

S:\NTD-LAND\0040\000 LAND\425 Design Files\Phase 3\TREE PRESERVATION\8300PH3005.dwg, 6/17/2019 1:35 PM, Erik Hansen



TREE MITIGATION PROVIDED

OPEN SPACE PLANTING:

REQUIRED: ONE - 3" CALIPER TREE PER 30 LINEAR FEET OF FRONTAGE ALONG BANCROFT ROAD.
33-3" CALIPER TREES REQUIRED.

PROVIDED: 484 - 3" CALIPER TREES PROVIDED WITHIN COMMON LOT 101, BLOCK A & COMMON LOT 101, BLOCK B & COMMON LOT 101 BLOCK C, AND COMMON LOT 102, BLOCK C. (SEE THIS SHEET).
1,452.0 CALIPER INCHES SHALL BE COUNTED TOWARD THE TREE MITIGATION PENALTY.

ON LOT PLANTING:

REQUIRED: TWO-3" CALIPER TREES ARE REQUIRED TO BE PLANTED BY THE HOMEBUILDER FOR 32 NON-CORNER LOTS (BLOCK B, LOTS 13-15 & 19-32; BLOCK F, LOTS 9-13; AND BLOCK G, LOTS 2-6 & 9-13). 64-3" TREES ARE REQUIRED.

PROVIDED: TWO-5" CALIPER TREES WILL BE PLANTED BY THE HOMEBUILDER FOR 32 NON-CORNER LOTS (BLOCK B, LOTS 13-15 & 19-32; BLOCK F, LOTS 9-13; AND BLOCK G, LOTS 2-6 & 9-13). 64-5" TREES WILL BE DISTRIBUTED AMONG THESE 32 LOTS. (SEE SHEET 30 FOR DETAIL)
THE ADDITIONAL 128 INCHES (64 TREES TIMES 2 ADDITIONAL INCHES PER TREE EQUALS 128.0 INCHES) SHALL BE COUNTED TOWARD THE TREE MITIGATION PENALTY.

REQUIRED: FOUR-3" CALIPER TREES ARE REQUIRED TO BE PLANTED BY THE HOMEBUILDER FOR 9 CORNER LOTS (BLOCK B, LOTS 16-18; BLOCK F, LOTS 8 & 14; AND BLOCK G, LOTS 1, 7, 8 & 14). 36-3" TREES ARE REQUIRED.

PROVIDED: FOUR-5" CALIPER TREES WILL BE PLANTED BY THE HOMEBUILDER FOR THE 9 CORNER LOTS (BLOCK B, LOTS 16-18; BLOCK F, LOTS 8 & 14; AND BLOCK G, LOTS 1, 7, 8 & 14). 36-5" TREES WILL BE DISTRIBUTED ACROSS THESE 9 LOTS. (SEE SHEET 30 FOR DETAIL)
THE ADDITIONAL 72 INCHES (36 TREES TIMES 2" PER TREE EQUALS 72.0 INCHES) SHALL BE COUNTED TOWARD THE TREE MITIGATION PENALTY.



PROVIDED: TWO ADDITIONAL 5" CALIPER TREES PER NON-CORNER LOT WILL BE PLANTED BY THE HOMEBUILDER ON THE 32 NON-CORNER LOTS (BLOCK B, LOTS 13-15 & 19-32; BLOCK F, LOTS 9-13; AND BLOCK G, LOTS 2-6 & 9-13). (SEE SHEET 30 FOR DETAIL)
THE ADDITIONAL 64 TREES AND 320 INCHES (64 TREES TIMES 5" PER TREE EQUALS 320.0 INCHES) SHALL BE COUNTED TOWARD THE TREE MITIGATION PENALTY.

PROVIDED: FOUR ADDITIONAL 5" CALIPER TREES PER CORNER LOT WILL BE PLANTED BY THE HOMEBUILDER ON THE 9 CORNER LOTS (BLOCK B, LOTS 16-18; BLOCK F, LOTS 8 & 14; AND BLOCK G, LOTS 1, 7, 8 & 14). (SEE SHEET 30 FOR DETAIL)
THE ADDITIONAL 36 TREES AND 180 INCHES (36 TREES TIMES 5; PER TREE EQUALS 180.0 INCHES) SHALL BE COUNTED TOWARD THE TREE MITIGATION PENALTY.

TREE LEGEND

- 5" CALIPER TREE
SPECIES SHALL BE ONE OF THE APPROVED REPLACEMENT TREES PER CITY OF KELLER SPECIFICATIONS.
- 3" CALIPER TREE
SPECIES SHALL BE ONE OF THE APPROVED REPLACEMENT TREES PER CITY OF KELLER SPECIFICATIONS.
- 3" CALIPER TREE - EXISTING PLANTING (CREDIT RECEIVED IN PHASE 1)
SPECIES IS ONE OF THE APPROVED REPLACEMENT TREES PER CITY OF KELLER SPECIFICATIONS.
- 3" CALIPER TREE - EXISTING PLANTING (CREDIT NOT RECEIVED IN PHASE 1)
SPECIES IS ONE OF THE APPROVED REPLACEMENT TREES PER CITY OF KELLER SPECIFICATIONS AND DBH IS AT LEAST 3 INCHES.
- EXISTING PRESERVED TREE

NOTE: THIS PLAN IS PRELIMINARY AND CONCEPTUAL IN NATURE. THE ACTUAL AMOUNT AND LOCATION OF TREE MITIGATION WILL BE DETERMINED AT THE TIME OF LANDSCAPE PLAN APPROVAL.

REV		DATE	REVISION
REVISIONS			
LJA Engineering, Inc. 			
6060 North Central Expressway Suite 440 Phone 469.621.0710 Dallas, Texas 75206 FRN - F-1386			
TREE MITIGATION PLAN			
GEAN ESTATES PHASE 3			
CITY OF KELLER, TARRANT COUNTY, TEXAS			
DESIGNED: STIDHAM		PROJECT NUMBER: WFXM8300	
DRAWN: STIDHAM		DATE: JUNE 2019	
APPROVED: HANSEN		SCALE	
		HORZ: N/A	
		VERT: N/A	
		REV DATE: SHEET 32 OF 32 SHEETS	