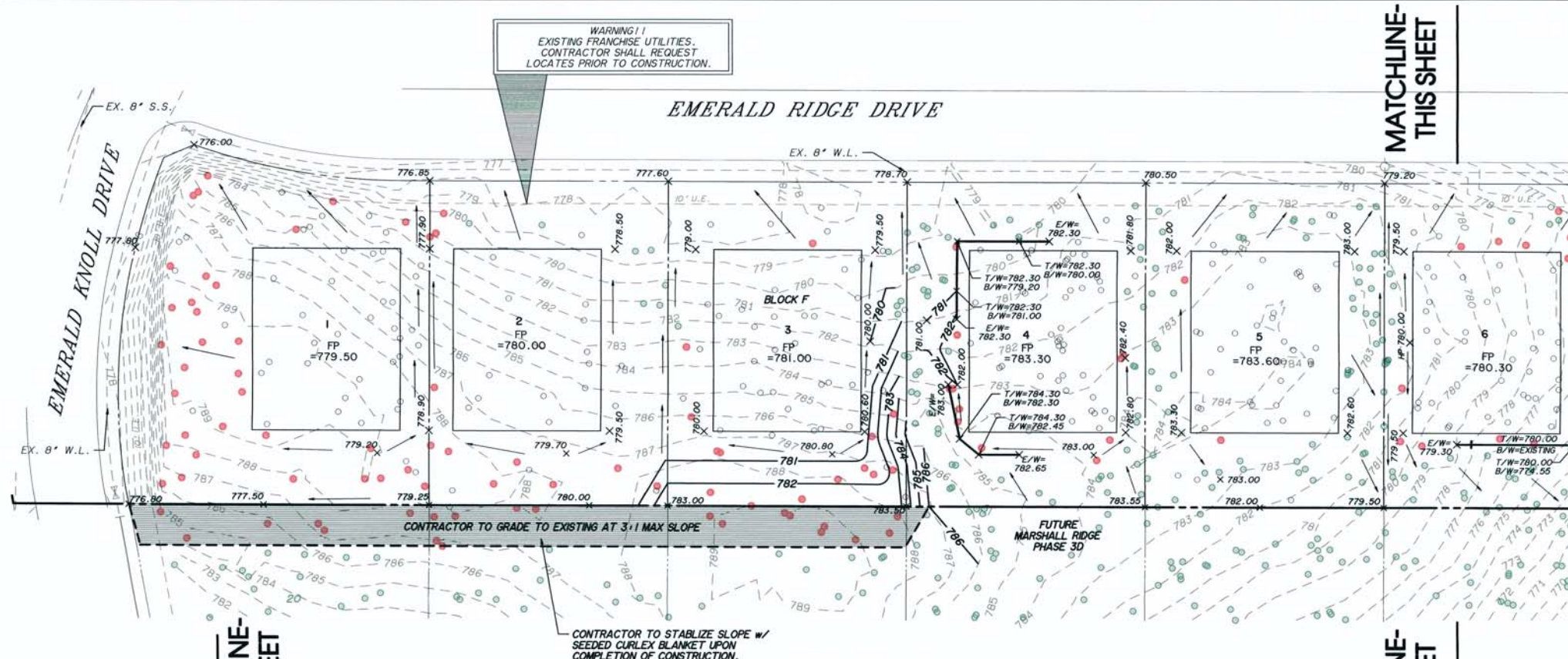
LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

MARSHALL RIDGE ADDITION
FUTURE PHASE 3

EASEMENT AND RIGHT-OF-WAY TO
TEXAS POWER AND LIGHT COMPANY
VOLUME 2047 PAGE 272, D.R.T.C.T.
THE POLE AND GUY IS STILL STANDING
BUT THE OVERHEAD ELECTRIC LINE HAS
BEEN REMOVED.

GUSTAVOUS GILBERT SURVEY
ABSTRACT NO. 577

FILED IN CABINET A, SLIDE#12225, DATE 9/28/07

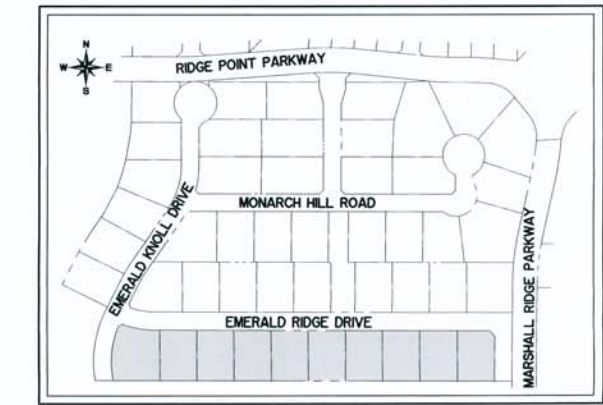


MATCHLINE- THIS SHEET

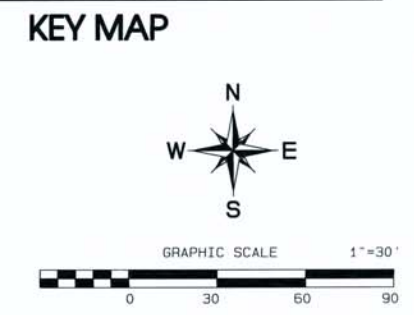
MATCHLINE- THIS SHEET

MATCHLINE- THIS SHEET

- NOTES:**
- 1) GREEN POINTS ARE TREES TO BE PRESERVED.
 - 2) RED POINTS ARE TREES TO BE REMOVED THAT REQUIRE MITIGATION.
 - 3) BLACK POINTS ARE TREES TO BE REMOVED THAT ARE EXEMPT FROM MITIGATION.
 - 4) RETAINING WALLS SHOWN ARE SCHEMATIC ONLY. SEPARATE PERMITS AND DESIGN BY OTHERS REQUIRED FOR CONSTRUCTION.
 - 5) SLEEVES ON 8' CENTERS REQUIRED FOR ALL RETAINING WALLS.
 - 6) DRIVEWAYS TO BE CONSTRUCTED ON HIGH SIDE OF LOT UNLESS NOTED OTHERWISE.
 - 7) FILL AND COMPACTION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS PREPARED FOR MARSHALL RIDGE PHASE 1 SOUTH.
 - 8) BUILDING PADS TO BE CONSTRUCTED TO +/- 0.1' OF DESIGN ELEVATION.



- LEGEND**
- FP = 767.90 80'x65' BUILDING PAD
 - X 700.00 SPOT ELEVATION
 - PROPOSED RETAINING WALL
 - 755— PROPOSED CONTOUR
 - - -755- - - EXISTING CONTOUR
 - T/W = 700.00 TOP OF WALL ELEVATION
 - B/W = 700.00 BOTTOM OF WALL ELEVATION
 - E/W = 700.00 END OF WALL ELEVATION
 - SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
 - SPECIMEN TREE TO BE PRESERVED
 - SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)



CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL ABOVE GROUND AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.

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

SEAL OF THE STATE OF TEXAS
JASON S. WEAVER
Professional Engineer
No. 56057
Exp. 12/31/14

5/5/14 - REVISED PER CITY COMMENTS

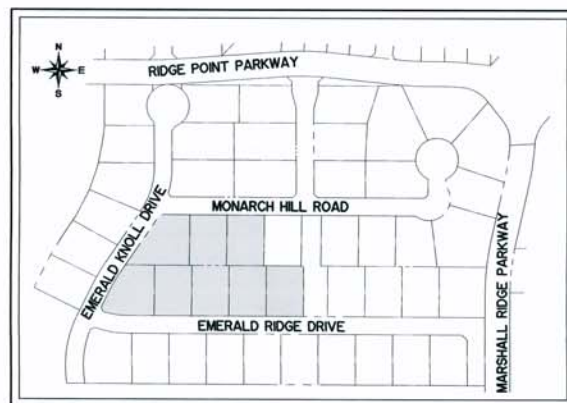
**MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS**

GRADING PLAN

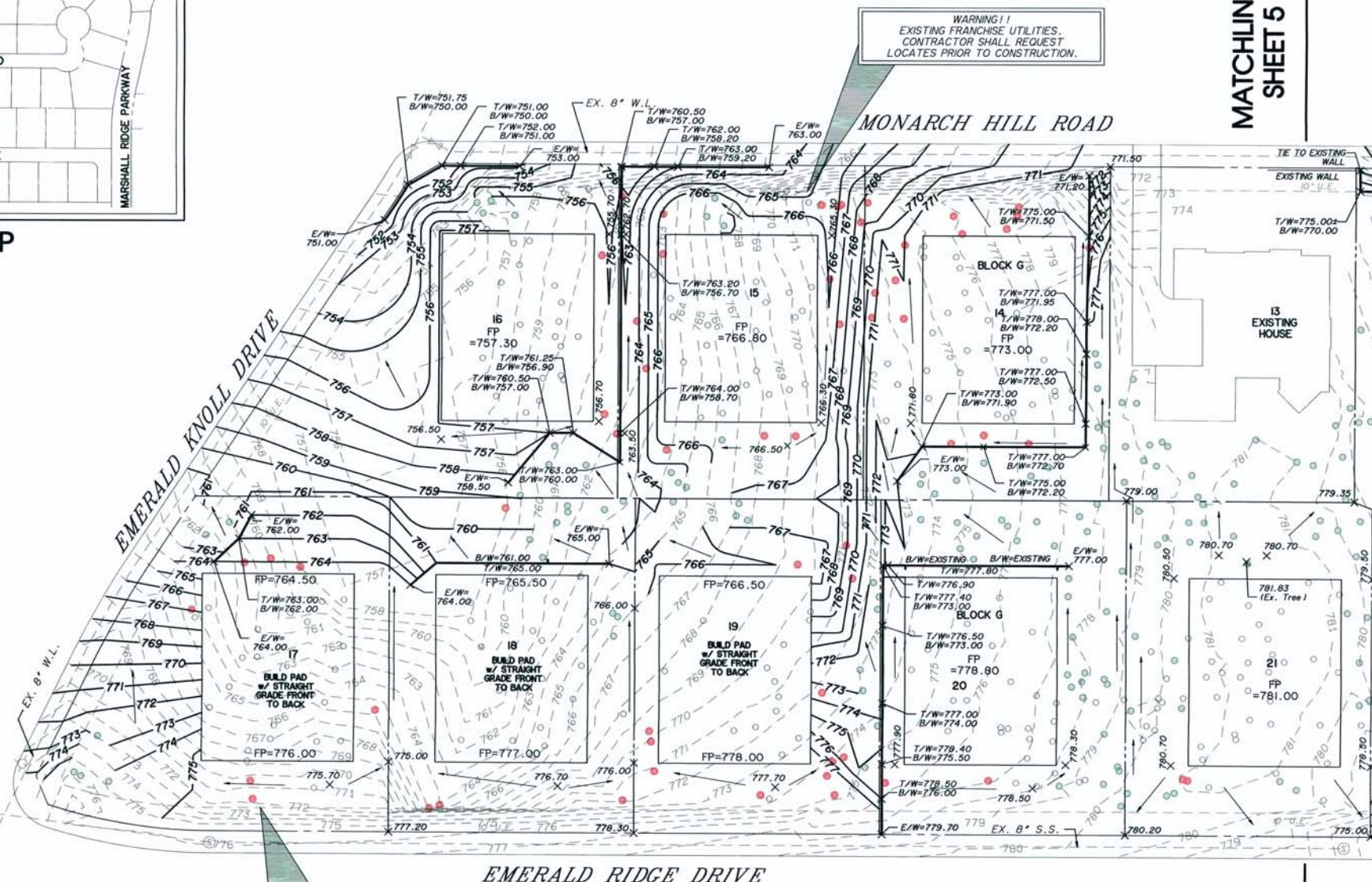
Job No. : 10185	Design : JSW
Date : MAY, 2014	Draft : RE
Scale : AS SHOWN	Review : _____

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2400 MARSHALL DRIVE, GARYVILLE, TEXAS 75841

SHEET: 3 OF 21



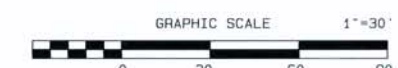
KEY MAP



MATCHLINE-SHEET 5

MATCHLINE-SHEET 5

- NOTES:
- 1) GREEN POINTS ARE TREES TO BE PRESERVED.
 - 2) RED POINTS ARE TREES TO BE REMOVED THAT REQUIRE MITIGATION.
 - 3) BLACK POINTS ARE TREES TO BE REMOVED THAT ARE EXEMPT FROM MITIGATION.
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 - 5) SLEEVES ON 8' CENTERS REQUIRED FOR ALL RETAINING WALLS.
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 - 8) BUILDING PADS TO BE CONSTRUCTED TO $\pm 0.1'$ OF DESIGN ELEVATION.



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.

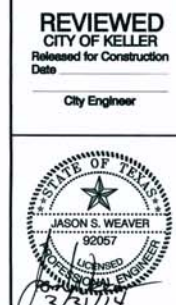
CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL ABOVE GROUND AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.

LEGEND

- FP = 767.90 80'x65' BUILDING PAD
- x 700.00 SPOT ELEVATION
- 755 — PROPOSED RETAINING WALL
- 755 — PROPOSED CONTOUR
- - - 755 - - - EXISTING CONTOUR
- T/W = 700.00 TOP OF WALL ELEVATION
- B/W = 700.00 BOTTOM OF WALL ELEVATION
- E/W = 700.00 END OF WALL ELEVATION
- SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)



5/5/14 - REVISED PER CITY COMMENTS

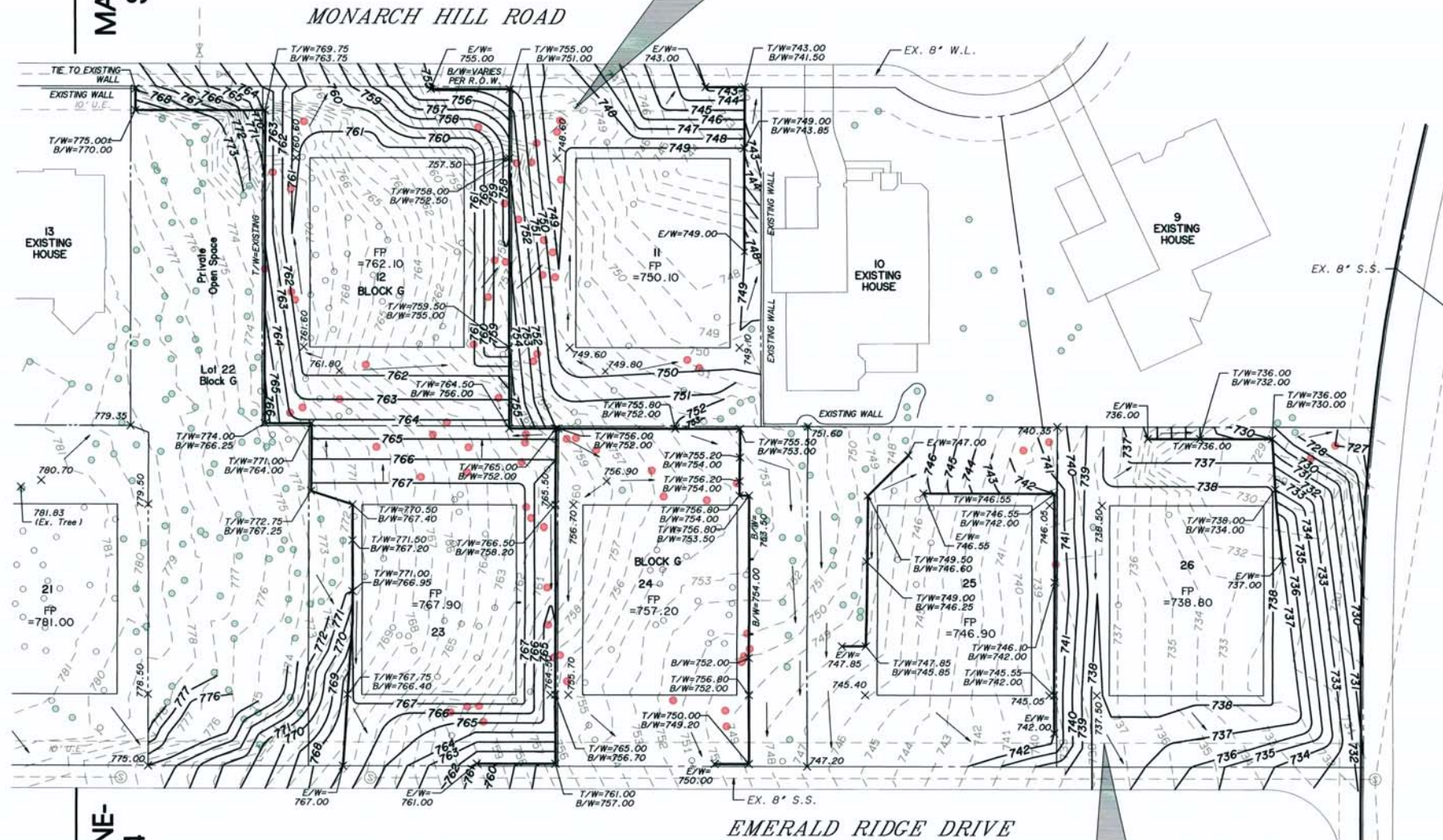
MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

GRADING PLAN

GOODWIN & MARSHALL CIVIL ENGINEERS-PLANNERS-SURVEYORS 3400 MUEHLING DRIVE, GRAPEVINE, TEXAS 76031	Job No. : 10185	Design : JSW
	Date : MAY, 2014	Draft : RE
Scale : AS SHOWN	Review :	
	SHEET: 4 OF 21	

MATCHLINE-SHEET 4

MATCHLINE-SHEET 4



LEGEND	
FP = 767.90	80'x65' BUILDING PAD
x 700.00	SPOT ELEVATION
— 755 —	PROPOSED RETAINING WALL
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
T/W = 700.00	TOP OF WALL ELEVATION
B/W = 700.00	BOTTOM OF WALL ELEVATION
E/W = 700.00	END OF WALL ELEVATION
●	SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
○	SPECIMEN TREE TO BE PRESERVED
○	SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)

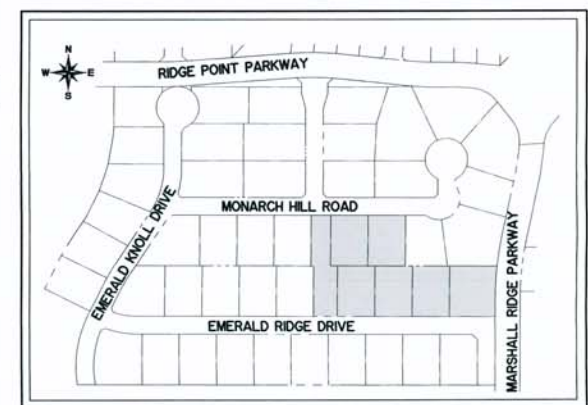
WARNING!!
EXISTING FRANCHISE UTILITIES.
CONTRACTOR SHALL REQUEST
LOCATES PRIOR TO CONSTRUCTION.

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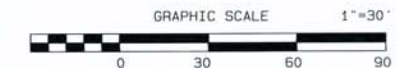
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KEY MAP

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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.

5/5/14 - REVISED PER CITY COMMENTS

REVIEWED
CITY OF KELLER
Released for Construction
Date
City Engineer

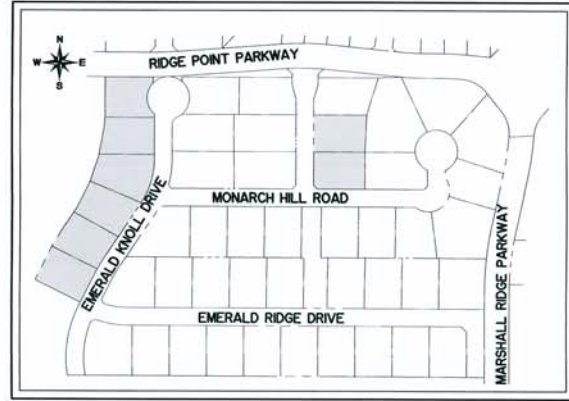


MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

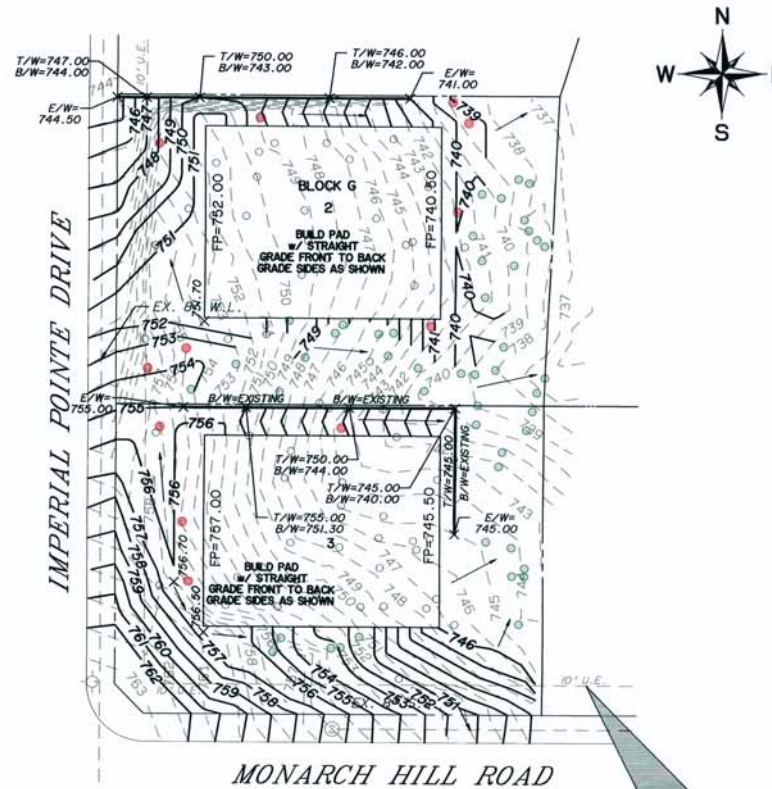
GRADING PLAN

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2800 VALERIANO DRIVE, GRAPVINE, TEXAS 75041

Job No.: 10185 Design: JSW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 5 OF 21



KEY MAP



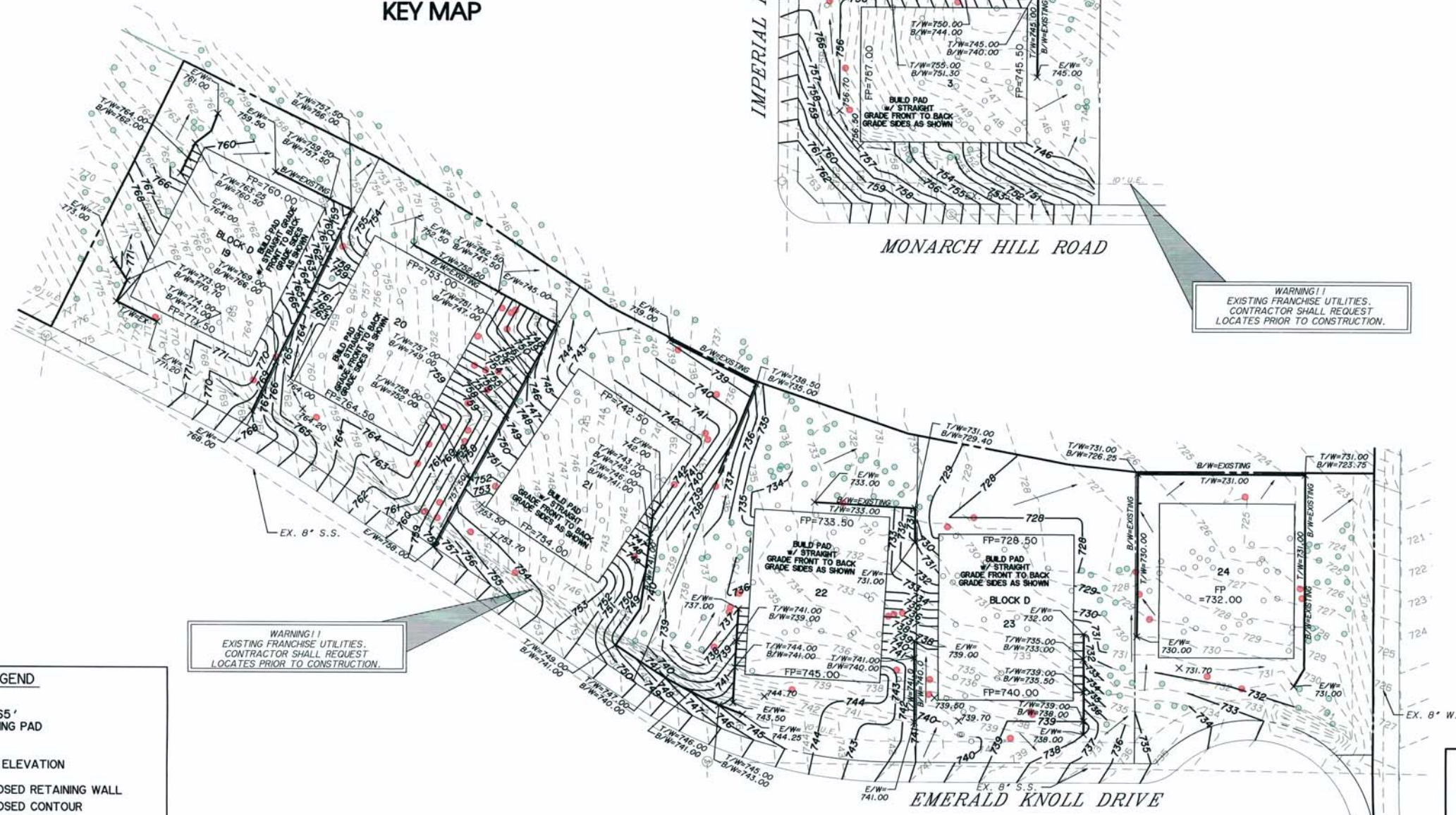
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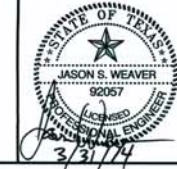
LEGEND

- FP = 767.90 80'x65' BUILDING PAD
- X 700.00 SPOT ELEVATION
- PROPOSED RETAINING WALL
- 755 PROPOSED CONTOUR
- 755 EXISTING CONTOUR
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- B/W = 700.00 BOTTOM OF WALL ELEVATION
- E/W = 700.00 END OF WALL ELEVATION
- SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)

NOTE:

LOTS 19, 20, 21, & 24 TO HAVE LOW SIDE DRIVEWAYS

REVIEWED
CITY OF KELLER
Released for Construction
Date
City Engineer

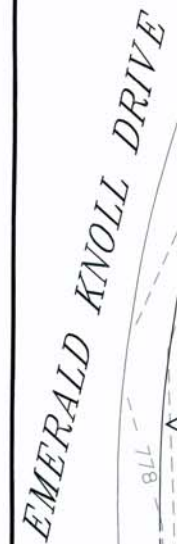


MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

GRADING PLAN

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3408 HARRIS DRIVE, DALLAS, TEXAS 75218

Job No.: 10185 Design: JSW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 6 OF 21

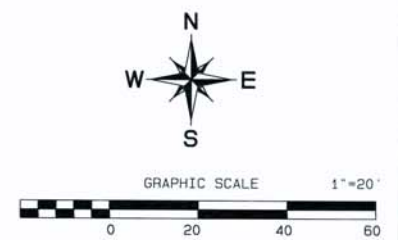
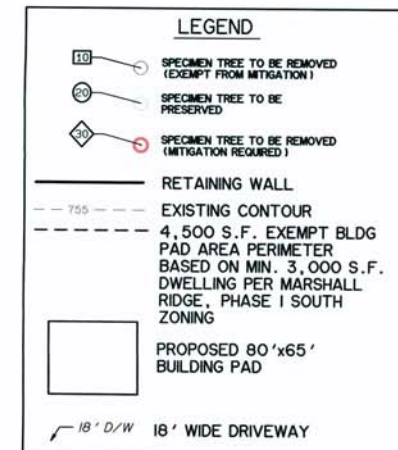
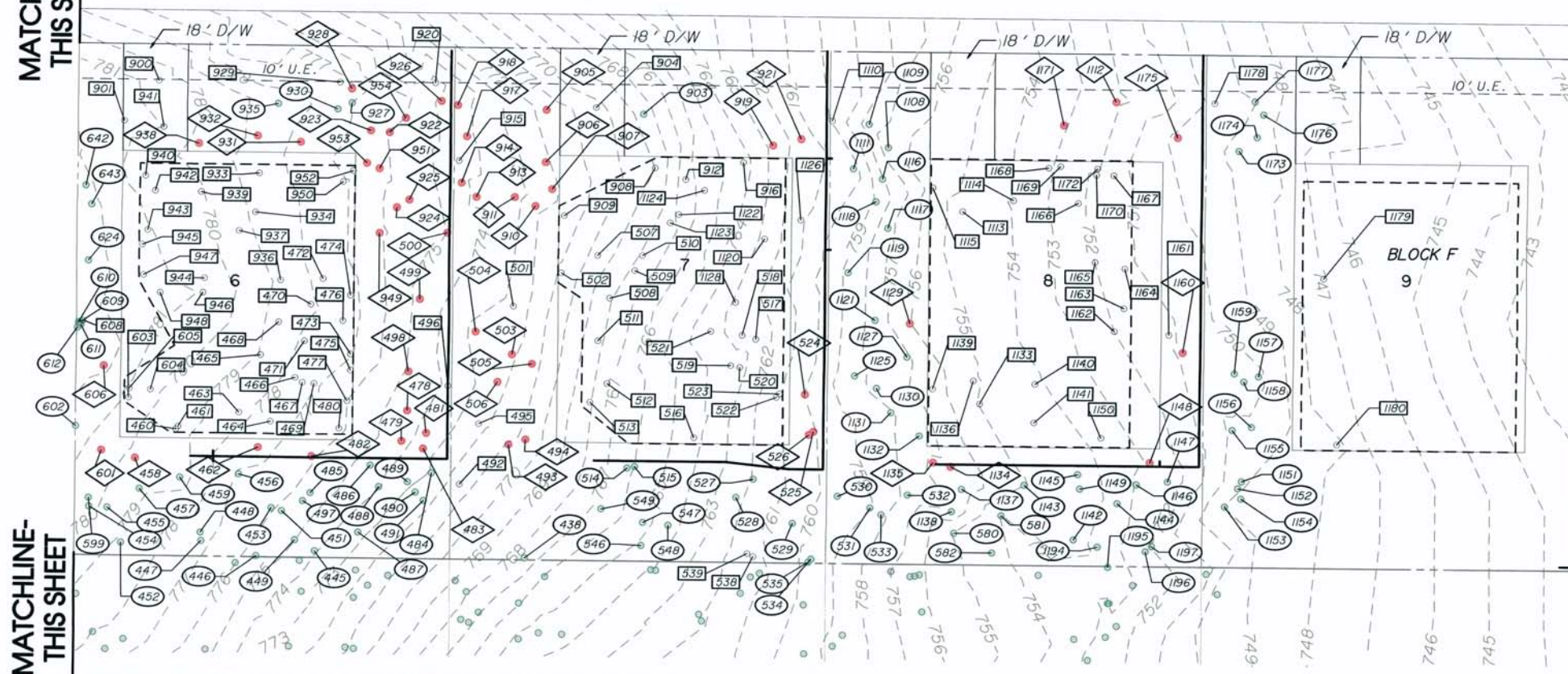


**MATCHLINE-
THIS SHEET**



KEY MAP

**MATCHLINE-
THIS SHEET**



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

REVIEWED
CITY OF KELLER
Released for Construction
Date _____

City Engineer

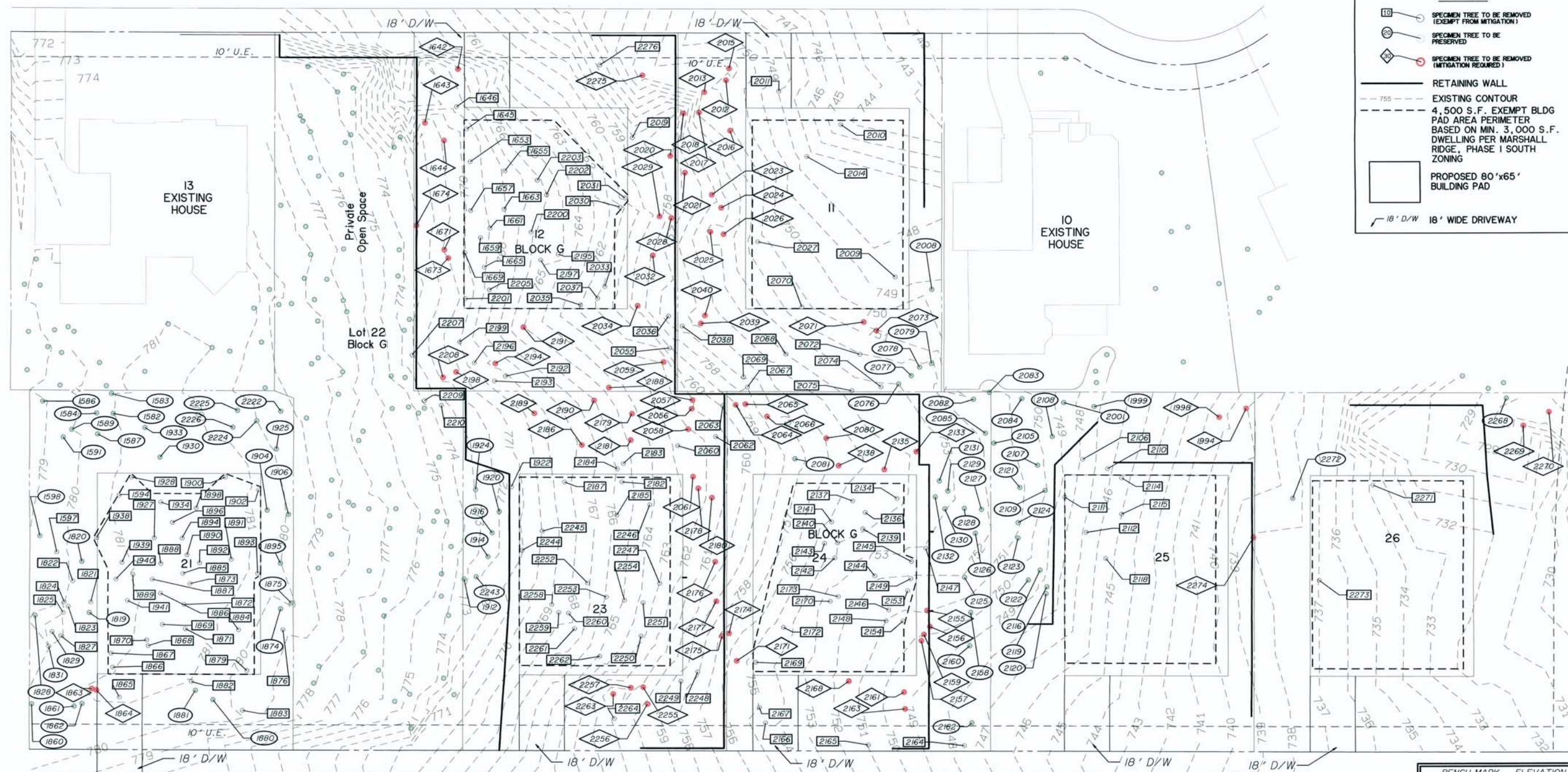
MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

TREE SURVEY

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2405 MUSTANG DRIVE, GRAPEVINE, TEXAS 76061

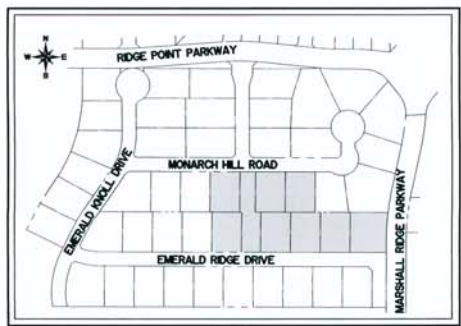
Job No. : IO185	Design : JSW
Date : MAY, 2014	Draft : RE
Scale : AS SHOWN	Review :

SHEET : 7 OF 21

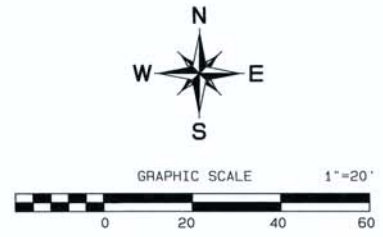


LEGEND

- 10 SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)
- 20 SPECIMEN TREE TO BE PRESERVED
- 30 SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
- RETAINING WALL
- EXISTING CONTOUR
- 4,500 S.F. EXEMPT BLDG PAD AREA PERIMETER BASED ON MIN. 3,000 S.F. DWELLING PER MARSHALL RIDGE, PHASE 1 SOUTH ZONING
- PROPOSED 80'x65' BUILDING PAD
- 18' D/W 18' WIDE DRIVEWAY



KEY MAP



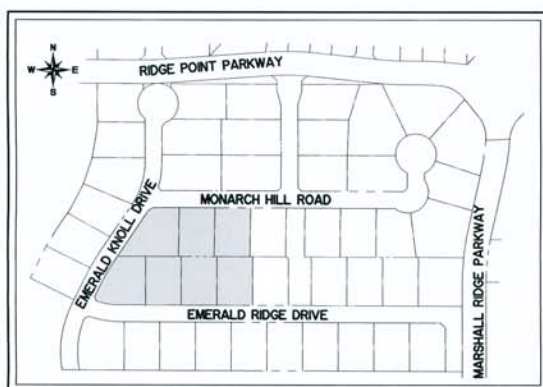
REVIEWED
CITY OF KELLER
Released for Construction
Date _____
City Engineer _____



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

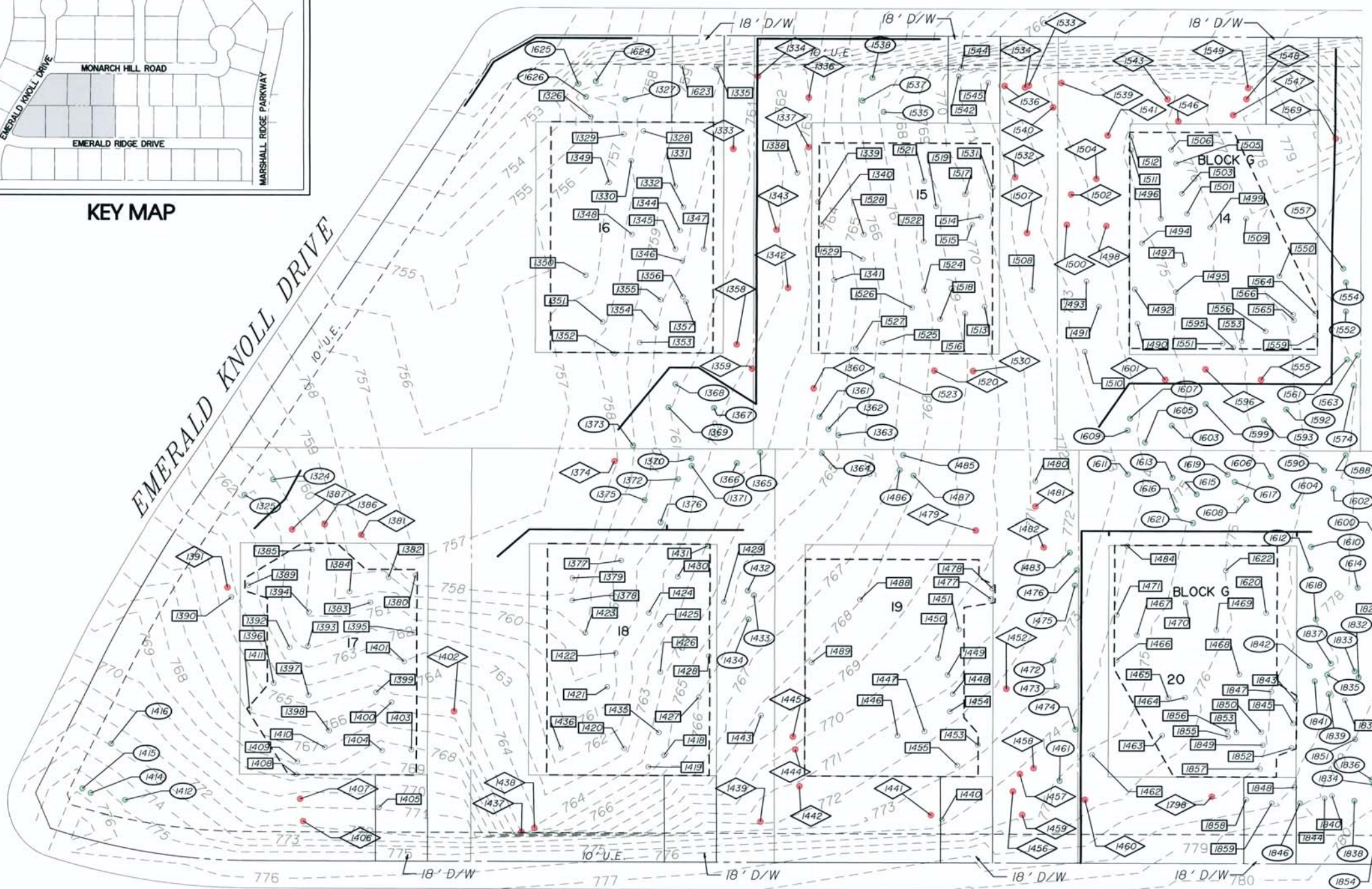
TREE SURVEY

GOODWIN & MARSHALL	Job No. : 10185	Design : JMW
CIVIL ENGINEERS-PLANNERS-SURVEYORS	Date : MAY, 2014	Draft : RE
3408 MARSHALL DRIVE, CANTON, TEXAS 75021	Scale : AS SHOWN	Review : _____
	SHEET : 8 OF 21	



KEY MAP

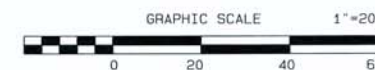
MONARCH HILL ROAD



EMERALD RIDGE DRIVE

LEGEND

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- 20 SPECIMEN TREE TO BE PRESERVED
- 30 SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
- RETAINING WALL
- 755 EXISTING CONTOUR
- 4,500 S.F. EXEMPT BLDG PAD AREA PERIMETER BASED ON MIN. 3,000 S.F. DWELLING PER MARSHALL RIDGE, PHASE 1 SOUTH ZONING
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REVIEWED
CITY OF KELLER
Released for Construction
Date

City Engineer

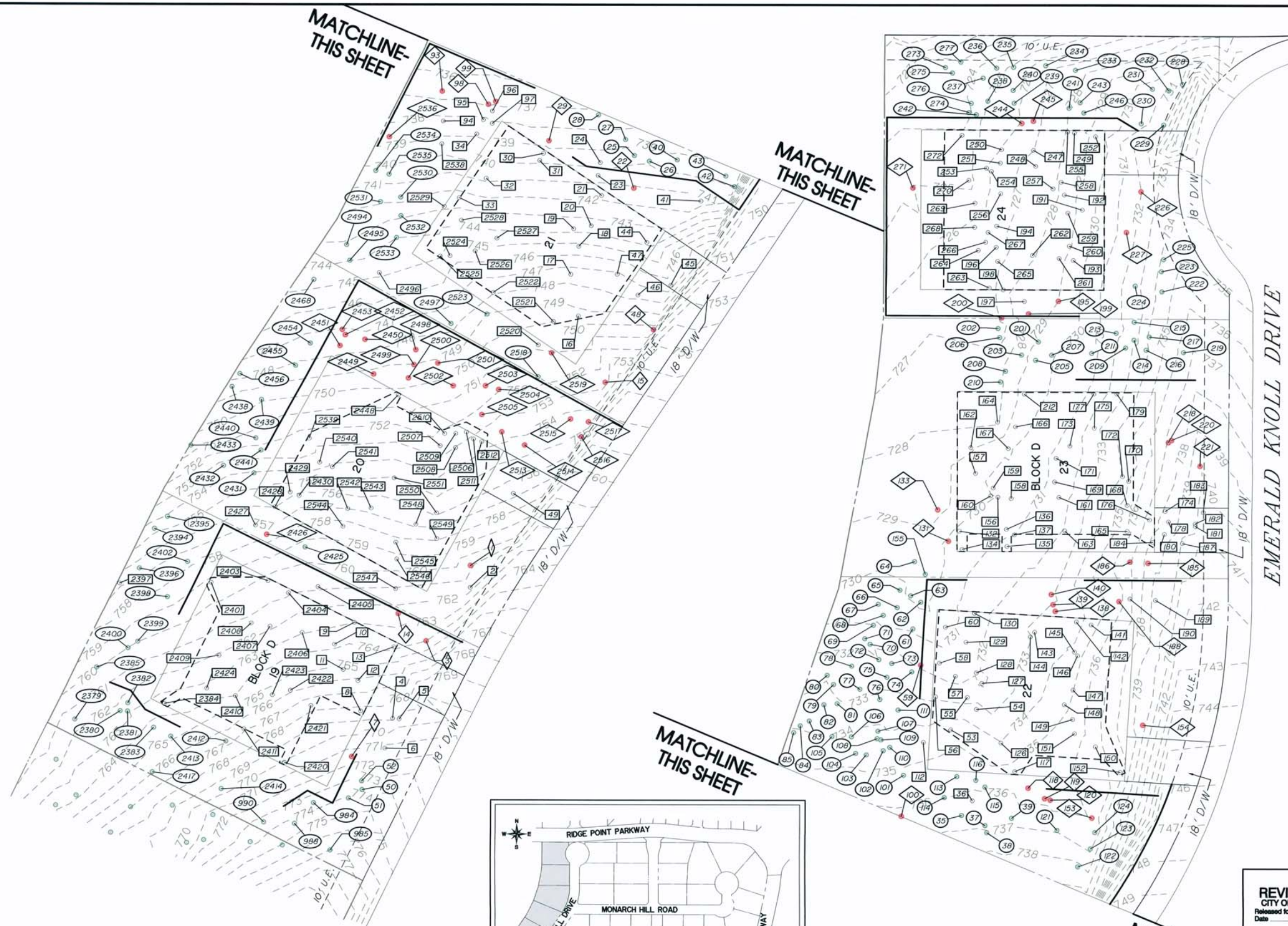


MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

TREE SURVEY

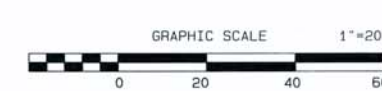
GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3000 MEADOW DRIVE, CANTON, TEXAS 76201

Job No.: 10185 Design: JSM
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 9 OF 21

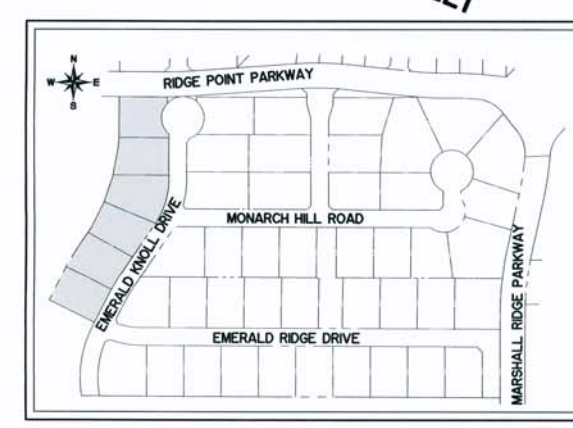


LEGEND

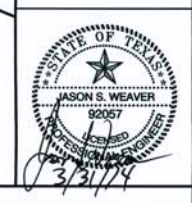
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REVIEWED
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City Engineer



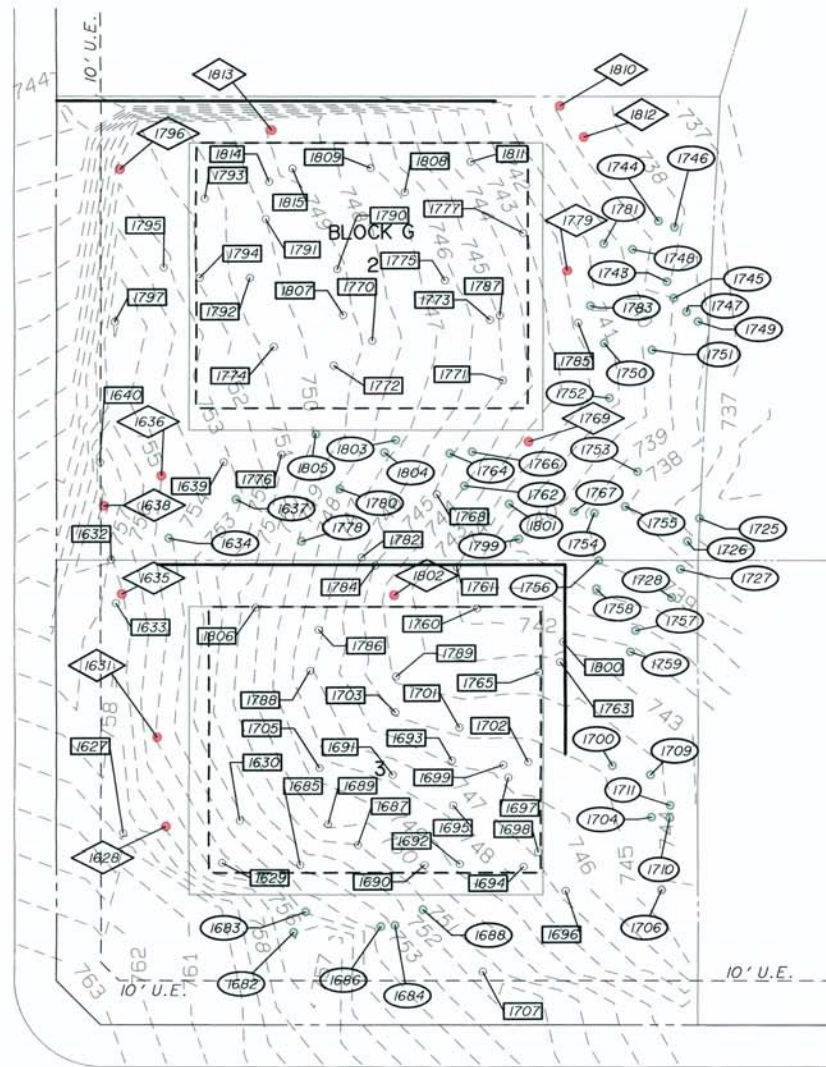
**MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS**

TREE SURVEY

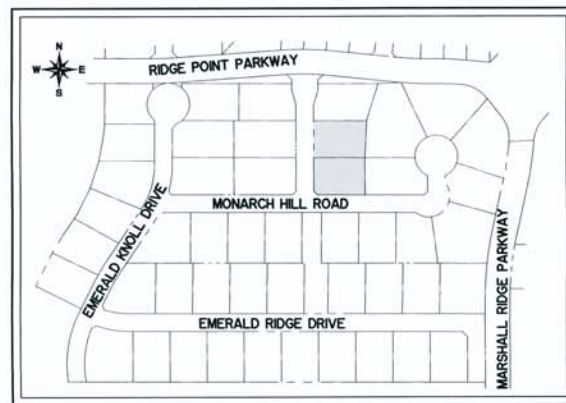
GOODWIN & MARSHALL CIVIL ENGINEERS-PLANNERS-SURVEYORS 3405 MARSHALL DRIVE, GARLAND, TEXAS 75041	Job No.: 10185 Date: MAY, 2014 Scale: AS SHOWN	Design: JSW Draft: RE Review: _____
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SHEET: 10 OF 21

IMPERIAL POINTE DRIVE



MONARCH HILL ROAD



KEY MAP

TREE SURVEY DATA FOR LOT 2, BLOCK G

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1632	10" PO	DEAD
1634	8" PO	GOOD
1636	8" PO	GOOD
1637	DBL 12" PO	GOOD
1638	8" PO	GOOD
1639	TRPG 4" PO	DEAD
1640	8" PO	DEAD
1725	7" PO	GOOD
1726	6" PO	GOOD
1743	6" PO	GOOD
1744	8" PO	GOOD
1745	7" PO	GOOD
1746	6" PO	GOOD
1747	6" PO	GOOD
1748	12" PO	GOOD
1749	6" PO	GOOD
1750	6" PO	GOOD
1751	6" PO	GOOD
1752	14" PO	GOOD
1753	14" PO	GOOD
1754	7" PO	GOOD
1755	DBL 6" PO	GOOD
1762	7" PO	GOOD
1764	TRPG 4" PO	GOOD
1766	6" PO	GOOD
1767	DBL 8" PO	GOOD
1768	6" PO	DEAD
1769	6" PO	GOOD
1770	6" PO	DEAD
1771	8" PO	GOOD
1772	TRPG 4" PO	GOOD
1773	12" PO	GOOD
1774	7" PO	GOOD
1775	10" PO	GOOD
1776	7" PO	DEAD
1777	12" PO	GOOD
1778	DBL 7" PO	GOOD
1779	10" PO	GOOD
1780	8" PO	GOOD
1781	8" PO	GOOD
1782	DBL 7" PO	DEAD
1783	8" PO	GOOD
1785	6" PO	DEAD
1787	7" PO	GOOD
1790	DBL 12" PO	GOOD
1791	10" PO	GOOD
1792	6" PO	DEAD
1793	8" PO	GOOD
1794	8" PO	GOOD
1795	7" PO	DEAD
1796	7" PO	GOOD
1797	10" PO	DEAD
1799	6" PO	GOOD
1801	6" PO	GOOD
1803	DBL 6" PO	GOOD
1804	8" PO	GOOD
1805	DBL 6" PO	GOOD
1807	DBL 6" PO	GOOD
1808	DBL 6" PO	GOOD
1809	12" PO	GOOD
1810	10" PO	GOOD
1811	10" PO	GOOD
1812	10" PO	GOOD
1813	10" PO	GOOD
1814	10" PO	GOOD
1815	10" PO	GOOD

TOTAL: 82 INCHES OF TREE REPLACEMENT

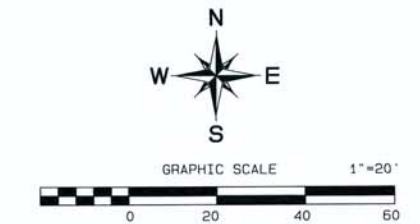
TREE SURVEY DATA FOR LOT 3, BLOCK G

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1627	QUAD 6" BJ	DEAD
1628	6" BJ	GOOD
1629	8" PO	GOOD
1630	14" PO	GOOD
1631	8" PO	GOOD
1633	10" PO	DEAD
1635	DBL 10" PO	GOOD
1682	8" PO	GOOD
1683	6" PO	GOOD
1684	6" PO	GOOD
1685	6" PO	GOOD
1686	6" PO	GOOD
1687	8" PO	GOOD
1688	8" PO	GOOD
1689	6" PO	GOOD
1690	DBL 8" PO	GOOD
1691	7" PO	DEAD
1692	7" PO	GOOD
1693	7" PO	GOOD
1694	7" PO	GOOD
1695	7" PO	DEAD
1696	7" PO	DEAD
1697	7" PO	GOOD
1699	DBL 6" PO	GOOD
1700	6" PO	GOOD
1701	TRPG 4" PO	GOOD
1702	DBL 7" PO	GOOD
1703	8" PO	GOOD
1704	8" PO	GOOD
1705	DBL 6" PO	GOOD
1706	7" PO	GOOD
1707	8" PO	DEAD
1709	9" PO	GOOD
1710	7" PO	GOOD
1711	7" PO	GOOD
1727	10" PO	GOOD
1728	6" PO	GOOD
1756	DBL 8" PO	GOOD
1757	6" PO	GOOD
1758	8" PO	GOOD
1759	DBL 6" PO	GOOD
1760	DBL 7" PO	GOOD
1761	TRPG 4" PO	DEAD
1763	8" PO	DEAD
1765	6" PO	GOOD
1784	6" PO	DEAD
1786	7" PO	GOOD
1788	7" PO	GOOD
1789	7" PO	GOOD
1800	6" PO	DEAD
1802	8" PO	GOOD
1806	8" PO	GOOD

TOTAL: 35 INCHES OF TREE REPLACEMENT

LEGEND

- 10" PO: SPECIMEN TREE TO BE REMOVED (EXEMPT FROM MITIGATION)
- 20" PO: SPECIMEN TREE TO BE PRESERVED
- 30" PO: SPECIMEN TREE TO BE REMOVED (MITIGATION REQUIRED)
- RETAINING WALL
- 755: EXISTING CONTOUR
- 4,500 S.F. EXEMPT BLDG PAD AREA PERIMETER BASED ON MIN. 3,000 S.F. DWELLING PER MARSHALL RIDGE, PHASE 1 SOUTH ZONING
- PROPOSED 80'x65' BUILDING PAD
- PO= POST OAK
- BJ= BLACK JACK OAK
- 18' D/W: 18' WIDE DRIVEWAY



NOTES:

1) TREE HEALTH WAS EVALUATED AS A PART OF THE TREE SURVEY BY A CERTIFIED ARBORIST WITH INTEGRATED ENVIRONMENTAL SOLUTIONS IN NOVEMBER 2013. TREE CONDITIONS NOTED AS "DEAD" ARE TREES THAT WERE IDENTIFIED AS HAVING EXPERIENCED MORTALITY.

2) FOR MULTI-TRUNK TREES, THE TOTAL DIAMETER CALCULATED FOR TREE REPLACEMENT IS BASED ON TAKING THE DIAMETER OF THE MAIN TRUNK, PLUS HALF THE DIAMETER OF THE REMAINING TRUNKS. PER THE KELLER UDC, SECTION 10.02 - EXHIBIT E. EXAMPLE: TRP 8" = 8" (MAIN) + 4" + 4" = 16"

3) ALL MULTI-TRUNK TREES WERE IDENTIFIED BASED ON LARGEST DIAMETER TRUNK, AND FOR SIMPLICITY, REMAINING TRUNKS WERE NOTED BY SURVEY AS HAVING EQUIVALENT DIAMETERS TO THE MAIN TRUNK. EXAMPLE: TRP 8" = THREE 8" DIAMETER TRUNKS

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.

5/5/14 - REVISED PER CITY COMMENTS

REVIEWED
CITY OF KELLER
Released for Construction
Date
City Engineer



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

TREE SURVEY

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3600 MARSHALL DRIVE, GRANVILLE, TEXAS 76049

Job No.: 10185 Design: JSW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 11 OF 21

TREE SURVEY DATA
 FOR LOT 8, BLOCK F

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
530	6" OAK	GOOD
531	6" OAK	GOOD
532	6" OAK	GOOD
533	6" OAK	GOOD
580	10" OAK	GOOD
581	6" OAK	GOOD
582	6" OAK	GOOD
1108	6" PO	GOOD
1109	8" PO	GOOD
1110	10" PO	DEAD
1111	10" PO	GOOD
1112	10" PO	GOOD
1113	DBL 6" PO	GOOD
1114	TRP 6" PO	GOOD
1115	10" PO	GOOD
1116	10" PO	GOOD
1117	10" PO	GOOD
1118	DBL 6" PO	GOOD
1119	12" PO	GOOD
1121	TRP 6" 10" PO	GOOD
1125	8" PO	GOOD
1127	10" PO	GOOD
1128	10" PO	GOOD
1130	TRP 6" PO	GOOD
1131	DBL 6" PO	GOOD
1132	4-6" PO	GOOD
1133	TRP 6" PO	DEAD
1134	8" PO	GOOD
1135	8" PO	GOOD
1136	6" PO	DEAD
1137	DBL 6" PO	GOOD
1138	8" PO	GOOD
1139	TRP 6" PO	GOOD
1140	8" PO	GOOD
1141	10" PO	GOOD
1142	DBL 6" PO	GOOD
1143	DBL 6" PO	GOOD
1144	8" PO	GOOD
1145	10" PO	GOOD
1146	12" PO	GOOD
1147	12" PO	GOOD
1148	12" BT	GOOD
1149	8" PO	GOOD
1150	8" PO	GOOD
1151	8" PO	GOOD
1161	14" PO	DEAD
1162	8" PO	GOOD
1163	DBL 10" PO	GOOD
1164	TRP 6" PO	GOOD
1165	4" PO	GOOD
1166	DBL 6" PO	GOOD
1167	DBL 8" 12" PO	GOOD
1168	8" PO	GOOD
1169	8" PO	GOOD
1170	12" PO	GOOD
1171	116" BT	GOOD
1172	6" PO	GOOD
1173	6" BT	GOOD
1194	4-6" PO	GOOD
1195	6" PO	GOOD
1196	6" PO	GOOD
1197	6" PO	GOOD

TOTAL: 74 INCHES OF TREE REPLACEMENT

E:\10185\plans\phase ID 2014\marshall ridge phase ID 65ft pods.pro Tue May 06 17:22:23 2014

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
2008	14" PO	GOOD
2009	14" PO	GOOD
2010	14" PO	GOOD
2011	0" PO	GOOD
2012	21" PO	GOOD
2013	21" PO	GOOD
2014	DBL 6" 12" PO	GOOD
2015	14" 12" 5" PO	GOOD
2016	4" PO	GOOD
2017	5" PO	GOOD
2018	4" PO	GOOD
2019	11" PO	GOOD
2020	DBL 6" 14" PO	GOOD
2021	14" PO	GOOD
2022	12" 8" PO	GOOD
2023	DBL 6" PO	GOOD
2024	10" PO	GOOD
2038	10" PO	DEAD
2039	8" PO	DEAD
2040	5" PO	DEAD
2067	12" PO	DEAD
2068	0" PO	DEAD
2069	8" PO	DEAD
2070	DBL 6" 6" PO	GOOD
2071	8" PO	GOOD
2072	DBL 6" PO	DEAD
2073	8" PO	GOOD
2074	0" PO	DEAD
2075	10" PO	DEAD
2076	10" PO	GOOD
2077	8" PO	GOOD
2078	8" PO	GOOD
2079	8" PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
10642	6" P. I.	100%
10643	6" P. I.	100%
10644	7" P. I.	100%
10645	14" P. I.	GOOD
10646	14" P. I.	DEAD
10653	12" P. I.	GOOD
10655	12" P. I.	GOOD
10657	10" P. I.	GOOD
10659	7" P. I.	GOOD
10661	6" P. I.	GOOD
10673	8" P. I.	GOOD
10665	8" P. I.	GOOD
10669	12" P. I.	GOOD
10671	126" T. P. I.	100%
10673	8" P. I.	100%
10676	106" S. P. I.	100%
2009	12" P. I.	DEAD
2010	12" P. I.	DEAD
2011	8" P. I.	100%
2012	12" T. P. I.	100%
2030	DBL 8" P. I.	GOOD
2031	12" P. I.	GOOD
2032	12" P. I.	GOOD
2033	DBL 12" 8" P. I.	GOOD
2034	8" P. I.	100%
2035	8" P. I.	GOOD
2036	TRIPLOID	DEAD
2037	6" P. I.	00%
2056	6" P. I. DEAD	DEAD
2058	8" P. I.	100%
2059	8" P. I.	100%
2092	10" P. I.	GOOD
2092	12" P. I.	DEAD
2093	8" P. I.	DEAD
2095	106" S. P. I.	100%
2095	10" P. I.	DEAD
2096	6" P. I.	DEAD
2097	6" P. I.	GOOD
2098	12" P. I.	GOOD
2099	8" P. I.	DEAD
2100	8" P. I.	GOOD
2101	DBL 8" 8" P. I.	GOOD
2102	DBL 10" 8" P. I.	GOOD
2203	6" P. I.	GOOD
2205	8" P. I.	GOOD
2207	10" P. I.	DEAD
2208	8" P. I.	100%
2209	10" P. I.	DEAD
2210	10" P. I.	DEAD
2221	118" T. P. I.	100%
2276	10" P. I.	DEAD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1582	14" PO	GOOD
1583	6" PO	GOOD
1584	12" PO	GOOD
1586	10" PO	GOOD
1587	8" PO	GOOD
1589	6" PO	GOOD
1591	6" PVO	GOOD
1594	TRF6" PO	GOOD
1597	10" PO	DEAD
1598	6" PO	GOOD
1819	5" PO	GOOD
1820	6" PO	GOOD
1821	6" PO	DEAD
1822	9" PO	DEAD
1823	0" PO	DEAD
1824	8" PO	DEAD
1825	8" PO	DEAD
1827	DBL6" PO	DEAD
1828	DBL PO	GOOD
1829	6" PO	GOOD
1831	DBL8" PO	GOOD
1860	DBL6" PO	GOOD
1861	8" PO	GOOD
1862	10" PO	GOOD
1863	10" PO	GOOD
1864	TRF8" PO	GOOD
1866	8" PO	GOOD
1866	6" PO	GOOD
1867	6" PO	GOOD
1868	DBL6" PO	GOOD
1869	DBL10" PO	DEAD
1870	6" ELM	DEAD
1871	TRF6" PO	GOOD
1872	0" PO	GOOD
1873	6" PO	GOOD
1874	14" PO	GOOD
1875	DBL10" PO	GOOD
1876	0" PO	DEAD
1879	14" PO	GOOD
1880	10" PO	GOOD
1881	DBL8" PO	GOOD
1882	0" PO	DEAD
1883	6" PO	DEAD
1884	0" BJ	GOOD
1885	6" PO	GOOD
1886	6" PO	GOOD
1887	0" PO	DEAD
1888	0" PO	DEAD
1889	0" PO	DEAD
1890	0" PO	GOOD
1891	DBL6" PO	GOOD
1892	6" PO	GOOD
1893	7" PO	DEAD
1894	0" PO	GOOD
1895	10" PO	GOOD
1898	DBL6" PO	GOOD
1900	6" PO	GOOD
1902	10" PO	DEAD
1904	DBL6" PO	GOOD
1906	6" PO	GOOD
1925	6" PO	GOOD
1927	0" PO	GOOD
1928	6" PO	GOOD
1930	6" PO	GOOD
1933	DBL6" PO	GOOD
1934	DBL6" PO	GOOD
1939	6" PO	GOOD
1939	6" PO	GOOD
1941	6" PO	GOOD
2222	8" PO	GOOD
2224	4" PO	GOOD
2225	10" PO	GOOD
2226	8" PO	GOOD

TREE NO.	DBH IN & SPECIES	TREE CONDITION
1912	7" PO	GOOD
1914	7" PO	GOOD
1916	TRP 8" CEDAR	GOOD
1920	9" PO	GOOD
1922	TRP 8" PO	DEAD
1924	6" PO	GOOD
2026	12" PO	GOOD
2028	10" PL	GOOD
2030	10" PL	DEAD
2060	DBL 8" PO	DEAD
2061	11" PO	GOOD
2062	12" PO	DEAD
2063	9" PO	DEAD
2075	11" PL	GOOD
2076	DBL 10" PO	GOOD
2127	DBL 8" PO	GOOD
2128	DBL 8" PO	GOOD
2129	TR 8" 6" PO	GOOD
2130	11" PL	GOOD
2131	11" PL	GOOD
2182	8" PO	GOOD
2183	8" PO	DEAD
2184	8" PO	DEAD
2185	TRP 8" PO	GOOD
2187	DBL 10" PL	GOOD
2187	6" PO	GOOD
2193	12" PL	GOOD
2230	8" PO	GOOD
2243	DBL 8" PO	GOOD
2244	6" PO	GOOD
2245	DBL 10" PO	GOOD
2246	DBL 10IN PO	GOOD
2247	DBL 10IN PO	GOOD
2248	10IN PO	DEAD
2249	DBL 8IN PO	DEAD
2250	8IN PO	GOOD
2251	8IN PO	GOOD
2252	DBL 12" 10IN PO	GOOD
2253	DBL 8IN PO	GOOD
2254	8IN PO	GOOD
2255	8IN PL	GOOD
2256	8IN PL	GOOD
2257	8IN PO	GOOD
2258	8IN PO	GOOD
2259	8IN PO	GOOD
2260	DBL 10IN PO	GOOD
2261	8IN PO	GOOD
2262	DBL 8" 8" PO	GOOD
2263	TRP 11" PL	GOOD
2264	10" PO	DEAD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
20084	11" 141	GOOD
20085	10" 20	GOOD
20086	8" 10	GOOD
20087	12" 10	GOOD
20081	DBL 6" PO	GOOD
20082	DBL 6" PO	GOOD
20083	DBL 6" PO	GOOD
20085	DBL 8" PO	GOOD
2125	6" PO	GOOD
2126	6" PO	GOOD
2127	6" PO	GOOD
2128	8" PO	GOOD
2129	6" PO	GOOD
2130	6" PO	GOOD
2131	6" PO	GOOD
2132	8" PO	GOOD
2133	11" 151	GOOD
2134	8" PO	GOOD
2135	12" 151	GOOD
2136	12" PO	GOOD
2137	6" PO	GOOD
2138	8" 151	GOOD
2139	6" PO	GOOD
2140	6" PO	GOOD
2141	6" PO	GOOD
2142	6" PO	GOOD
2143	6" PO	GOOD
2144	8" PO	GOOD
2145	8" PO	GOOD
2146	6" PO	GOOD
2147	6" PO	GOOD
2148	8" PO	GOOD
2149	8" PO	GOOD
2153	8" PO	GOOD
2154	6" PO	GOOD
2155	8" 151	GOOD
2156	12" 151	GOOD
2157	DBL 8" PO	GOOD
2158	6" PO	GOOD
2159	DBL 8" PO	GOOD
2160	12" PO	GOOD
2161	12" 151	GOOD
2162	10" PO	GOOD
2163	8" 151	GOOD
2164	DBL 10" 8" PO	GOOD
2165	6" PO	GOOD
2166	6" PO	GOOD
2167	DBL 10" 8" PO	GOOD
2168	DBL 8" PO	GOOD
2169	6" PO	GOOD
2170	TRP 7" PO	GOOD
2171	4" 151	GOOD
2172	4" 8" PO	GOOD
2173	6" PO	GOOD
2174	8" 151	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
10994	14" PO	GOOD
10995	12" PO	GOOD
15019	12" PO	GOOD
20001	12" PO	GOOD
20804	6" PO	GOOD
2105	DBL 8" PO	GOOD
2105	8" PO	DEAD
2107	DBL 10" 8" PO	GOOD
2108	6" PO	GOOD
2109	DBL 6" PO	GOOD
2110	10" PO	DEAD
2111	10" PO	DEAD
2112	TRNG 1 PO	GOOD
2114	12" PO	DEAD
2115	14" PO	GOOD
2116	8" PO	GOOD
2118	14" PO	GOOD
2119	8" PO	GOOD
2120	12" PO	GOOD
2121	6" PO	GOOD
2122	8" PO	GOOD
2123	DBL 6" PO	GOOD
2124	6" PO	GOOD
22274	11" PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
2268	DBL 14/10" PO	GOOD
2269	11" DBI	GOOD
2270	5" DBI	GOOD
2271	14" PO	GOOD
2272	8" PO	GOOD
2273	36" PO	GOOD

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TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1490	TRIP6' PO	GOOD
1491	6' PO	DEAD
1492	6' PO	GOOD
1493	TRIP6' PO	GOOD
1494	8' PO	GOOD
1495	8' PO	GOOD
1496	DBL8' PO	GOOD
1497	DBL6' PO	GOOD
1498	8' PO	DEAD
1499	12' PO	DEAD
1500	TRIP6' PO	GOOD
1501	DBL6' PO	DEAD
1502	12' 8' PO	GOOD
1503	DBL6' PO	GOOD
1504	8' PO	DEAD
1505	10' PO	GOOD
1506	10' PO	GOOD
1509	8' PO	DEAD
1510	8' PO	DEAD
1511	10' PO	GOOD
1512	DBL10' PO	GOOD
1513	8' PO	GOOD
1514	TRIP6' PO	GOOD
1515	5' 5' PO	GOOD
1516	8' PO	GOOD
1517	10' PO	GOOD
1518	8' PO	GOOD
1519	8' PO	GOOD
1550	DBL12' PO	DEAD
1551	14' PO	GOOD
1552	8' PO	GOOD
1553	8' PO	GOOD
1554	8' PO	GOOD
1555	DBL8' PO	GOOD
1556	6' PO	GOOD
1557	6' PO	GOOD
1559	8' PO	GOOD
1561	8' PO	GOOD
1563	8' PO	GOOD
1564	DBL6' PO	GOOD
1565	6' PO	GOOD
1566	6' PO	GOOD
1567	8' PO	GOOD
1574	8' PO	GOOD
1582	6' PO	GOOD
1593	TRIP6' PO	GOOD
1595	6' PO	GOOD
1596	12' 8' PO	GOOD
1599	6' PO	GOOD
1603	8' PO	GOOD
1605	DBL6' PO	GOOD
1607	6' PO	GOOD
1609	DBL6' PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1334	QUABE* PO	GOOD
1335	TRN (N) F1	DEAD
1336	TRN F1	DEAD
1339	DBL 0* PO	GOOD
1340	7* PO	GOOD
1341	7* PO	GOOD
1342	7* F1	DEAD
1343	DBL 0* F1	DEAD
1344	DBL 0* PO	GOOD
1361	DBL 6* PO	GOOD
1362	7* PO	GOOD
1363	7* PO	GOOD
1512	DBL 6* PO	GOOD
1500	DBL 4* PO	GOOD
1513	7* PO	GOOD
1514	12* PO	GOOD
1515	12* PO	DEAD
1516	6* PO	GOOD
1517	10* PO	DEAD
1518	8* PO	GOOD
1519	9* PO	GOOD
1521	7* F1	DEAD
1521	6* PO	GOOD
1522	DBL 6* PO	GOOD
1523	6* PO	GOOD
1524	DBL 8* PO	GOOD
1525	DBL 6* PO	GOOD
1526	10* PO	GOOD
1527	6* PO	GOOD
1528	10* PO	GOOD
1529	DBL 6* PO	GOOD
1531	7* F1	DEAD
1531	6* PO	GOOD
1532	6* F1	DEAD
1533	6* F1	DEAD
1535	8* PO	GOOD
1536	8* 5* PO	GOOD
1537	9* PO	GOOD
1538	10* PO	GOOD
1541	DBL 6* PO	DEAD
1542	DBL 6* PO	GOOD
1544	7* PO	GOOD
1545	TRFP* PO	DEAD

TREE NO.	DBH IN. 8 SPECIES	TREE CONDITION
1326	10" PO	DEAD
1327	DBL 7" PO	GOOD
1329	DBL 7" PO	GOOD
1330	6" PO	GOOD
1331	6" PO	GOOD
1332	6" PO	GOOD
1333	TRPG 6" PO	GOOD
1343	DBL 8" PO	GOOD
1344	8" PO	GOOD
1345	7" PO	GOOD
1346	DBL 6" PO	GOOD
1347	7" PO	GOOD
1348	7" PO	GOOD
1349	6" PO	GOOD
1350	10" PO	GOOD
1351	TRPG 6" PO	GOOD
1352	DBL 7" PO	GOOD
1353	DBL 7" PO	GOOD
1354	DBL 6" PO	GOOD
1356	7" PO	GOOD
1357	6" PO	GOOD
1358	DBL 8" PO	GOOD
1367	DBL 6" PO	GOOD
1368	9" PO	GOOD
1369	DBL 8" PO	GOOD
1373	6" PO	GOOD
1620	10" PO	GOOD
1624	8" PO	GOOD
1625	5 10" PO	GOOD
1626	DBL 10" PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1324	6" PO	GOOD
1325	6" PO	GOOD
1360	6" PO	GOOD
1361	DBL 6" PO	GOOD
1362	DBL 6" PO	GOOD
1363	6" PO	DEAD
1364	6" PO	GOOD
1365	TRAP 6" PO	GOOD
1366	6" PO	GOOD
1367	6" PO	GOOD
1369	6" PO	GOOD
1390	6" FINE	DEAD
1391	6" PO	GOOD
1392	7" PO	GOOD
1393	DBL 6" PO	GOOD
1394	6" PO	GOOD
1395	6" PO	GOOD
1396	DBL 10" PO	GOOD
1397	10" PO	GOOD
1400	DBL 6" PO	GOOD
1399	6" PO	GOOD
1400	6" PO	GOOD
1401	DBL 6" PO	GOOD
1402	7" PO	GOOD
1403	6" PO	DEAD
1404	6" PO	GOOD
1405	14" PO	GOOD
1406	8" PO	GOOD
1407	6" PO	GOOD
1408	6" PO	GOOD
1409	6" PO	DEAD
1410	6" PO	GOOD
1411	8" PO	DEAD
1412	DBL 8" PO	GOOD
1413	6" PO	GOOD
1415	8" PO	GOOD
1416	6" PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1365	DBL 6" PO	GOOD
1366	7" PO	GOOD
1370	8" PO	GOOD
1371	16" PO	GOOD
1372	9" PO	GOOD
1373	12" PO	GOOD
1375	DBL 7" PO	GOOD
1376	6" PO	GOOD
1377	6" PO	DEAD
1378	DBL 6" PO	GOOD
1379	6" PO	DEAD
1400	6" PO	GOOD
1410	6" PO	GOOD
1420	10" PO	GOOD
1421	14" PO	GOOD
1422	7" PO	GOOD
1423	DBL 8" PO	GOOD
1424	8" PO	GOOD
1425	8" PO	GOOD
1426	DBL 6" PO	GOOD
1427	6" PO	GOOD
1428	8" PO	GOOD
1429	DBL 6" PO	DEAD
1430	DBL 6" PO	GOOD
1431	8" PO	GOOD
1432	8" PO	GOOD
1433	8" PO	GOOD
1434	6" PO	GOOD
1435	DBL 7" PO	GOOD
1436	DBL 7" PO	GOOD
1437	7" PO	GOOD
1438	8" PO	GOOD
1443	6" PO	DEAD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1364	DBL 8" PO	GOOD
1440	DBL 6" PO	GOOD
1441	7" PO	GOOD
1442	8" PO	GOOD
1443	8" PO	GOOD
1445	DBL 12" PO	GOOD
1446	DBL 6" PO	GOOD
1447	8" PO	GOOD
1448	8" PO	GOOD
1449	DBL 6" PO	GOOD
1450	8" PO	GOOD
1451	TRP 6" PO	GOOD
1452	DBL 8" PO	GOOD
1453	8" PO	GOOD
1454	7" PO	GOOD
1455	7" PO	GOOD
1456	DBL 7" PO	GOOD
1457	8" PO	GOOD
1458	8" PO	GOOD
1459	8" PO	GOOD
1460	8" PO	GOOD
1461	8" PO	GOOD
1462	8" PO	GOOD
1463	8" PO	GOOD
1464	8" PO	GOOD
1465	8" PO	GOOD
1466	8" PO	GOOD
1467	8" PO	GOOD
1468	8" PO	GOOD
1469	8" PO	GOOD
1470	8" PO	GOOD
1471	8" PO	GOOD
1472	DBL 7" PO	GOOD
1473	DBL 7" PO	GOOD
1474	8" PO	GOOD
1475	DBL 6" PO	GOOD
1476	6" PO	GOOD
1477	6" PO	GOOD
1478	DBL 6" PO	GOOD
1479	8" PO	GOOD
1480	8" PO	DEAD
1481	8" PO	GOOD
1482	8" PO	GOOD
1483	8" PO	GOOD
1485	8" PO	GOOD
1486	8" PO	GOOD
1487	TRP 7" PO	GOOD
1488	8" PO	DEAD
1489	6" PO	GOOD

TREE NO.	DBH IN. & SPECIES	TREE CONDITION
1461	7" PO	GOOD
1462	DBL 0" PO	DEAD
1463	TRPG 4" PO	GOOD
1464	TRPG 0" PO	GOOD
1465	8" PO	GOOD
1466	6" PO	GOOD
1467	6" PO	GOOD
1468	DBL 7" PO	GOOD
1469	DBL 7" PO	GOOD
1470	8" PO	GOOD
1471	7" PO	GOOD
1494	DBL 0" PO	GOOD
1588	TRPG 1" PO	GOOD
1590	DBL 6" PO	GOOD
1600	TRP 8" PO	GOOD
1602	7" PO	GOOD
1604	8" PO	GOOD
1606	TRPG 8" PO	GOOD
1608	DBL 6" PO	GOOD
1610	DBL 6" PO	GOOD
1611	12" PO	GOOD
1612	6" PO	GOOD
1613	6" PO	GOOD
1614	6" PO	GOOD
1615	8" PO	GOOD
1616	DBL 8" PO	GOOD
1617	8" PO	GOOD
1618	6" PO	GOOD
1619	10" ELM	GOOD
1620	8" PO	GOOD
1621	DBL 10" PO	GOOD
1622	TRPG 4" PO	GOOD
1735	8" OAK	GOOD
1826	8" PO DEAD	DEAD
1830	DBL 8" PO	DEAD
1831	10" PO	GOOD
1833	10" PO	GOOD
1834	8" PO	GOOD
1835	TRPG 1" PO	GOOD
1836	6" CEDAR	GOOD
1837	8" PO	GOOD
1838	8" PO	GOOD
1839	8" PO	GOOD
1840	6" PO	DEAD
1841	DBL 6" PO	GOOD
1842	DBL 6" PO	GOOD
1843	6" PO	GOOD
1844	6" PO	DEAD
1845	DBL 8" PO	GOOD
1846	8" PO	GOOD
1847	6" PO	GOOD
1848	6" PO	DEAD
1849	8" PO	GOOD
1850	8" PO	GOOD
1851	7" PO	GOOD
1852	10" PO	GOOD
1853	DBL 8" PO	GOOD
1854	8" PO	GOOD
1855	6" PO	GOOD
1856	DBL 8" PO	GOOD
1857	8" PO	GOOD
1858	6" PO	GOOD
1859	6" ELM	GOOD

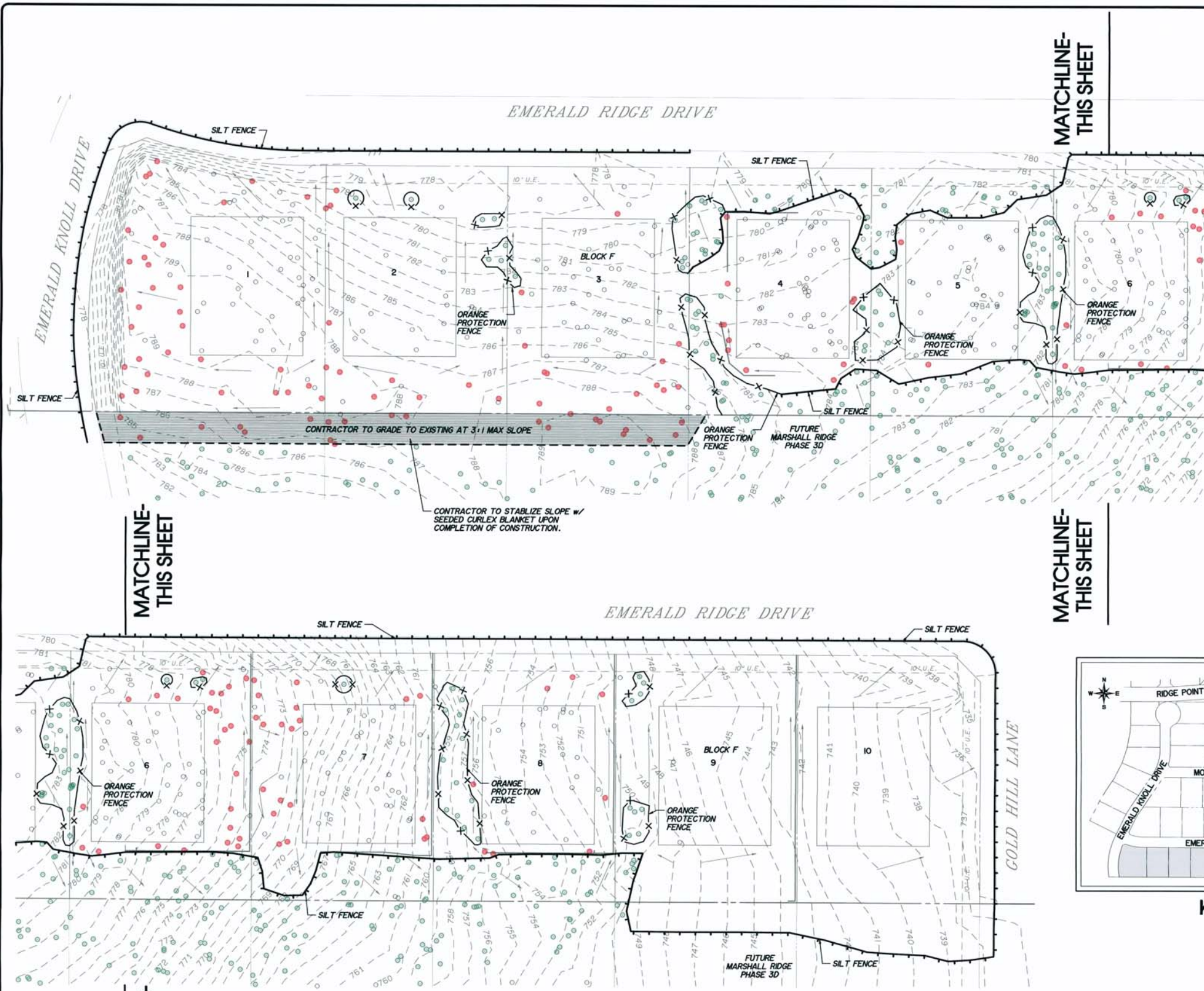
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**TREE SURVEY DATA
FOR LOT 24, BLOCK D**

TREE NO.	DBH IN. & SPEC.	TREE CONDITION
191	DBL 0IN PO	GOOD
192	0IN PO	GOOD
193	DBL 0IN PO	GOOD
194	14IN PO	GOOD
195	0IN PO	GOOD
196	0IN PO	GOOD
197	0IN PO	DEAD
199	12IN PO	GOOD
199	0IN ELM	GOOD
222	DBL 8" PO	GOOD
223	DBL 8" PO	GOOD
224	6" PO	GOOD
225	6" PO	GOOD
226	8" PO	GOOD
227	DBL 6" PO	GOOD
228	6" ELM	GOOD
229	DBL 6" PO	GOOD
230	DBL 6" PO	GOOD
231	10" PO	GOOD
232	6" PO	GOOD
233	6" ELM	GOOD
234	6" ELM	GOOD
235	6" ELM	GOOD
236	6" ELM	GOOD
237	14" PO	GOOD
238	6" ELM	GOOD
239	6" ELM	GOOD
240	6" ELM	GOOD
241	8" ELM	GOOD
242	14" ELM	GOOD
243	8" PO	GOOD
244	8" ELM	GOOD
245	8" ELM	GOOD
246	DBL 6" PO	GOOD
247	12" ELM	GOOD
248	12" ELM	DEAD
249	8" PO	GOOD
250	10" ELM	GOOD
251	6" ELM	GOOD
252	6" ELM	GOOD
253	16" PO	GOOD
254	8" ELM	DEAD
255	6" ELM	GOOD
256	6" PO	GOOD
257	6" ELM	GOOD
258	6" ELM	GOOD
259	6" ELM	GOOD
260	6" ELM	GOOD
261	6" PO	GOOD
262	6" PO	GOOD
263	6" PO	GOOD
264	6" PO	GOOD
265	6" PO	GOOD
266	6" PO	GOOD
267	6" PO	GOOD
268	6" ELM	GOOD
269	10" PO	GOOD
270	6" PO	GOOD
271	8" ELM	GOOD
272	DBL 6" ELM	GOOD
273	8" ELM	GOOD
274	6" PO	GOOD
275	DBL 8" 6" ELM	GOOD
276	DBL 6" PO	GOOD
277	8" PO	GOOD

TOTAL: 48 INCHES OF TREE REPLACEMENT

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LEGEND

—X—X— ORANGE PROTECTION FENCE

—SILT FENCE

EROSION CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE FEDERAL AND LOCAL REGULATIONS.
2. RESPONSIBILITY FOR INSTALLATION, ROUTINE INSPECTION, AND MAINTENANCE OF EROSION CONTROL SHOULD BE DEFINED AND ASSIGNED TO APPROPRIATE PERSON(S) PRIOR TO COMMENCEMENT OF ANY SOIL DISTURBING ACTIVITY.
3. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AND FUNCTIONAL BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
4. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WHEN FINAL GRADE IS REACHED ON ANY PORTION OF SITE. TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DISTURBED AREAS LEFT DORMANT FOR EXCESSIVE PERIOD.
5. IN THE EVENT THAT MEASURES BEING USED ARE DEEMED TO BE INEFFECTIVE BY TOWN INSPECTORS, ADDITIONAL MEASURES OR CHANGES IN THE ORIGINAL PLAN MAY BE REQUIRED BY THE TOWN OF NORTHLAKE.
6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE SITE FOREMAN DAILY. ANY STRUCTURE OR CONTROL DEVICE WHICH IS DAMAGED OR INOPERATIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY.
7. PROVIDE EROSION PROTECTION FOR ALL STORM INLETS AND PIPE OPENINGS WITH FILTER SOCKS OR OTHER APPROPRIATE MEASURES.
8. CONSTRUCTION ENTRANCES/EXITS SHOULD BE LIMITED AND PROTECTION PROVIDED TO PREVENT TRACKING OF SOILS ONTO CITY STREETS. CONTRACTOR SHALL INSTALL INDIVIDUAL LOT CONSTRUCTION ENTRANCE AND EXITS AS REQUIRED FOR ACCESS.
9. REMOVE SILT OR SEDIMENTS FROM STREETS, CURBS, GUTTERS, FLUMES, HANDICAP ACCESS RAMPS, CURB INLETS, STORM DRAINS, AND ANY OTHER PUBLIC DRAINAGE FACILITIES DAILY OR AS ACCUMULATION OCCURS.
10. EROSION CONTROL SHOULD BE EVALUATED TO DETERMINE THE EFFECTIVENESS OF THOSE DEVICES BY THE PERSON ASSIGNED TO INSPECT EROSION CONTROL DEVICES, AND CHANGES MADE IF NECESSARY.

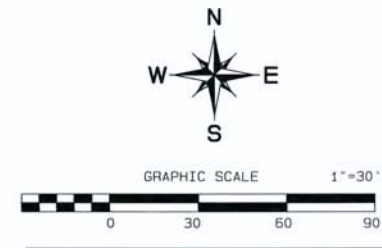
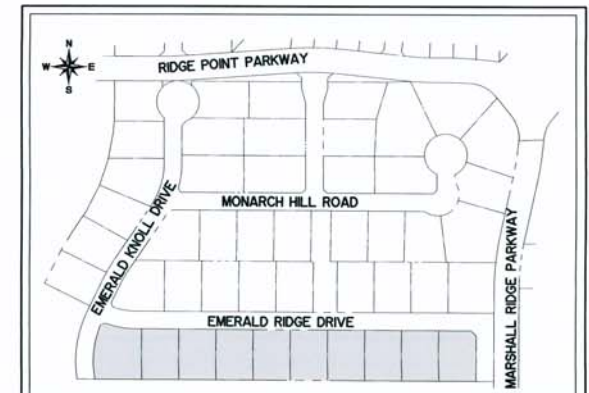
NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INCLUDING THE TCEQ PERMIT & NOTIFICATION.

SILT FENCING AND ORANGE PROTECTION FENCING FOR PRESERVED TREES SHALL BE INSTALLED PRIOR TO ONSET OF EARTHWORK ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

SEE SHEET 20 FOR EROSION CONTROL DETAILS.



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.

NOTE:

THE EROSION CONTROL LAYOUT AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. THE DEVELOPER HAS CONTRACTED WITH AN EROSION CONTROL SPECIALIST FOR THE DESIGN AND IMPLEMENTATION OF THE FINAL EROSION CONTROL PLAN. GOODWIN & MARSHALL, INC. SHALL BE HELD HARMLESS FOR THE FINAL DESIGN, LOCATION, AND INSTALLATION OF ALL EROSION CONTROL DEVICES ASSOCIATED WITH THIS PROJECT AND THE FINAL STORM WATER POLLUTION PREVENTION PLAN.

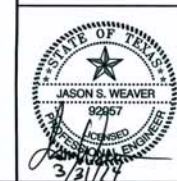
REVIEWED

CITY OF KELLER

Released for Construction

Date _____

City Engineer _____



MARSHALL RIDGE

PHASE 1 SOUTH

CITY OF KELLER, TEXAS

EROSION CONTROL & TREE PROTECTION PLAN

GOODWIN & MARSHALL

CIVIL ENGINEERS-PLANNERS-SURVEYORS

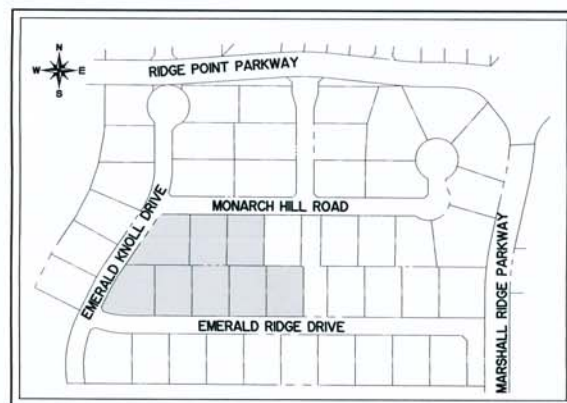
Job No.: 10185 Design: JSW

Date: MAY, 2014 Draft: RE

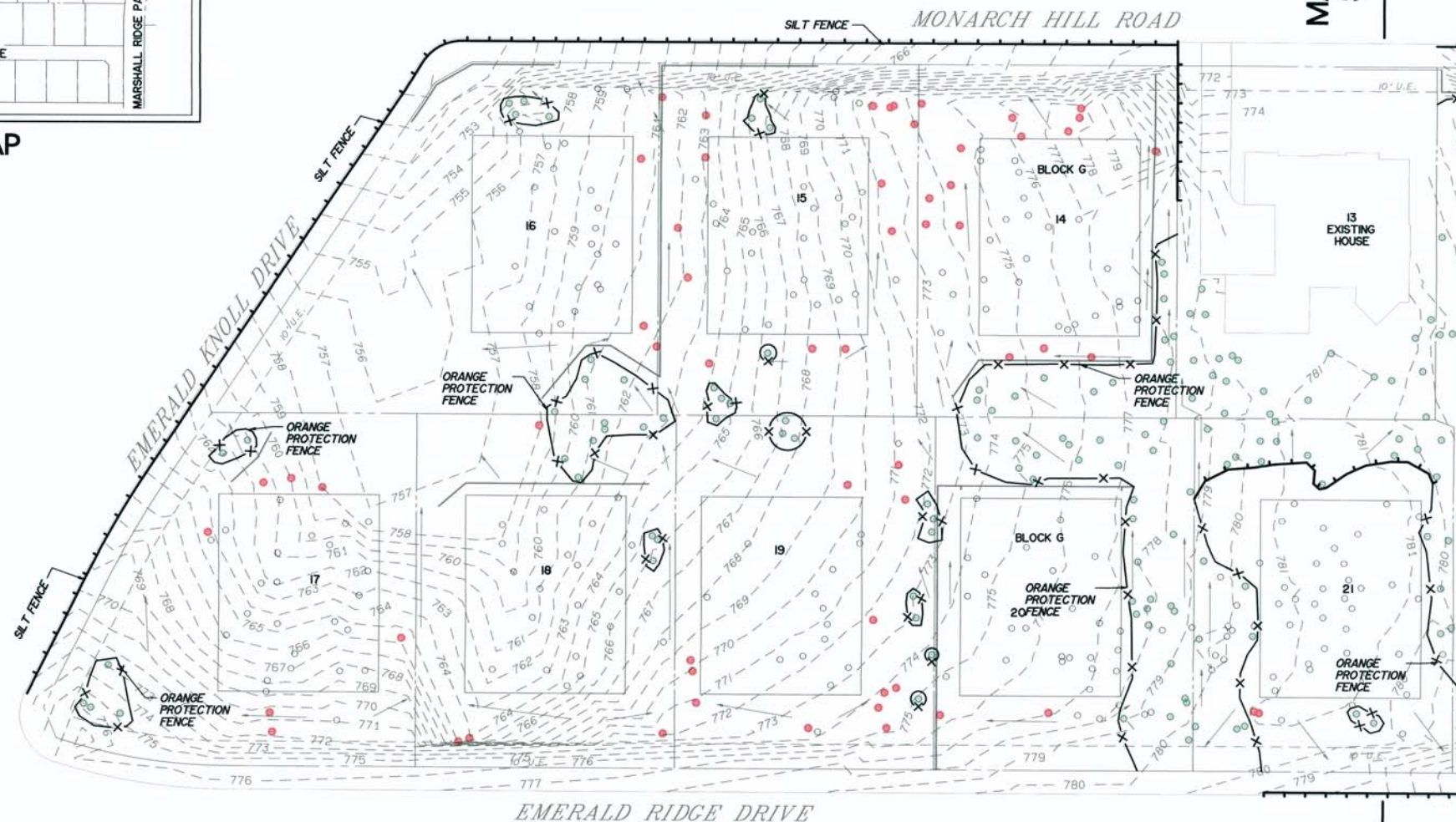
Scale: AS SHOWN Review:

SHEET: 16 OF 21

3608 MARSHALL DRIVE, GRANVILLE, TEXAS 76048



KEY MAP



LEGEND	
	ORANGE PROTECTION FENCE
	SILT FENCE



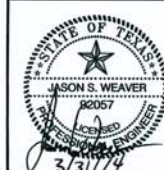
BENCH MARK ELEVATION: 726.38
City of Keller TBM-22 iron rod with washer approximately 50 feet west of the centerline of US Hwy 377 and approximately 2075 feet south of the intersection of US Hwy 377 & M. Gilead Road.

MATCHLINE-SHEET 18

MATCHLINE-SHEET 18

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



MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

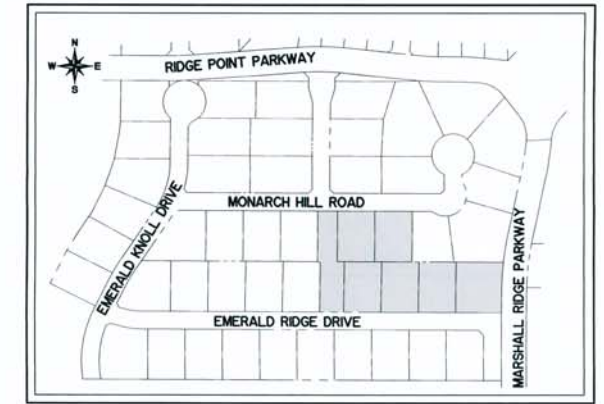
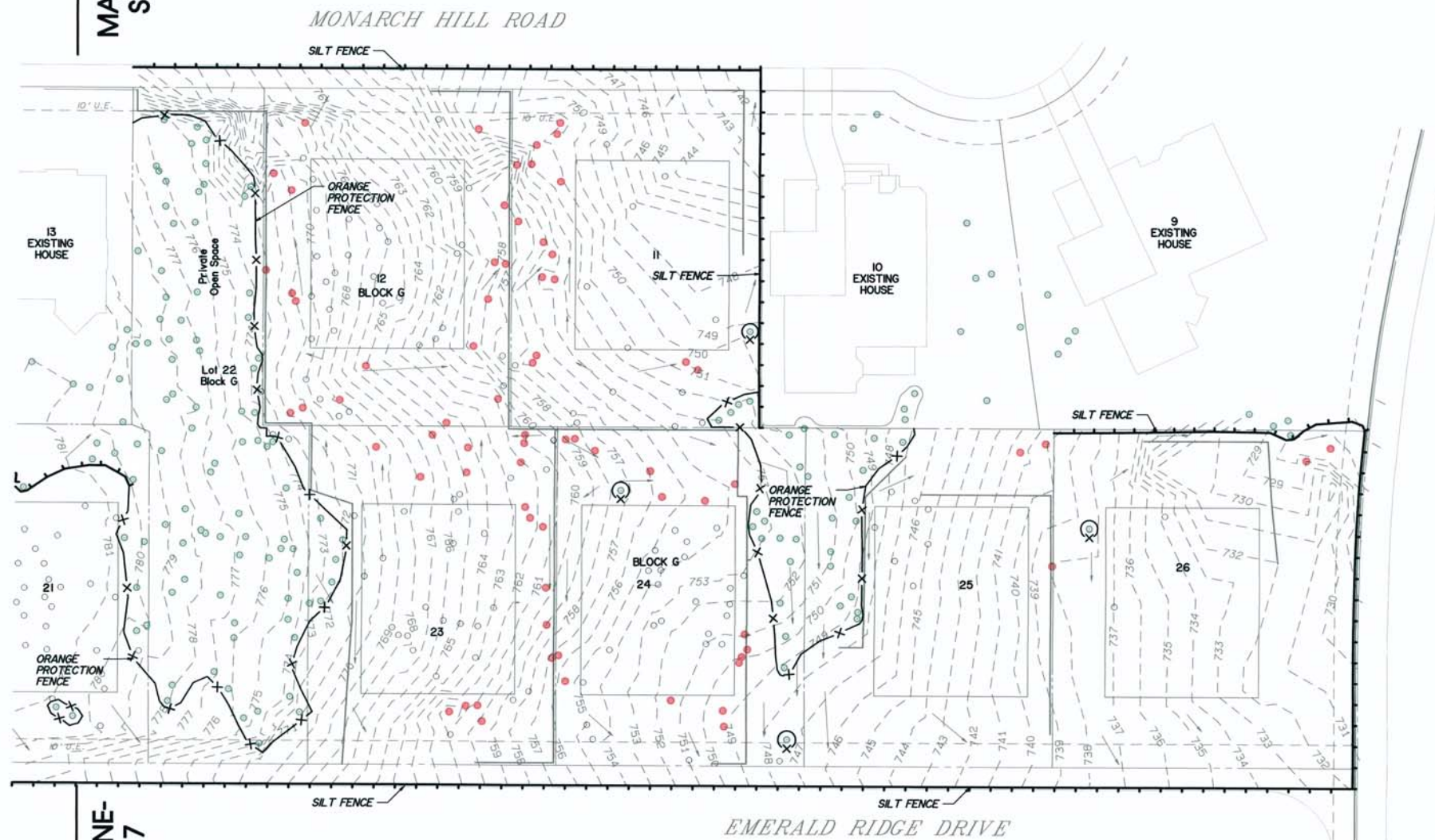
EROSION CONTROL & TREE
PROTECTION PLAN

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3405 MARSHALL DRIVE, GARYVILLE, TEXAS 76041

Job No.: 10185 Design: JSW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 17 OF 21

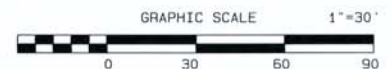
MATCHLINE-
SHEET 17

MATCHLINE-
SHEET 17



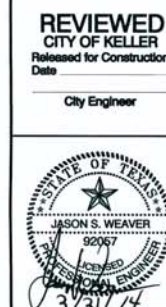
KEY MAP

LEGEND	
	ORANGE PROTECTION FENCE
	SILT FENCE



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.

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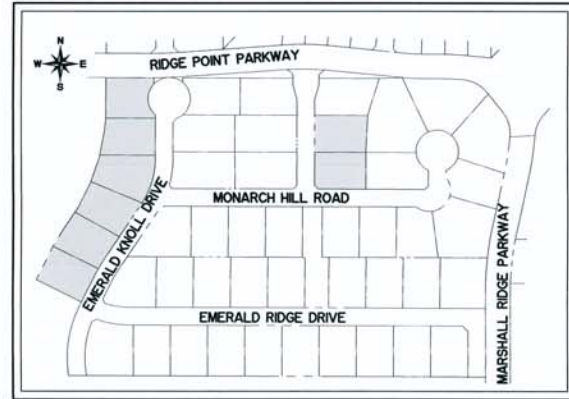
MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER, TEXAS

EROSION CONTROL & TREE PROTECTION PLAN

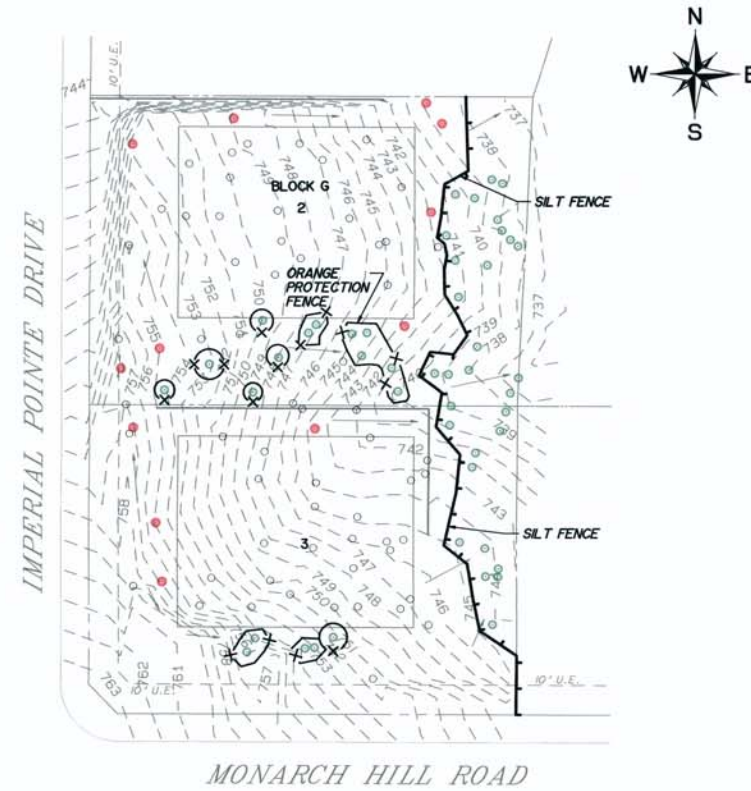
GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3005 HASTINGS DRIVE, GRANVILLE, TEXAS 76041

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

SHEET : 18 OF 21

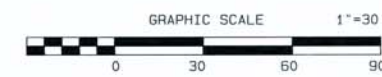


KEY MAP



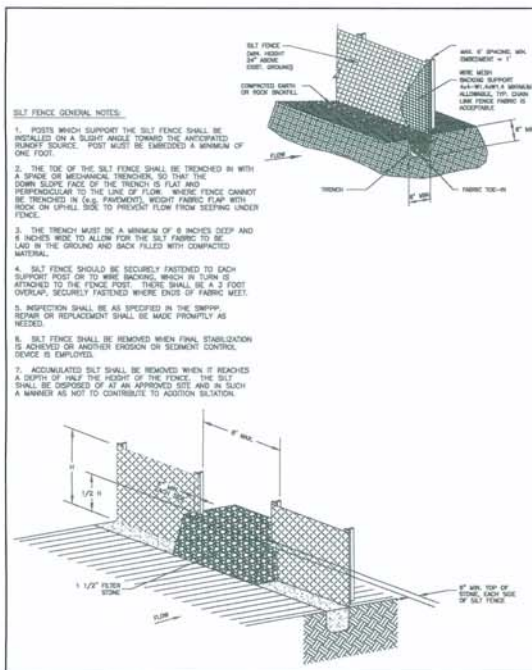
LEGEND	
	ORANGE PROTECTION FENCE
	SILT FENCE

NOTE:
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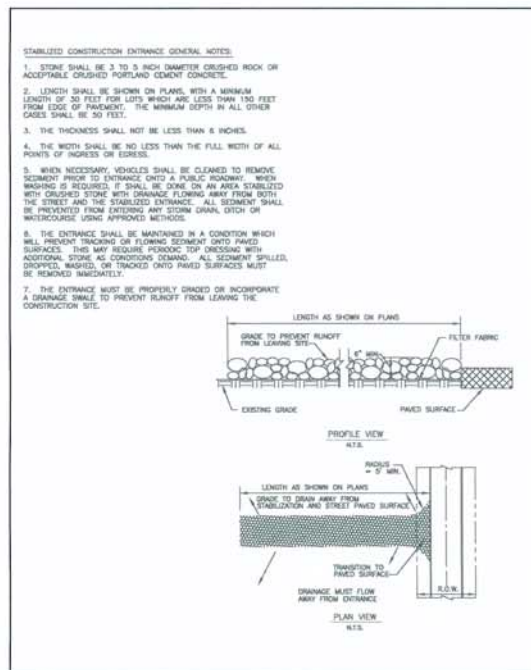


BENCH MARK ELEVATION: 726.38
City of Keller TBM-22 iron rod with washer approximately 50 feet west of the centerline of US Hwy 377 and approximately 2075 feet south of the intersection of US Hwy 377 & M. Gilead Road.

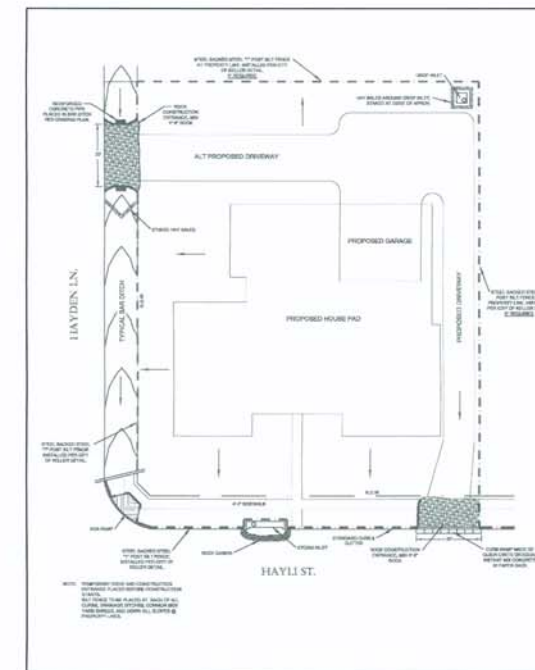
REVIEWED CITY OF KELLER Released for Construction Date _____ City Engineer _____	MARSHALL RIDGE PHASE 1 SOUTH CITY OF KELLER, TEXAS	
	EROSION CONTROL & TREE PROTECTION PLAN	
	Job No.: 10185 Date: MAY, 2014 Scale: AS SHOWN	Design: JSW Draft: RE Review:
	SHEET: 19 OF 21	



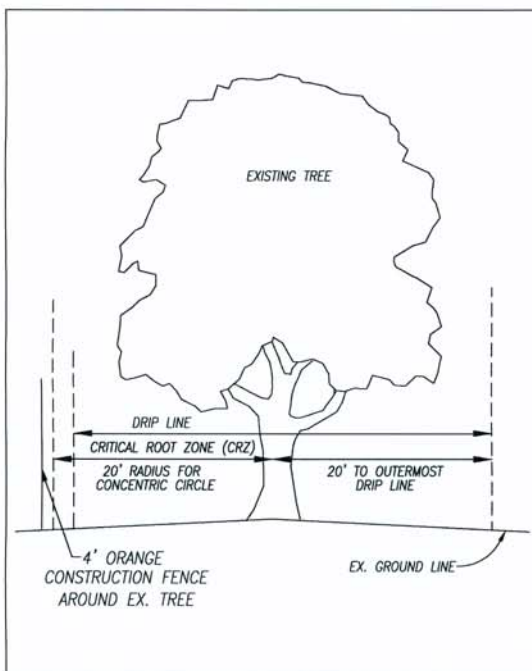
EROSION CONTROL DETAILS
SILT FENCE STRUCTURES
REVISION DATE: 2/11/2009
SHEET: E-01



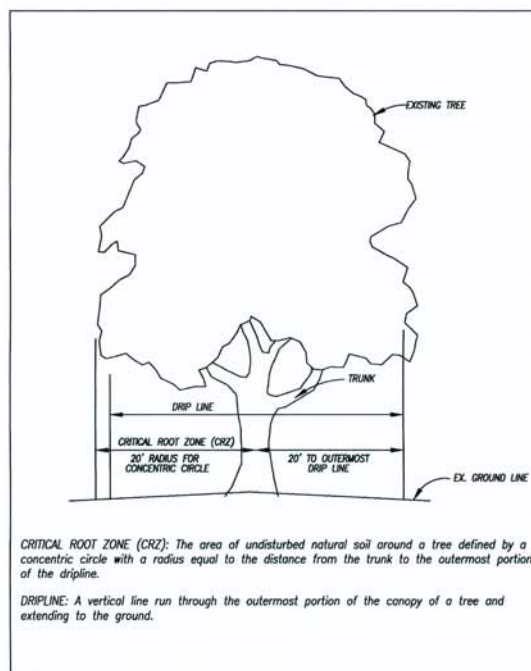
EROSION CONTROL DETAILS
STABILIZED CONSTRUCTION ENTRANCE
REVISION DATE: 2/11/2009
SHEET: E-03



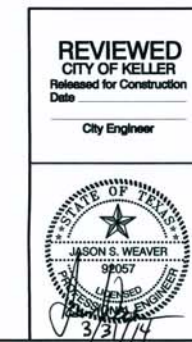
EROSION CONTROL DETAILS
RESIDENTIAL SITE EROSION CONTROL
REVISION DATE: 9/14/2009
SHEET: E-5



TREE PROTECTION DETAILS
TYPICAL TREE FENCE DETAIL
REVISION DATE: 2/9/2009
SHEET: T-01



TREE PROTECTION DETAILS
TYPICAL TREE PRESERVATION DETAIL
REVISION DATE: 2/9/2009
SHEET: T-02



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.

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

**EROSION CONTROL & TREE
PROTECTION DETAILS**

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2406 MARSHALL DRIVE, CRAWFORD, TEXAS 75001

Job No.: 10185
Date: MAY, 2014
Scale: AS SHOWN

Design: JSW
Draft: RE
Review:

SHEET: 20 OF 21



LEGEND

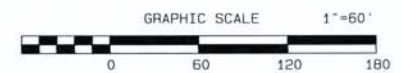
⑤ INDICATES THE NUMBER OF 3" DIAMETER TREES TO BE REPLANTED ON THE SPECIFIC LOT WITH THE CONSTRUCTION OF THE HOME.

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	2	6
23	D	3	9
24	D	3	9
1	F	5	15
2	F	4	12
3	F	4	12
4	F	3	9
5	F	6	18
6	F	3	9
7	F	3	9
8	F	3	9
9	F	4	12
10	F	5	15
2	G	2	6
3	G	2	6
11	G	4	12
12	G	4	12
13	G	3	9
14	G	4	12
15	G	5	15
16	G	5	15
17	G	5	15
18	G	4	12
19	G	4	12
20	G	3	9
21	G	3	9
22	G	3	9
23	G	3	9
24	G	3	9
25	G	5	15
26	G	5	15
TOTALS:		103	309

MARSHALL RIDGE, PH. 1 SOUTH TREE MITIGATION SUMMARY

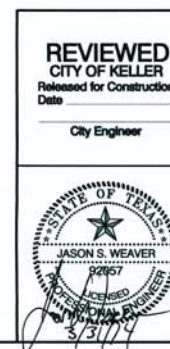
TREE REPLACEMENT OF 309" SHALL BE PROVIDED IN ADDITION TO A FEE PAYMENT INTO THE TREE REPLACEMENT BANK FUND @ \$100/INCH FOR THE REMAINING CALIPER INCHES TO BE MITIGATED. A TOTAL OF 3,101" IS REQUIRED FOR TREE REPLACEMENT. 309" SHALL BE SATISFIED WITH THE NEW TREES PER THE MITIGATION PLAN ON THIS SHEET.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



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).



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, GARYVILLE, TEXAS 76041

Job No.: 10185 Design: JMW
Date: MAY, 2014 Draft: RE
Scale: AS SHOWN Review:
SHEET: 21 OF 21