

PORTION OF 15.0 ACRE TRACT, VOL. 817, PG. 335 NOT INCLUDED IN VOL. 501, PG. 57

OPEN SPACE
LOOK F. LOT 1X
(POSSIBLE POND)
D AND MAINTAINED
WESTHAVEN HOA)

FUTURE WESTHAVEN
PHASE 2

WINGATE RO

BLOCK F

BLOCK E

ROCK SPRINGS DRIVE

MATCHLINE SEE SHEET 2

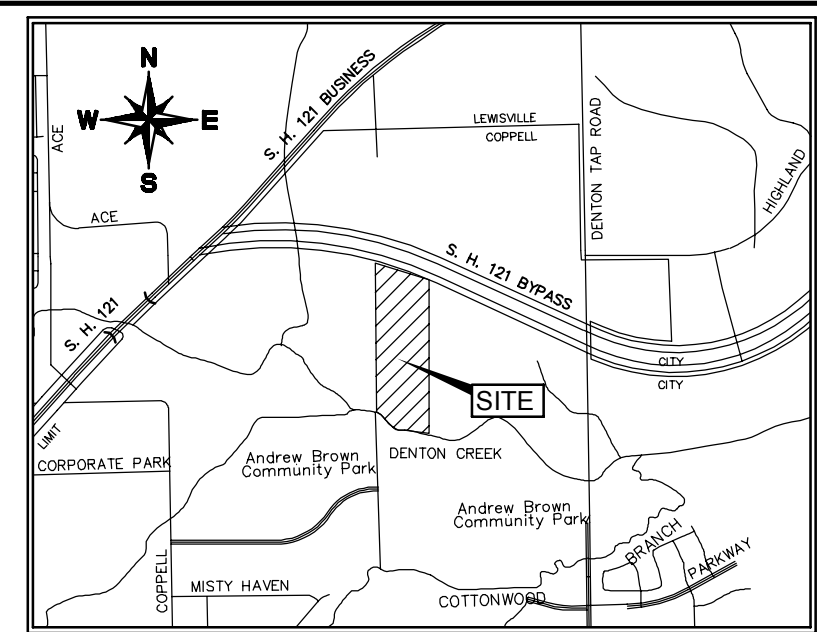
TWIN PINE COVE

BLOCK D

EXISTING MAGNOLIA
PARK SUBDIVISION

CANEMOUNT LANE

CALLED 26.741 ACRES



VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE
	MAGNOLIA PARK BUFFER ZONE (SEE NOTE)
	UNDISTURBED AREA
	PROTECTED TREE
	PROTECTED TREE WITHIN MAGNOLIA PARK
	UNPROTECTED TREE - HEALTHY
	UNPROTECTED TREE - DECEASED OR HAZARDOUS

NOTES:
DEVELOPER WILL MAKE EFFORTS TO PRESERVE ALL TREES WITHIN THE UNDISTURBED AREA. HOWEVER, TREES INDICATED WITH "X" WITHIN THE BUFFER/DRAINAGE WAY HAVE BEEN IDENTIFIED AS HAZARDOUS OR DECEASED AND ARE SUBJECT TO REMOVAL UPON FURTHER SAFETY ANALYSIS. THE DEVELOPER IS TO MAINTAIN A MINIMUM OF 1 TREE EVERY 40 FEET WITHIN THE BUFFER/DRAINAGE WAY. IF NECESSARY, THE DEVELOPER WILL PLANT ADDITIONAL 3" MINIMUM TREES TO MEET THE MINIMUM SPACING REQUIREMENT.

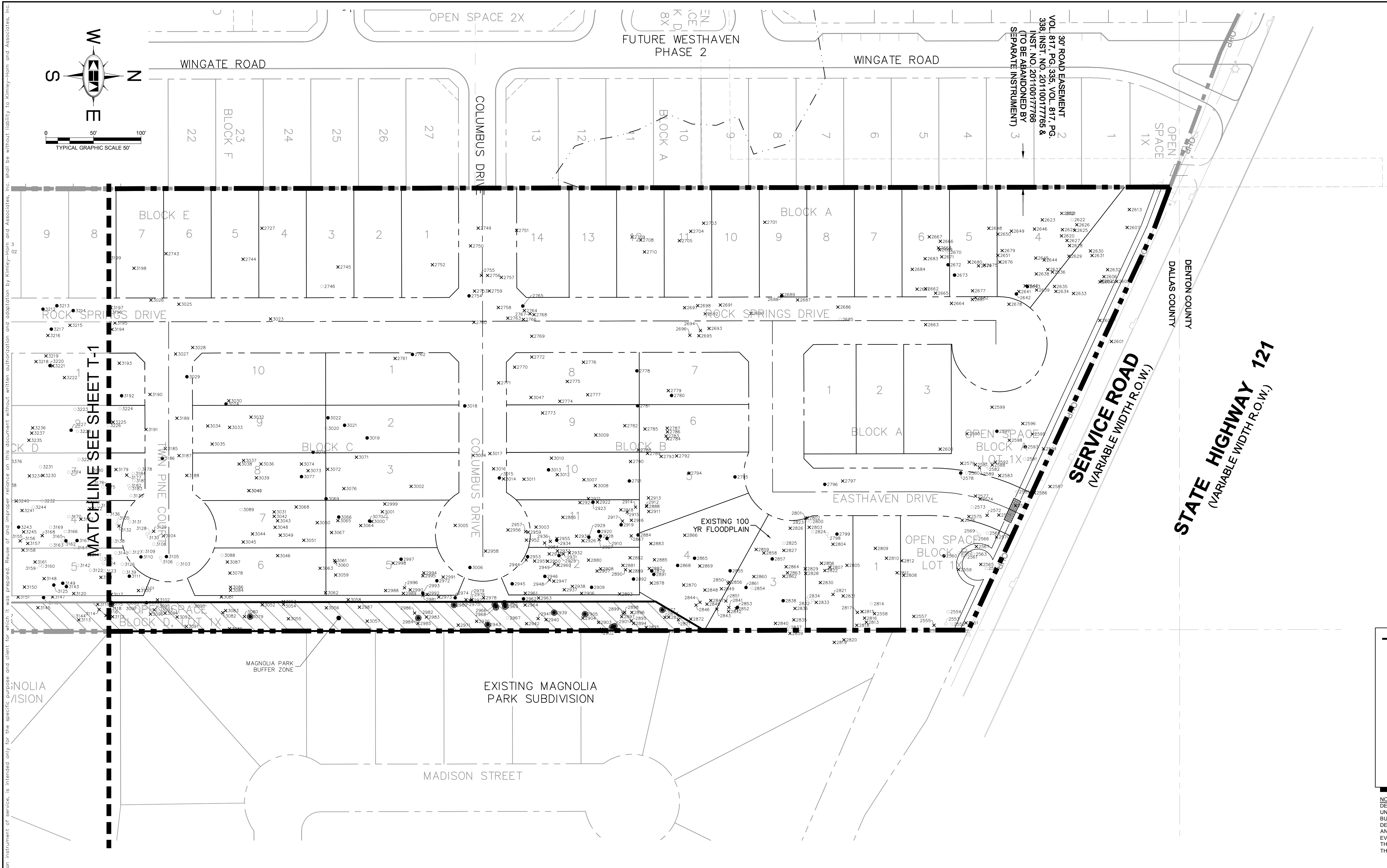
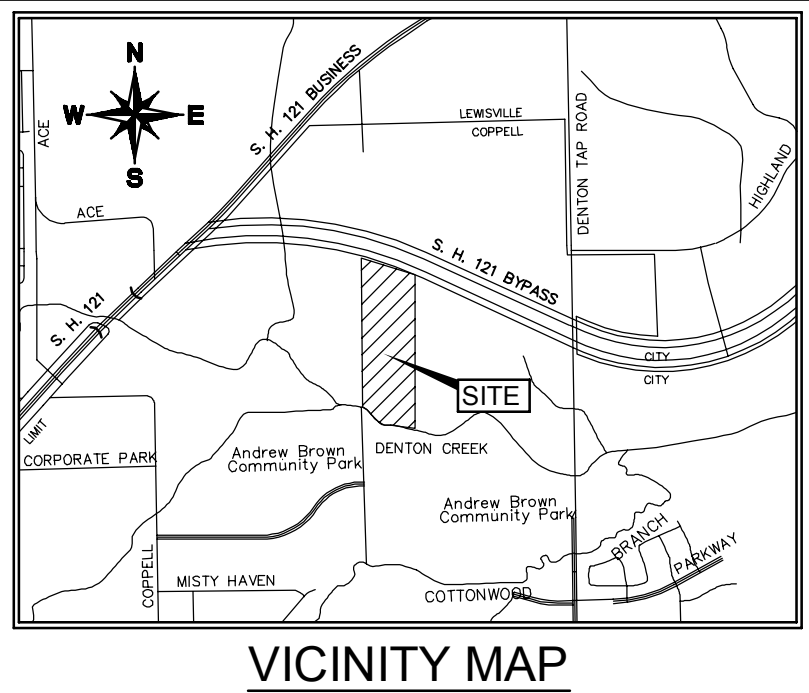
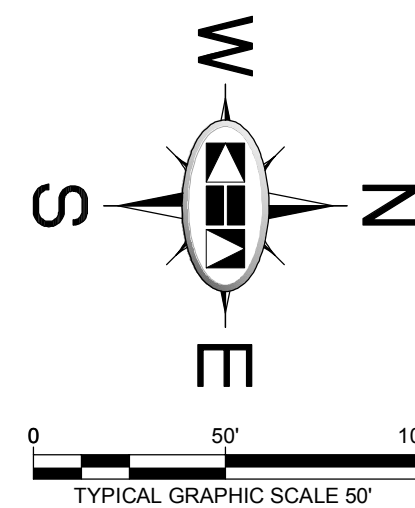
CALIPER INCHES OF TREES		
Health	Preserved	Removed
Healthy	1017.5 inches	2090.5 inches
Declining Health, Hazardous, Unprotected	2597.5 inches	8629.5 inches
Total	3615 inches	10720 inches

NUMBER OF TREES		
Health	Preserved	Removed
Healthy	113	201
Declining Health, Hazardous, Unprotected	267	784
Total	380	985

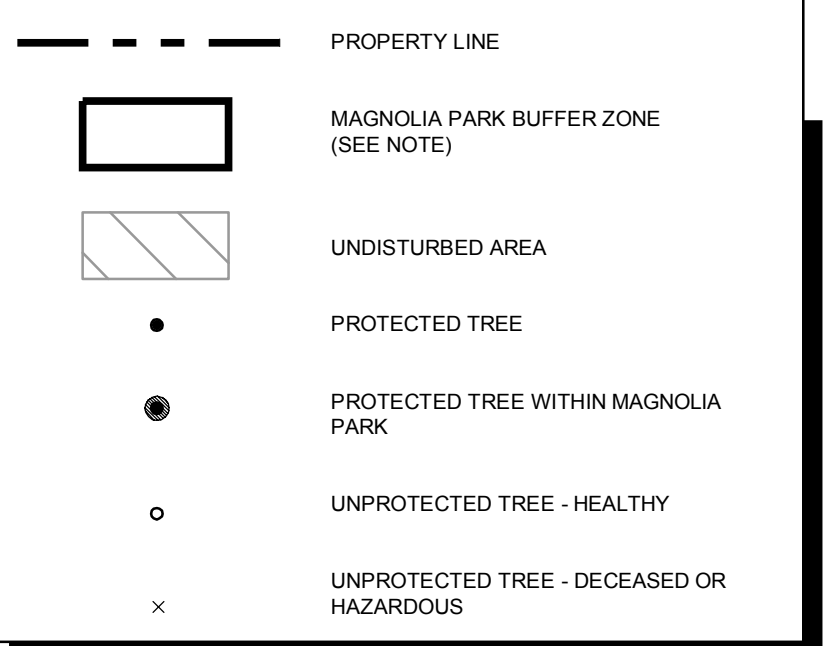
TREE SURVEY
FOR REVIEW ONLY
EASTHAVEN
EXISTING ZONING: RETAIL
PROPOSED ZONING: PD-264 RBN-5
58 RESIDENTIAL LOTS / 3 OPEN SPACES
BEING 20.05 ACRES
2.63 DU/AC (GROSS) AND 4.19 DU/AC (NET)
OUT OF THE
CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNERS: James E. Cummings PO BOX 6173 San Antonio, TX 78209	DEVELOPER: Amalgamated Development John Hutchinson 5055 Keller Springs Road Suite 170 Addicks, TX 75001	ENGINEER/SURVEYOR: Kimley-Horn and Associates 5750 Genesis Ct. Suite 200 Frisco, TX 75034 Tel: (972) 335-9880 Contact: Mark Harris, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	T-1
ANW	ANW	MEH	AS SHOWN	MAY 2013	68308201	



LEGEND



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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	T-2
ANW	ANW	MEH	AS SHOWN	MAY 2013	63028201	

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