

THE RESERVES AT MAGNOLIA DENTON, TEXAS



PROJECT NUMBER: MAG22
PROJECT MANAGER: ASL
DRAWN BY: ASL
CHECKED BY: LUL
ISSUE DATE: 5/15/23

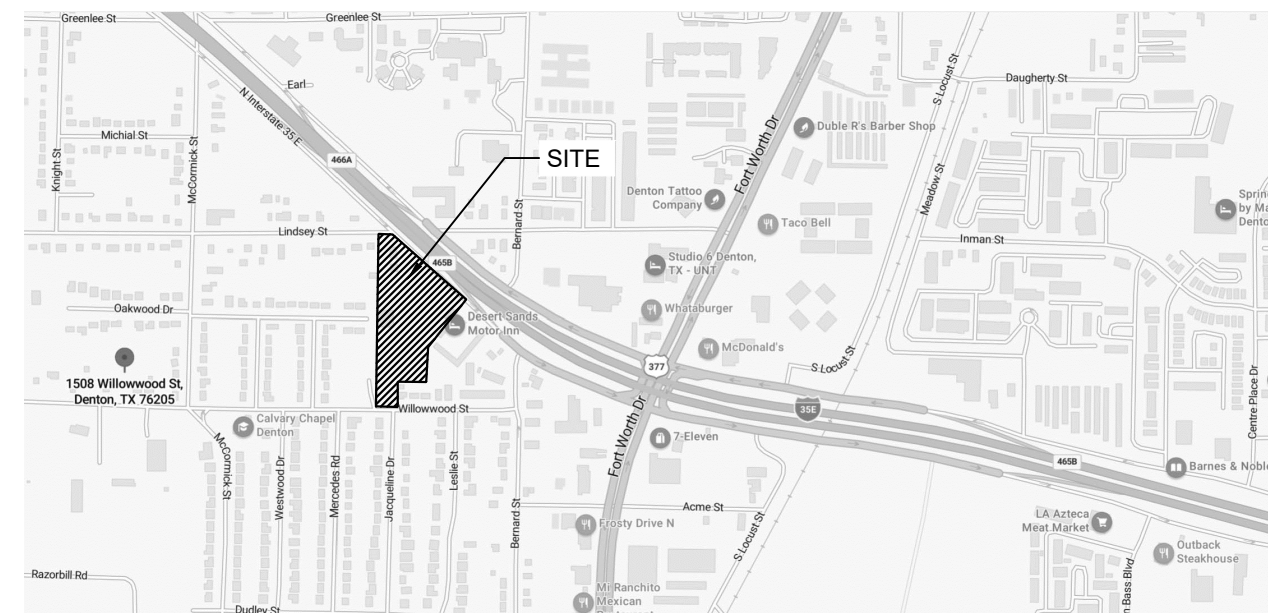
REV. DATE DESCRIP. BY

SHEET CONTENT:

TREE PRESERVATION PLAN

SHEET NO:

TR1.00



LOCATION MAP
N.T.S.

LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I, AMY LONDON, BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

[Signature] DATE: APRIL 10, 2022

TREE TRIMMING AND REMOVAL NOTES

- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE).
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
- SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.

TREE SURVEY TABLE

	dbh	
Total (Healthy) dbh	2575	
Total (Healthy) Non-Protected dbh	79	
Dead Tree dbh	10	
Total (Healthy) Heritage/Quality dbh	1,924	
Required Preservation (30%) Provided	577.2	
Heritage/Quality Preservation dbh:	913	
Required Preservation dbh Achieved?	Yes	
Protected Trees Removed		
Type	dbh Removed	Replacement Ratio Calculated DBH
Heritage	861	2.5:1 2152.5
Quality	150	2:1 300
Subtotal		2452.5
Secondary	51	4:1 tree 204
Total		2656.5
Preliminary Mitigation dbh	40% Reduction	1593.9
Trees Preserved		
Type	dbh Preserved	Preservation Credit
Landmark in DIA	0	4:1 0
Heritage in DIA	798	3:1 2394
Quality in DIA	115	2:1 230
Secondary in DIA	101	0.5:1 50.5
Add'l Cluster Credit	0	1.15:1 0
Total	1014	2674.5
Mitigation dbh		-1080.6

*Note: Secondary preservation credit cannot exceed 50% of the dbh of preserved protected trees. The formula will not return a result for "Secondary Preservation Credit" that is higher than permitted.

TREE PROTECTION NOTES

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES OR ROOT DAMAGE.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 3 INCHES CUT OR FILL) OR TRENCING NOT REVIEWED AND AUTHORIZED BY THE CITY URBAN FORESTER-WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT; AND, OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, FIRES, AND ANCHORING TO TREE TRUNK.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL, WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN EIGHT FEET (8') TO THE BUILDING WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN FIVE FEET (5') TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8') - OR TO THE LIMITS OF LOWER BRANCHING - IN ADDITION TO THE REDUCED FENCING PROVIDED; WHERE ANY OF THE ABOVE EXCEPTION RESULTS IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHALL BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET WITHIN THE GRADE CHANGE AREA; ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY LIGHT TOP SOIL WITHIN 24 HOURS. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 24 HOURS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZED WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A TRENCHING MACHINE OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF THE TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- INSTALLATION OF LANDSCAPE IRRIGATION WITHIN THE CRZ OF PROTECTED TREES SHALL BE INSTALLED BY HAND DIGGING WITH NO ROOT OVER 1" IN DIAMETER BEING CUT.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN THREE INCHES (3") SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL OR MULCH IS PERMITTED ON ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO STANDARDS AS OUTLINED IN AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATION - TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICE (ANSI Z300-1995).
- THE CITY URBAN FORESTER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION, AND TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. SEE SECTION 3.4.3 OF THIS MANUAL FOR APPROPRIATE REMOVAL METHODS. DEVIATIONS FROM THE ABOVE MAY BE CONSIDERED VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

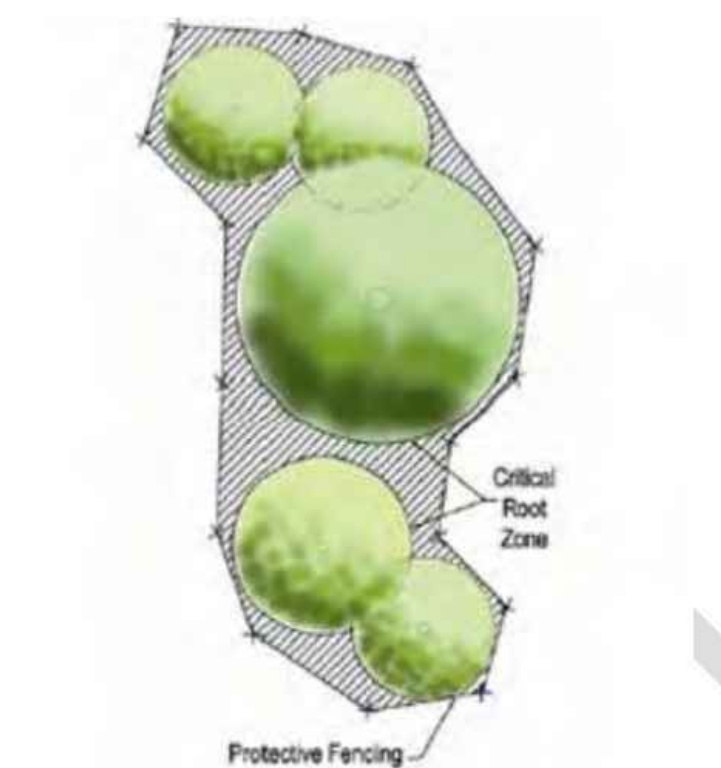
PRE-CONSTRUCTION MEETING
THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY URBAN FORESTER PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.

PRE-CLEARING CONFERENCE

AFTER FINAL PLAT APPROVAL, INCLUDING AMENDED PLATS, REPLATS OR SITE PLANS, BUT PRIOR TO ANY CLEARING OR GRADING, A TREE PROTECTION MANAGEMENT CONFERENCE SHALL TAKE PLACE TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL TREE PROTECTION ELEMENTS.

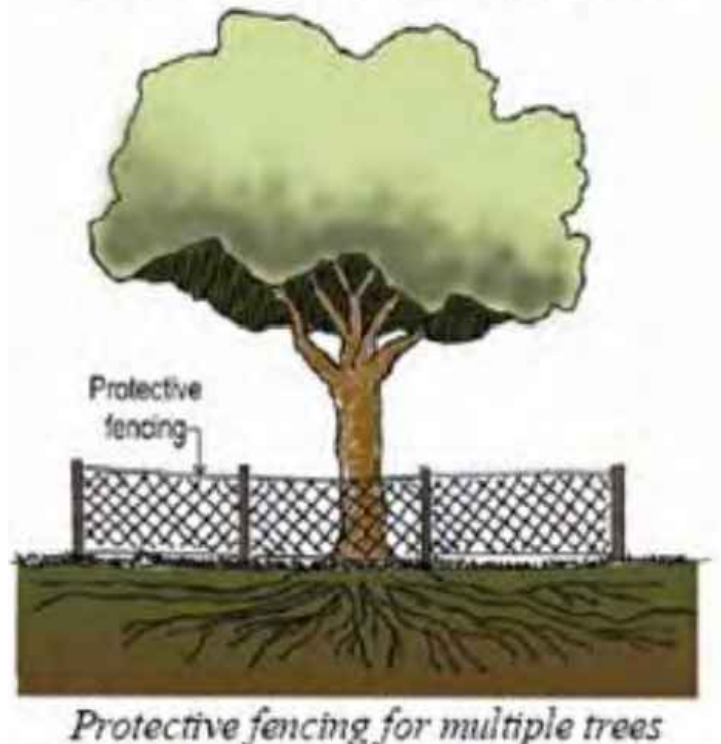
FIELD INSPECTIONS:

PRIOR TO THE APPROVAL OF REMOVAL OF ANY TREES, THE APPLICANT SHALL MARK ALL TREES TO BE PRESERVED AND NOTIFY THE CITY URBAN FORESTER OF THE TREE MARKINGS. THE CITY URBAN FORESTER SHALL INSPECT AND VERIFY THE MARKING NOT TO EXCEED A TWO WEEK PERIOD, PRIOR TO THE COMMENCEMENT OF GRADING. ALL TREE MARKINGS, PROTECTIVE FENCING AS DESCRIBED WITHIN THIS MANUAL, MUST BE INSTALLED BY THE DEVELOPER AND MUST BE INSPECTED BY THE CITY URBAN FORESTER. A STOP-WORK ORDER MAY BE ISSUED BY THE CITY URBAN FORESTER IF THE TREE PRESERVATION REQUIREMENTS ARE NOT BEING MET. EFFORTS WILL BE MADE TO ALLOW COMPLIANCE BEFORE THE PROJECT IS SHUT DOWN. VERIFICATION OF TREE PROTECTION A QUALIFIED PROFESSIONAL SHALL VERIFY, IN WRITING, THAT ALL PRE-CONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY URBAN FORESTER BEFORE DEMOLITION OR GRADING BEGINS.



- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE, OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

Examples of appropriate protective fencing
Protective fencing for a single tree

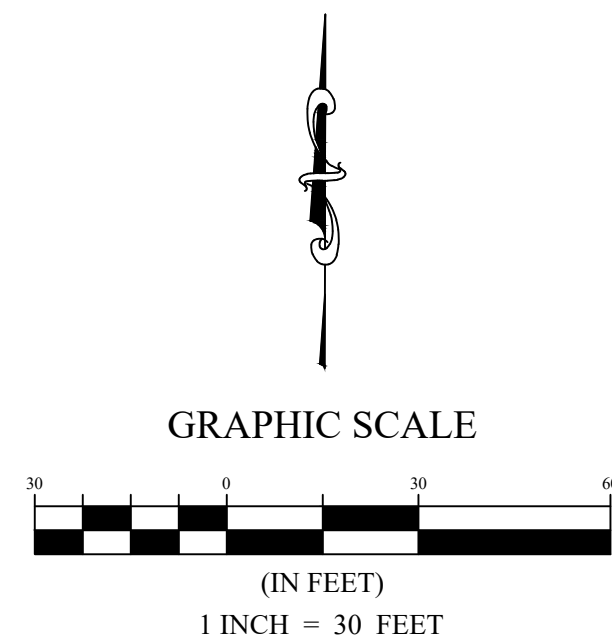


TREE PROTECTION DETAIL

LEGEND



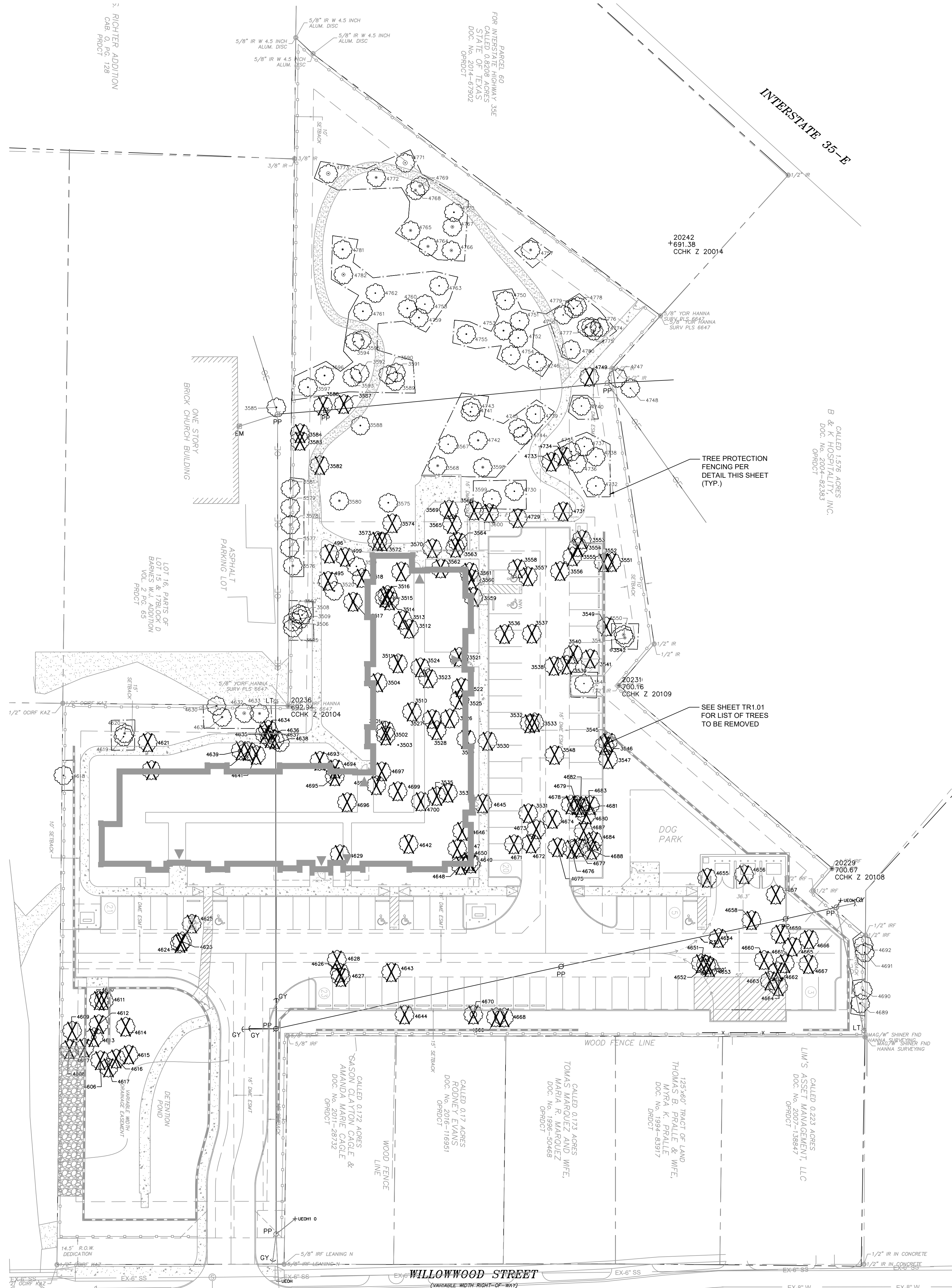
NOTE: SEE SHEET TR1.01 FOR LIST OF TREES TO BE REMOVED



TREE PRESERVATION PLAN COMPLETED BY

PRESERVATION PLAN COMPLETED BY:
LONDON LANDSCAPES, LLC
AMY LONDON, RLA #2971
972.800.0676

SURVEY COMPLETED BY:
LMA, APRIL 2022
510 EAST BOLDER STREET
ARLINGTON, TEXAS 76010
817.469.1671



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/R remove	Site Location**
xxxx	Example: Texas Ash	xx	xx	xx		Healthy	Tree compromised by Emerald Ash Borer	Quality	Remove	DIA
495	HACKBERRY			7		Healthy		Secondary	Remove	DIA
496	HACKBERRY			9		Healthy		Secondary	Remove	DIA
499	POST OAK			11		Healthy		Heritage	Remove	DIA
3501	POST OAK			9		Healthy		Heritage	REMOVE	DIA
3502	POST OAK MULTI			12		Healthy		Heritage	REMOVE	DIA
3503	POST OAK			8		Healthy		Heritage	REMOVE	DIA
3504	POST OAK			14		Healthy		Heritage	REMOVE	DIA
3505	HACKBERRY			9		Healthy		Secondary	PRESERVE	DIA
3506	HACKBERRY			10		Healthy		Secondary	PRESERVE	DIA
3507	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
3508	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
3509	POST OAK			10		Healthy		Heritage	PRESERVE	DIA
3510	POST OAK			10		Healthy		Heritage	REMOVE	DIA
3511	POST OAK			12		Healthy		Heritage	REMOVE	DIA
3512	POST OAK			8		Healthy		Heritage	REMOVE	DIA
3513	POST OAK			11		Healthy		Heritage	REMOVE	DIA
3514	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3515	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3516	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3517	POST OAK MULTI			17		Healthy		Heritage	REMOVE	DIA
3518	POST OAK			6		Healthy		Heritage	REMOVE	DIA
3519	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
3520	POST OAK			10		Healthy		Heritage	REMOVE	DIA
3521	POST OAK			11		Healthy		Heritage	REMOVE	DIA
3522	POST OAK			6		Healthy		Heritage	REMOVE	DIA
3523	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3524	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
3525	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3526	POST OAK			6		Healthy		Heritage	REMOVE	DIA
3527	POST OAK			9		Healthy		Heritage	REMOVE	DIA
3528	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3529	POST OAK			6		Healthy		Heritage	REMOVE	DIA
3530	POST OAK			8		Healthy		Heritage	REMOVE	DIA
3531	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3532	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3534	POST OAK MULTI			11		Healthy		Heritage	REMOVE	DIA
3535	POST OAK MULTI			11		Healthy		Heritage	REMOVE	DIA
3536	POST OAK MULTI			13		Healthy		Heritage	REMOVE	DIA
3537	POST OAK			15		Healthy		Heritage	REMOVE	DIA
3538	POST OAK			7		Healthy		Heritage	REMOVE	DIA
3539	POST OAK			12		Healthy		Heritage	REMOVE	DIA
3540	POST OAK MULTI			19		Healthy		Heritage	REMOVE	DIA
3541	HACKBERRY MULTI			8		Healthy		Secondary	REMOVE	DIA
3542	HACKBERRY MULTI			15		Healthy		Secondary	REMOVE	DIA
3543	AMERICAN ELM			17		Healthy		Quality	PRESERVE	DIA
3544	HACKBERRY			6		Healthy		Secondary	Preserve	DIA
3545	HACKBERRY MULT			23		Healthy		Secondary	REMOVE	DIA
3546	HACKBERRY			11		Healthy		Secondary	REMOVE	DIA
3547	PECAN MULTI			12		Healthy		Quality	REMOVE	DIA
3548	POST OAK			8		Healthy		Heritage	REMOVE	DIA
3549	HACKBERRY MULTI			16		Healthy		Secondary	REMOVE	DIA
3550	AMERICAN ELM			19		Healthy		Heritage	PRESERVE	DIA
3551	HACKBERRY			7		Healthy		Secondary	REMOVE	DIA
3552	POST OAK			9		Healthy		Heritage	Remove	DIA
3553	POST OAK			8		Healthy		Heritage	REMOVE	DIA
3554	HACKBERRY MULTI			8		Healthy		Secondary	REMOVE	DIA
3555	POST OAK			13		Healthy		Heritage	REMOVE	DIA
3556	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
3557	POST OAK			11		Healthy		Heritage	REMOVE	DIA
3558	POST OAK			13		Healthy		Heritage	REMOVE	DIA
3559	POST OAK			7		Healthy		Heritage	Preserve	DIA
3560	POST OAK			8		Healthy		Heritage	Preserve	DIA
3561	POST OAK			8		Healthy		Heritage	Remove	DIA
3562	POST OAK			6		Healthy		Heritage	Remove	DIA
3563	POST OAK			12		Healthy		Heritage	Preserve	DIA
3564	POST OAK			8		Healthy		Heritage	Remove	DIA
3565	POST OAK			7		Healthy		Heritage	Remove	DIA
3566	POST OAK MULTI			12		Healthy		Heritage	Remove	DIA
3571	POST OAK			6		Healthy		Heritage	REMOVE	DIA
3600	POST OAK			7		Healthy		Heritage	Remove	DIA
4606	MULBERRY			8		Healthy		Non-protected	REMOVE	DIA
4607	MULBERRY			9		Healthy		Non-protected	REMOVE	DIA
4608	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4609	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4610	MULBERRY MULTI			15		Healthy		Non-protected	REMOVE	DIA
4611	MULBERRY MULTI			15		Healthy		Non-protected	REMOVE	DIA
4612	MULBERRY			7		Healthy		Non-protected	REMOVE	DIA
4613	PECAN			32		Healthy		Heritage	REMOVE	DIA
4614	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4615	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4616	HACKBERRY			12		Healthy		Secondary	REMOVE	DIA
4617	PECAN			11		Healthy		Quality	REMOVE	DIA
4621	COTTONWOOD			9		Healthy		Secondary	REMOVE	DIA
4622	BOX ELDER			10		Healthy		Non-protected	REMOVE	DIA
4623	PECAN			8		Healthy		Quality	REMOVE	DIA
4624	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4625	AMERICAN ELM			12		Healthy		Quality	REMOVE	DIA
4626	HACKBERRY			13		Healthy		Secondary	REMOVE	DIA
4627	AMERICAN ELM			11		Healthy		Quality	REMOVE	DIA
4628	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4629	HACKBERRY			11		Healthy		Secondary	REMOVE	DIA
4634	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4635	POST OAK			14		Healthy		Heritage	REMOVE	DIA
4636	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4637	HACKBERRY MULTI			12		Healthy		Secondary	REMOVE	DIA
4638	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4639	POST OAK			19		Healthy		Heritage	REMOVE	DIA
4640	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4641	POST OAK			22		Healthy		Heritage	REMOVE	DIA
4642	POST OAK			10		Healthy		Heritage	REMOVE	DIA
4643	AMERICAN ELM			12		Healthy		Quality	REMOVE	DIA
4644	BOX ELDER			12		Healthy		Non-protected	REMOVE	DIA
4645	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4646	POST OAK MULTI			15		Healthy		Heritage	REMOVE	DIA
4647	POST OAK			7		Healthy		Heritage	REMOVE	DIA
4648	POST OAK DYING			10		Dead/Diseased		Non-protected	REMOVE	DIA
4649	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4650	POST OAK			7		Healthy		Heritage	REMOVE	DIA
4651	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4652	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4653	HACKBERRY			7		Healthy		Secondary	REMOVE	DIA
4654	AMERICAN ELM			10		Healthy		Quality	REMOVE	DIA
4655	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4656	AMERICAN ELM			9		Healthy		Quality	REMOVE	DIA
4657	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4658	HACKBERRY			13		Healthy		Secondary	REMOVE	DIA
4659	AMERICAN ELM			9		Healthy		Quality	REMOVE	DIA
4660	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA

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/R emove	Site Location**
XXXX	Example: Texas Ash	XX	XX	XX		Healthy	Tree compromised by Emerald Ash Borer	Quality	Remove	DIA
4661	HACKBERRY			7		Healthy		Secondary	REMOVE	DIA
4662	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4663	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4664	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4665	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4666	PECAN			9		Healthy		Quality	REMOVE	DIA
4667	AMERICAN ELM			10		Healthy		Quality	REMOVE	DIA
4668	PECAN			12		Healthy		Quality	REMOVE	DIA
4669	PECAN			10		Healthy		Quality	REMOVE	DIA
4670	AMERICAN ELM MULTI			44		Healthy		Heritage	REMOVE	DIA
4671	POST OAK			7		Healthy		Heritage	REMOVE	DIA
4672	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4673	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4674	POST OAK			11		Healthy		Heritage	REMOVE	DIA
4675	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4676	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4677	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4678	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4679	HACKBERRY			10		Healthy		Secondary	REMOVE	DIA
4680	HACKBERRY			8		Healthy		Secondary	REMOVE	DIA
4681	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4682	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4683	POST OAK			11		Healthy		Heritage	REMOVE	DIA
4684	POST OAK			11		Healthy		Heritage	REMOVE	DIA
4687	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4688	HACKBERRY MULTI			16		Healthy		Secondary	REMOVE	DIA
4693	HACKBERRY			9		Healthy		Secondary	REMOVE	DIA
4694	HACKBERRY			6		Healthy		Secondary	REMOVE	DIA
4695	POST OAK MULTI			21		Healthy		Heritage	REMOVE	DIA
4696	POST OAK			8		Healthy		Heritage	REMOVE	DIA
4697	POST OAK			6		Healthy		Heritage	REMOVE	DIA
4698	POST OAK			14		Healthy		Heritage	REMOVE	DIA
4699	POST OAK			6		Healthy		Heritage	REMOVE	DIA
4700	POST OAK MULTI			14		Healthy		Heritage	REMOVE	DIA
4729	POST OAK MULTI			12		Healthy		Heritage	Remove	DIA
4731	POST OAK			8		Healthy		Heritage	Preserve	DIA
4732	AMERICAN ELM			8		Healthy		Quality	REMOVE	DIA
3567	POST OAK			7		Healthy		Heritage	Preserve	DIA
3568	POST OAK MULTI			15		Healthy		Heritage	Preserve	DIA
3569	POST OAK MULTI			11		Healthy		Heritage	Remove	DIA
3570	POST OAK MULTI			8		Healthy		Heritage	Preserve	DIA
3572	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
3573	POST OAK			9		Healthy		Heritage	Remove	DIA
3574	POST OAK			7		Healthy		Heritage	Remove	DIA
3575	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
3576	POST OAK MULTI			15		Healthy		Heritage	PRESERVE	DIA
3577	HACKBERRY MULTI			10		Healthy		Secondary	PRESERVE	DIA
3578	POST OAK			17		Healthy		Heritage	PRESERVE	DIA
3579	POST OAK			17		Healthy		Heritage	PRESERVE	DIA
3580	POST OAK			14		Healthy		Heritage	PRESERVE	DIA
3581	POST OAK			14		Healthy		Heritage	PRESERVE	DIA
3582	HACKBERRY MULTI			9		Healthy		Secondary	Remove	DIA
3583	POST OAK			10		Healthy		Heritage	Remove	DIA
3584	POST OAK			6		Healthy		Heritage	Remove	DIA
3585	HACKBERRY			10		Healthy		Secondary	Preserve	DIA
3586	POST OAK			10		Healthy		Heritage	Remove	DIA
3587	POST OAK MULTI			17		Healthy		Heritage	Remove	DIA
3588	POST OAK			9		Healthy		Heritage	Preserve	DIA
3589	POST OAK			8		Healthy		Heritage	Preserve	DIA
3590	POST OAK			6		Healthy		Heritage	Preserve	DIA
3591	POST OAK			6		Healthy		Heritage	Preserve	DIA
3592	POST OAK MULTI			8		Healthy		Heritage	Preserve	DIA
3593	POST OAK			6		Healthy		Heritage	Preserve	DIA
3594	POST OAK			7		Healthy		Heritage	Preserve	DIA
3595	POST OAK MULTI			16		Healthy		Heritage	Preserve	DIA
3596	POST OAK			10		Healthy		Heritage	Preserve	DIA
3597	POST OAK			10		Healthy		Heritage	Preserve	DIA
3598	POST OAK			15		Healthy		Heritage	Preserve	DIA
3599	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4618	BRADFORD PEAR			7		Healthy		Non-protected	PRESERVE	DIA
4619	COTTONWOOD			8		Healthy		Secondary	Remove	DIA
4620	COTTONWOOD MULTI			14		Healthy		Secondary	PRESERVE	DIA
4630	POST OAK			10		Healthy		Heritage	PRESERVE	DIA
4631	POST OAK			13		Healthy		Heritage	PRESERVE	DIA
4632	POST OAK			20		Healthy		Heritage	PRESERVE	DIA
4633	POST OAK			15		Healthy		Heritage	PRESERVE	DIA
4689	HACKBERRY			12		Healthy		Secondary	PRESERVE	DIA
4690	HACKBERRY			8		Healthy		Secondary	PRESERVE	DIA
4691	HACKBERRY			8		Healthy		Secondary	PRESERVE	DIA
4692	HACKBERRY			8		Healthy		Secondary	PRESERVE	DIA
4730	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4733	HACKBERRY			6		Healthy		Secondary	Remove	DIA
4734	POST OAK			8		Healthy		Heritage	Remove	DIA
4735	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4736	POST OAK			6		Healthy		Heritage	PRESERVE	DIA
4737	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4738	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4739	CEDAR			8		Healthy		Quality	PRESERVE	DIA
4740	PECAN			6		Healthy		Quality	PRESERVE	DIA
4741	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4742	POST OAK MULTI			13		Healthy		Heritage	PRESERVE	DIA
4743	POST OAK			6		Healthy		Heritage	PRESERVE	DIA
4744	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4745	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4746	POST OAK			10		Healthy		Heritage	PRESERVE	DIA
4747	HACKBERRY			6		Healthy		Secondary	PRESERVE	DIA
4748	AMERICAN ELM			7		Healthy		Quality	PRESERVE	DIA
4749	AMERICAN ELM			7		Healthy		Quality	Remove	DIA
4750	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4751	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4752	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4753	POST OAK			10		Healthy		Heritage	PRESERVE	DIA
4754	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4755	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4756	AMERICAN ELM			7		Healthy		Quality	PRESERVE	DIA
4757	POST OAK			15		Healthy		Heritage	PRESERVE	DIA
4758	POST OAK			7		Healthy		Heritage	PRESERVE	DIA
4759	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4760	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4761	POST OAK			9		Healthy		Heritage	PRESERVE	DIA
4762	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4763	POST OAK			8		Healthy		Heritage	PRESERVE	DIA
4764	POST OAK MULTI			16		Healthy		Heritage	PRESERVE	DIA
4765	POST OAK MULTI			16		Healthy		Heritage	PRESERVE	DIA
4766	POST OAK MULTI			18		Healthy		Heritage	PRESERVE	DIA
4767	POST OAK MULTI			20		Healthy		Heritage	PRESERVE	DIA
4768	POST OAK			16		Healthy		Heritage	PRESERVE	DIA
4769	POST OAK			17		Healthy		Heritage	PRESERVE	DIA
4770	POST OAK MULTI			9		Healthy		Heritage	PRESERVE	DIA
4771	POST OAK			28		Healthy		Heritage	PRESERVE	DIA
4772	POST OAK			15		Healthy		Heritage	PRESERVE	DIA
4773	POST OAK			25		Healthy		Heritage	PRESERVE	DIA
4774	AMERICAN ELM MULTI			12		Healthy		Quality	PRESERVE	DIA
4775	AMERICAN ELM MULTI			16		Healthy		Quality	PRESERVE	DIA
4776	AMERICAN ELM			7		Healthy		Quality	PRESERVE	DIA
4777	AMERICAN ELM MULTI			11		Healthy		Quality	PRESERVE	DIA
4778	AMERICAN ELM			6		Healthy		Quality	PRESERVE	DIA
4779	AMERICAN ELM MULTI			9		Healthy		Quality	PRESERVE	DIA
4780	AMERICAN ELM MULTI			9		Healthy		Quality	PRESERVE	DIA
4781	POST OAK			11		Healthy		Heritage	PRESERVE	DIA
4782	POST OAK			22		Healthy		Heritage	PRESERVE	DIA
3533	POST OAK			10		Healthy		Heritage	REMOVE	DIA

THE RESERVES AT
MAGNOLIA
DENTON, TEXAS



PROJECT NUMBER: MAC22
PROJECT MANAGER: ASL
DRAWN BY: ASL
CHECKED BY: LUL
ISSUE DATE: 5/15/23

REV.	DATE	DESCRIP.	BY
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SHEET CONTENT:

LANDSCAPE PLAN

SHEET NO:
L1.00

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KEY
TREES

	4	FA	Fraxinus americana	White Ash	4" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen - MATURE SPREAD 60'
	31	QV	Quercus virginiana	Live Oak	4" Trunk Min. 30 Gal. Cont. Grown 12'-15' Height, 6'-8' Spread Specimen - MATURE SPREAD 50'
	11	UC	Ulmus crassifolia	Loebark Elm	4" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen - MATURE SPREAD 50'
	34	CL	Chilopsis linearis	Desert Willow	4" Trunk Min. 30 Gal. Cont. Grown 1" Cal. Per Trunk, 4-5 Canes 8' Height, 5' Spread, Specimen
	26	JV	Juniperus virginiana	Eastern Red Cedar	4" Trunk Min. 30 Gal. Cont. Grown 8' Height, 5' Spread, Specimen

SHRUBS

	58	HES	Hesperaloe parviflora	Red Yucca	3 Gal. Minimum 18" Minimum height at planting Spaced per plan, matching
	46	ILE	Ilex vomitoria	Yaupon Holly	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	36	MYR	Myrica pusilla Raf.	Wax Myrtle	3 Gal. Minimum 12" Minimum height at planting Spaced per plan, matching
	39	LEU	Leucophyllum frutescens with ipomoea	Texas Sage 'Purple' Sweet Potato Vine or Seasonal Ait.	3 Gal. Minimum and 4" Pots 12" Minimum height at planting In raised planters
	43	PTO	Pittosporum tobira 'Wheeters Dwarf'	Dwarf Pittosporum	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	22	RHU	Rhus copallinum	Flameleaf Sumac	10 Gal. Minimum 4" Ht. at Planting Spaced per plan, matching

BUTTERFLY GARDEN

	217	DIL	Dill Herb	Dill	4" Pots 12" On Center Matching
	101	ECH	Echinacea purpurea	Purple Cone Flower	1 Gal. Minimum 12" minimum height at planting Spaced per plan, matching
	6	LAN	Lantana camara	Lantana	3 Gal. Minimum 12" minimum height at planting Spaced per plan, matching
	11	BUD	Buddleia davidii	Butterfly Bush	3 Gal. Minimum 30" minimum height at planting Spaced per plan, matching
	9	LOR	Loropetalum chinense 'Purple Diamond'	Purple Diamond Loropetalum	3 Gal. Minimum 4" Ht. at Planting Spaced per plan, matching

GROUND COVER, FIELD TURF, DECOMPOSED GRANITE AND GRAVEL

	26,497 SF	SOD	BERMUDA SOD	BERMUDA SOD	
	5,324 SF	OJ	Ophiopogon japonicus	Monda Grass	4" Pots 12" O.C. Specimen
	3,467 SF	CAR	Carex retroflexa var. 'Tapestry'	Texas Sedge	
	4,213 SF	DIV	Carex divisa	Berkely Sedge	

CITY OF DENTON LANDSCAPE REQUIREMENTS

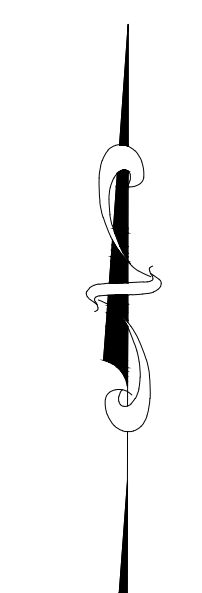
- MINIMUM LANDSCAPE AREA REQUIRED: 25% 28,792 SF PROVIDED: 31% 44,830 SF (NOT INCLUDING PRESERVATION AREA)
- MINIMUM TREE CANOPY REQUIRED: 45% 57,584 SF PROVIDED: 48% 69,334 SF (INCLUDING LARGE PROPOSED TREES ONLY)
- OPEN SPACE REQUIRED: 20% 28,828 SF PROVIDED: 27% 38,361 SF
- LANDSCAPE AREA POINT SYSTEM: (30 POINTS REQUIRED)
SECTION A RIGHTS OF WAY:
ONE LARGE CANOPY TREE EVERY 40' MIN. 3' HIGH HEDGE OF EVERGREEN SHRUBS 5 POINTS
SECTION B PARKING LOT (MINIMUM OF 1):
END CAPS WITH LARGE CANOPY TREE 5 POINTS
SECTION C OTHER:
4" CAL. TREES 5 POINTS
75% DROUGHT TOLERANT PLANTS 5 POINTS
TOTAL PROVIDED 25 POINTS
- BUFFER POINTS (20 POINTS REQUIRED)
MULTI-FAMILY NEXT TO COMMERCIAL OR SINGLE FAMILY VINYL/COMPOSITE/DOUBLE SIDED WOOD FENCE 10 POINTS
3 ORNAMENTAL TREES/25 LF OR 1 LARGE CANOPY/30 LF OR 10 GAL SHRUBS TOTAL PROVIDED 20 POINTS

SITE DATA TABLE

LOT SIZE:	143,960 SF
FOOTPRINT OF PROPOSED BUILDINGS:	17,068 SF
LANDSCAPED AREA:	31% 44,830 SF (NOT INCLUDING PRESERVATION AREA)
TREE CANOPY AT MATURITY:	EXISTING CANOPY: 33,541 SF PROPOSED CANOPY: 69,334 SF TOTAL: 102,875 (71%)
NUMBER OF STREET TREES:	4 REQUIRED 4 PROVIDED

NOTE:

FINAL PLANT SELECTION, SPECIES AND FINAL PLANT LOCATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT DRAWING SUBMITTAL, PROVIDED THAT PLANTING COUNT AND TOTAL REMAIN THE SAME.



GRAPHIC SCALE

