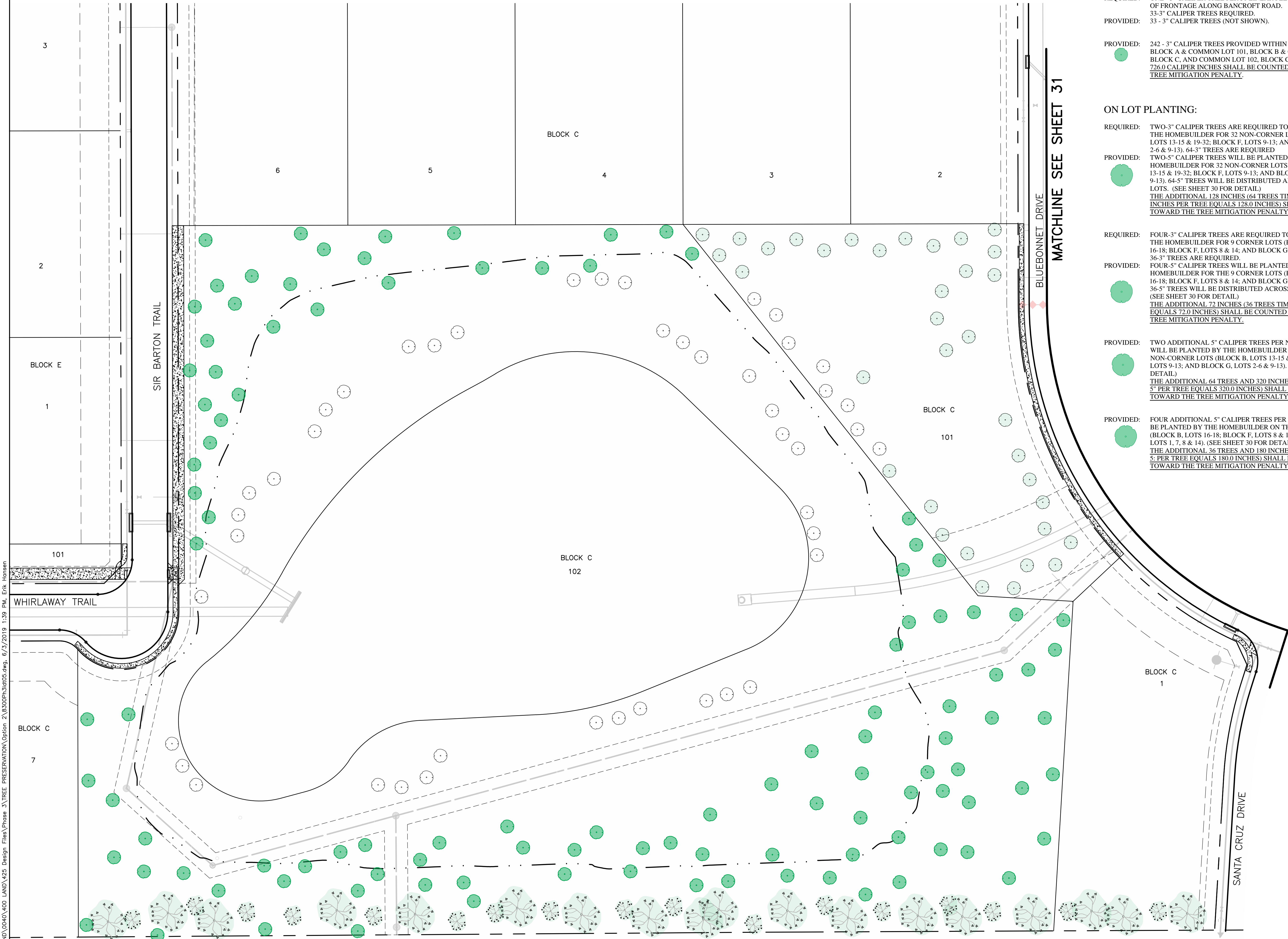


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TREE MITIGATION PROVIDED

OPEN SPACE PLANTING:

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


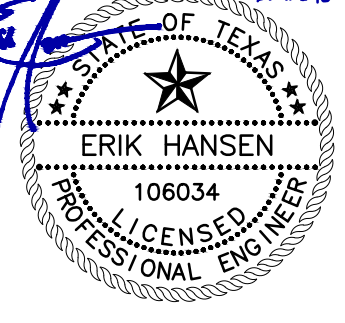
ON LOT PLANTING:

- REQUIRED: TWO-3" CALIPER TREES ARE REQUIRED TO BE PLANTED BY THE 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			
<b>LJA Engineering, Inc.</b> 			
6060 North Central Expressway Suite 440 Phone 469.621.0710 Dallas, Texas 75206 FRN - F-1386			
<b>TREE MITIGATION PLAN</b>			
<b>GEAN ESTATES PHASE 3</b>			
<b>CITY OF KELLER, TARRANT COUNTY, TEXAS</b>			
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		