

S:\NITY-LAND\0940\400 LAND\425 Design Files\Phase 3\TREE PRESERVATION\Option 2\830PH34005.dwg, 6/3/2019 1:19 PM, Erik Hansen

MATCHLINE SEE SHEET 32

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: 33 - 3" CALIPER TREES (NOT SHOWN).

PROVIDED: 242 - 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). 726.0 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 HOMEOWNER 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 HOMEOWNER 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 HOMEOWNER 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 HOMEOWNER 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 HOMEOWNER 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 HOMEOWNER 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. 		
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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 31 OF 32 SHEETS	