

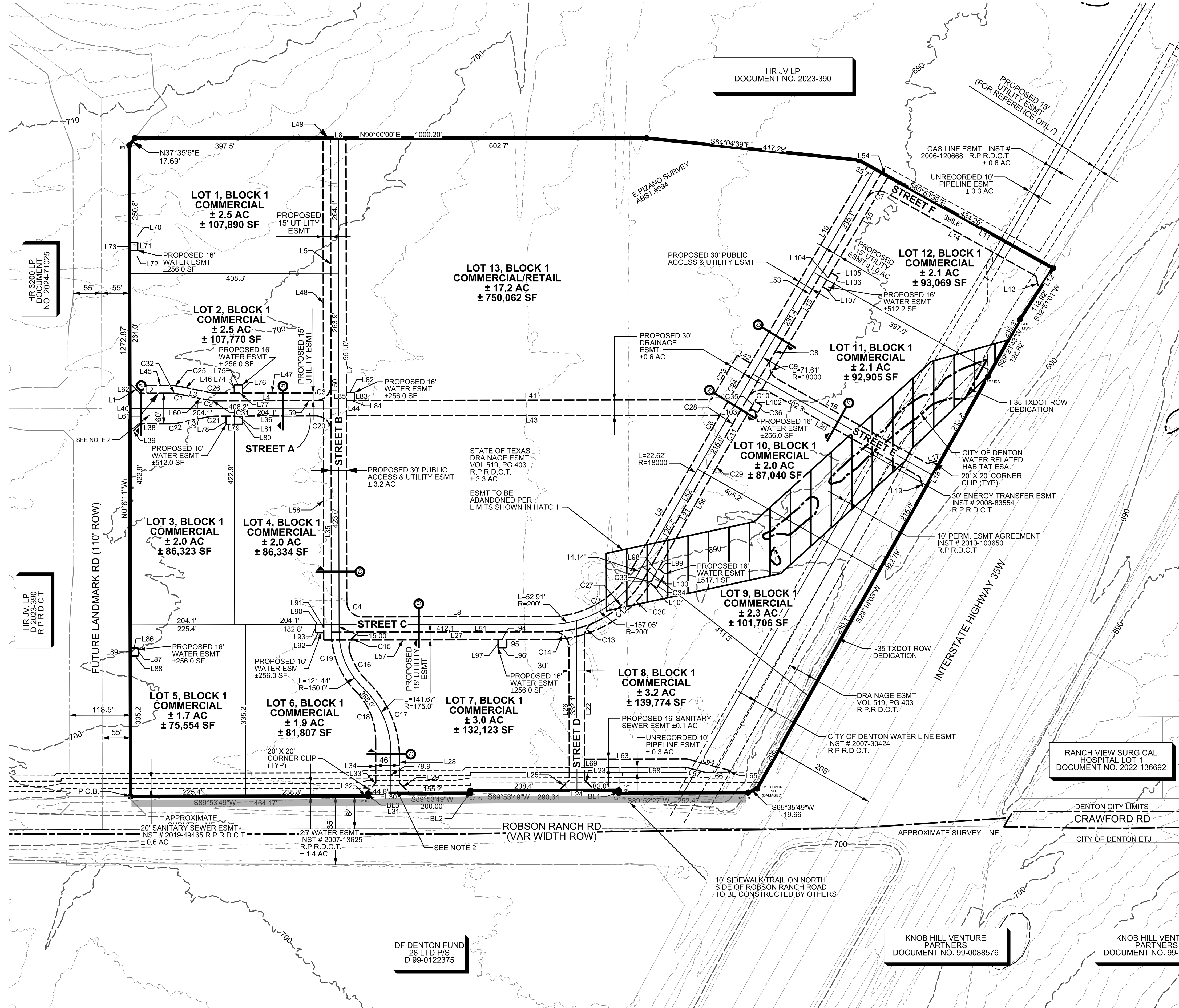
VICINITY MAP
N.T.S.

BOUNDARY LINE TABLE		
	BEARING	LENGTH
BL1	N00°19'51"W	5.04'
BL2	S00°06'11"E	5.00'
BL3	S00°06'11"E	5.00'

LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING/FUTURE RIGHT-OF-WAY CENTERLINE
	CITY OF DENTON LIMIT LINE
	CITY OF DENTON PARCELS
	USGS POND
	CITY OF DENTON ESA
	EXISTING ESMT
	PROPOSED ESMT
	SURVEY ABSTRACT LINE
	MAJOR CONTOUR

NOTES:
 1. THE PROPOSED LOTS WILL BE SERVED THROUGH CITY OF DENTON'S WATER/SEWER.
 2. ENTRY DRIVE THROAT WIDTHS AND STACKING LENGTH TO BE DETERMINED WITH FINAL TIA.
 3. APPROVAL OF THIS PRELIMINARY PLAT IS CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (ESA) PLAN THAT IS CONSISTENT WITH THE ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATION MEASURES IDENTIFIED ON THIS PRELIMINARY PLAT. SUCH APPROVAL OF AN ESA MUST BE OBTAINED PRIOR TO THE ISSUANCES OF PERMITS FOR LAND DISTURBING ACTIVITIES OF LOTS 8-12, BLOCK 1 COMMERCIAL, INCLUDING THE FINAL PLAT. THE FINAL PLAT MUST SUBSTANTIALLY CONFORM TO THIS PRELIMINARY PLAT AND MEET ALL NECESSARY REQUIREMENTS, OR A NEW PRELIMINARY PLAT MUST BE FILED. DENIAL OF THE ESA PLAN WILL RESULT IN THE NEED TO FILE A NEW PRELIMINARY PLAT THAT CONFORMS WITH THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON.

REQUESTED DESIGN DEVIATIONS:
 1. USE OF NON-STANDARD STREET SECTIONS. REFERENCE TYPICAL SECTIONS WITHIN THIS SUBMITTAL.
 2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM DRAIN LESS THAN 2 FEET.



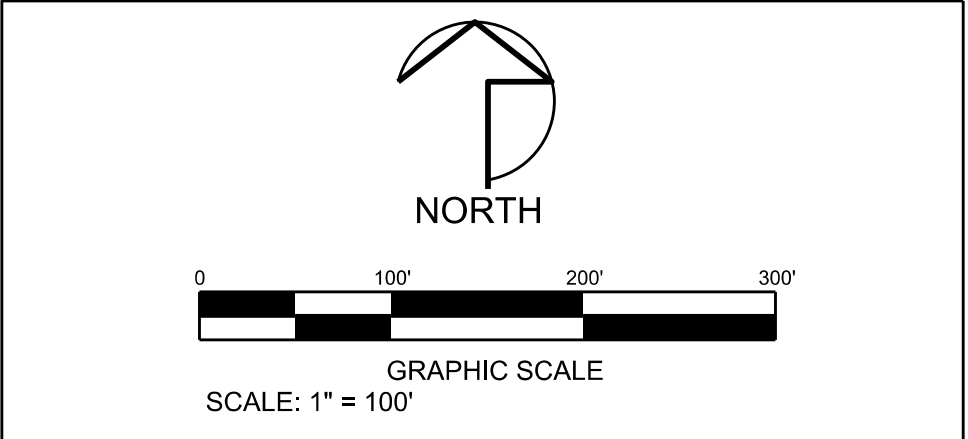
LEGAL DESCRIPTION
 DESCRIPTION OF 44.601 ACRES OF LAND BEING A TRACT OF LAND SITUATED IN THE E. PIZANO SURVEY, ABSTRACT NUMBER 994, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO HR JV, L.P., RECORDED IN INSTRUMENT NUMBER 2023-390, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID HR JV, L.P. TRACT, AND BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO HR 3200, L.P., RECORDED IN INSTRUMENT NUMBER 2024-71025, REAL PROPERTY RECORDS, DENTON COUNTY, ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF ROBSON RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN DEDICATION DEED TO DENTON COUNTY (AS CRAWFORD ROAD), VOLUME 4658, PAGE 1157; THENCE N 00°06'11"W, 1272.87 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE WITH THE COMMON WEST LINE OF SAID HR JV, L.P. TRACT AND THE EAST LINE OF SAID HR 3200, L.P. TRACT;
 THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID HR JV, L.P. TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
 N 37°35'06"E, 17.69 FEET;
 N 90°00'00"E, 1000.20 FEET;
 S 84°04'39"E, 417.29 FEET;
 S 60°53'36"E, 434.29 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I35W (A VARIABLE WIDTH RIGHT-OF-WAY)
 THENCE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, THE FOLLOWING BEARINGS AND DISTANCES:
 S 32°51'01"W, 118.92 FEET;
 S 29°23'43"W, 128.62 FEET;
 S 29°14'03"W, 922.79 FEET;
 S 65°35'49"W, 19.66 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROBSON RANCH ROAD;
 THENCE WITH THE NORTH RIGHT OF WAY LINE OF ROBSON RANCH ROAD THE FOLLOWING BEARINGS AND DISTANCES:
 S 89°52'27"W, 252.47 FEET;
 N 00°19'51"W, 5.04 FEET;
 S 89°53'49"W, 290.34 FEET;
 S 00°06'11"E, 5.00 FEET;
 S 89°53'49"W, 200.00 FEET;
 S 00°06'11"E, 5.00 FEET;
 THENCE S 89°53'49"W, 464.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,942,810 SQUARE FEET OR 44.601 ACRES OF LAND MORE OR LESS.

RANCH VIEW SURGICAL HOSPITAL LOT 5 DOCUMENT NO. 2021-226486

RANCH VIEW SURGICAL HOSPITAL LOT 1 DOCUMENT NO. 2022-136692

ABBREVIATIONS	
AC.....	ACRE
ESA.....	ENVIRONMENTALLY SENSITIVE AREA
ESMT.....	EASEMENT
INST.....	INSTRUMENT
IRF.....	IRON ROD FOUND
IRS.....	IRON ROD SET
P.O.B.....	POINT OF BEGINNING
PG.....	PAGE
ROW.....	RIGHT-OF-WAY
R.P.R.D.C.T.....	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
SF.....	SQUARE FEET
TxDOT MON.....	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
VAR.....	VARIABLE
VOL.....	VOLUME

PROJECT NO.	0053931.00
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DRAWN BY	JRH
REVIEWED BY	TL
DATE	OCTOBER 1, 2024
DATE	REVISIONS



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A PRELIMINARY PLAN FOR
LANDMARK ADDITION
 CONTAINING BK 1; LOTS 1-13
 1,942,810 SQUARE FEET
EXISTING 'MPC19-0002C' ZONING
 BEING A 44.601 ACRE TRACT OF LAND LOCATED IN THE E PIZANO SURVEY, A-994 SITUATED IN CITY OF DENTON, DENTON COUNTY, TEXAS

PP-24-0005

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PUBLIC ACCESS & UTILITY ESMT LINE TABLE		
	BEARING	LENGTH
L1	N45°06'11"W	28.28'
L2	N89°53'49"E	76.65'
L3	S78°33'51"E	54.98'
L4	N89°53'18"E	193.12'
L5	N00°05'50"W	483.12'
L6	N90°00'0"E	30.00'
L7	S00°05'50"E	905.97'
L8	N89°54'10"E	367.05'
L9	N29°45'09"E	210.30'
L10	N30°44'13"E	394.45'
L11	S60°53'36"E	413.65'
L12	S32°51'1"W	50.06'
L13	N14°01'18"W	27.34'
L14	N60°53'36"W	333.37'
L15	S30°44'13"W	336.14'
L16	S60°37'04"E	336.88'
L17	N74°18'30"E	28.25'
L18	S29°14'03"W	70.00'
L19	N15°41'30"W	28.32'
L20	N60°37'04"W	338.73'
L21	S29°45'09"W	210.30'
L22	S00°06'11"E	280.26'
L23	N45°06'11"W	28.28'
L24	S89°53'49"W	70.01'
L25	N44°54'02"E	28.29'
L26	N00°05'44"W	260.23'
L27	S89°54'10"W	367.44'
L28	S00°06'11"E	54.15'
L29	S45°05'46"E	28.29'
L30	N89°53'49"E	81.33'
L31	S00°06'11"E	5.00'
L32	S89°53'49"W	9.66'
L33	N44°53'49"E	35.35'
L34	N00°06'11"W	84.59'
L35	N00°05'50"W	392.92'
L36	S89°53'18"W	193.11'
L37	S78°21'30"W	54.98'
L38	S89°53'49"W	56.65'
L39	S44°53'49"W	28.28'
L40	N00°06'11"W	100.00'

PUBLIC ACCESS & UTILITY ESMT CURVE TABLE					
	LENGTH	RADIUS	CL	BEARING	SWEEP ANGLE
C1	19.94'	99.00'	19.90'	S84°20'01"E	11°32'20"
C2	19.94'	99.00'	19.90'	S84°20'01"E	11°32'20"
C3	256.81'	30.00'	42.42'	N44°54'00"E	89°59'39"
C4	256.86'	30.00'	42.43'	S45°05'50"E	90°00'00"
C5	194.22'	185.00'	185.42'	N59°49'39"E	60°09'01"
C6	137.16'	18015.00'	309.51'	N30°14'41"E	00°59'04"
C7	46.27'	30.00'	41.82'	S74°55'18"W	88°22'11"
C8	25.58'	17985.00'	25.58'	S30°41'46"W	00°04'53"
C9	266.97'	30.00'	42.89'	S14°58'52"E	91°16'23"
C10	46.61'	30.00'	42.06'	S74°52'31"W	91°16'23"
C11	193.25'	17985.00'	193.25'	S30°03'37"W	00°36'56"
C12	137.91'	215.00'	135.55'	S48°07'40"W	36°45'02"
C13	34.87'	30.00'	32.94'	S33°12'00"W	66°36'22"
C14	49.69'	30.00'	32.94'	S33°12'00"W	66°36'22"
C15	55.82'	30.00'	48.11'	S36°36'07"W	106°36'06"
C16	69.29'	135.02'	68.53'	S31°24'16"E	29°24'11"
C17	160.58'	200.00'	156.30'	S23°06'14"E	46°00'07"
C18	105.03'	135.00'	102.40'	N22°23'25"W	44°34'29"
C19	128.38'	165.01'	125.17'	N22°23'18"W	44°34'45"
C20	47.13'	30.00'	42.43'	N45°06'00"W	90°00'21"
C21	19.94'	99.00'	19.90'	S84°07'39"W	11°32'20"
C22	19.94'	99.00'	19.90'	S84°07'39"W	11°32'20"

SEWER ESMT LINE TABLE		
	BEARING	LENGTH
L63	N89°54'10"E	200.13'
L64	S75°02'55"E	85.52'
L65	S14°57'5"W	4.00'
L66	S89°52'33"W	46.13'
L67	N75°02'55"W	38.87'
L68	S89°54'10"W	198.01'
L69	N00°06'11"W	16.00'

STORM WATER ESMT LINE TABLE		
	BEARING	LENGTH
L41	N89°53'49"E	713.09'
L42	N59°26'25"W	30.00'
L43	S89°53'49"W	730.30'
L44	N00°05'57"W	30.00'

WATER ESMT LINE TABLE		
	BEARING	LENGTH
L70	N89°53'49"E	16.00'
L71	S00°06'11"E	16.00'
L72	S89°53'49"W	16.00'
L73	N00°06'11"W	16.00'
L74	N00°06'42"W	16.00'
L75	N89°53'18"E	16.00'
L76	S00°06'42"E	16.00'
L77	S89°53'18"W	16.00'
L78	S00°05'50"E	16.00'
L79	N89°53'18"E	32.00'
L80	N00°05'50"W	16.00'
L81	S89°53'18"W	32.00'
L82	N89°53'49"E	16.00'
L83	S00°05'50"E	16.00'
L84	S89°53'49"W	16.00'
L85	N00°05'44"W	16.00'
L86	N89°53'49"E	16.00'
L87	S00°06'11"E	16.00'
L88	S89°53'49"W	16.00'
L89	N00°06'11"W	16.00'
L90	N89°54'10"E	16.00'
L91	S00°05'50"E	16.00'
L92	S89°54'10"W	16.00'
L93	N00°05'50"W	16.00'
L94	N89°54'10"E	16.00'
L95	S00°05'50"E	16.00'
L96	S89°54'10"W	16.00'
L97	N00°05'50"W	16.00'
L98	N29°45'09"E	25.98'
L99	S52°02'34"E	16.16'
L100	S29°45'09"W	23.67'
L101	N52°02'34"W	16.10'
L102	S59°37'55"E	16.00'
L103	N59°37'55"W	16.00'
L104	N30°44'13"E	32.01'
L105	S60°53'36"E	16.00'
L106	S30°44'13"W	32.01'
L107	N60°53'36"W	16.00'

STORM WATER ESMT CURVE TABLE					
	LENGTH	RADIUS	CL	BEARING	SWEEP ANGLE
C23	100.79'	18045.00'	100.79'	N30°23'59"E	00°19'12"
C24	117.82'	18015.00'	117.82'	S30°22'20"W	00°22'29"

WATER ESMT CURVE TABLE					
	LENGTH	RADIUS	CL	BEARING	SWEEP ANGLE
C33	6.34'	230.00'	6.34'	N30°32'32"E	01°34'47"
C34	8.64'	246.00'	8.64'	S30°45'31"W	02°00'44"
C35	16.00'	17970.00'	16.00'	N30°20'34"E	00°03'04"
C36	15.98'	17954.00'	16.00'	S30°20'33"W	00°03'04"

UTILITY ESMT LINE TABLE		
	BEARING	LENGTH
L45	N89°53'49"E	76.65'
L46	S78°33'51"E	54.98'
L47	N89°53'49"E	205.70'
L48	N00°05'50"W	498.09'
L49	S90°00'00"E	15.00'
L50	S00°05'50"E	966.02'
L51	N89°54'10"E	427.05'
L52	N29°45'09"E	210.30'
L53	N30°44'13"E	395.31'
L54	S60°53'36"E	15.00'
L55	S30°44'13"W	395.54'
L56	S29°45'09"W	210.30'
L57	S89°54'10"W	442.05'
L58	N00°05'50"W	467.93'
L59	S89°53'49"W	205.70'
L60	N78°33'51"W	54.98'
L61	S89°53'49"W	76.65'
L62	N00°06'11"W	15.00'

UTILITY ESMT CURVE TABLE					
	LENGTH	RADIUS	CL	BEARING	SWEEP ANGLE
C25	22.96'	114.00'	22.92'	S84°20'01"E	11°32'20"
C26	18.97'	84.00'	19.10'	S85°05'38"E	12°56'22"
C27	225.71'	215.00'	215.49'	N59°49'39"E	60°09'01"
C28	309.00'	17985.00'	309.00'	N30°14'41"E	00°59'04"
C29	308.74'	17970.00'	308.74'	S30°14'41"W	00°59'04"
C30	241.46'	230.00'	230.52'	S59°49'39"W	60°09'01"
C31	22.36'	99.00'	22.31'	N85°02'02"W	12°56'22"
C32	19.94'	99.00'	19.90'	N84°20'01"W	11°32'20"

PP-24-0005

PROJECT NO.	0053931.00
FILE PATH	N:\0053931.00 Service Groups\Planning\Entitlements\Preliminary Plat\CAD
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REVIEWED BY	TL
DATE	SEPTEMBER 25, 2024
DATE	REVISIONS

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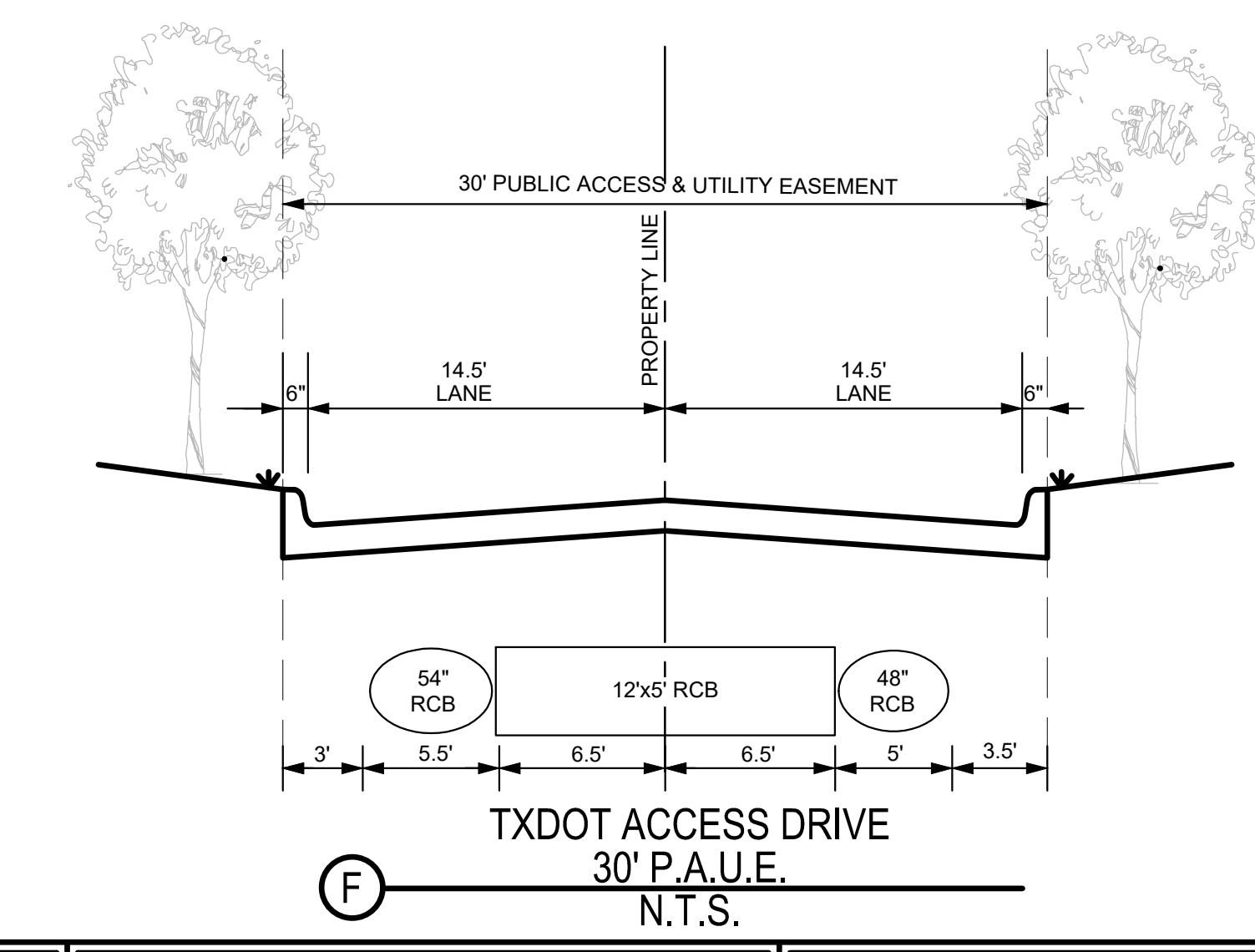
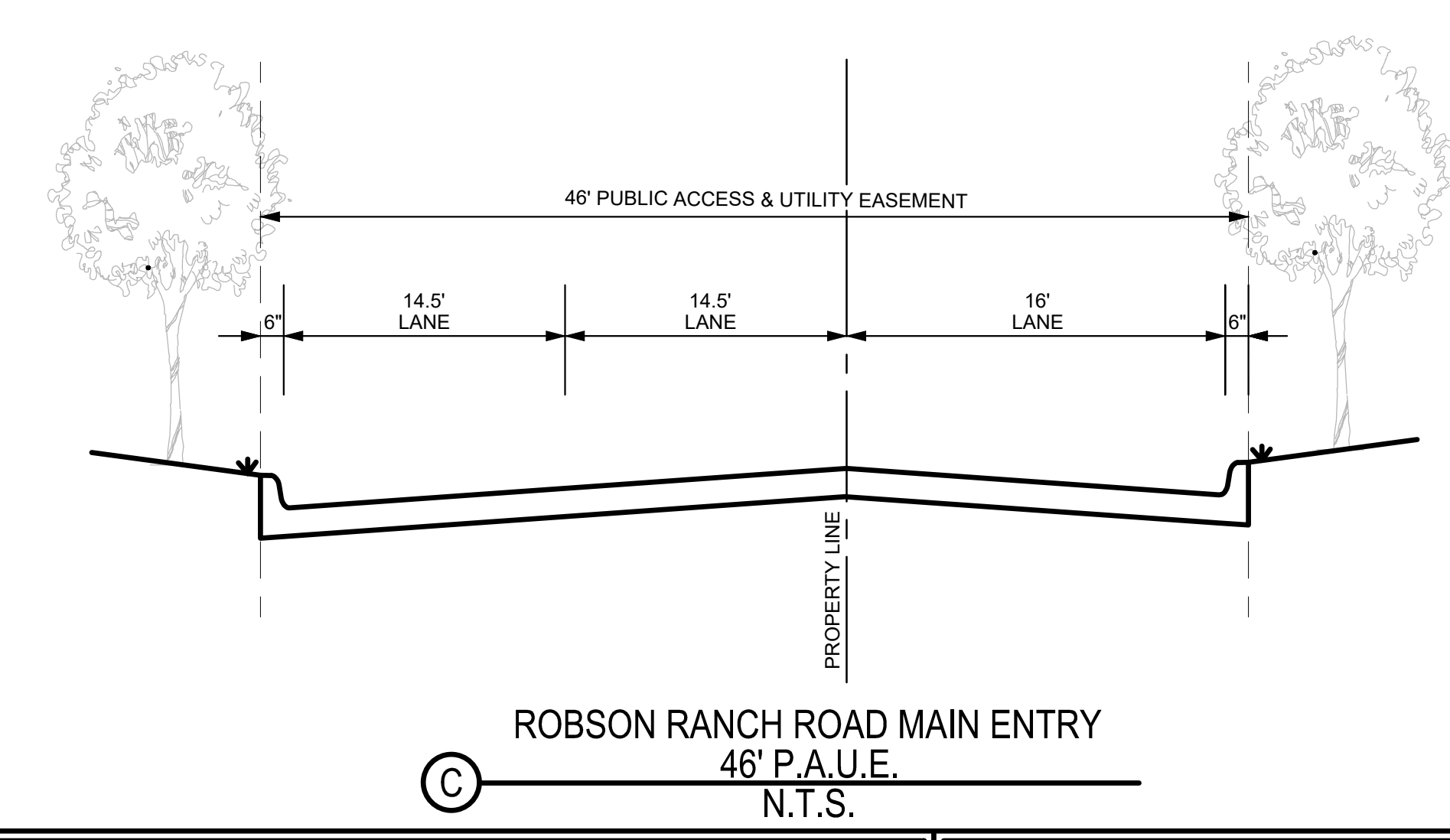
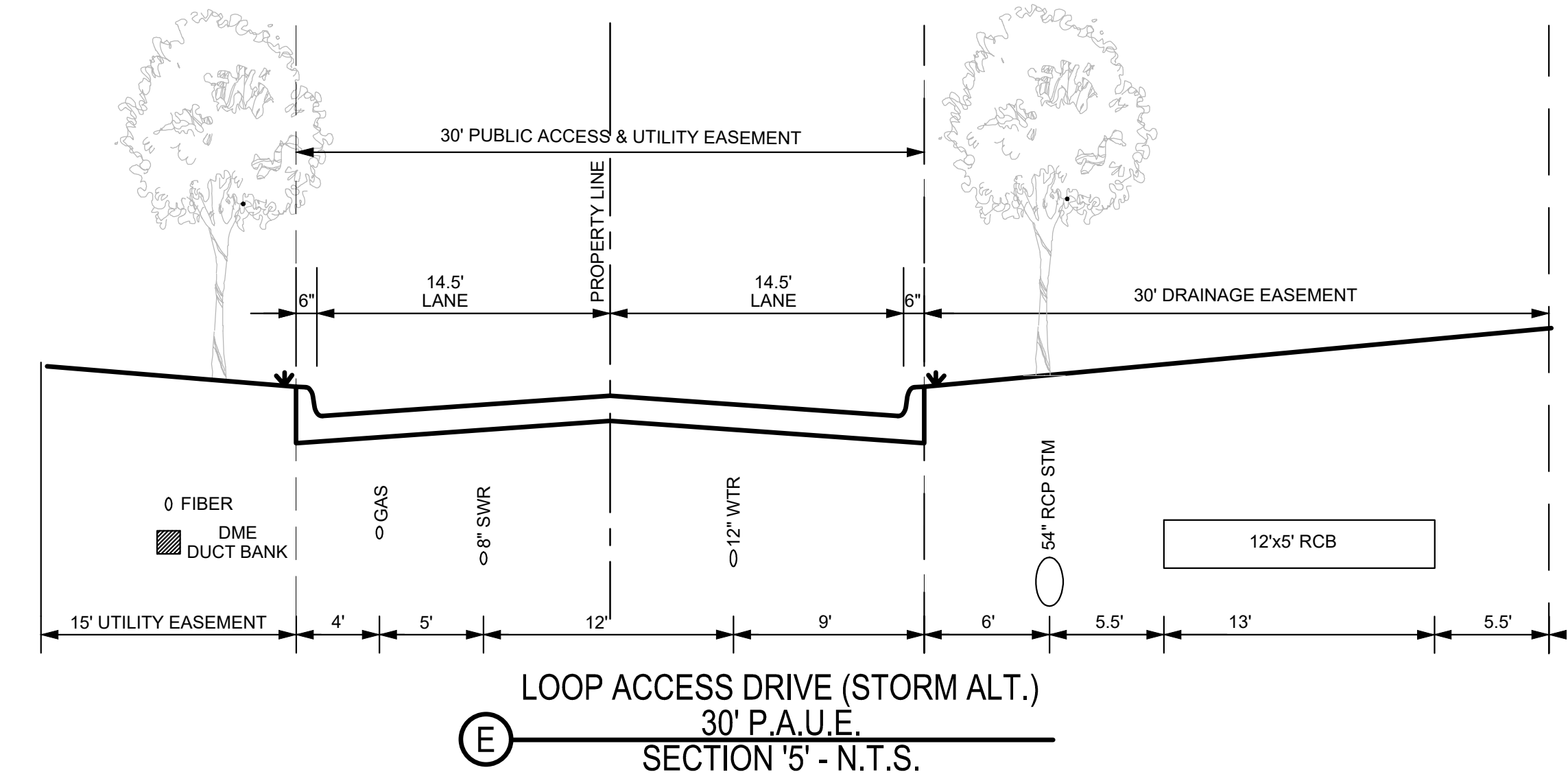
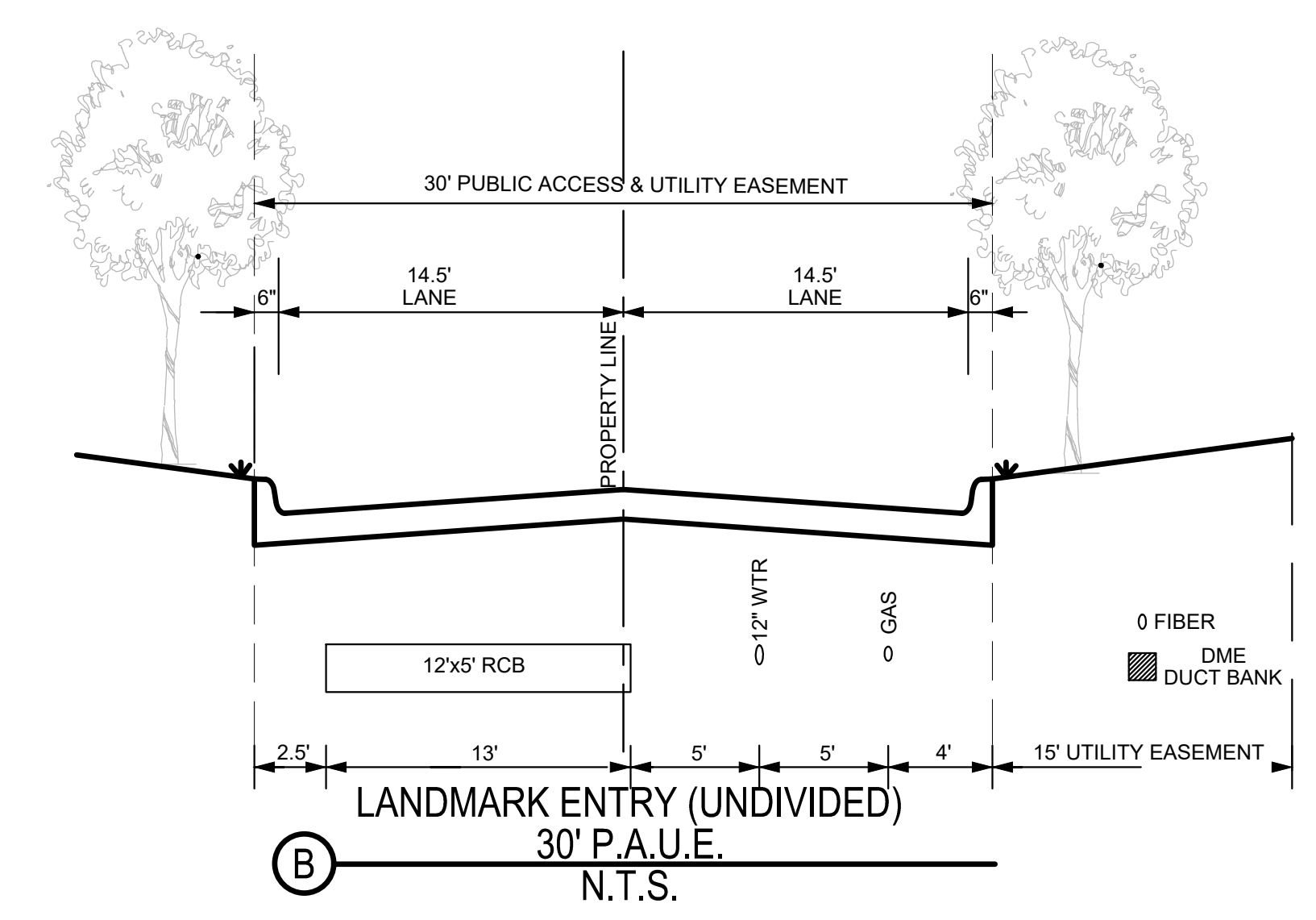
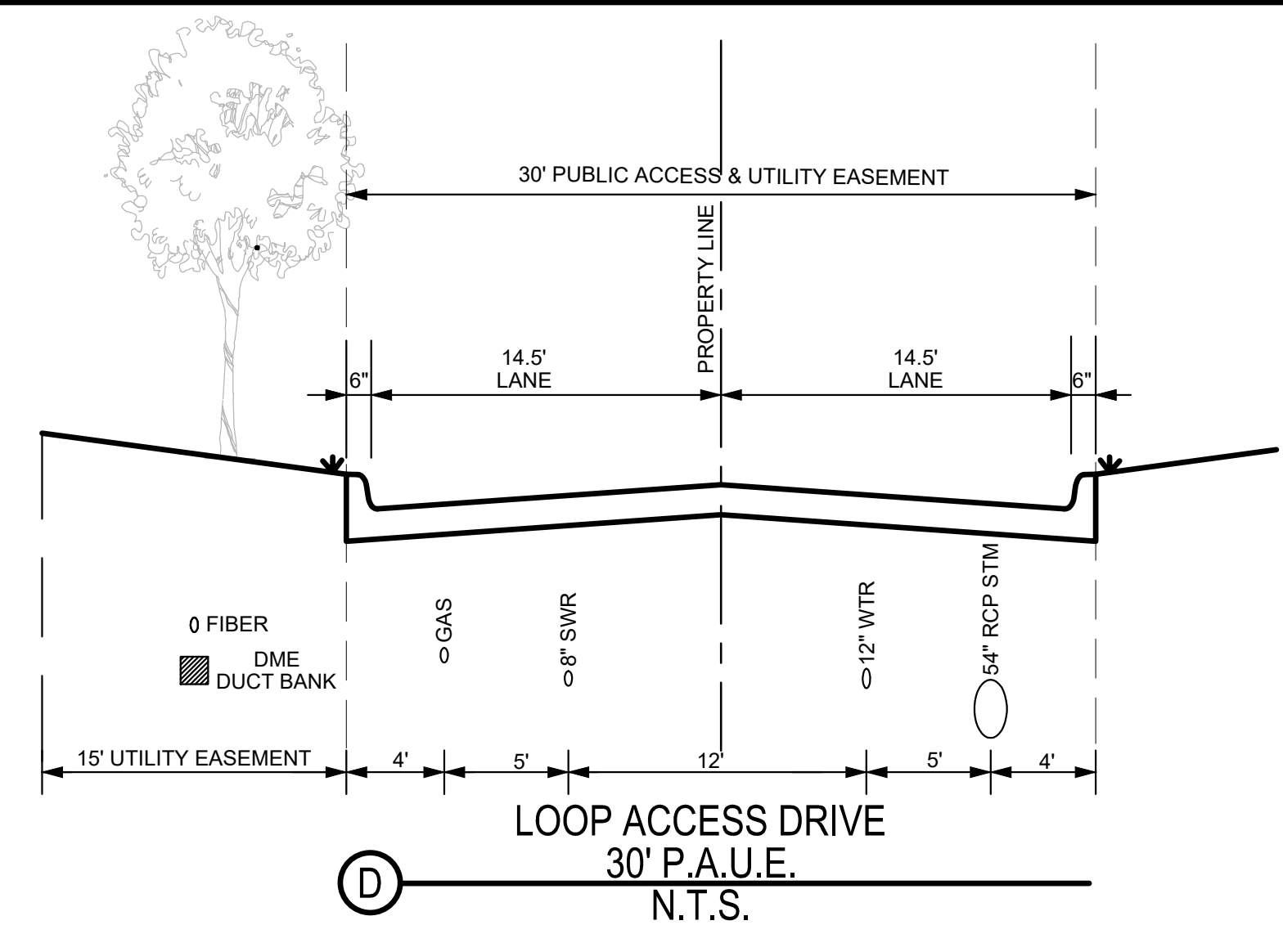
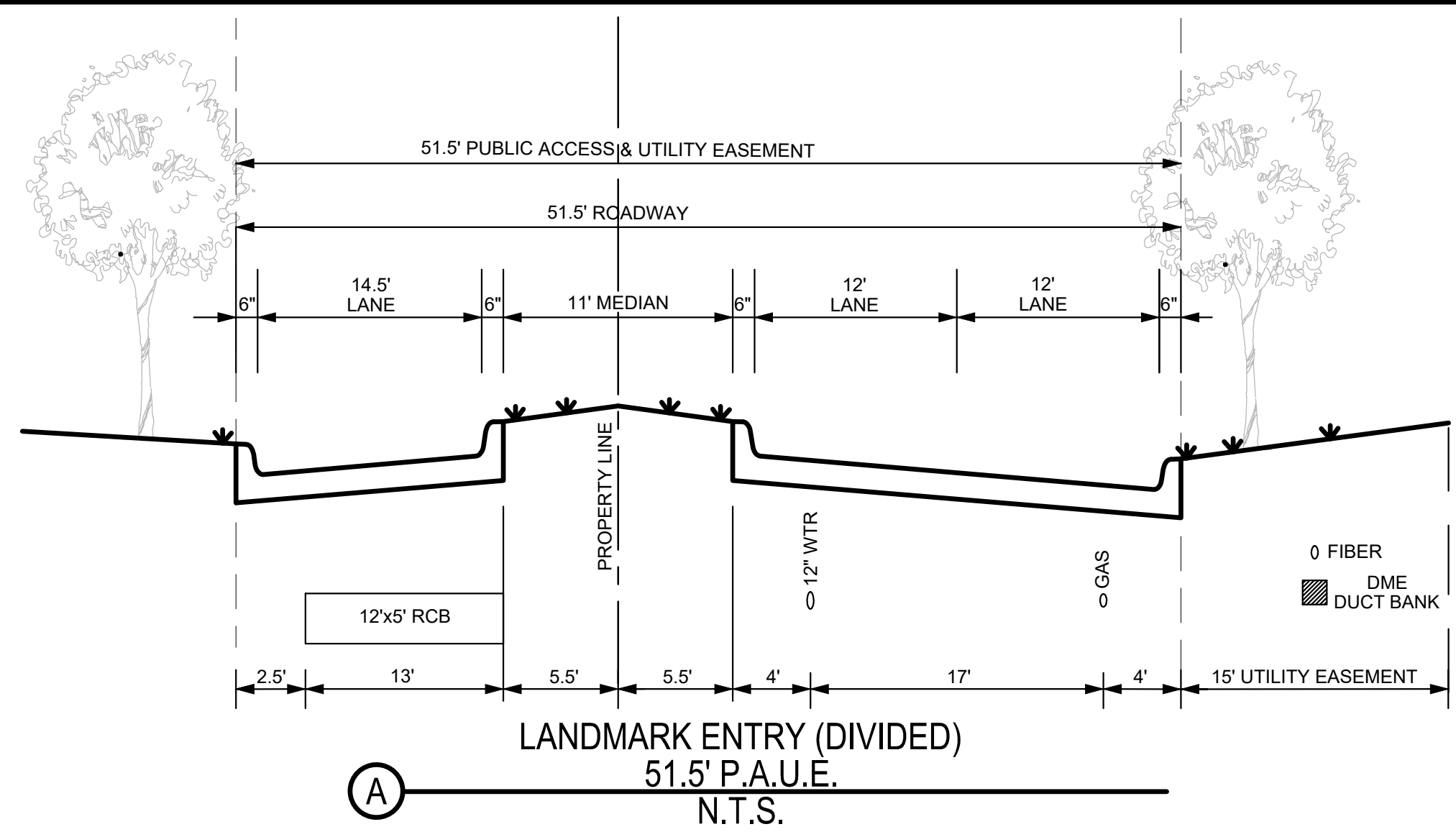
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A PRELIMINARY PLAT FOR
LANDMARK ADDITION
CONTAINING BK 1; LOTS 1-13
1,942,810 SQUARE FEET
EXISTING 'MPC19-0002C' ZONING
BEING A 44.601 ACRE TRACT OF LAND LOCATED
IN THE E PIZANO SURVEY, A-994
SITUATED IN CITY OF DENTON, DENTON COUNTY, TEXAS



NOTE: ALL UTILITY SIZES ARE PRELIMINARY. FINAL SIZING AND DESIGN WILL BE CONFIRMED AT CEP.

PROJECT NO.	0053931.00
FILE PATH	N:\0053931.00 06 CAD\DWG\Site Design C3D\Exhibits
DRAWN BY	BCH
REVIEWED BY	AMM
DATE	AUGUST 27, 2024
DATE	REVISIONS

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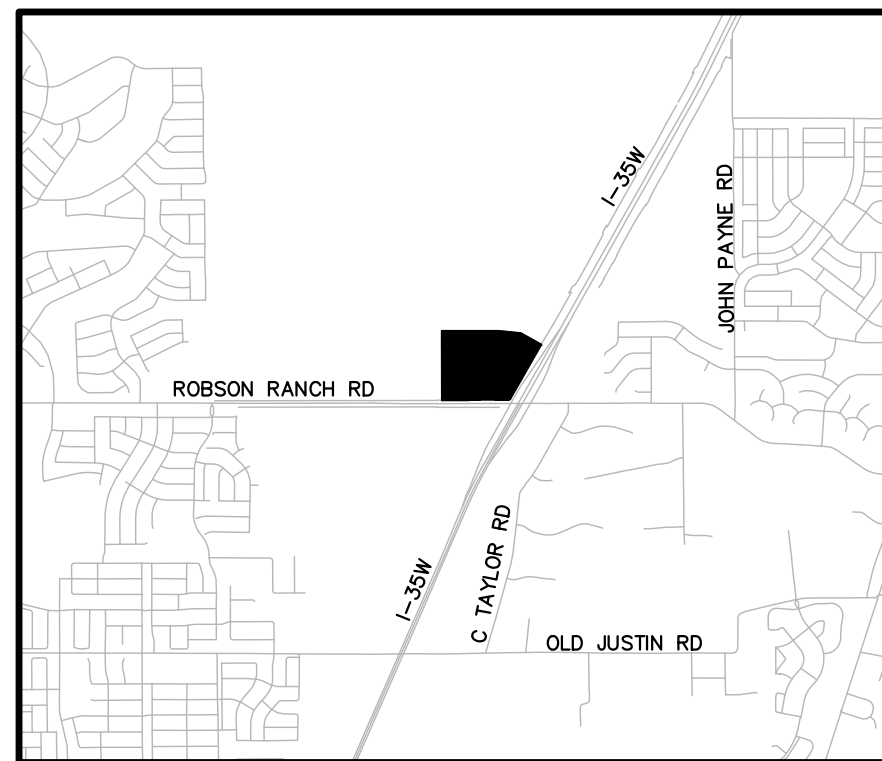
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NON-STANDARD STREET SECTIONS
LANDMARK ADDITION
CONTAINING BK 1; LOTS 1-13

EXISTING 'MPC19-0002C' ZONING

BEING A 44.601 ACRE TRACT OF LAND LOCATED
IN THE E PIZANO SURVEY, A-994
SITUATED IN CITY OF DENTON, DENTON COUNTY, TEXAS

N:\0053931.00\06 CAD\DWG\Site Design C3D\Exhibits\PP Cross Sections\1922035-Cross Sections PP

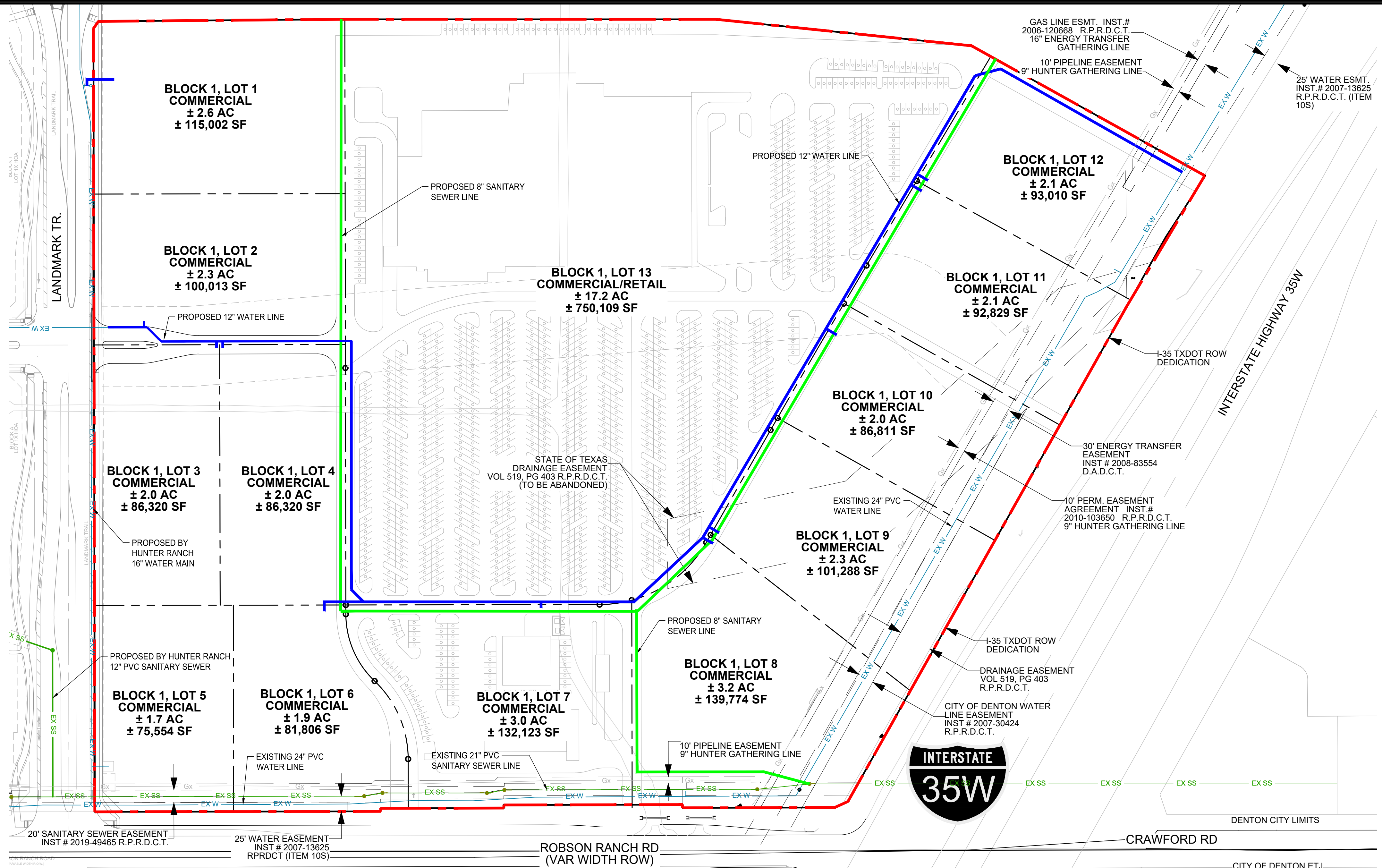


VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE
- EX W EXISTING WATER LINE
- PROPOSED SEWER LINE
- EX SS EXISTING SEWER LINE



Water Demand Projections

Basin	Use	Area (acres)	Building Area (sf)	Density (person/building sf)	Population (persons)	Per Capita Demand (GPCD)	Avg. Day (gpm)	Max Day (GPM)(2.0 Factor)	Max Hour Demand (GPM)(1.5 Factor)	Fire Flow (gpm)	Design Load (gpm)	Meter Size (inches)	Single Family Equivalent ² (SFE)
LOT 1	Commercial	2.6	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 2	Commercial	2.3	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 3	Commercial	2.0	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 4	Commercial	2.0	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 5	Commercial	1.7	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 6	Commercial	1.9	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 7	Commercial	3.0	10000	0.0025	25	160	2.8	6.0	9.0	3000	3006	1 1/2, 2	13
LOT 8	Commercial	3.2	30000	0.0025	75	160	8.3	17.0	25.5	3000	3017	2	8
LOT 9	Commercial	2.3	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 10	Commercial	2.0	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 11	Commercial	2.1	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 12	Commercial	2.1	20000	0.0025	50	160	5.6	12.0	18.0	3000	3012	1 1/2	5
LOT 13	Commercial	17.2	135000	0.0025	338	160	37.6	76.0	114.0	3000	3076	2	8
Total		44.4					104.2	219.0	328.5				79

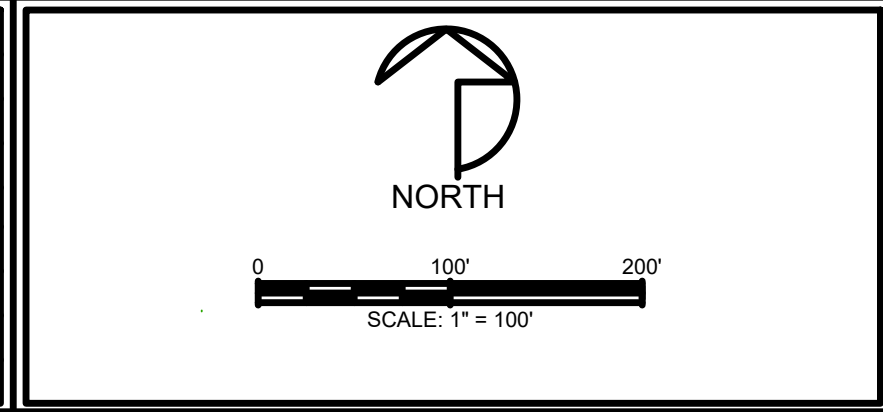
Sanitary Sewer Demand Projections

Basin	Land Use	Area (acres)	Building Area (sf)	Density (persons/sf)	Population (persons)	Per Capita Demand (GPCD)	Avg. Flow Rate (gpd)	Design Load (gpd)	Peak Design Flow (gpd)	Peak Design Flow (mgd)	Equivalent Peak (gpm)	Meter Size ¹ (inches)	Single Family Equivalent ² (SFE)
LOT 1	Commercial	2.6	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 2	Commercial	2.3	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 3	Commercial	2.0	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 4	Commercial	2.0	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 5	Commercial	1.7	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 6	Commercial	1.9	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 7	Commercial	3.0	10000	0.0025	25	35	875	4.0	3500	0.004	2.4	1 1/2, 2	13
LOT 8	Commercial	3.2	30000	0.0025	75	35	2625	4.0	10500	0.011	7.3	2	8
LOT 9	Commercial	2.3	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 10	Commercial	2.0	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 11	Commercial	2.1	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 12	Commercial	2.1	20000	0.0025	50	35	1750	4.0	7000	0.007	4.9	1 1/2	5
LOT 13	Commercial	17.2	135000	0.0025	338	35	11813	4.0	47250	0.047	32.8	2	8
Total									131250	0.131	91.1		79.0

NOTES:
1. TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT THE WATER DEPARTMENT AT 940-349-7176.

FOOTNOTES:
1. ESTIMATED METER SIZED BASED ON USE AND ESTIMATED BUILDING AREA
2. SINGLE FAMILY EQUIVALENT (SFE) BASED ON METER SIZE PER CITY OF DENTON WATER & WASTEWATER IMPACT FEE ORDINANCE.

PROJECT NO.	0053931.00
FILE PATH	N:0053931.00 06 CAD\DWG\Site Design C3D\Exhibits
DRAWN BY	BCH
REVIEWED BY	AMM
DATE	October 1, 2024
DATE	REVISIONS



OWNER

HR, JV, L.P.
9800 HILLWOOD PARKWAY
SUITE 300
FORT WORTH, TX 76177
PHONE: 817-224-6000

DEVELOPER

HR, JV, L.P.
9800 HILLWOOD PARKWAY
SUITE 300
FORT WORTH, TX 76177
PHONE: 817-224-6000

PLANNER / ENGINEER

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

PRELIMINARY WATER AND SEWER PLAN FOR
LANDMARK ADDITION
CONTAINING BK 1; LOTS 1-13
EXISTING 'MPC19-0002C' ZONING
BEING A 44.601 ACRE TRACT OF LAND LOCATED
IN THE E PIZANO SURVEY, A-994
SITUATED IN CITY OF DENTON, DENTON COUNTY, TEXAS

N:0053931.0006 CAD\DWG\Site Design C3D\Exhibits\water\landmark\0053931.00-Water Sewer Layout.dwg

Landmark Addition

Denton, Denton County, Texas

Tree Survey Exhibit


August 26, 2024

Legend


 Project Area


Tree Survey

City of Denton Classification

 Heritage Tree

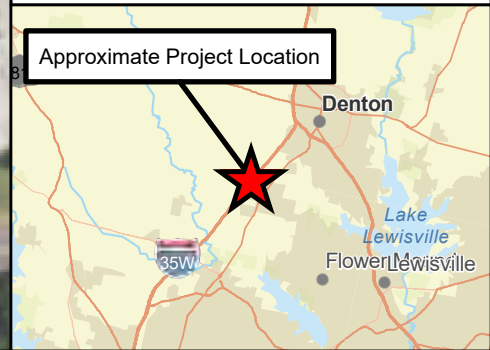
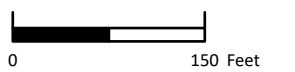
 Non-Protected Tree

 Quality Tree

 Secondary Tree



Data Source(s): Westwood (2024); .



Tree Inventory

Tree Number	Common Name of Tree	Avg. Canopy Spread (sqft)	Landmark Tree Circumference (Inch)	Diameter (dbh)	Part of 3+ Tree Cluster****: Yes/blank	Status: Healthy or Dead /Diseased	Notes:	Classification*	Action: Preserve /Remove	Site Location**
xxxx	Example: Texas Ash	xx	xx	xx		Healthy	Tree compromised by Emerald Ash Borer	Quality	Remove	DIA
9660	Black Willow	452.16		12.00		Healthy		Quality	Remove	DIA
9661	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9662	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9663	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9664	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9665	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9666	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9667	Hackberry	452.16		12.00		Healthy		Secondary	Remove	DIA
9668	Gum Bumelia	113.04		6.00		Healthy		Quality	Remove	DIA
9669	Eastern Red Cedar	706.5		15.00		Healthy		Quality	Remove	DIA
9670	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9671	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9672	Osage orange	1017.36		18.00		Healthy		Secondary	Remove	DIA
9673	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9674	Eastern Red Cedar	254.34		9.00		Healthy		Quality	Remove	DIA
9675	Eastern Red Cedar	314		10.00		Healthy		Quality	Remove	DIA
9676	Eastern Red Cedar	379.94		11.00		Healthy		Quality	Remove	DIA
9677	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9678	Eastern Red Cedar	200.96		8.00		Healthy		Quality	Remove	DIA
9679	Eastern Red Cedar	452.16		12.00		Healthy		Quality	Remove	DIA
9680	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9681	Eastern Red Cedar	113.04		6.00		Healthy		Quality	Remove	DIA
9682	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9683	Eastern Red Cedar	113.04		6.00		Healthy		Quality	Remove	DIA
9684	Hackberry	254.34		9.00		Dead/Diseased		Secondary	Remove	DIA
9685	Eastern Red Cedar	254.34		9.00		Healthy		Quality	Remove	DIA
9686	Hackberry	530.66		13.00		Healthy		Secondary	Remove	DIA
9687	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9688	Hackberry	379.94		11.00		Healthy		Secondary	Remove	DIA
9689	Hackberry	254.34		9.00		Healthy		Secondary	Remove	DIA
9690	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9691	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9692	Hackberry	530.66		13.00		Healthy		Secondary	Remove	DIA
9693	Eastern Red Cedar	113.04		6.00		Healthy		Quality	Remove	DIA
9694	Cedar Elm	113.04		6.00		Healthy		Quality	Remove	DIA
9695	Hackberry	530.66		13.00		Healthy		Secondary	Remove	DIA
9696	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9697	Cedar Elm	113.04		6.00		Healthy		Quality	Remove	DIA
9698	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9699	Eastern Red Cedar	153.86		7.00		Healthy		Quality	Remove	DIA
9700	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9701	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9702	Black Willow	1384.74		21.00		Healthy		Heritage	Remove	DIA
9703	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9704	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9705	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9706	Hercules' club	113.04		6.00		Healthy		Quality	Remove	DIA
9707	Black Willow	530.66		13.00		Dead/Diseased		Quality	Remove	DIA
9708	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9709	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9710	Hackberry	254.34		9.00		Healthy		Secondary	Remove	DIA
9711	Black Willow	1017.36		18.00		Healthy		Quality	Remove	DIA
9712	Black Willow	153.86		7.00		Healthy		Quality	Remove	DIA
9713	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9714	Hackberry	113.04		6.00		Healthy		Secondary	Remove	DIA
9715	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9716	Hackberry	379.94		11.00		Healthy		Secondary	Remove	DIA
9717	Hackberry	153.86		7.00		Healthy		Secondary	Remove	DIA
9718	Hackberry	200.96		8.00		Healthy		Secondary	Remove	DIA
9719	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9720	Black Willow	3846.5		35.00		Healthy		Heritage	Remove	DIA
9721	Hackberry	254.34		9.00		Healthy		Secondary	Remove	DIA
9722	Hackberry	314		10.00		Healthy		Secondary	Remove	DIA
9723	Mesquite	452.16		12.00		Healthy		Non-protected	Remove	DIA

Tree Mitigation Worksheet (30% Preservation - Residential)			
	dbh		
Total (Healthy) dbh	578		
Total (Healthy) Non-Protected dbh	12		
Dead Tree dbh	22		
Total (Healthy) Heritage/Quality dbh	216		
Required Preservation (30%)	64.8		
Provided Heritage/Quality Preservation dbh:	0		
Required Preservation dbh Achieved?	No		
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	56	2.5:1	140
Quality	160	2:1	320
<i>Subtotal</i>			460
Type	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	41	4":1 tree	164
Total			624
Preliminary Mitigation dbh	50% Reduction		312
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	0	3:1	0
Quality	0	2:1	0
Secondary*	0	0.5:1*	0
Add'l Cluster Credit	0	1.15:1	0
Total	0		0
Mitigation dbh			312

Landmark Addition

Denton, Denton County, Texas

Tree Survey Inventory

August 26, 2024

Data Source(s): Westwood (2024);

