

Planning & Zoning Commission

August 14, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. August 28, 2023 Meeting
2. September 11, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. House Bill 3699

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of July 24, 2023 - Consider approval of minutes from the July 24, 2023, Planning & Zoning Commission Meeting.

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. DP23-0001 - Whyburn - Consider a request for a Development Plan (DP23-0001 – Whyburn) to develop a residential subdivision. The property is generally located east of Long Prairie Road and south of Dixon Lane.

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. CON23-0003 - Montalcino Estates, Phases III and IV - Public Hearing to consider an ordinance amending the zoning (CON23-0003 – Montalcino Estates, Phases III and IV) from Interim Holding (IH) uses to Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.
2. RC22-0006 - Montalcino Phase III - Consider a request for a Record Plat (RC22-0006 – Montalcino Estates, Phase III) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.

K. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town’s website in accordance with GC Section 551.056 on the following date and time: August 10, 2023, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



July 24, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Jason Hobbs, Place 2
Janvier Werner, Place 3
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 9, Alternate

with the following member(s) absent:

Kathryn Wells, Vice-Chair, Place 7
Scott Langley, Place 8, Alternate

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Kevin Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
2.	*Rebecca Karatzis, 408 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
3.	*Julie Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
4.	*Mary-Jo Lengnick, 1701 Marble Pass	Opposition to ZPD22-0001 & ZPD22-0003
5.	*Alex Hanashian, 2920 Cromwell Way	Opposition to ZPD22-0001 & ZPD22-0003
6.	*Jennifer Beesley, 2920 Cromwell Way	Opposition to ZPD22-0001 & ZPD22-0003
7.	*Dan & Kathy Hanson, 362 Northwood Drive	Opposition to 10 story building on Long Prairie Road & Lakeside Parkway
8.	*Chris Roberts, 2450 Lakeside Parkway	Opposition to 10 story office building at 2499 & Lakeside Parkway

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. August 14, 2023 Meeting
2. August 28, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

1. Commissioner Hobbs would like more discussion regarding Overhead Utilities. Commissioner Werner and the rest of the Commission agreed.

2. Chair Ruthrauff would like more discussion regarding Accessory Dwelling Units. The Commission agreed.

G. STAFF/DIRECTOR REPORT

1. Overhead Utilities

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of July 10, 2023 - Consider approval of the minutes from July 10, 2023, Planning & Zoning Commission Meeting.

ACTION: Commissioner Kilpper moved to approve Item H.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

AYES: Kilpper, Jostes, Gilmore, Wilson, Werner, Hobbs

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. RC23-0003 - Dunham Addition Lots 1 & 2, Block 1 - Consider a request for a Record Plat (RC23-0003 – Dunham Addition Lots 1 & 2, Block 1) to create a non-residential subdivision. The property is generally located south of Dunham Road and east of Haynes Road.

ACTION: Commissioner Hobbs moved to approve Item I.1. as presented in the agenda caption. Commissioner Wilson seconded the motion.

AYES: Kilpper, Jostes, Gilmore, Wilson, Werner, Hobbs

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted

in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SP22-0009 - Flower Mound Medical Office Building - Public Hearing to consider a request for a Site Plan (SP22-0009 – Flower Mound Medical Office Building) to develop a medical office building with an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Churchill Drive.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Jesse Gober, Castle Development; present for questions, no presentation

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of Item J.1. as presented in the agenda caption.

Commissioner Jostes seconded the motion.

AYES: Kilpper, Jostes, Gilmore, Wilson, Werner, Hobbs

NAYS: None

RESULT: 6 : 0

2. SP23-0008 - Tesla SSD Flower Mound - Public Hearing to consider a request for a Site Plan (SP23-0008 – Tesla SSD Flower Mound) to develop car sales dealership and service center with an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances and an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Bill Hofman, Hofman Planning Associates

Dhwani Dave, Tesla

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of Item J.2. as presented in the agenda caption.
Commissioner Hobbs seconded the motion.

AYES: Kilpper, Jostes, Gilmore, Wilson, Werner, Hobbs

NAYS: None

RESULT: 6 : 0

3. SUP23-0004 - River Walk Pickle Ball Courts - Public Hearing to consider an ordinance granting Specific Use Permit No. 481 (SUP22-0004 – River Walk Pickle Ball Courts) to permit an amusement and recreation (outdoors) use. The property is generally located north of 1st Avenue and east of River Walk Drive.

STAFF PRESENTATION:

Poornima Kashyap

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Greg Retz, River Walk F&B

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	*Scott Murray, 2821 Cape Brett	None	None
2.	*Kelly Murray, 2821 Cape Brett		
3.	*Donna Tarwater, 4613 Windmill Ln		
4.	*Lynn Gilligan, 4609 Windmill Ln		
5.	*David Woodard, 1917 Protea Dr		

6.	*Kalon Melton, 4001 S Broadway Ave		
7.	*Nicole Smith Woodard, 1917 Protea Dr		

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of Item J.3. as presented in the agenda caption and added Thursday from 6:00pm to 9:00pm to the hours of operation. Commissioner Kilpper seconded the motion.

AYES: Kilpper, Jostes, Gilmore, Wilson, Werner, Hobbs

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 8:26 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: August 14, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Development Plan (DP23-0001 – Whyburn) to develop a residential subdivision. The property is generally located east of Long Prairie Road and south of Dixon Lane.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The purpose of this application is to obtain design approval for 90 buildable, single-family lots. The development will contain 28 lots with a minimum lot size of 15,000 square feet (Low Density) and 62 lots with a minimum lot size of 10,000 square feet (Medium Density). The site contains approximately 42.03 acres, which includes land that will be dedicated as a park to the Town that contains approximately 3.52 acres.

On March 20, 2023, the Town Council approved a Master Plan Amendment (MPA21-0008 – Whyburn Farms) and a Zoning change (ZPD21-00015 – Whyburn Farms) for the property to change the land-use designation to Low Density and Medium Density Residential uses and the zoning to Planned Development District No.189 (PD-189) with Single-Family District-15 and Single-Family District-10 uses. The proposed development plan is in conformance with the PD-189 conceptual plans.

The proposed subdivision has one point of access from Dixon Lane and one point of access from Whyburn Drive. The development plan depicts six open space lots, including landscape buffers along Dixon Lane and Whyburn Drive. The plan also depicts a 12-foot-wide trail section along the east side of Whyburn Drive in compliance with the recently adopted Parks and Trails Master Plan. The subdivision will be constructed in one phase.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

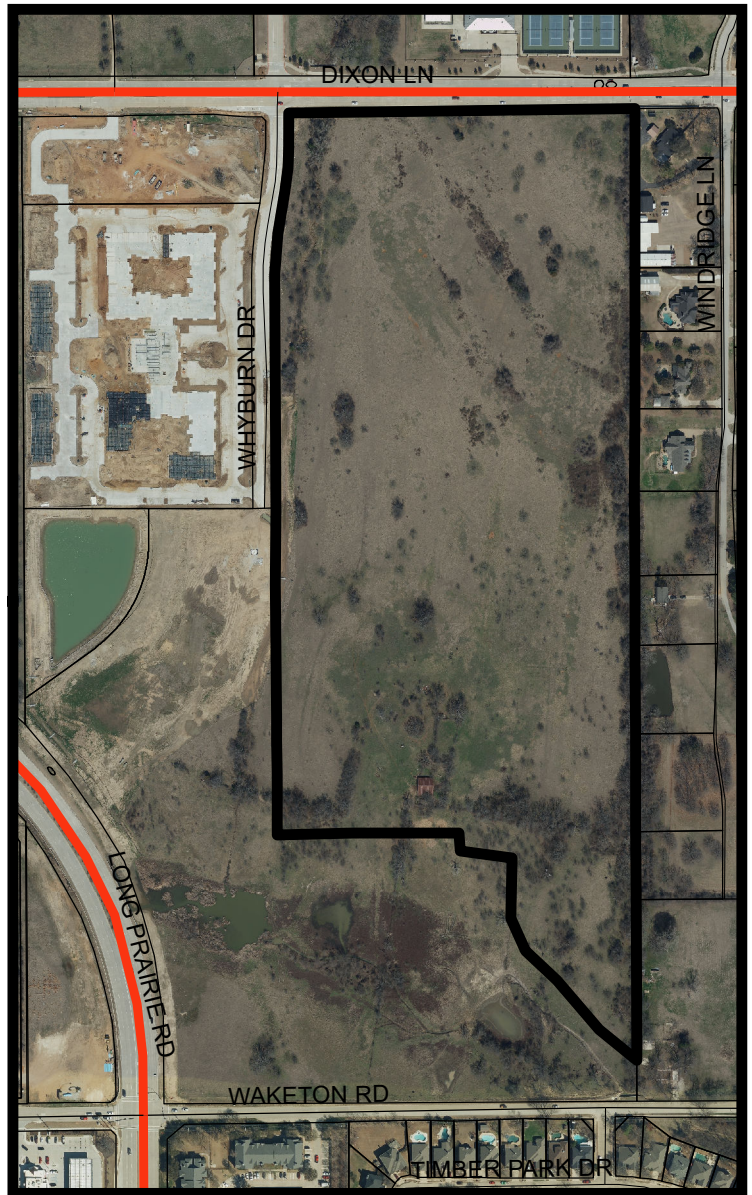
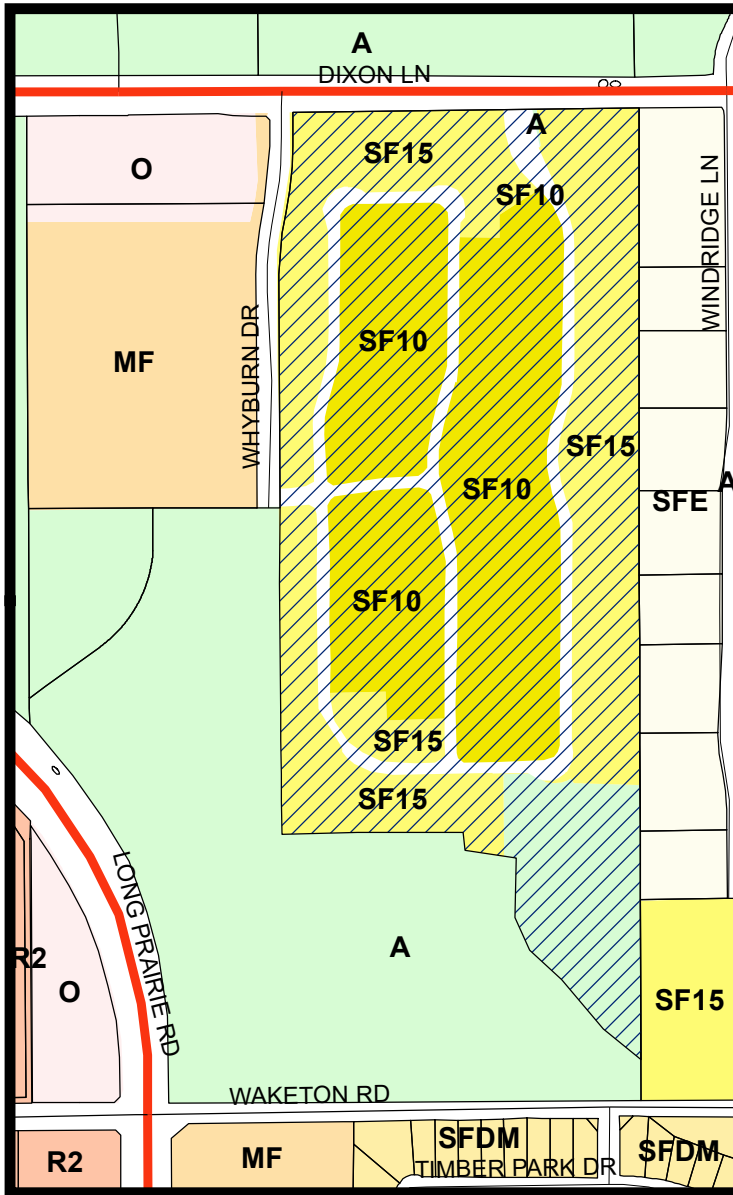
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Development Plan Package

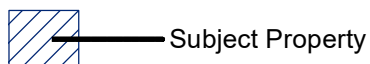
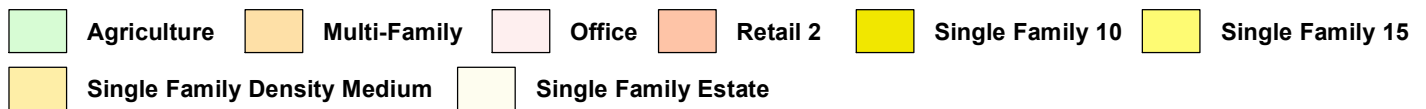
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: DP23-0001

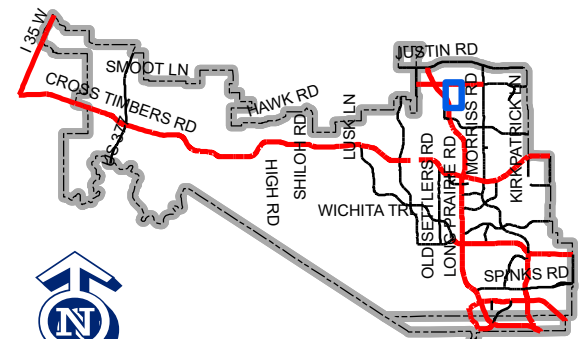


LEGEND

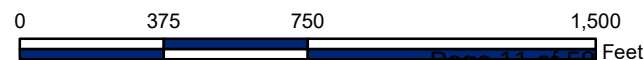


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





May 8, 2023

Chuck Russell, Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Russell,

LandDesign, Inc. has submitted an application on behalf of David Weekley Homes (herein referred to as "Applicant") for a Development Plan for the "Whyburn" community (herein referred to as the "site" or "property"). The application for the property is for 42.032 acres of land located at the southeast corner of the intersection of Whyburn Drive and Dixon Lane. The proposed development will be constructed in one phase.

The property is currently zoned PD-189 per the Town Council approval on March 20, 2023. PD-189 included a Conceptual Site Plan for the subject property. The submitted Development Plan is in substantial conformity to the Conceptual Plan included in the approved PD-189. The proposed development will include ninety (90) total residential lots and three (3) common area lots. Also, a privately maintained open space area shall remain along Whyburn Drive to account for an improved drainage channel which flows from the northern end of the property to the southern end.

Special Considerations

The following items include special considerations that are unique to the property that the Applicant has taken into consideration:

1. A 200-foot wide Drainage Easement extends across the southern portion of the overall Whyburn property. Although this easement is located outside of the limits of the proposed Zoning and Master Plan Amendment area, it is important to reference this area for context as it is a determining factor to the proposed Whyburn development. This easement, as coordinated with the Town of Flower Mound, extends from Long Prairie Road (F.M. 2499) to the southeastern corner of the property along Waketon Road. The purpose of this easement is to allow offsite, upstream drainage to pass through the property.
2. In coordination with the Town of Flower Mound, a 50-foot wide Temporary Construction Easement has been located on the northern limits of the 200-foot Drainage Easement has been for the construction of the Drainage Easement. Although this easement is located outside of the limits of the proposed Zoning and Master Plan Amendment area, it is important to reference this area for context as it is a determining factor to the proposed Whyburn development.
3. As discussed with the Town of Flower Mound's Engineering Department, this property is subject to the conveyance of offsite stormwater for the properties located to the north of Dixon Lane. This includes the balance of stormwater drainage from the Marcus High School Baseball, Softball, and Tennis complex and the Cottonwood Arena property.

Mr. Chuck Russell
Town of Flower Mound
May 8, 2023
Page 2

4. The primary residential street access shall be from Dixon Lane to the north and Whyburn Drive to the west.
The Dixon Lane access point shall align with the existing median break at the LISD athletic complex.

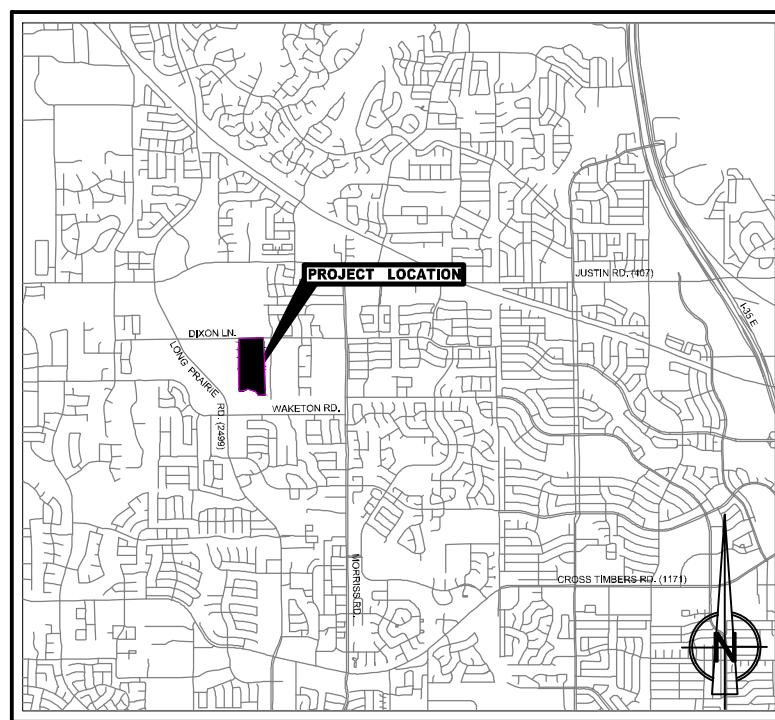
Please let me know if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, reading "Brian Dench". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brian Dench, P.E.

Principal for LandDesign, Inc.



VICINITY MAP

DEVELOPMENT PLAN EXHIBIT FEATURES

LAND USE PLAN:	MEDIUM, AND LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	EXISTING WHITE LAZY DAISY TRAIL EXISTING MULTI-USE - GENERAL ALONG DIXON LN. AND ENDS AT NW PROPERTY CORNER PROPOSED - TRAIL EXTENSION ALONG WHYBURN DRIVE FOR FUTURE CONNECTION TO THE SOUTH
OPEN SPACE PLAN:	DEDICATED 2,330 AC OPEN SPACE (BUFFER & PONDING) 'G' DEDICATED 2,619 AC OPEN SPACE (BUFFER & DRAINAGE) 'H' DEDICATED 3,525 AC PARK 'E' TO TOWN OF FLOWER MOUND
THOROUGHFARE PLAN:	WAKETON RD: URBAN COLLECTOR (60' R.O.W.) DIXON LN: URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN:	EAST (LOW) PRESSURE PLANE 16" WATER LINE ALONG WAKETON RD. 12" WATER LINE ALONG LONG PRAIRIE RD. AND 30" WATER LINE ALONG DIXON LN.
WASTEWATER PLAN:	WASTEWATER SERVICE DISTRICT NO.1 UPPER TIMBER BRANCH 12" TRUNK LINE ALONG WAKETON RD.
ECONOMIC IMPACT:	N/A
ZONED:	PLANNED DEVELOPMENT (PD-189)
EXISTING LAND USE:	CURRENTLY VACANT
PROPOSED LAND USE:	MEDIUM, AND LOW DENSITY RESIDENTIAL

Line Table		
Line #	Length	Direction
L18	71.90	S83°39'00"E
L19	215.96	S00°29'47"E
L20	77.45	S89°30'13"W
L21	27.60	N37°56'33"W
L22	157.58	S89°34'19"W

Curve Table				
Curve #	Length	Radius	Delta	Direction
C3	112.42	75.00	85.88	N85°50'26"W

NOT FOR
CONSTRUCTION

PROJECT

OWNER
CLAIRE STARRY
126 SELBY LANE
ATHERTON, CA 94027

CIVIL ENGINEER
LANDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: BRIAN DENCH

SURVEYOR
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TX 75168
214.903.8200
ATTN: SEAN SHROPSHIRE

LANDSCAPE ARCHITECT
LANDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: HETH KENDRICK

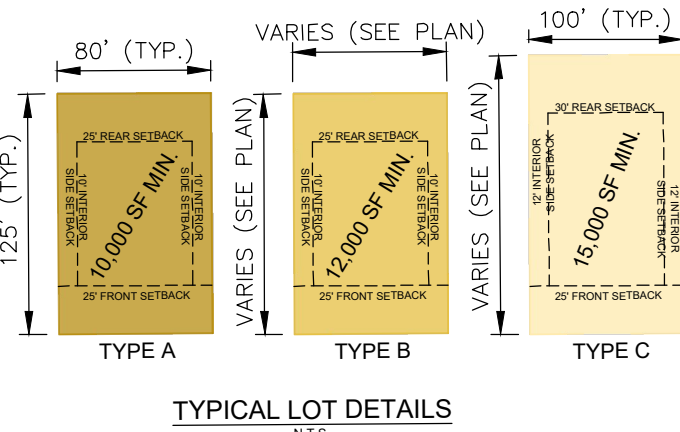
DEVELOPMENT PLAN
WHYBURN

90 SINGLE FAMILY LOTS; 2 COMMON AREA LOTS;
& 1 PARK LOT

BEING 1,830,926 SQ. FT. OR 42.032 ACRES OUT OF THE
70.0823 ACRES OF LOT 1, BLOCK B, WHYBURN ADDITION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING DATA TABLE			
ZONING DISTRICTS			
DEVELOPMENT STANDARDS	SF-10	SF-15	
MIN. LOT SIZE	10,000 SF	15,000 SF	
MIN. LOT WIDTH	70 FT	80 FT	
MIN. FLOOR AREA PER UNIT	1,800 FT ²	1,800 FT ²	
MIN. FRONT YARD	25 FT	25 FT	
MIN. SIDE YARD	10 FT	12 FT	
MIN. REAR YARD	25 FT	30 FT	
MAX. LOT COVERAGE	40%	35%	
MAX. HEIGHT (STORIES/FT)	2/35	2/35	
TRACT	AREA (ACRES.)	ZONING	PROPOSED FLOOR AREA RATIO
1	42.497	PD 189	1:1



LOW DENSITY ZONING		
LOT	BLOCK	SQ. FT.
2	A	26,503
3	A	20,675
4	A	16,296
5	A	15,018
6	A	15,000
7	A	15,000
8	A	15,140
9	A	17,037
10	A	18,849
11	A	17,242
12	A	15,186
13	A	15,000
14	A	15,000
15	A	15,000
16	A	15,000
17	A	15,105
18	A	15,440

LOW DENSITY ZONING		
LOT	BLOCK	SQ. FT.
34	B	16,959
35	B	15,195
36	B	16,292
37	B	15,046
38	B	15,115
8	D	15,735
9	D	16,542
1	F	22,034
2	F	15,000
3	F	15,149
4	F	18,006

MEDIUM DENSITY ZONING		
LOT	BLOCK	SQ. FT.
1	B	11,925
2	B	10,490
3	B	10,490
4	B	10,490
5	B	10,490
6	B	10,490
7	B	10,490
8	B	10,490
9	B	10,490
10	B	10,490
11	B	10,490
12	B	10,490
13	B	10,490
14	B	10,490
15	B	10,490
16	B	10,490
17	B	10,490

MEDIUM DENSITY ZONING		
LOT	BLOCK	SQ. FT.
18	B	12,300
19	B	10,490
20	B	10,490
21	B	10,490
22	B	10,490
23	B	10,490
24	B	10,490
25	B	10,490
26	B	10,490
27	B	10,490
28	B	10,490
29	B	10,490
30	B	10,490
31	B	10,490
32	B	10,490
33	B	10,490
1	C	10,905

MEDIUM DENSITY ZONING		
LOT	BLOCK	SQ. FT.
2	C	10,490
3	C	10,490
4	C	10,490
5	C	10,490
6	C	10,490
7	C	10,490
8	C	10,490
9	C	10,490
10	C	10,490
11	C	10,490
12	C	10,490
13	C	10,490
14	C	10,490
15	C	10,490
16	C	10,490
17	C	10,490

MEDIUM DENSITY ZONING		
LOT	BLOCK	SQ. FT.
3	D	11,215
4	D	11,215
5	D	11,215
6	D	11,215
7	D	11,215
8	D	11,215
9	D	11,215
10	D	11,215
11	D	11,215
12	D	11,215
13	D	11,215
14	D	11,215
15	D	11,215

ZONING	LOTS	SQ. FT.	%
LOW	28	463,554	41%
MEDIUM	62	674,712	59%
TOTAL	90	1,138,266	

LOT	BLOCK	DESCRIPTION	SQ. FT.
1X	A	OPEN SPACE	5,244
1X	E	DEDICATED PARK TO TOWN OF FLOWER MOUND	153,540
1X	G	OPEN SPACE	101,504
1X	H	OPEN SPACE	114,062
1X	I	OPEN SPACE	1,395
1X	J	OPEN SPACE	2,005
1X	K	OPEN SPACE	832
TOTAL			378,582

LOTS 15,000 S.F. OR GREATER	28
LOTS 12,000 S.F. TO 14,999 S.F.	6
LOTS 10,000 TO 11,999 S.F.	56

TOTAL DEVELOPMENT AREA	1,830,926	Sq. Ft.
AVERAGE LOT SIZE	12,647	Sq. Ft.
LOW DENSITY ZONING AREA	463,554	Sq. Ft. (Total of Lot Area)
MEDIUM DENSITY ZONING AREA	674,712	Sq. Ft. (Total of Lot Area)
PARK AREA	153,540	Sq. Ft.
REQUIRED PARK AREA	131,725	Sq. Ft.
PRIVATE OPEN SPACE	225,042	Sq. Ft.
GROSS DENSITY	2.14	Units Per Acre
NET AREA (Total-Park-Open Space)	1,452,344	Sq. Ft.
NET DENSITY	2.70	Units Per Acre

KEY MAP



SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

BRIAN J. DENCH 88275 08/07/2023
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WHYBURN
RESIDENTIAL**

DAVID WEEKLY HOMES
2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

LANDESIGN PROJ.# 8523042

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECORD PLAT	08.07.2023

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

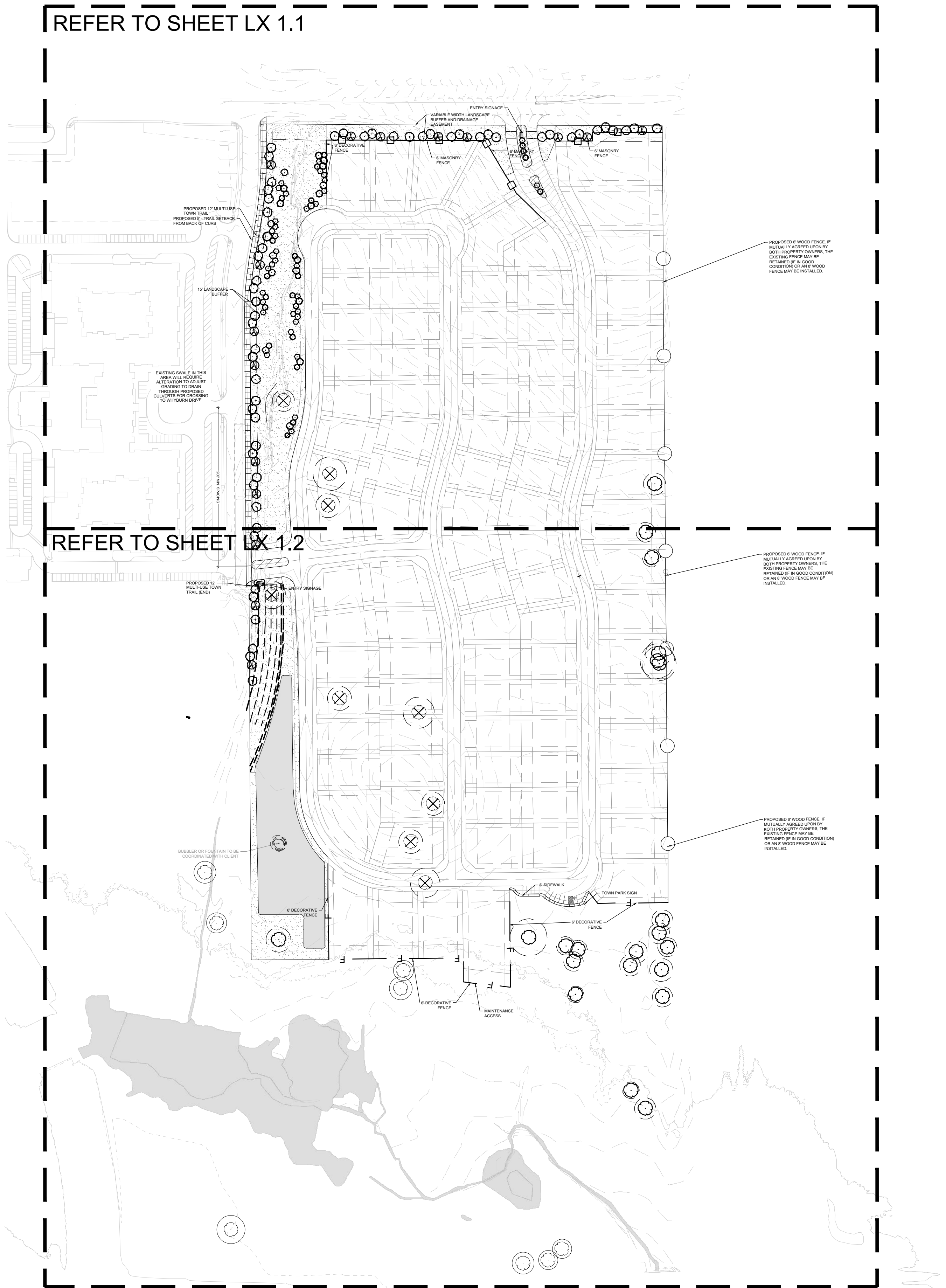
VERT: N/A
HORZ:

SHEET TITLE

LANDSCAPE & SCREENING
PLAN

SHEET NUMBER

LX 1.0



TEXAS811
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TEXAS ONE-CALL CENTER
IT'S THE LAW!

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LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240

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PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

PROJECT

FLOWER MOUND, TX 75028

NO.	DESCRIPTION	DATE
1	RECORD PLAT	08.07.2023

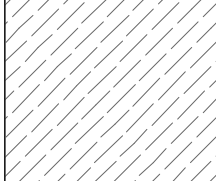
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

VERT: N/A
HORZ:

SHEET TITLE

SHEET NUMBER _____

EX 1.1

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	QUMA	11	Quercus macrocarpa	Burr Oak	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	QUVI	15	Quercus virginiana	Southern Live Oak	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	SAP DRU	16	Sapindus drummondii	Western Soapberry	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	TAX DI2	10	Taxodium distichum	Bald Cypress	#45	3" CAL	10-12' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	TADI	2	Taxodium distichum	Bald Cypress	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	ULM AME	14	Ulmus americana	American Elm	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	ULM PA2	8	Ulmus parvifolia	Lacebark Elm	#45	3" CAL	10-12' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
	ULPA	14	Ulmus parvifolia	Lacebark Elm	#45	4" CAL	12-14' HT	STRONG CENTRAL LEADER, MATCHING, 4' CLEAR HEIGHT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	CECA	34	Cercis canadensis	Eastern Redbud	CONT.	3" CAL	10-12' HT	MATCHING, 4' CLEAR HEIGHT
	PRME	20	Prunus mexicana	Mexican Plum	CONT.	3" CAL	10-12' HT	MATCHING, 4' CLEAR HEIGHT
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	SOD	191,685 sf	Cynodon dactylon	Bermuda Sod	SOLID SOD			
	PLA TGL	5,193 sf	PLANTING MIX planting mix	-	-	-	-	1. Blue mistflower 2. Blazing star 3. Coreopsis 4. Deer grass 5. Pink mulberry 6. Autumn sage 7. Red yucca 8. Texas sage 9. Wax Myrtle

1. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
2. REFER TO S.L.20.4.5 2.3 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
3. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
4. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPED AREAS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, PRUNING, TRIMMING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
5. FINAL TREE SPECIES AND LOCATIONS TO BE DETERMINED DURING FINAL PLANT.
6. ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.
7. THE PLAN OF ENTRY-WAY AND COMMON AREA LANDSCAPING, INCLUDING PLANTING TURTLE AREAS AND NOTING THAT ALL LANDSCAPED AREAS WILL BE IRRIGATED;

- PROPOSED 6' WOOD FENCE. IF MUTUALLY AGREED UPON BY BOTH PROPERTY OWNERS, THE EXISTING FENCE MAY BE RETAINED (IF IN GOOD CONDITION) OR AN 8' WOOD FENCE MAY BE INSTALLED.

EXISTING SWALE IN THIS AREA WILL REQUIRE ALTERATION TO ADJUST GRADING TO DRAIN THROUGH PROPOSED CULVERTS FOR CROSSING TO WHYBURN DRIVE.

THIS PLAN IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE. PLAN WILL BE FINALIZE
DURING THE PERMITTING PROCESS BASED ON
SITE PLAN AND GRADING PLAN APPROVAL.

REFER TO SHEET LX1.1



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LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND, TEXAS			
STREET BUFFER WIDTH			
STREET NAME	REQUIRED	PROVIDED	
DIXON LANE	15 FT BUFFER	15 FT BUFFER	
WHYBURN DRIVE	15 FT BUFFER	15 FT BUFFER	
STREET BUFFER TREES			
STREET FRONTAGE	STANDARD	REQUIRED	PROVIDED
DIXON LANE - 895 LF	1 / 30 LF	30 TREES (3" CAL.)	30 TREES (3" CAL.)
WHYBURN DRIVE - 1,240 LF	1 / 30 LF	42 TREES (3" CAL.)	42 TREES (3" CAL.)
EXISTING TREES WITHIN STREET BUFFER TO HELP FULFILL STREET BUFFER TREE REQUIREMENTS			
STREET BUFFER MITIGATION TREE CREDITS			
STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 PRESERVED PROTECTED/SPECIMEN TREE = 1 TREE CREDIT	DIXON LANE	N/A	N/A
	WHYBURN DRIVE	N/A	N/A

PLANTING NOTES:

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- THE PLAN OF ENTRY-WAY AND COMMON AREA LANDSCAPING, INDICATING TURF AREAS AND NOTING THAT ALL LANDSCAPED AREAS WILL BE IRRIGATED.



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LandDesign.

5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM
FIRM LICENSE # TBPE: F-14754 / TBAE: BR-1927

CIVIL ENGINEER
LANDSCAPE ARCHITECT

LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240

KEY MAP



SEAL

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BRIAN J. DENCH 88275 08/07/2023
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WHYBURN
RESIDENTIAL**

DAVID WEEKLY HOMES

2650 WHYBURN DRIVE

FLOWER MOUND, TX 75028

LANDDESIGN PROJ.# 8523042

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECORD PLAT	08.07.2023

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ:

SHEET TITLE

LANDSCAPE & SCREENING
PLAN

SHEET NUMBER

LX 1.2



KEY MAP



SEAL

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DAVID WEEKLY HOMES
2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

LANDDESIGN PROJ.# 8523042

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: NTS

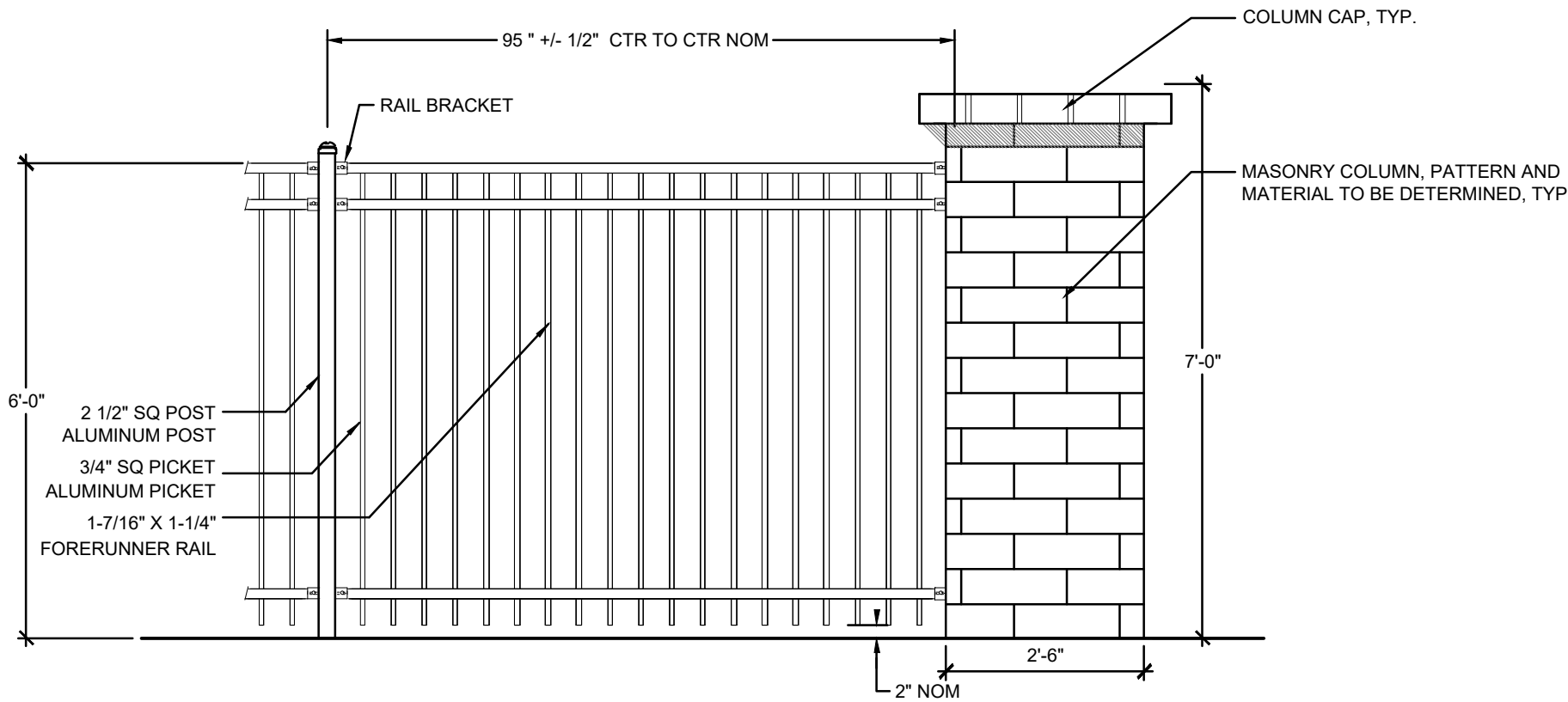
(NOT TO SCALE)

SHEET TITLE

SITE DETAILS

SHEET NUMBER

LX 1.3

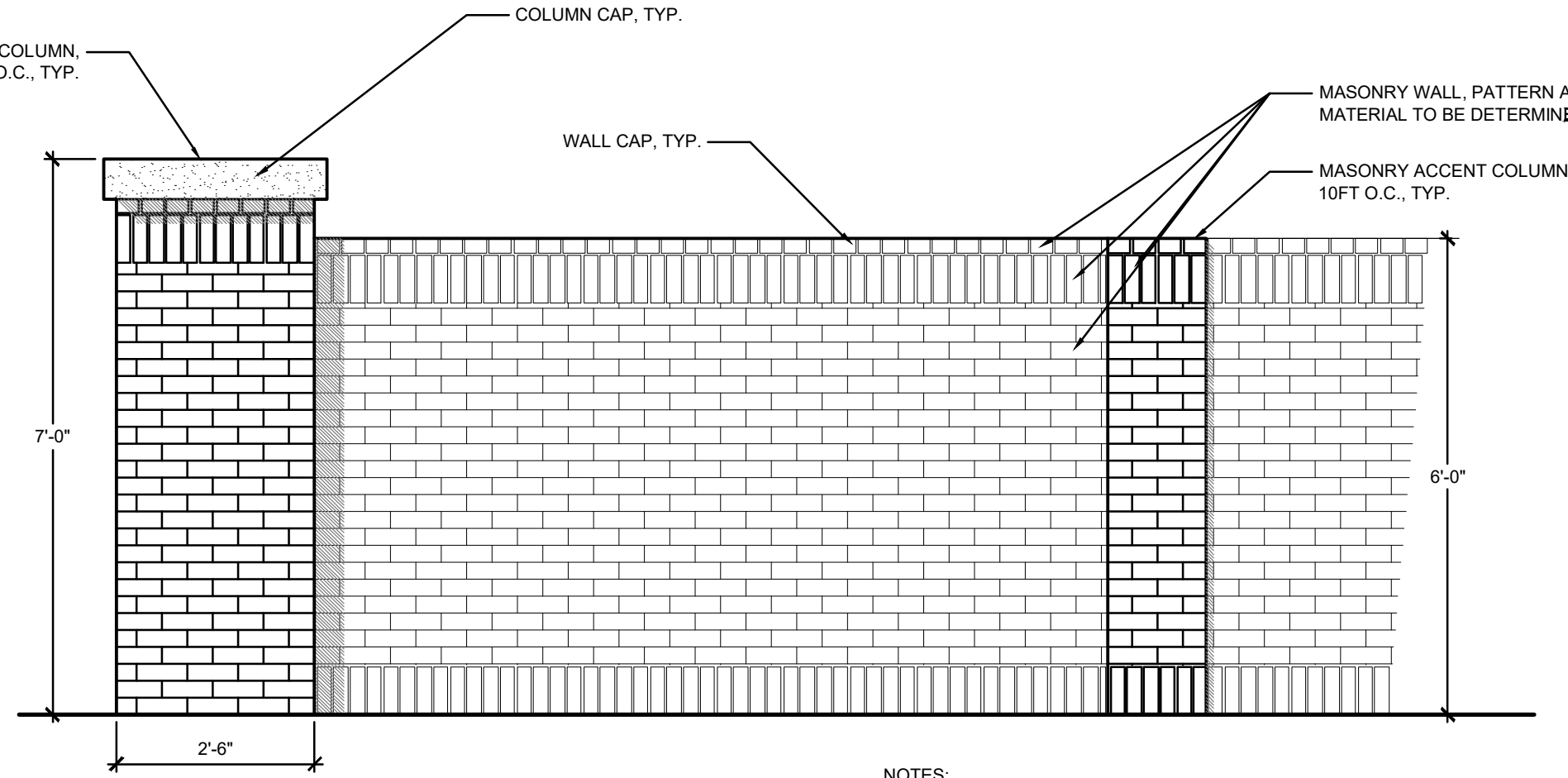


NOTES:
1. DETAIL FOR DESIGN INTENT PURPOSES ONLY.

1 DECORATIVE WALL

LX 1.3

NOT TO SCALE



NOTES:
1. DETAIL FOR DESIGN INTENT PURPOSES ONLY.

2 SCREENWALL AND COLUMN

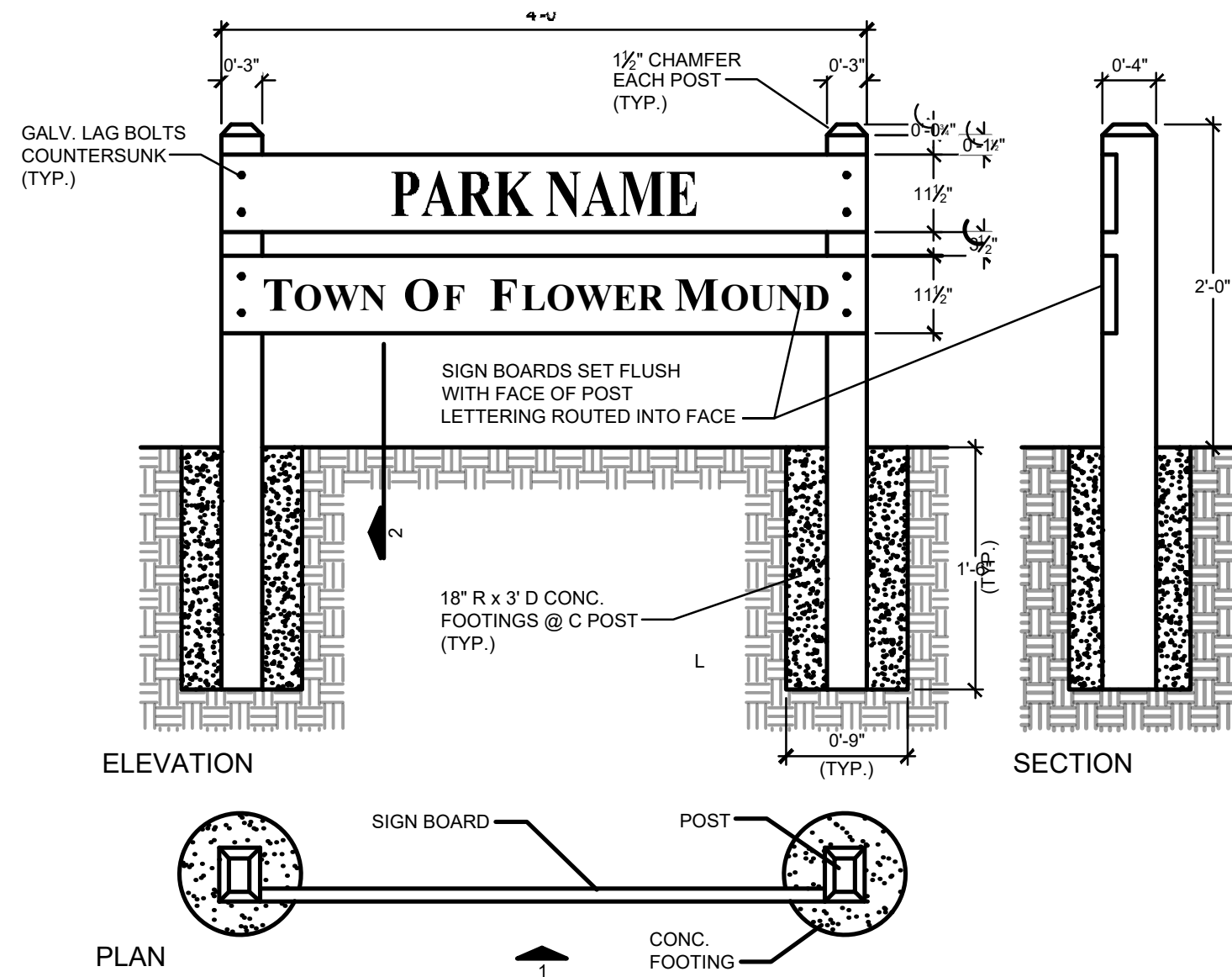
LX 1.3

NOT TO SCALE

3 ENTRY SIGNAGE CONCEPT

LX 1.3

NOT TO SCALE

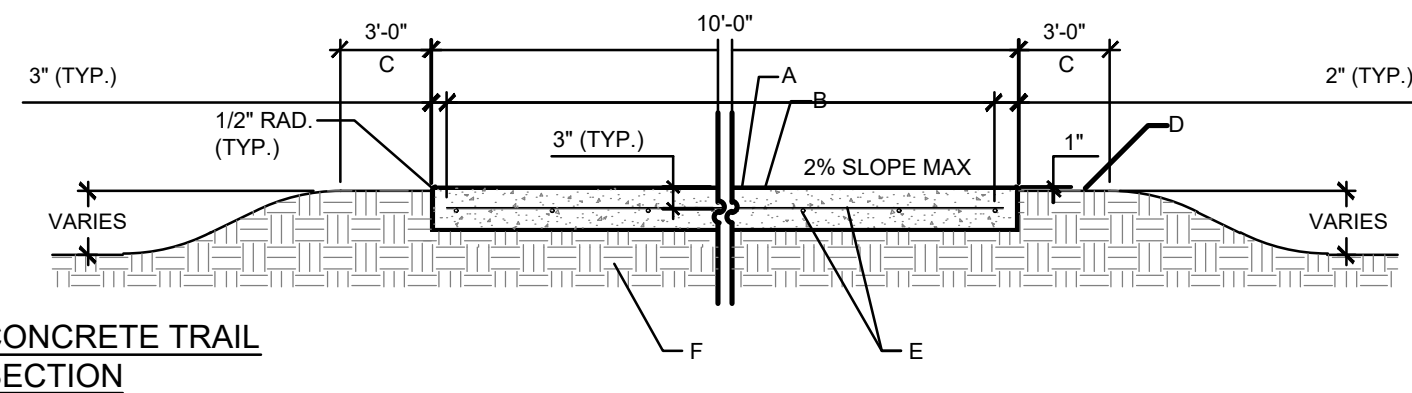


NOTES:
1. ALL LUMBER TO BE ROUGH CEDAR.
2. POSTS TO BE 6" x 8" x 7'-0".
3. SIGN BOARDS TO BE NOMINAL 2" x 12" x 8'-0".
4. FOOTINGS TO BE 3' DEEP x 18" DIAMETER CONCRETE.
5. PARK NAME TO BE ALL CAPS, 6 3/4" HIGH.
6. "TOWN OF FLOWER MOUND" TO BE ALL CAPS AS SHOWN, 4 1/2" & 3 1/2" HIGH.
7. FONT TO BE "TIMES NEW ROMAN BOLD".
8. ROUTED LETTERS TO BE PAINTED:
a. ONE COAT PRIMER
b. TWO COATS "ONE SHOT" ENAMEL, BLACK
9. WOOD SEALER APPLIED TO ALL EXPOSED WOOD.
10. AVAILABLE THROUGH ATHENS SIGN OR APPROVED EQUAL.
CONTACT PAMELA AKIN AT (903) 677-1818.

4 TOWN PARK SIGN (TOWN OF FLOWER MOUND STANDARD)

LX 1.3

NOT TO SCALE



**CONCRETE TRAIL
SECTION**

GENERAL NOTES:
1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:
A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

GENERAL NOTES:
1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

5 MUTI-USE CONCRETE TRAIL MODIFIED (TOWN OF FLOWER MOUND STANDARD)

LX 1.3

NOT TO SCALE



- LEGEND**
- 780 SPECIMEN TREE TAG
 - SPECIMEN TREE TO REMAIN
 - SPECIMEN TREE TO BE REMOVED
 - SPECIMEN TREE NOT IN SCOPE
 - SPECIMEN TREE PROTECTION FENCING



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KEY MAP



SEAL

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BRIAN J. DENCH 88275 08/07/2023
ENGINEER REG. # DATE

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PROJECT

**WHYBURN
RESIDENTIAL**

DAVID WEEKLY HOMES
2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

LANDESIGN PROJ.# 8523042

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECORD PLAT	08.07.2023

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=80'
0 45 80 160'

SHEET TITLE

TREE SURVEY

SHEET NUMBER

LX 2.1

SPECIMEN TREE COMPLIANCE - TOWN OF FLOWER MOUND

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STEM	LOCATION	STATUS	REMARKS
310	38	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
313	24	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
334	36	POST OAK	QUERCUS STELLATA	FAIR	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
341	23	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
647	26	PECAN	CARYA SPECIES	FAIR	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
652	26	PECAN	CARYA SPECIES	HEALTHY	MULTI-TRUNK	BUILDABLE AREA	REMAIN	SPECIMEN
654	36	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
661	25	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
662	38	PECAN	CARYA SPECIES	FAIR	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
667	28	POST OAK	QUERCUS STELLATA	HEALTHY	MULTI-TRUNK	BUILDABLE AREA	REMAIN	SPECIMEN
668A	28	POST OAK	QUERCUS STELLATA	HEALTHY	MULTI-TRUNK	BUILDABLE AREA	REMAIN	SPECIMEN
668B	22	POST OAK	QUERCUS STELLATA	HEALTHY	MULTI-TRUNK	BUILDABLE AREA	REMAIN	SPECIMEN
687	26	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
689	25	POST OAK	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
692	32	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
693	30	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
700	32	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
772	36	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
779	36	PECAN	CARYA SPECIES	FAIR	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
780	36	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
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803	36	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
809	26	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
811	36	POST OAK	QUERCUS STELLATA	FAIR	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
813	26	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
826	32	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN
842	28	POST OAK	QUERCUS VIRGINIANA	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
851	29	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
853	30	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	REMOVE	SPECIMEN
877	36	PECAN	CARYA SPECIES	HEALTHY	SINGLE	BUILDABLE AREA	REMAIN	SPECIMEN

TREE SURVEY MITIGATION TABULATIONS*:

TOTAL EXISTING SPECIMEN TREES: 30 TREES
TOTAL EXISTING SPECIMEN TREES TO REMAIN IN "HEALTHY OR FAIR" CONDITION: 21
TOTAL EXISTING SPECIMEN TREES TO BE REMOVED IN "HEALTHY OR FAIR" CONDITION: 9

TOTAL SPECIMEN TREES TO REMAIN PRESERVATION CREDITS: 118 TREE CREDITS
31" CEDAR ELM / 6 TREE CREDITS
24" CEDAR ELM / 4 TREE CREDITS
36" POST OAK / 6 TREE CREDITS
25" POST OAK / 6 TREE CREDITS
26" PECAN / 5 TREE CREDITS
36" PECAN / 6 TREE CREDITS
28" POST OAK / 6 TREE CREDITS
28" POST OAK / 6 TREE CREDITS
22" POST OAK / 6 TREE CREDITS
26" PECAN / 5 TREE CREDITS
25" POST OAK / 6 TREE CREDITS
32" PECAN / 6 TREE CREDITS
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32" PECAN / 6 TREE CREDITS
36" PECAN / 6 TREE CREDITS

TREE MITIGATION
TOTAL EXISTING CAL. INCH SPECIMEN TREES TO BE REMOVED: 296" CAL. INCHES X 2 = 592" / 3 = 198 TREES

TREE MITIGATION: 198 TREES - 118 TREE CREDITS = 80 TREES
CASH-IN-LIEU FEE: 80 TREES X \$600/TREE = \$48,000

TOTAL EXISTING CAL. INCH SPECIMEN TREES TO REMAIN : 624" CAL. INCHES

*NOTE: TREES IN EXISTING DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT NOT CONSIDERED IN TABULATIONS.
TREES OUTSIDE OF PLAT NOT CONSIDERED IN TABULATIONS.



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DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: #####

SHEET TITLE

TREE SURVEY

SHEET NUMBER

LX 2.2

KEY MAP



SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

BRIAN J. DENCH 88275 08/07/2023
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WHYBURN
RESIDENTIAL**

DAVID WEEKLY HOMES
2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

LANDESIGN PROJ.# 8523042

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RECORD PLAT	08.07.2023

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH
VERT: N/A
HORZ: 1"=150'
0 75 150' 300'
SHEET TITLE

TREE SURVEY

SHEET NUMBER

LX 2.3

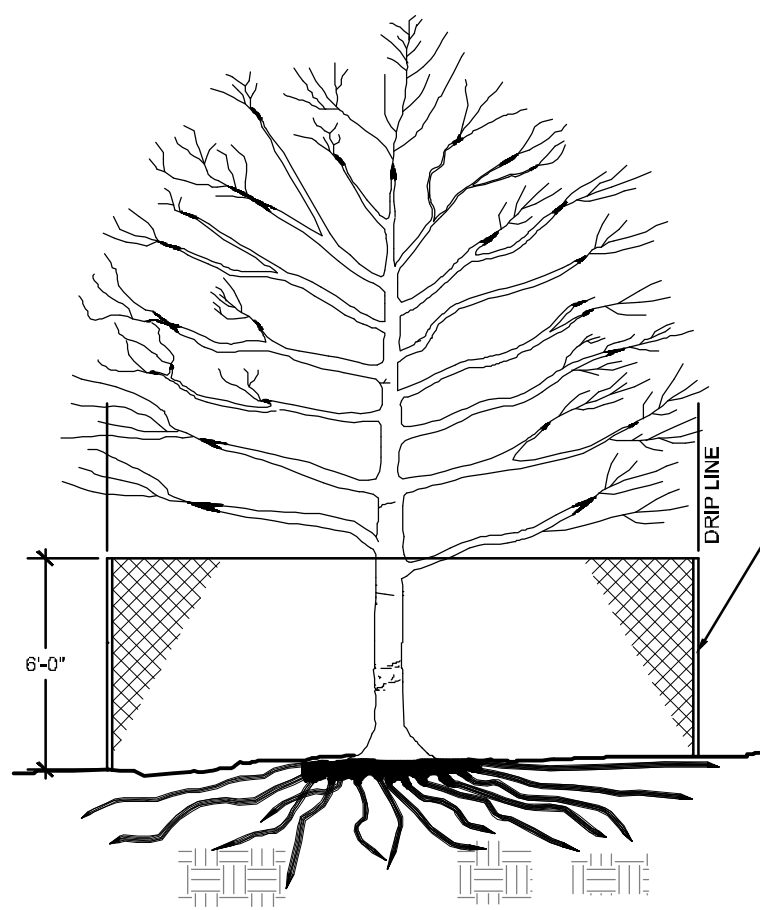
TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOW TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF THE SPECIMEN TREE.
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
- DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE SPECIMEN TREE.
- WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFFSITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.
- TREES TO BE REMOVED NEAR SPECIMEN TREES MUST BE REMOVED WITH A CHAINSAW, SO AS TO CAUSE MINIMAL ROOT DISTURBANCE TO THE SPECIMEN TREES TO BE PRESERVED.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESIGN.
- SHEETS R23.0-R23.4 PRODUCED BY LANDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET R23.3 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION INFORMATION.



6FT HIGH CHAIN LINK FENCE

NO GRADING, PARKING OR MANEUVERING OF VEHICLES, STORAGE OF MATERIALS, AND/OR ANY OTHER CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY SHALL TAKE PLACE WITHIN THE TREE PROTECTION FENCING OF A SPECIMEN/HISTORIC TREE.

NOTES:

- REFER TO THE TREE SURVEY FOR SPECIMEN/HISTORIC TREE LOCATIONS TO BE PRESERVED.
- REFER TO TOWN OF FLOWER MOUND ORDINANCE, ARTICLE V - TREE PROTECTION FOR GENERAL SPECIFICATIONS REGARDING TREE PROTECTION MEASURES.
- REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT OR AS DIRECTED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE FROM THE TOWN OF FLOWER MOUND.

SPECIMEN TREE PROTECTION
SECTION

NTS



LEGEND

- 780 SPECIMEN TREE TAG
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE NOT IN SCOPE
- SPECIMEN TREE PROTECTION FENCING



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.



PLANNING & ZONING COMMISSION AGENDA J.1. REGULAR ITEM(S)

DATE: August 14, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (CON23-0003 – Montalcino Estates, Phases III and IV) from Interim Holding (IH) uses to Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

The project has a companion application, Record Plat (RC22-0006), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to zone approximately 197.97 acres of land from Interim Holding (IH) uses to Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development.

Note that “IH” zoning is the *default zoning* automatically attributed to property at the time that property has been annexed into the Town. Pursuant to state law, this property is not considered to be permanently zoned in accordance with state law. As a result, strictly speaking, this is not an application for “rezoning” but instead an application for *original zoning*. The references to “rezoning” in the legal notices and caption are for convenience purposes only and are not intended to serve as a legal characterization of the application. However, this fact alone does not change the Planning and Zoning’s purview over this application.

Montalcino Estates is a residential subdivision consisting of approximately 478.6 acres, of which approximately 280.62 acres was located within the corporate limits of the Town of Flower Mound at the time of the original zoning and development plan applications, and the remaining 197.97 acres was located within the Town’s Extraterritorial Jurisdiction (ETJ).

On March 1, 2010, the Town Council approved a zoning amendment that established Planned Development District-107 (PD-107) for Montalcino Estates consisting of a conservation development. This zoning application only covered the 280.62 acres of land that was located within the Town’s

corporate limits, as the Town does not have zoning authority within the ETJ. However, the Town does have the ability to enforce its subdivision regulations that dictate the street and utility standards within the ETJ. Thus, on the same agenda, the Town Council approved a development plan (DP01-09) for the entire 478.6 acres consisting of 177, one-acre lots.

PD-107 for Montalcino Estates mostly contained current Phases I and II while Phases III and IV were located within the ETJ. On September 7, 2010, Town Council approved an ordinance for annexation of approximately 197.97 acres of land into the Town, and as per the Town's normal process, it was designated as Interim Holding, until such time as final zoning is applied to the property.

As the developer is ready to plat Phases III and IV for the construction of single-family homes, the Town is initiating zoning of the 197.97 acres of land to replace temporary zoning of Interim Holding (IH) with a permanent Agricultural (A) zoning with conservation development that is in conformance with the approved development plan. The proposed single-family lots are minimum one-acre in size and maintain the same amount of open space that was originally shown in the approved development plan. The proposed zoning change will allow the lots and homes to legally conform with the Town's regulations.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. CON23-0003 had a total of 57 Property Owner Notifications mailed. At the time this report was written, staff had received one email correspondence and one phone call requesting additional information regarding the request.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

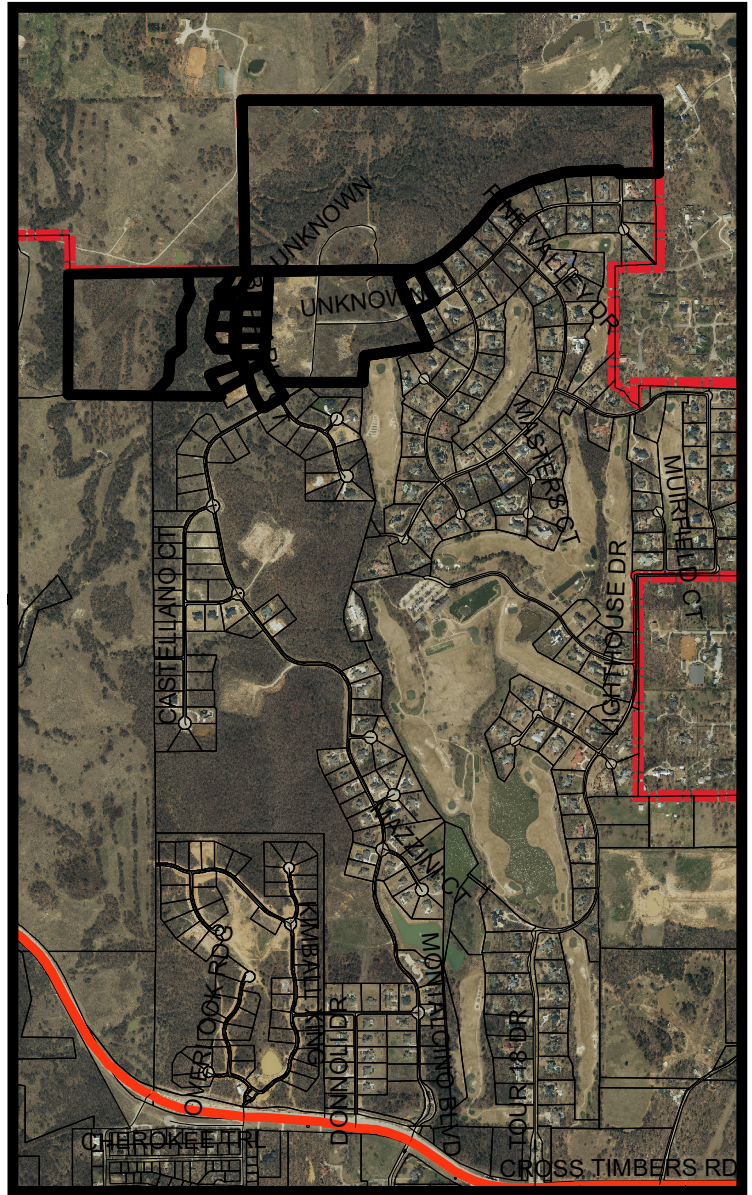
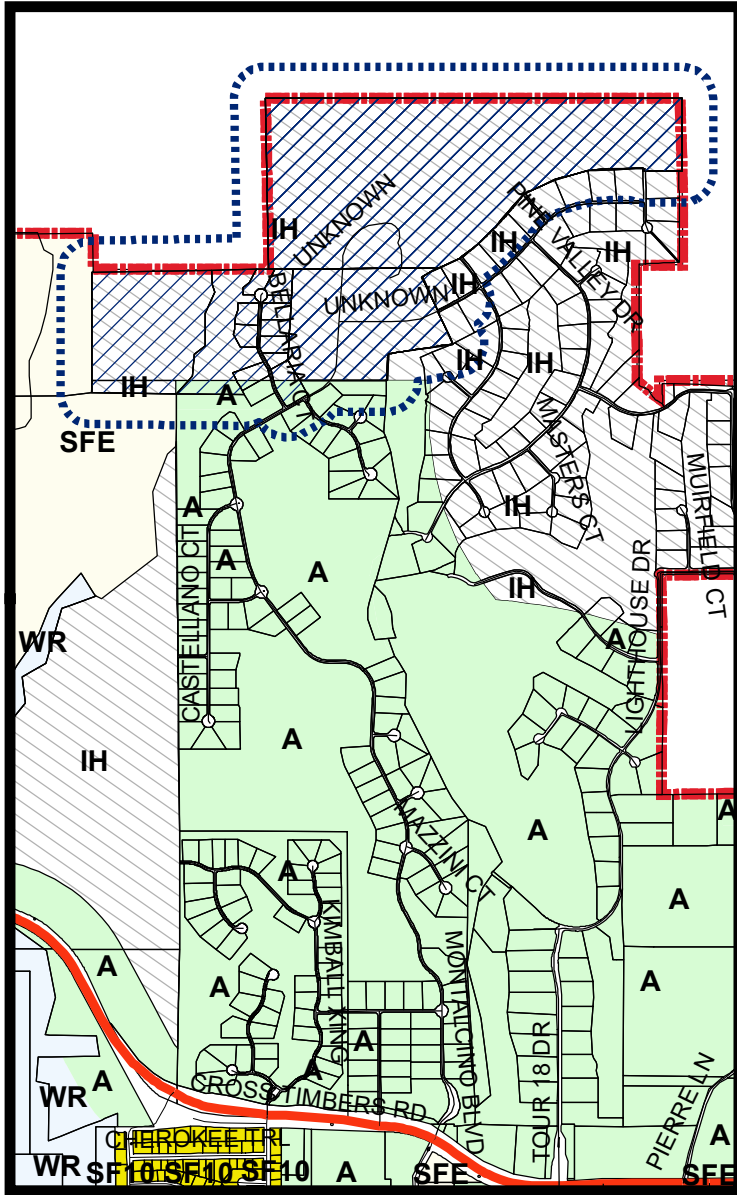
ATTACHMENTS:

1. Map - Zoning & Aerial
2. 2010 Town Council Approved Development Plan

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: CON23-0003



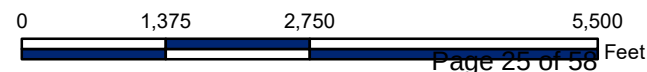
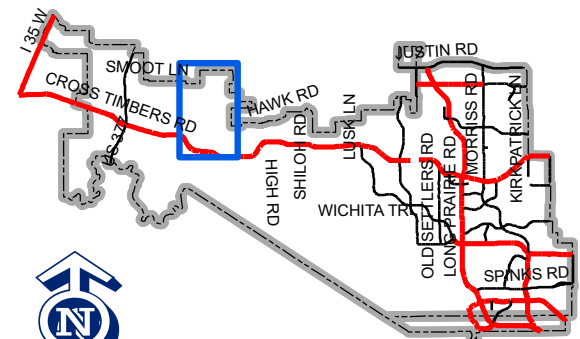
LEGEND

- Agriculture
- Interim Holding
- Single Family 10
- Single Family Estate
- Water Recreation

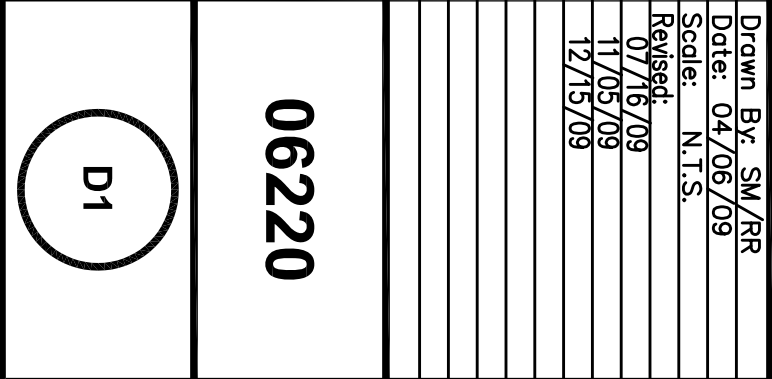
- Subject Property
- 200 ft Notification Buffer around Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



Overall Development Plan

MONTALCINO ESTATES
478.588 Acres
in the
A. M. FELTUS SURVEY, ABSTRACT No. 1595
J. M. GIBSON SURVEY, ABSTRACT No. 484
J. C. MCGOWAN SURVEY, ABSTRACT No. 959
TEXAS & PACIFIC RR CO SURVEY, ABSTRACT No. 1303
JESSE GIBSON SURVEY, ABSTRACT No. 478
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

G & A Consultants, Inc.
SITE PLANNING * PLATTING
CIVIL ENGINEERING * LAND SURVEYING
LANDSCAPE ARCHITECTURE
Phone (972) 436-9712 * Fax (972) 436-9715
P.O. Box 1398 * Lewisville, Texas 75067

* Area shown in chart does not include the extents of the floodway as determined by the flood study.

** All existing/proposed gas well pad sites and access roads are not included in any open space area or conservation lot.

* Area shown in chart does not include the extents of the floodway as determined by the flood study.

** All existing/proposed gas well pad sites and access roads are not included in any open space area or conservation lot.



PLANNING & ZONING COMMISSION AGENDA J.2. REGULAR ITEM(S)

DATE: August 14, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Record Plat (RC22-0006 – Montalcino Estates, Phase III) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Conservation Development (CON23-0003), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to create a residential subdivision for the third phase of what will be a four-phase residential development. The record plat proposes to create 43 buildable, single-family residential lots with a minimum lot size of one-acre that is in conformance with the approved Development Plan (DP01-09) and the proposed zoning designation of Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The subject site is currently designated for Interim Holding (IH) uses and contains approximately 72.766 acres.

As part of the application, the applicant is requesting exceptions to the Code of Ordinances. In summary (see Section III, below, for detail):

Exceptions:

- Exceptions to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards
- Topographical Slope Exception
- FEMA Floodplain

The access to Phase III is provided from the main entrance to the subdivision located at Cross Timbers Road. The plat depicts necessary setbacks and easements. The plat also depicts five open

space lots and one private street lot. There is an emergency gated access provided to the Tour 18 subdivision that is located to the east of this development.

III. EXCEPTIONS AND WAIVERS

A. Lot grading and drainage

1. The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires residential lots to be graded and benched prior to the acceptance of the subdivision. The applicant is requesting an exception to delay lot grading and benching of pads that will allow individual lots to be graded at the time of building permit application for each lot. If P&Z were to recommend approval of this exception, staff recommends including the conditions listed below in the motion.

House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with the Engineering Design Criteria and Construction Standards. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of Phase III. Developer agrees that for each pad site that is not being benched, prior to final acceptance of the lot improvements, the following will occur:

- a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein, as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;
- b. Erosion control measures shall be maintained in compliance with an approved Stormwater Pollution Prevention Plan (SWPPP) including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;
- c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulated or is otherwise stockpiled within the development;
- d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.

2. The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances do not permit lot-to-lot drainage without the approval of an exception. Typically, lots are designed to drain to the right-of-way located in front of the lots, eventually making its way to the Town's stormwater system through a curb inlet or similar. Due to the slope and topography of the site, the applicant is requesting this exception for Lot 51 through Lot 60, Block B within this development to allow lot-to-lot drainage. If P&Z were to recommend approval of this exception, staff recommends including the conditions listed below in the motion.

- a. The developer shall install a private drainage system for Lot 51 through Lot 60, Block B, that is

located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

B. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than or equal to 5% and less than 12% and for slopes that are greater than 12%. Per the approved Environmental Protection Plan (EPP), exceptions for the 4.52 acres of the impacted land that have topographic slopes greater than or equal to 5% and less than 12% and for the 3.13 acres with naturally occurring topographic slopes greater than 12% are being requested.

Section 98-147 "Topographical slope protection" allows an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

C. Floodplain

The applicant is requesting an exception to allow construction and construction-related activity within FEMA floodplain and the fully developed FEMA floodplain. As required by the Town's ordinances, the applicant has provided a hydraulic study that is in conformance with the Town's exception criteria. Upon approval of this exception, the applicant will need to obtain required permits from FEMA and a Town approved floodplain development permit prior to beginning any construction within the floodplain.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

On August 1, 2023, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended approval of the removal of seven specimen trees for Montalcino Estates, Phase III development.

Parks Board:

On June 1, 2023, the [Parks Board](#) voted unanimously to recommend cash in lieu of land to satisfy the Park Land Dedication in the amount of \$54,180.00 and Park Development Fee requirements of \$59,684.00 for the proposed phase.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

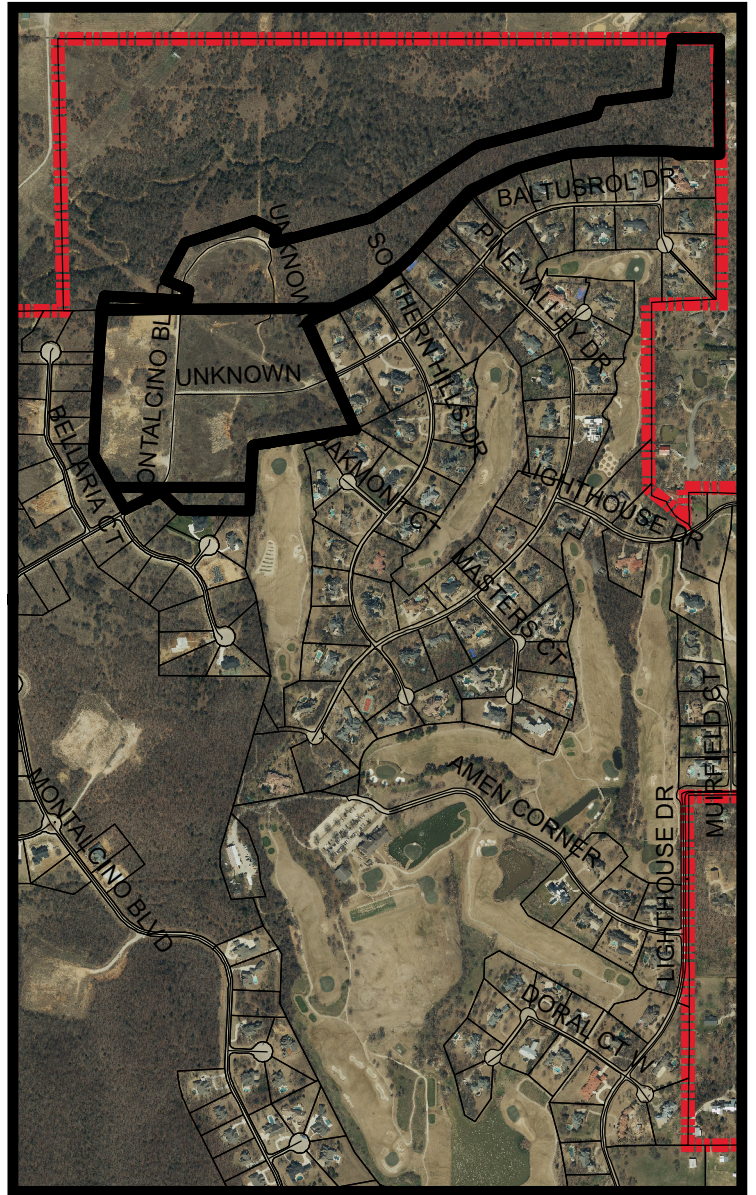
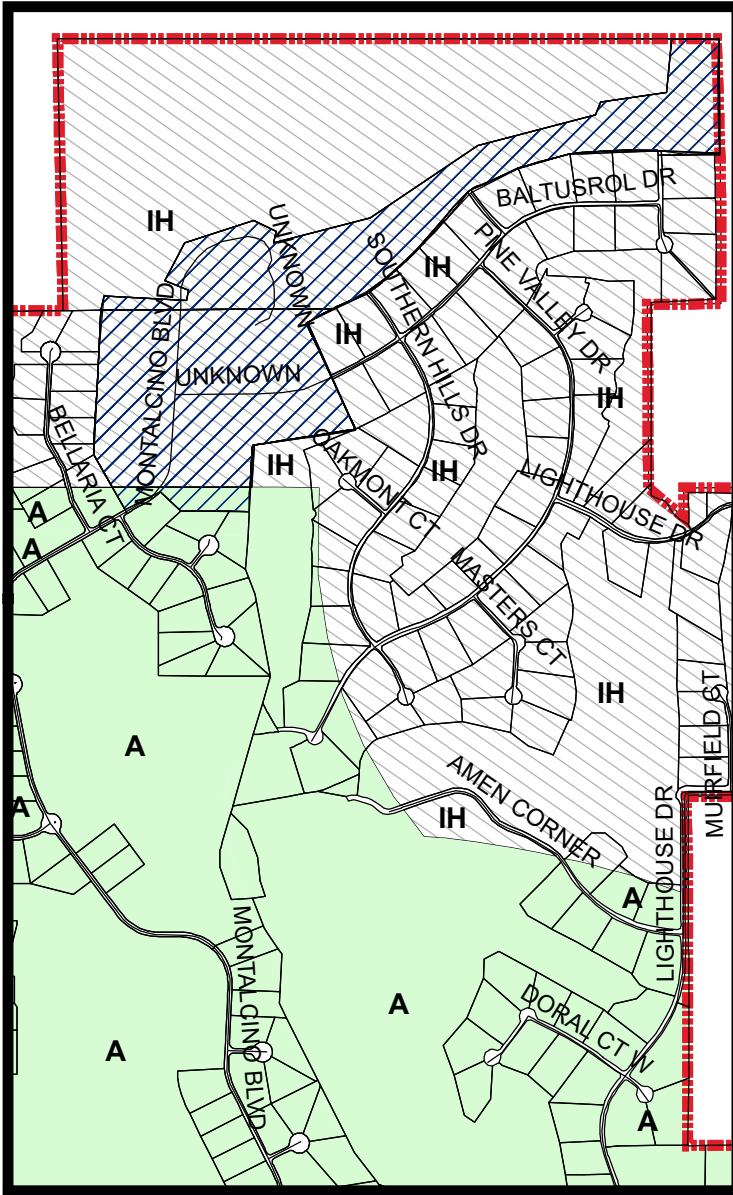
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Record Plat Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: RC22-0006



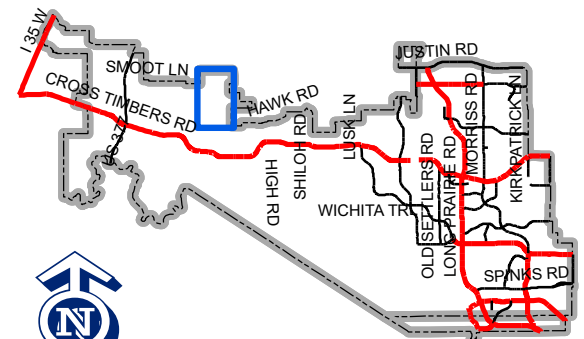
LEGEND

 Agriculture  Interim Holding

 Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 875 1,750 3,500 Feet

March 24, 2023

Mrs. Poornima Kashyap, AICP
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Montalcino Estates (Phase III) – Record Plat Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat and associated engineering plans for phase III of the Montalcino Estates, Lots 3X, Block A, 44-74, 75X, Block B, Lots 24-31, 39X, 40X, 41X, Block G, Lots 1-4, 5X, Block H, Montalcino Estates Phase III, in compliance with the approved Development Plan, dated March 1, 2010 . A record plat is being processed thorough the Town for this property for the new lots and adding easements as required to serve the development. The property is approximately 145 acres and located north of Montalcino Estates, Phase II. The proposed phase is approximately 72.77 acres.

The project will consist of the necessary infrastructure to support the future 43 residential units on lots with a minimum acreage of 1 acre. The number of lots, based on the approved development plan (DP 01-09), remaining for construction is 62 lots. The remaining 16 residential lots will be built in a future phase. The project is zoned “Interim Holding” and has five open space lots, 5X, Block H; 39X, 40X, 41X, and 75X, Block B totaling approximately 12.1 acres. Lot 3X is a private street consisting of 4.502 acres. All units will be custom homes developed as the lots are sold. Utilities will be served by the extension of an existing water line and all sewage will utilize septic systems.

The project is requesting exceptions for the following:

- 1) Lot grading and drainage - Requesting to delay grading of individual lots until the time of building permit application house pad benching. Due to the slopes of the existing topography, lot-to-lot drainage is required for 10 lots within the development. These include Lots 51-60. Drainage will not flow completely across lots. All lots have a dedicated 20’ Drainage Easement along adjacent property lines with an adequately designed channel that will carry storm water drainage to the nearest roadway.

- 2) Topographical slope exception - This phase will have a total impact to 4.52 acres of land with slopes between 5 and 12% and 3.13 acres of protected slopes of 12% or greater. Due to the nature of the existing land and the approved Development Plan, this is not able to be avoided.
- 3) *Per Ord. No. 44-14, Sec. 90-403 & Sec. 90-404, the Montalcino Estates (Phase III) development is requesting to allow construction and construction-related activity within the fully developed FEMA floodplain and FEMA floodplain. A hydraulic study has been provided by a licensed professional engineer that is in conformance with the Town's exception criteria. Per Sec. 90-404, upon approval of the exception by Town Council a conditional letter of map revision (CLOMR) application will be provided to FEMA for review and approval. No construction or construction-related activity, within the effective floodplain, will begin prior to receipt of FEMA's approval of the CLOMR and a Town approved floodplain development permit.*

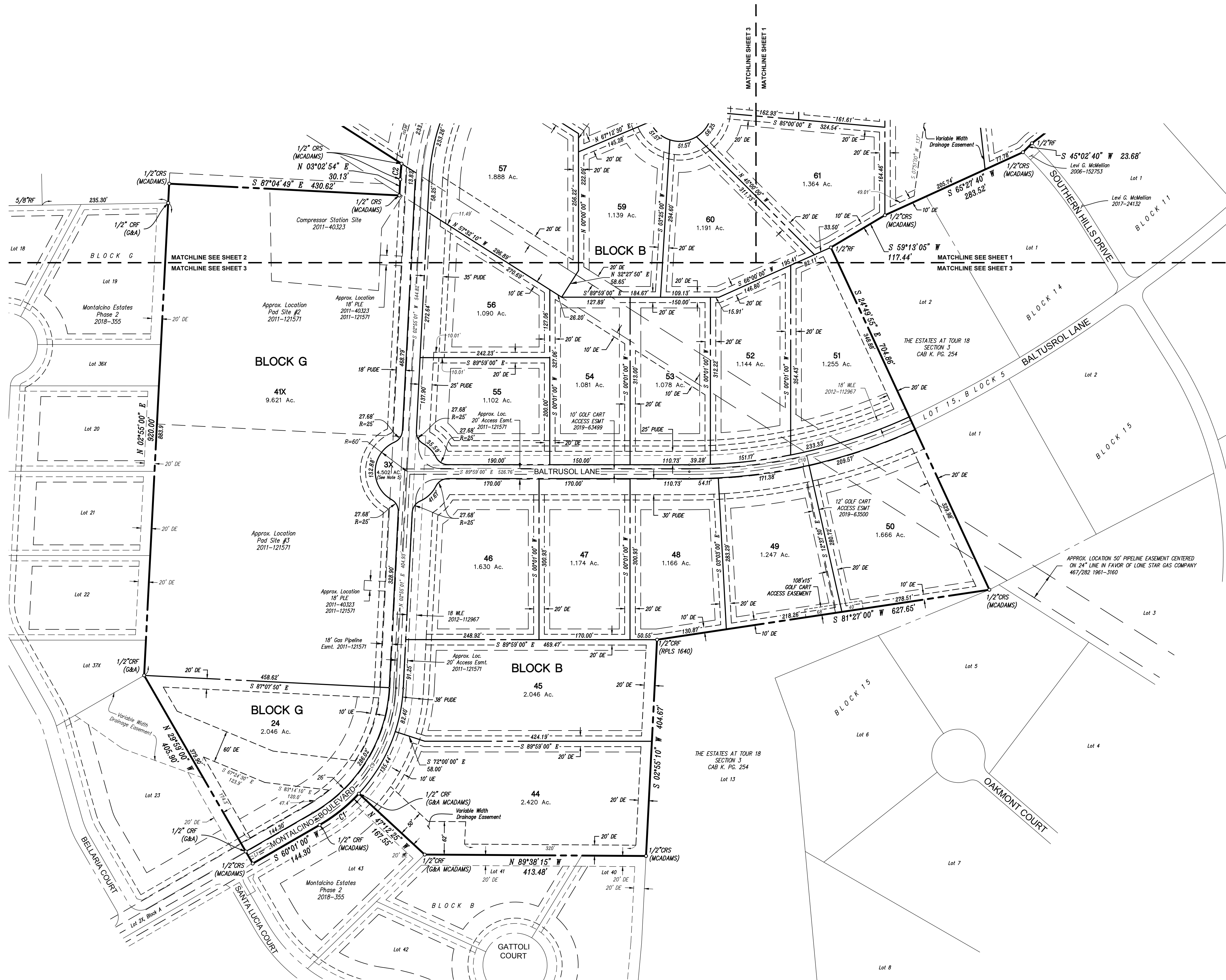
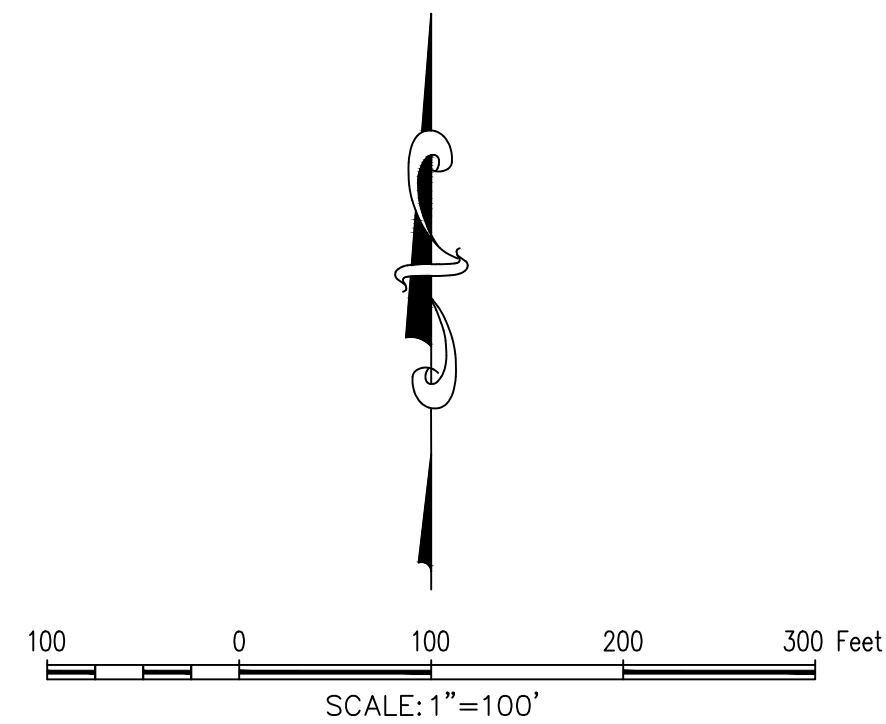
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,



Darren Andrews,
Senior Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Brock Babb, Centurion American



RECORD PLAT
MONTALCINO ESTATES, PHASE III
72.766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 478
T.&P.R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



McADAMS

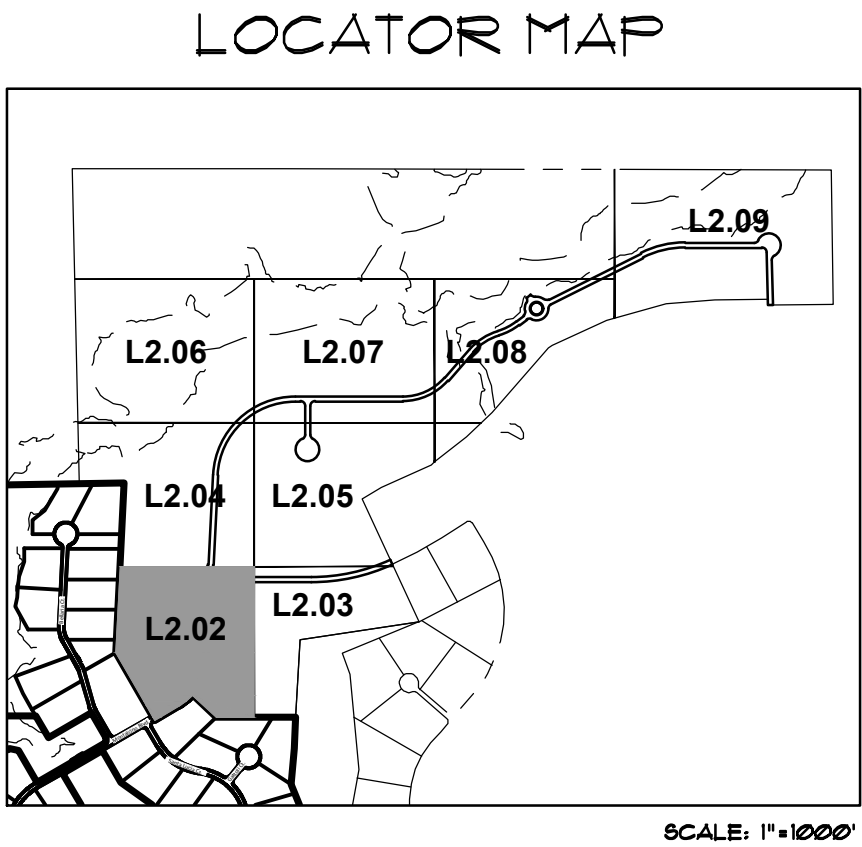
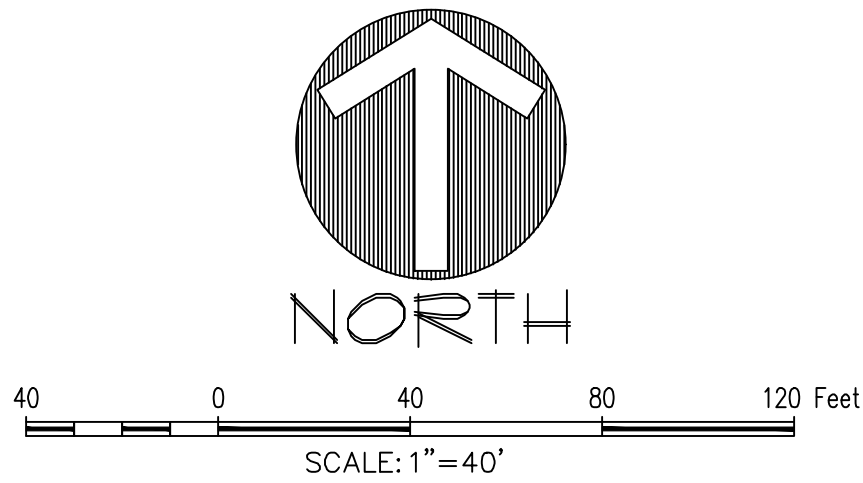
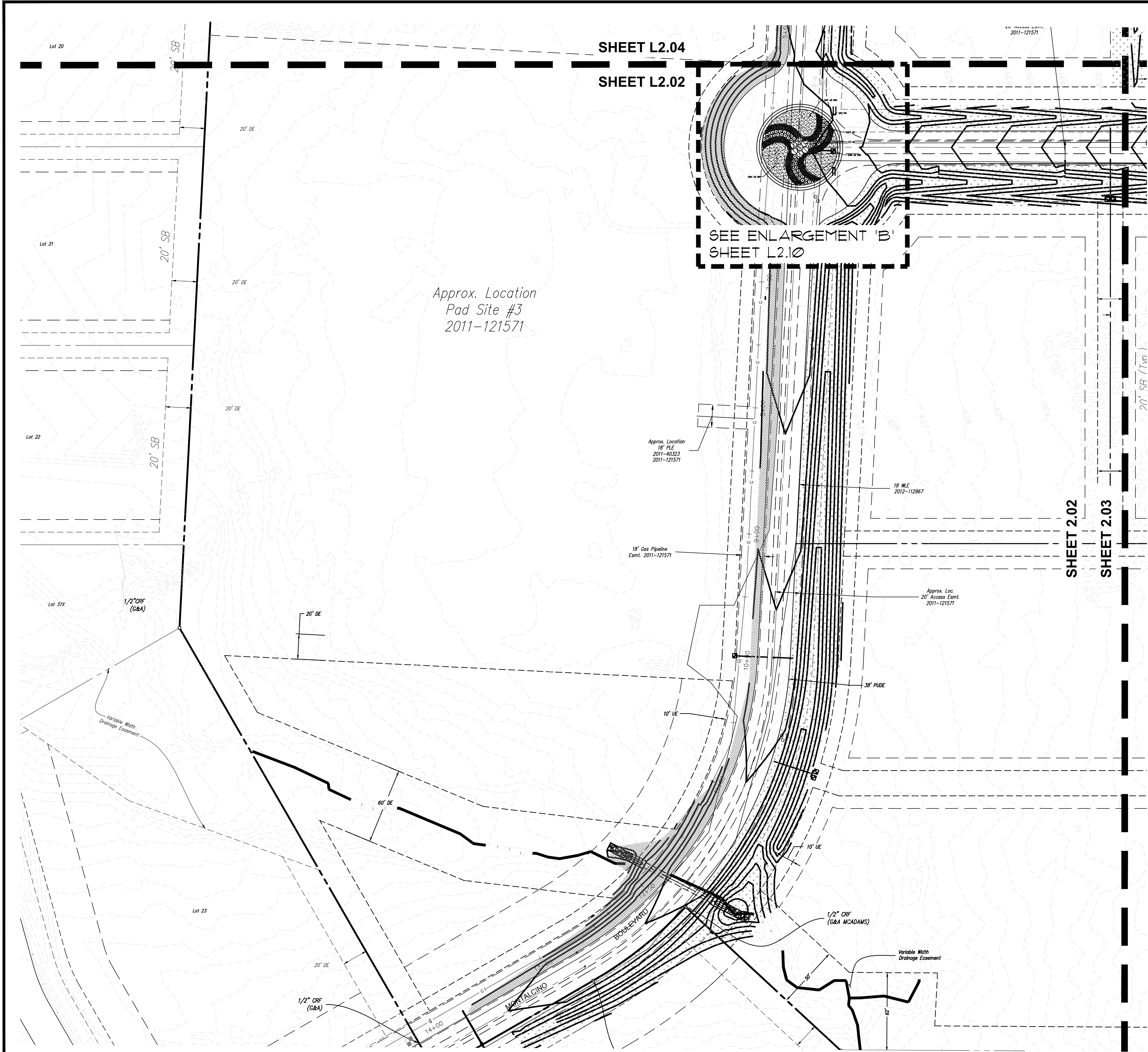
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-436-9712
201 Country View Drive
Roanoke, Texas 75282
940-240-1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com

3/4

DRAWN BY: AT DATE: 04/04/2022 SCALE: 1"=100' JOB No. CADG21004

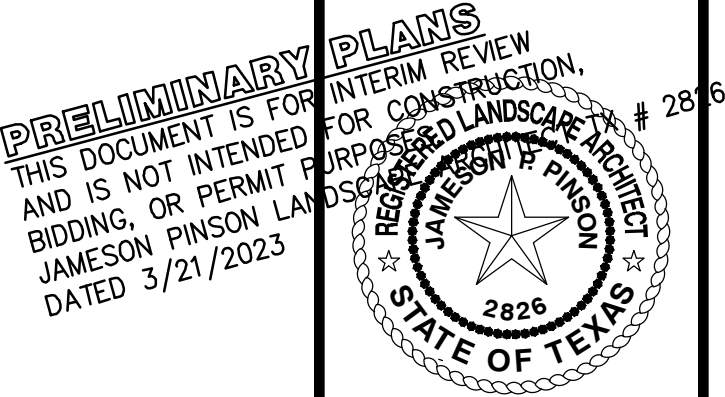
OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1900 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 882-7500
Contact: Mr. Mehrdad Moayed

File: M:\Projects\CADG21004\04-Production\Engineering\Sheets\CADG21004-L1.dwg
Plotted: 3/21/2023 11:44 AM by John Barrett, Sheet: 3/19/2023 2:03 PM, by Jm



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry Berberis thunbergii 'Aurea'
	CU	Berkley Sedge Carex divulsa Berkley
	LB	Texas Sage Leucophyllum frutescens 'Bertstar Dwarf'
	LP	Pocomoke Crape Myrtle Lagerstroemia indica x fauriei 'Pocomoke'
	MF	Mexican Feathergrass Nassella tenuissima
	PM	Pink Muhly Muhlenbergia capillans
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	BA2	Blackland Prairie Grass Seed Blackland Prairie grass seed
	BG	Bermuda Grass Cynodon dactylon
	SOD	Bermuda Grass Cynodon dactylon



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
972.436.1012
TBE# 19762 TBE#LS 10194440
www.mcadamsco.com



**MONTALCINO ESTATES,
PHASE III**
In the
72.766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

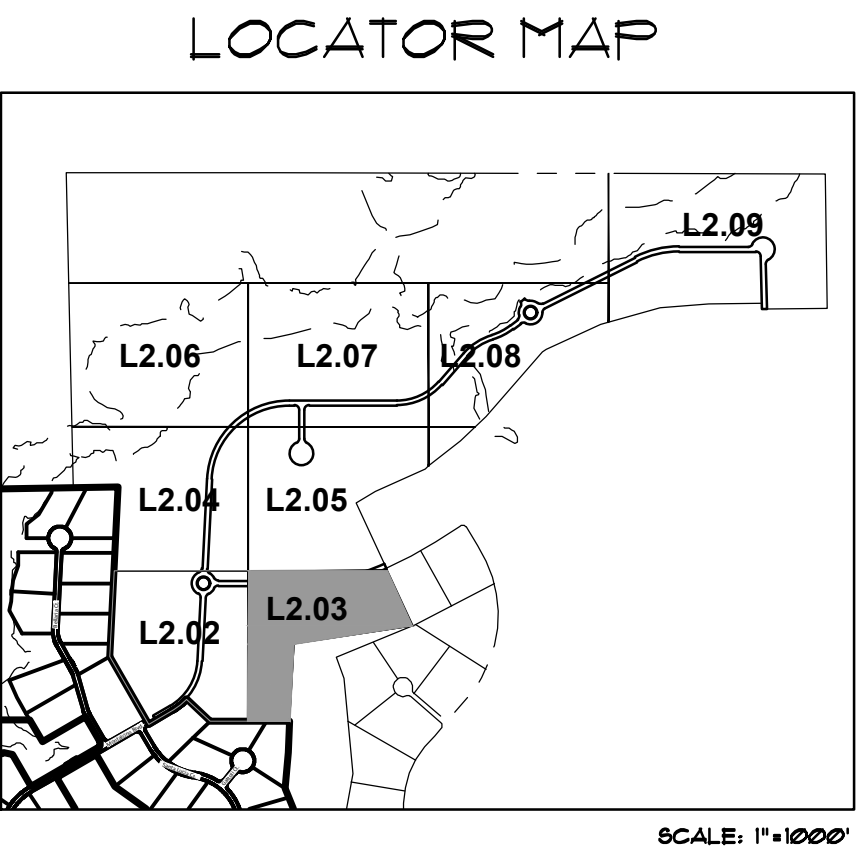
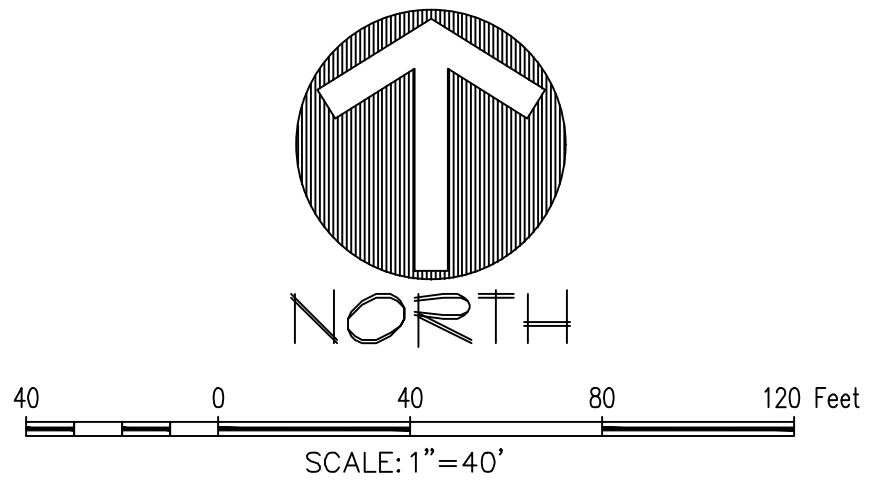
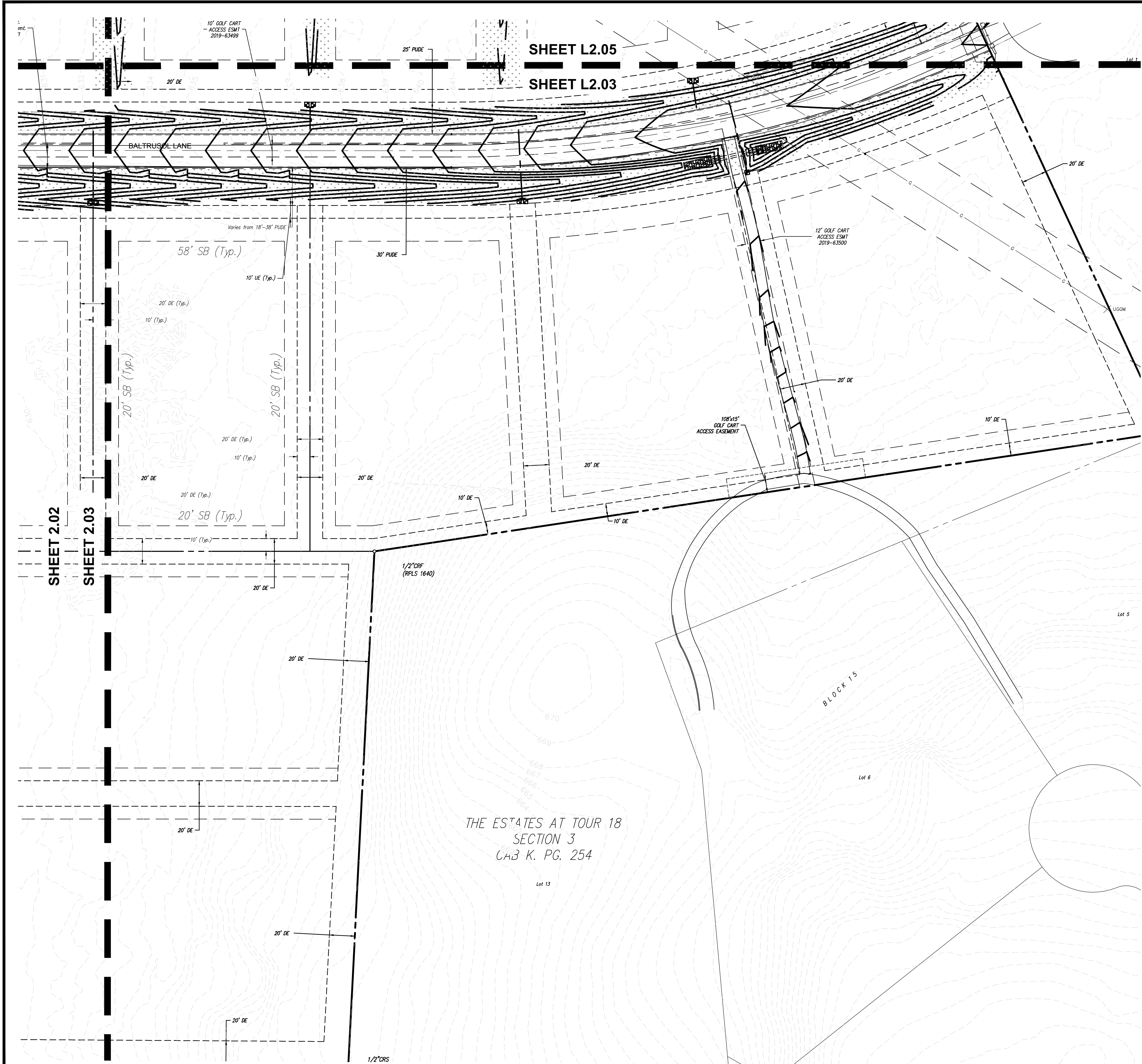
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Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

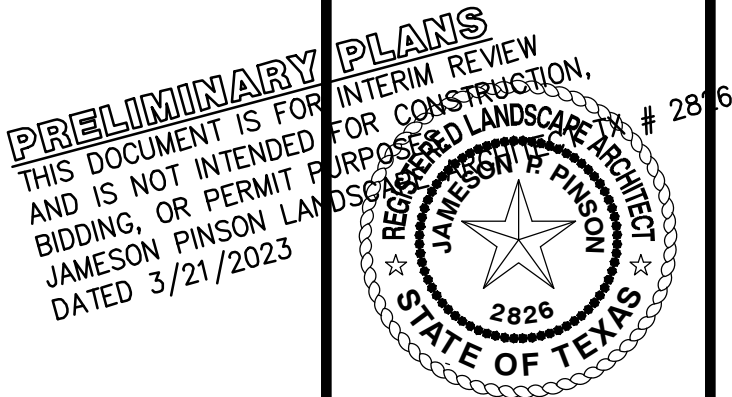
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PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry <i>Berberis thunbergii</i> 'Aurea'
	CU	Berkley Sedge <i>Carex divulsa</i> Berkley
	LB	Texas Sage <i>Leucophyllum frutescens</i> 'Bertstar Dwarf'
	LP	Pocomoke Grape Myrtle <i>Lagerstroemia indica</i> x <i>faunei</i> 'Pocomoke'
	MF	Mexican Feathergrass <i>Nassella tenuissima</i>
	PM	Pink Muhly <i>Muhlenbergia capillans</i>
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	BA2	Blackland Prairie Grass Seed Blackland Prairie grass seed
	BG	Bermuda Grass <i>Cynodon dactylon</i>
	SOD	Bermuda Grass <i>Cynodon dactylon</i>



The John R. McAdams
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201 County View Drive
Richardson, Texas 75082
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www.mcadamsco.com



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A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

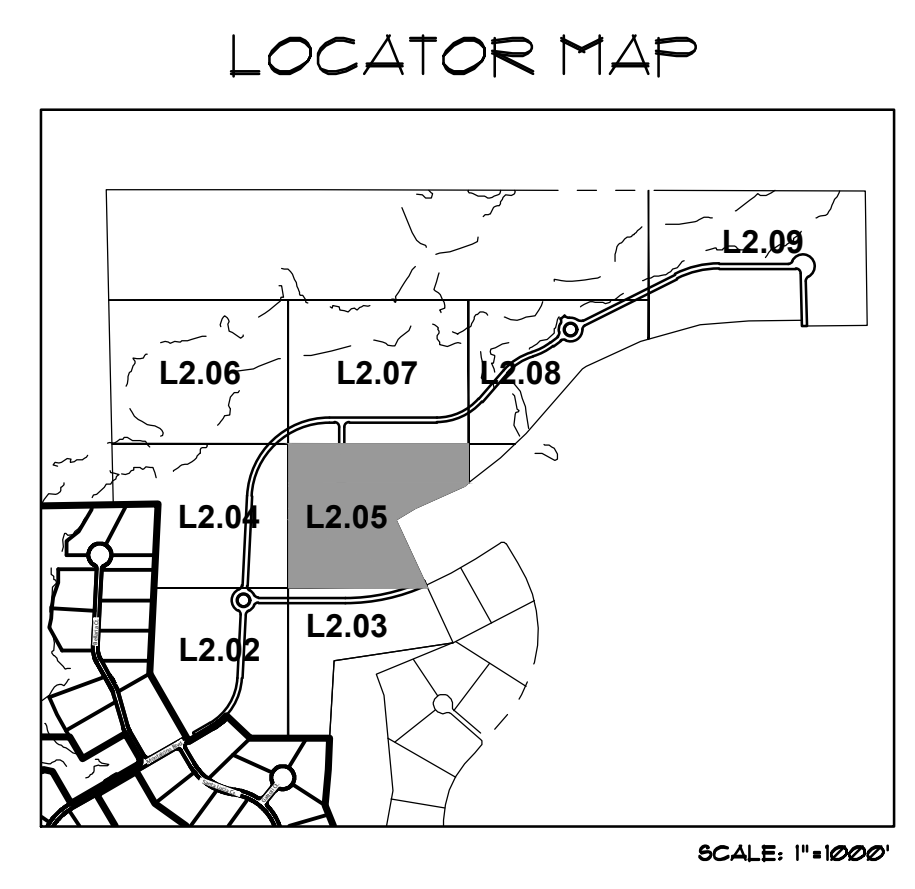
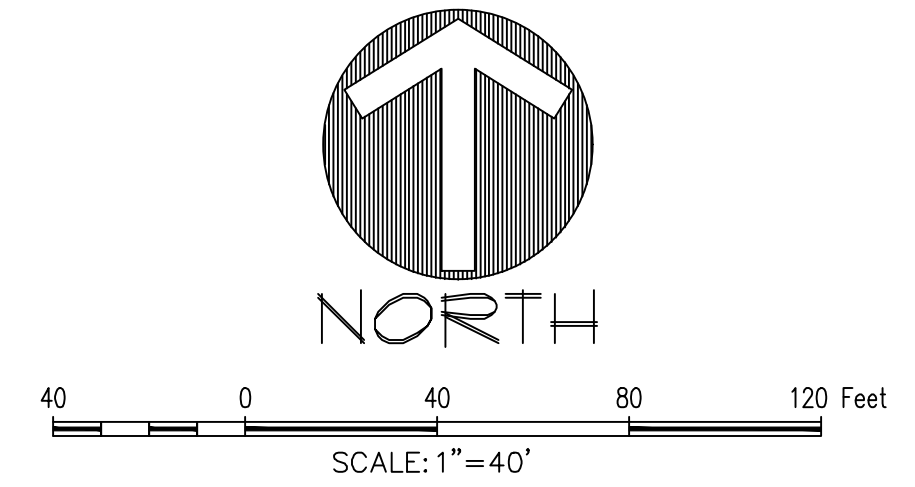
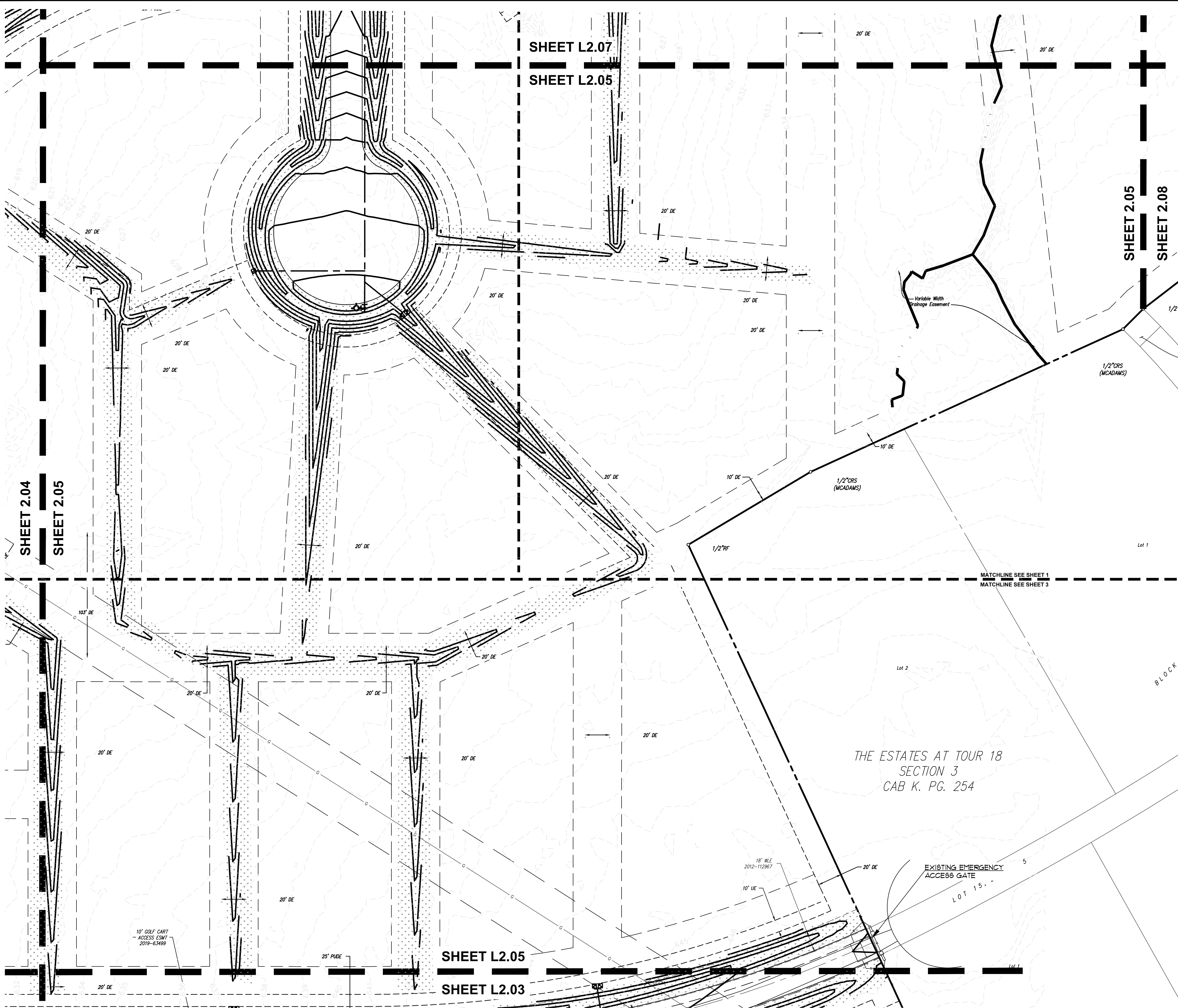
LANDSCAPE PLAN

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10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

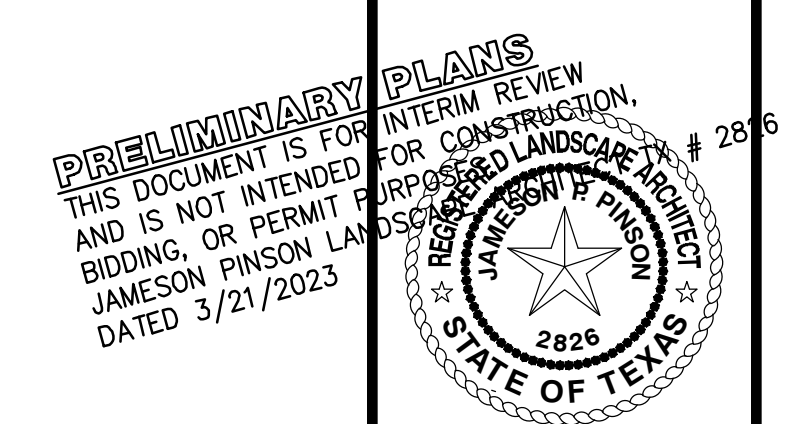
OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedi

L2.03



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry Berberis thunbergii 'Aurea'
	CU	Berkley Sedge Carex divulsa Berkley
	LB	Texas Sage Leucophyllum frutescens 'Bertstar Dwarf'
	LP	Pocomoke Grape Myrtle Lagerstroemia indica x faunei 'Pocomoke'
	MF	Mexican Feathergrass Nassella tenuissima
	PM	Pink Muhly Muhlenbergia capillans
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	BA2	Blackland Prairie Grass Seed Blackland Prairie grass seed
	BG	Bermuda Grass Cynodon dactylon
	SOD	Bermuda Grass Cynodon dactylon



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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

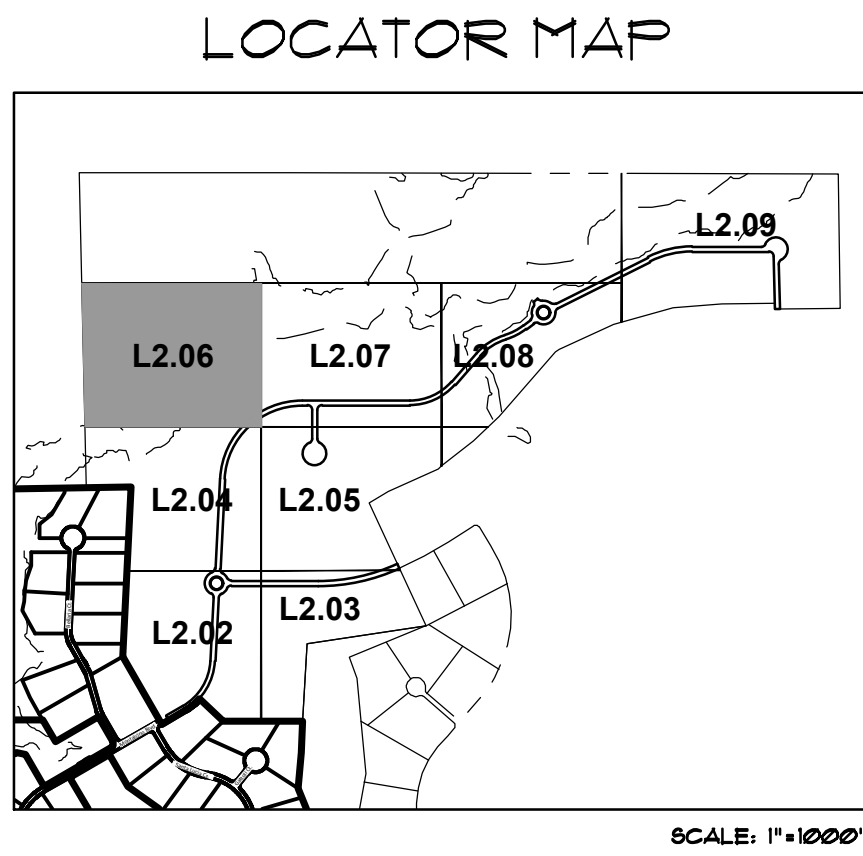
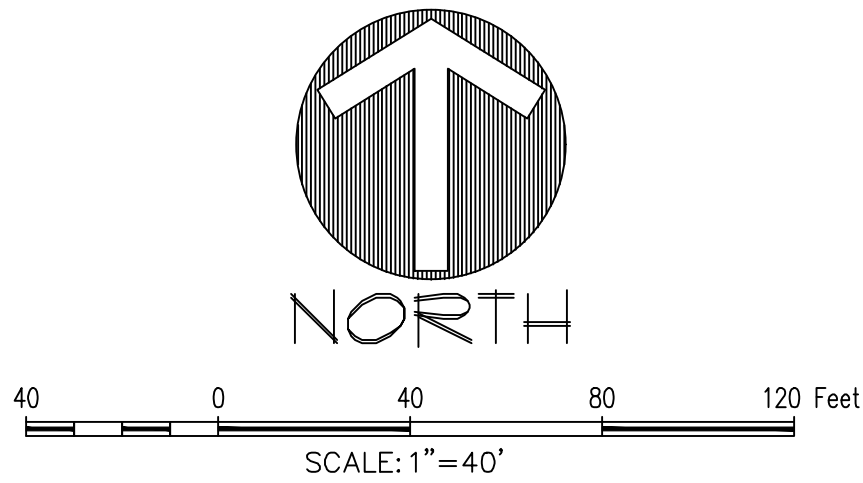
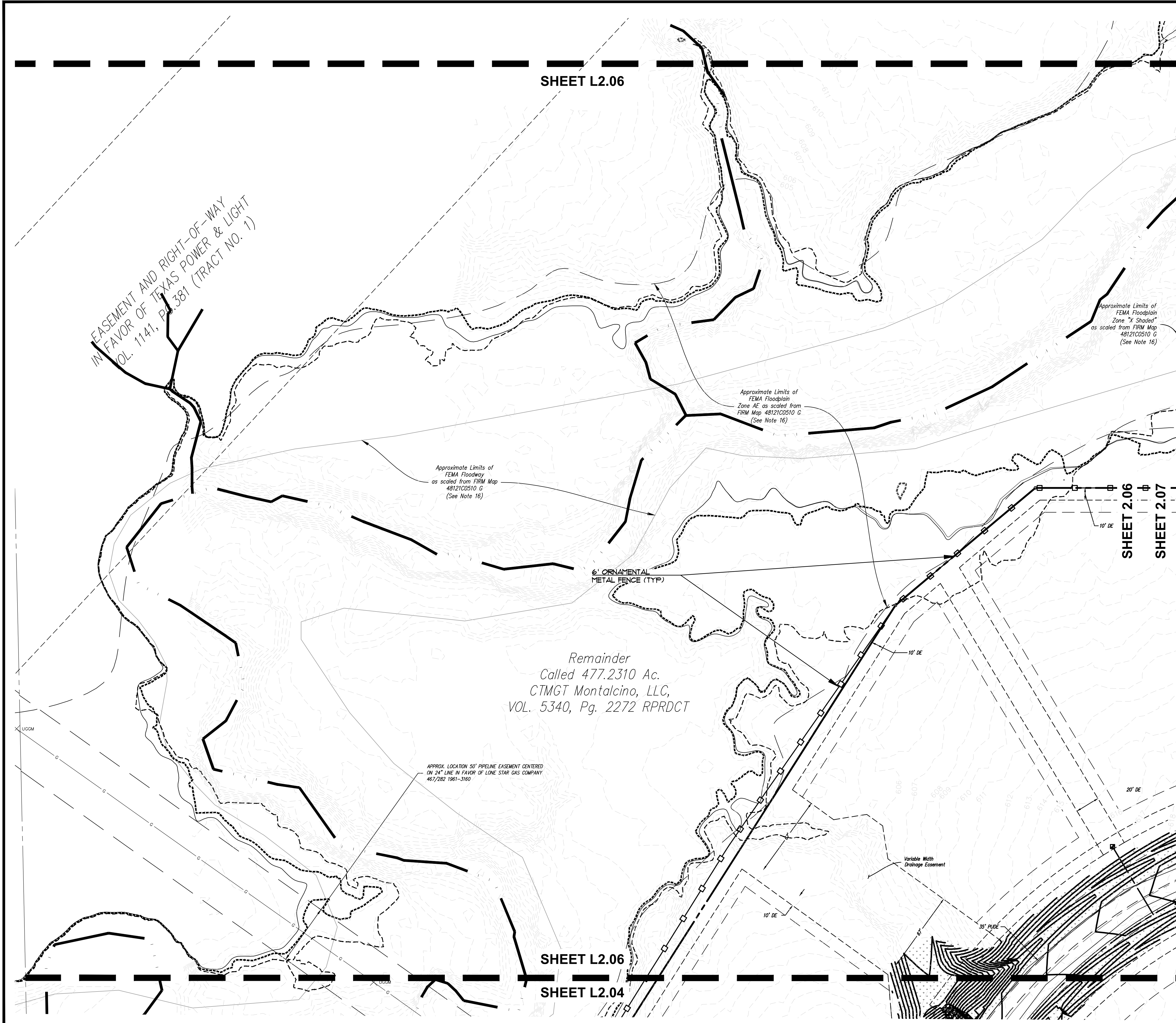


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11/23/2022
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03/21/2023

CADG21004

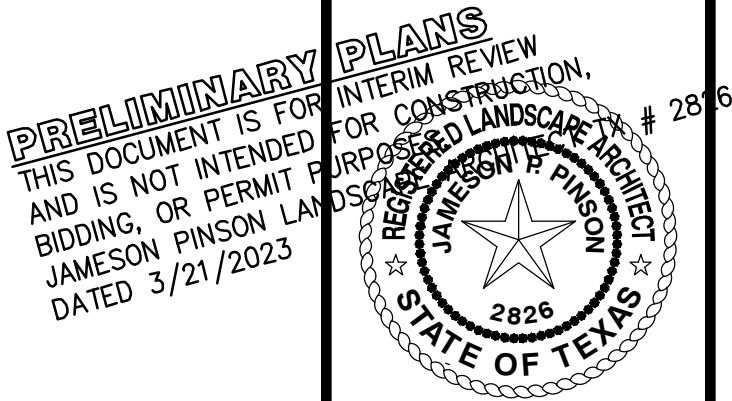
OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

L2.05



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry Berberis thunbergii 'Aurea'
	CU	Berkley Sedge Carex divulsa Berkley
	LB	Texas Sage Leucophyllum frutescens 'Bertstar Dwarf'
	LP	Pocomoke Grape Myrtle Lagerstroemia indica x faunei 'Pocomoke'
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	PM	Pink Muhly Muhlenbergia capillans
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	BG	Bermuda Grass Cynodon dactylon
	SOD	Bermuda Grass Cynodon dactylon



Drawn By: LH
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CADG21004

L2.06

MONTALCINO ESTATES,
PHASE III

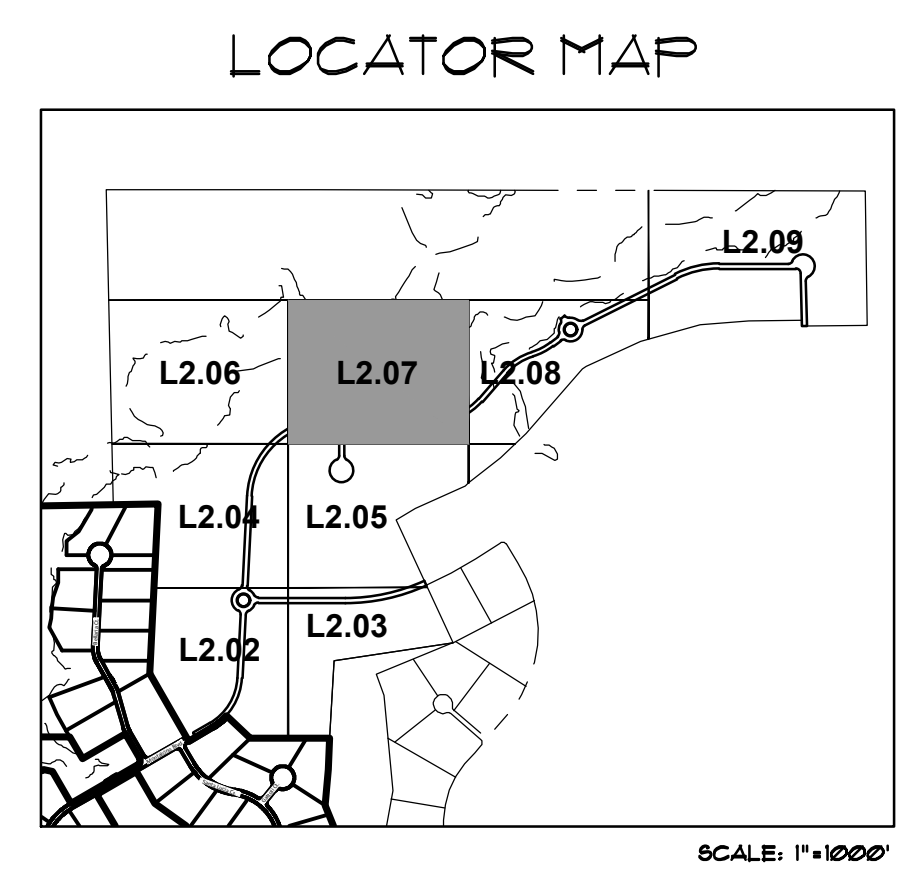
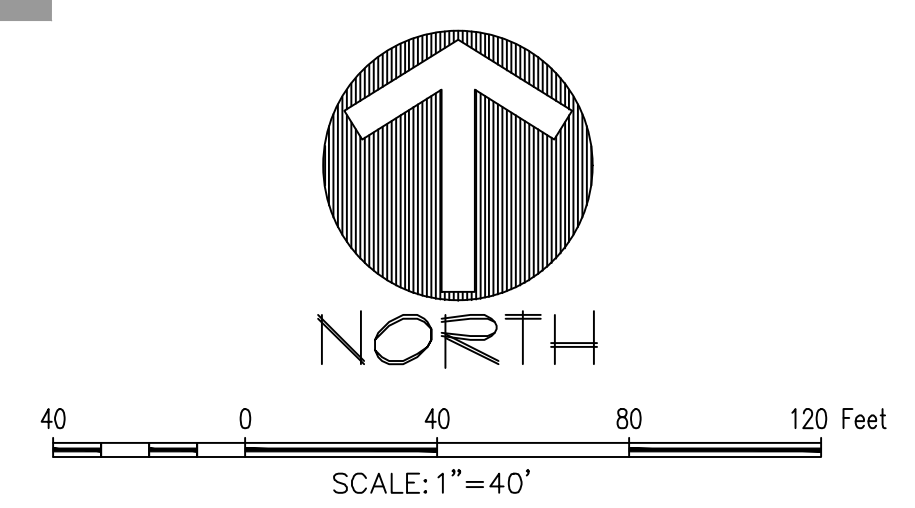
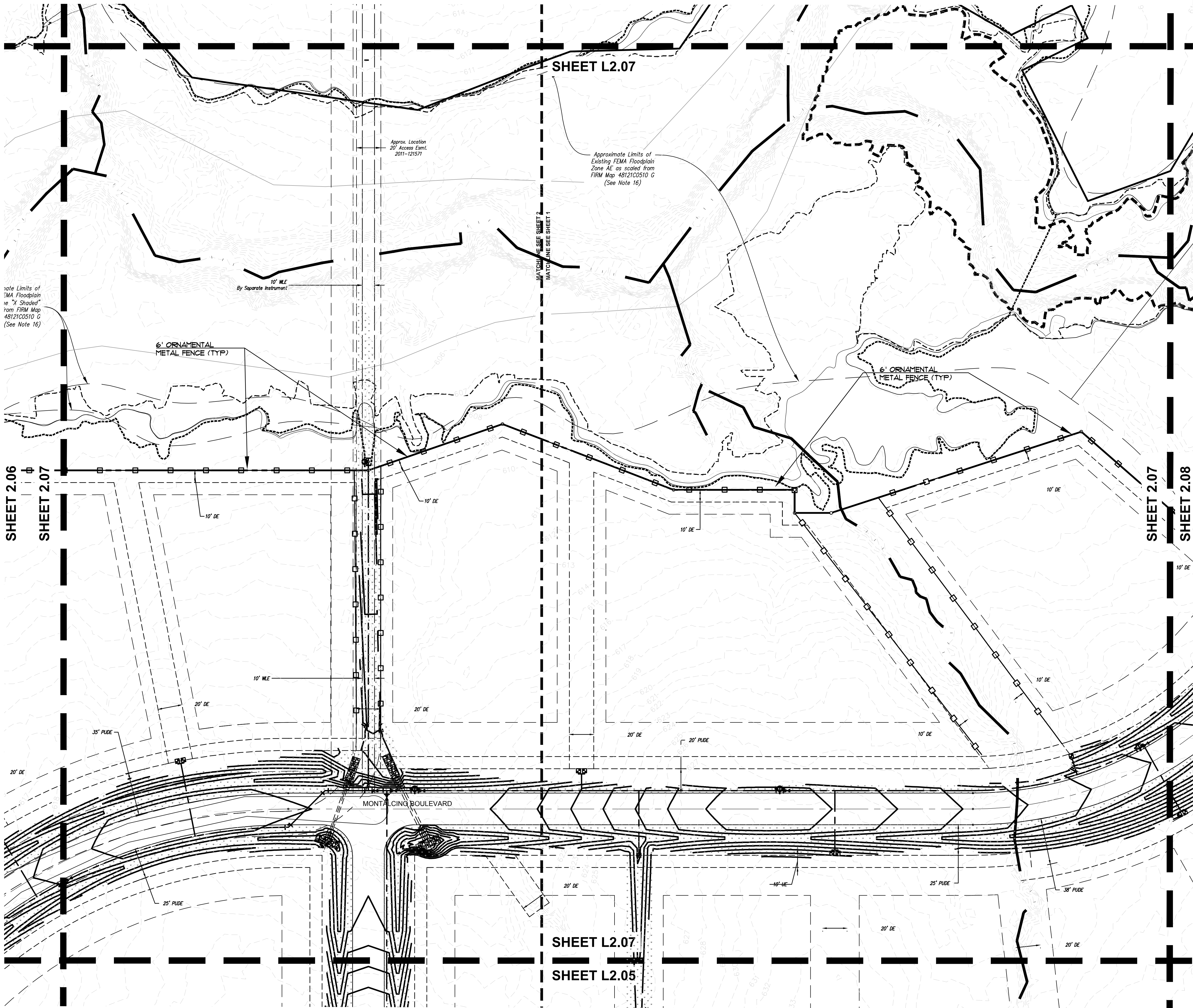
72,766 Acres
In the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



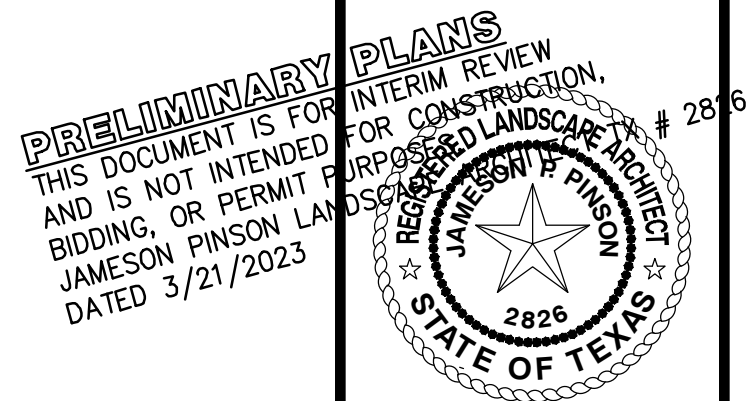
The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
972.410.1012
TBEF, 19762 TBEF.S: 10194-440
www.mcadamsco.com

MONTALCINO ESTATES, PHASE III



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry <i>Berberis thunbergii</i> 'Aurea'
	CU	Berkley Sedge <i>Carex divisa</i> Berkley
	LB	Texas Sage <i>Leucophyllum frutescens</i> 'Bertstar Dwarf'
	LP	Pocomoke Grape Myrtle <i>Lagerstroemia indica</i> x <i>faunei</i> 'Pocomoke'
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JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1803
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

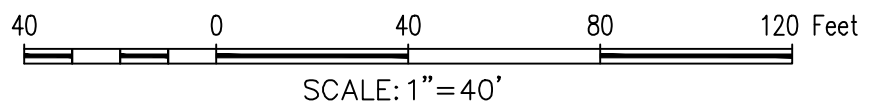
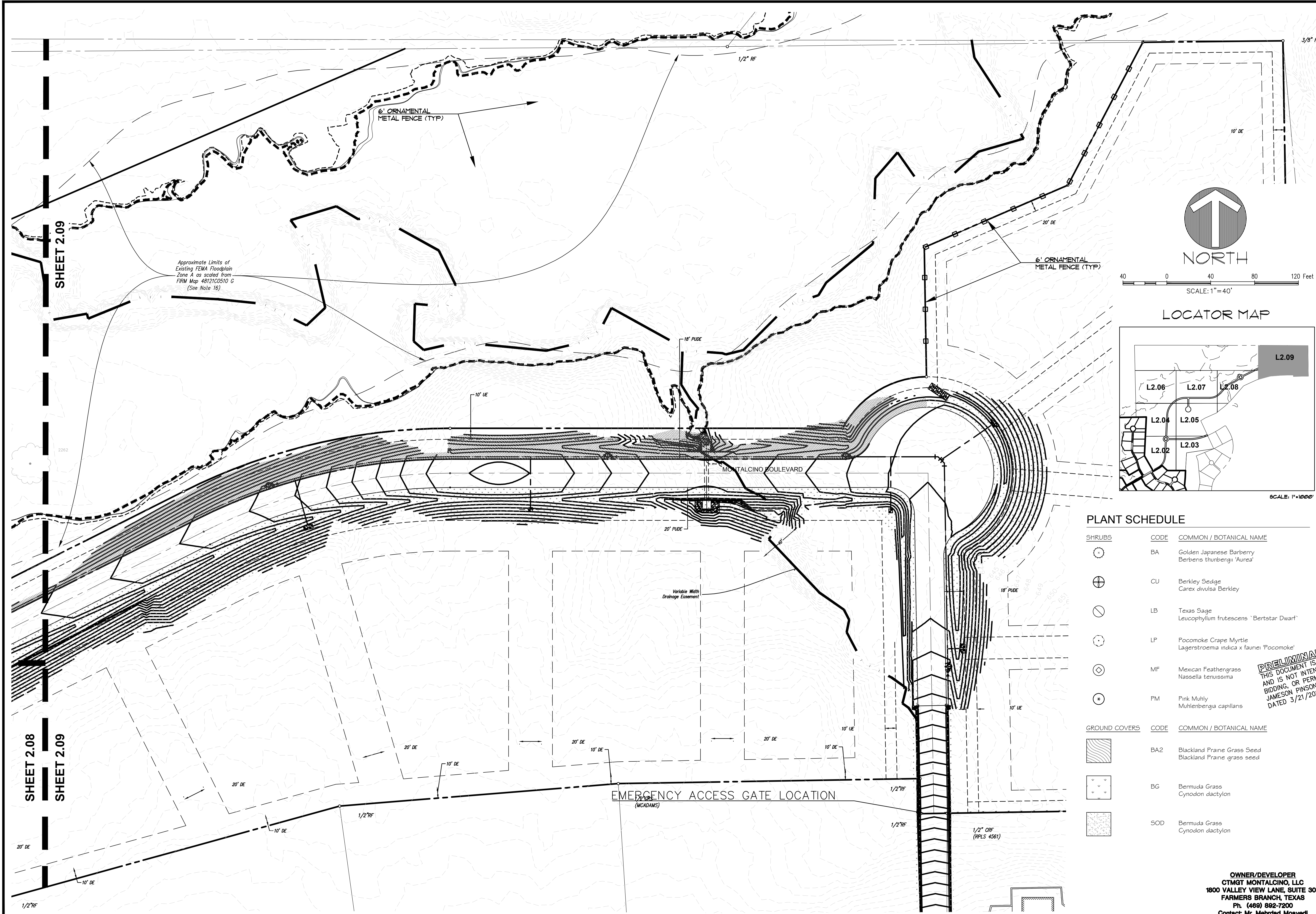


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01/25/2023
03/21/2023

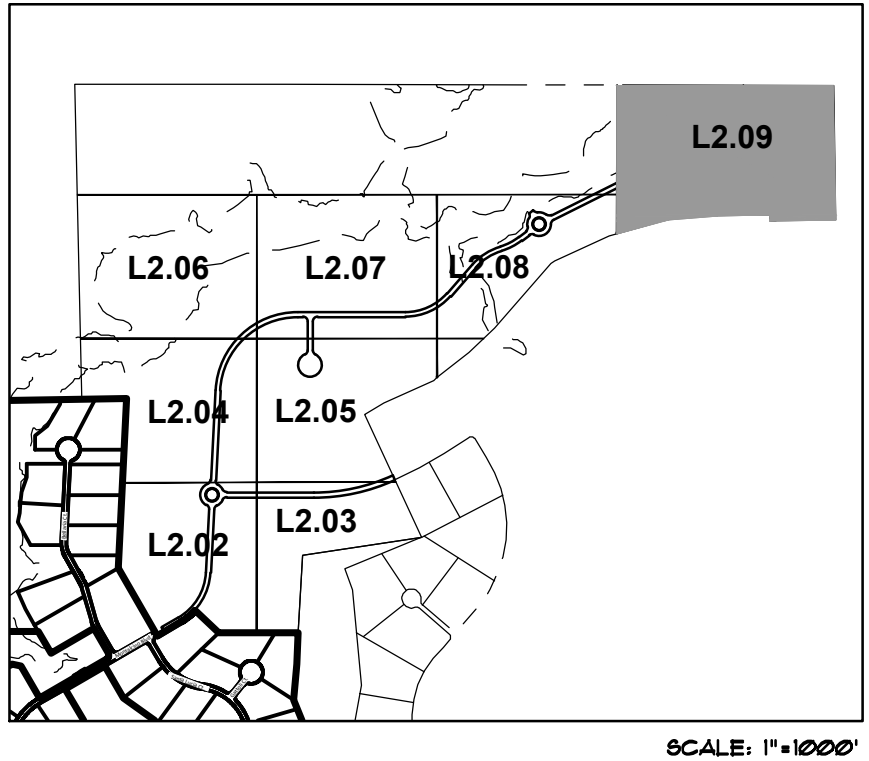
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OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

L2.07



LOCATOR MAP



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry <i>Berberis thunbergii</i> 'Aurea'
	CU	Berkley Sedge <i>Carex divisa</i> Berkley
	LB	Texas Sage <i>Leucophyllum frutescens</i> 'Bertstar Dwarf'
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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION.
AND IS NOT INTENDED
FOR BIDDING, OR PERMIT
PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 3/21/2023

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Richardson, Texas 75082
972.440.1012
TBE# 19762 TBE#LS 10194440
www.mcadamsco.com



MONTALCINO ESTATES,
PHASE III

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A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

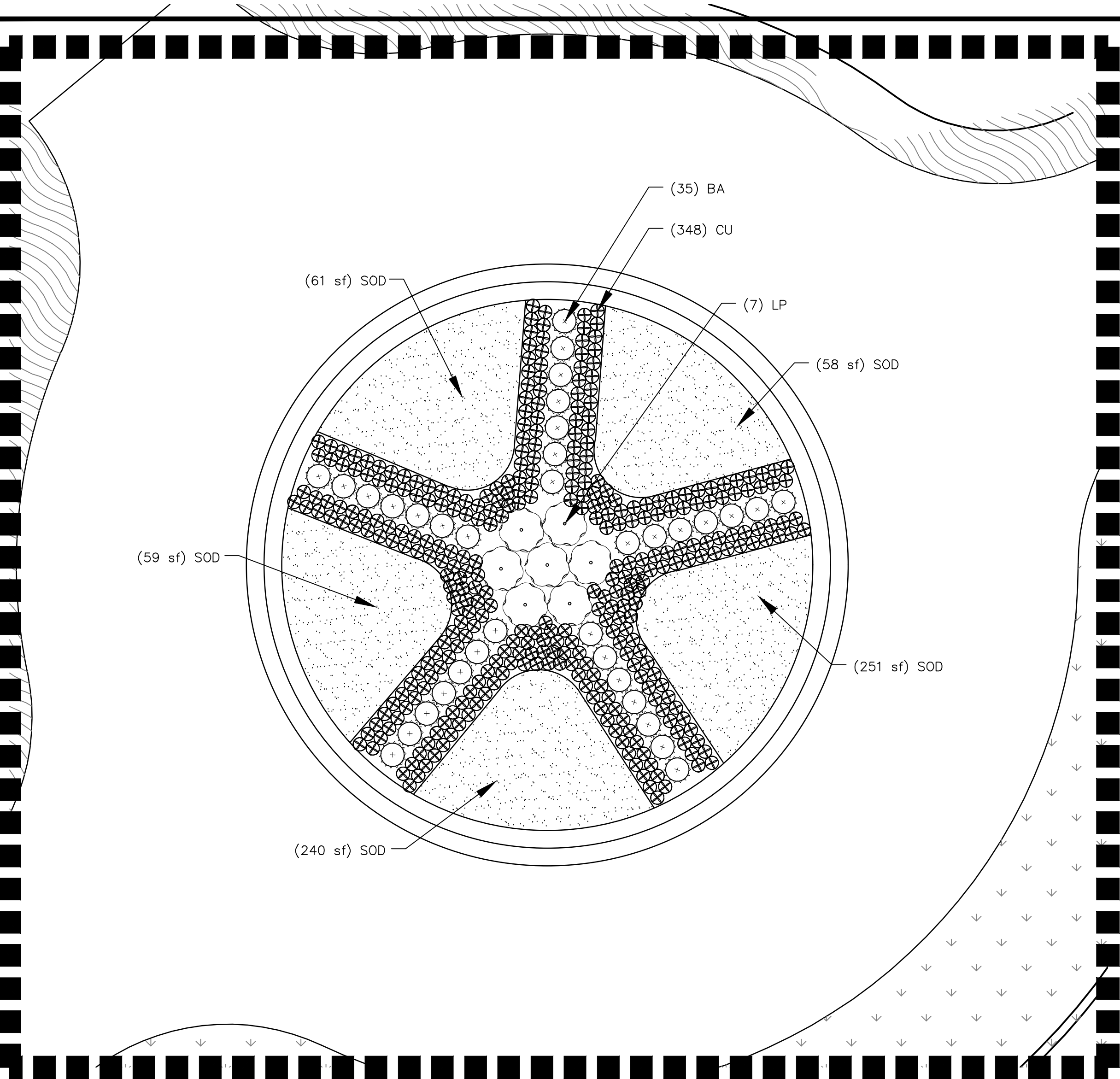
LANDSCAPE PLAN

CADG21004

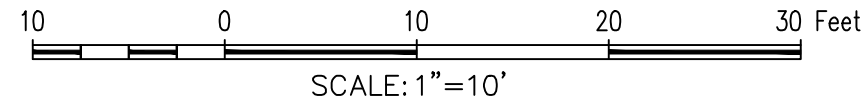
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OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

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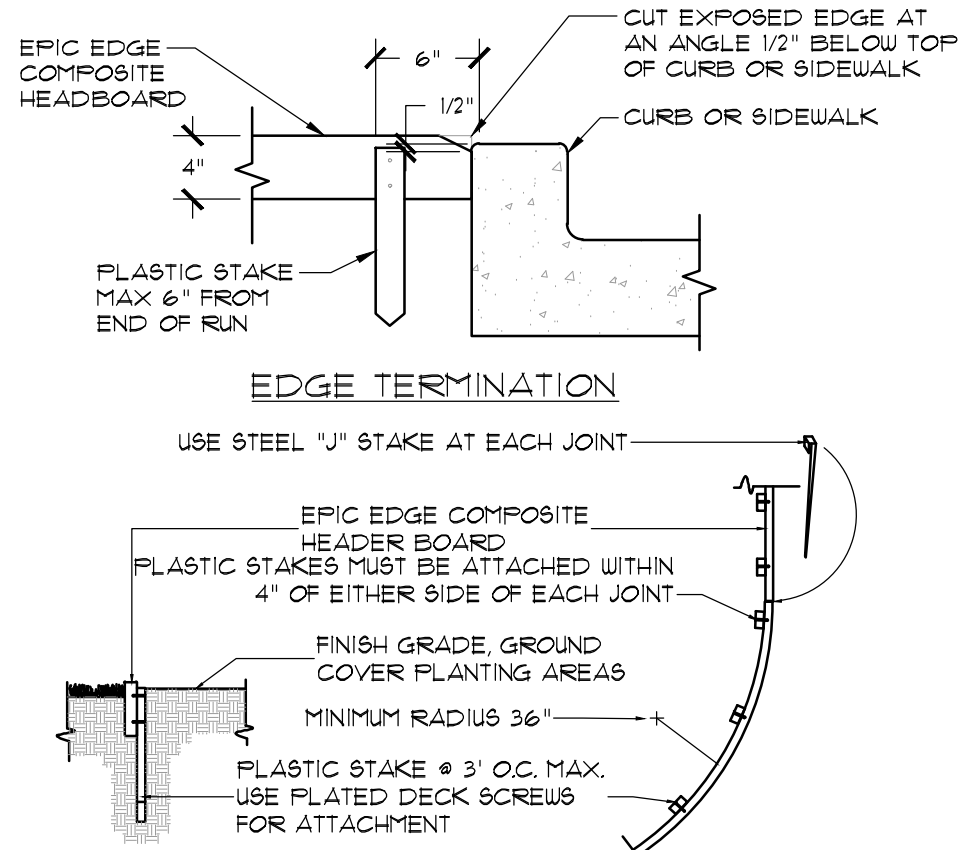


ENLARGEMENT 'A'



PLANT SCHEDULE

SHRUBS	CODE	COMMON / BOTANICAL NAME
	BA	Golden Japanese Barberry <i>Berberis thunbergii</i> 'Aurea'
	CU	Berkley Sedge <i>Carex divulsa</i> Berkley
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	SOD	Bermuda Grass <i>Cynodon dactylon</i>



SECTION	HDR SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
	1x6	5 1/8" x 3 3/8" x 20'	36"

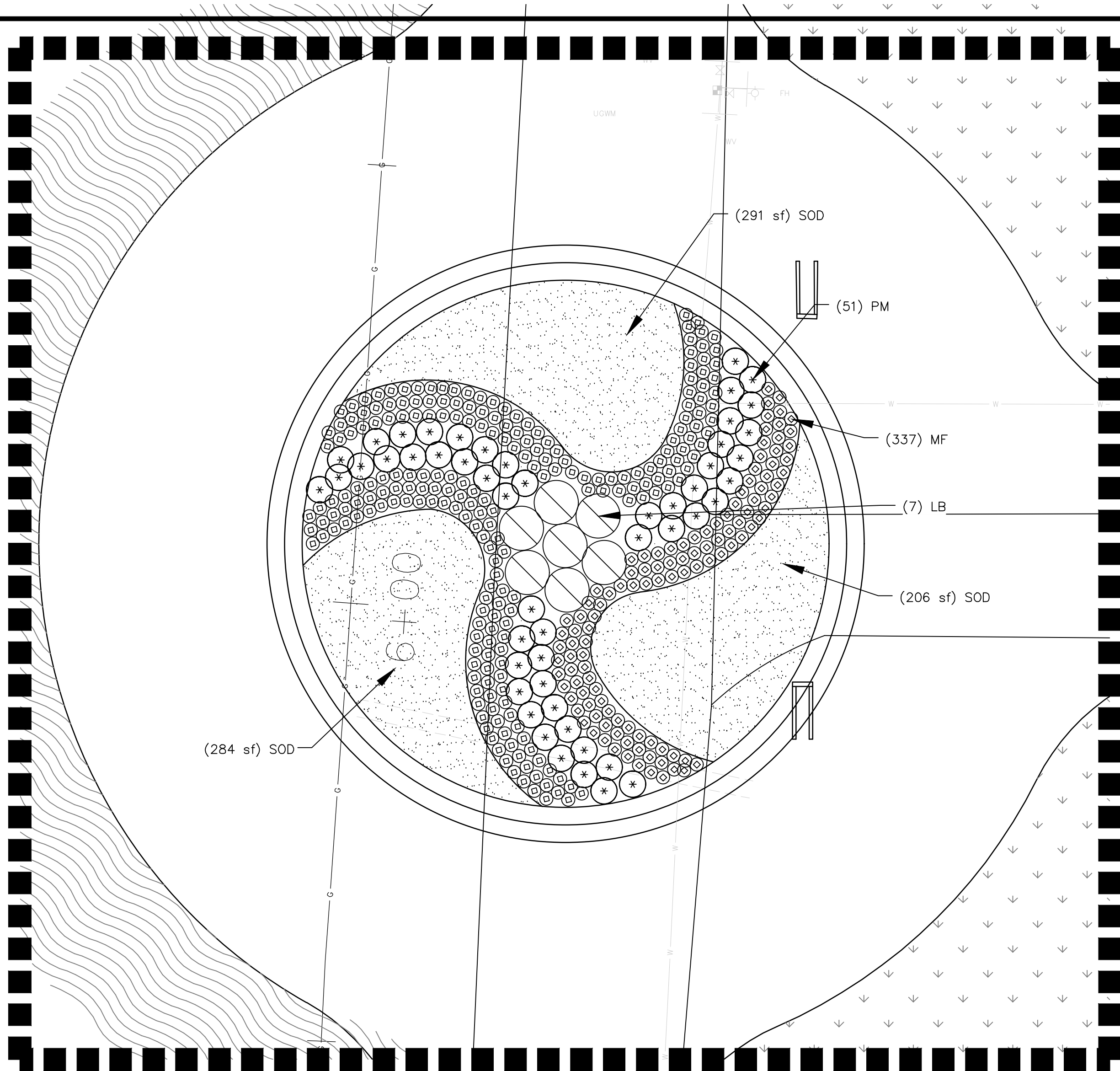
EPIC EDGE CHART
COLOR OPTION: CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

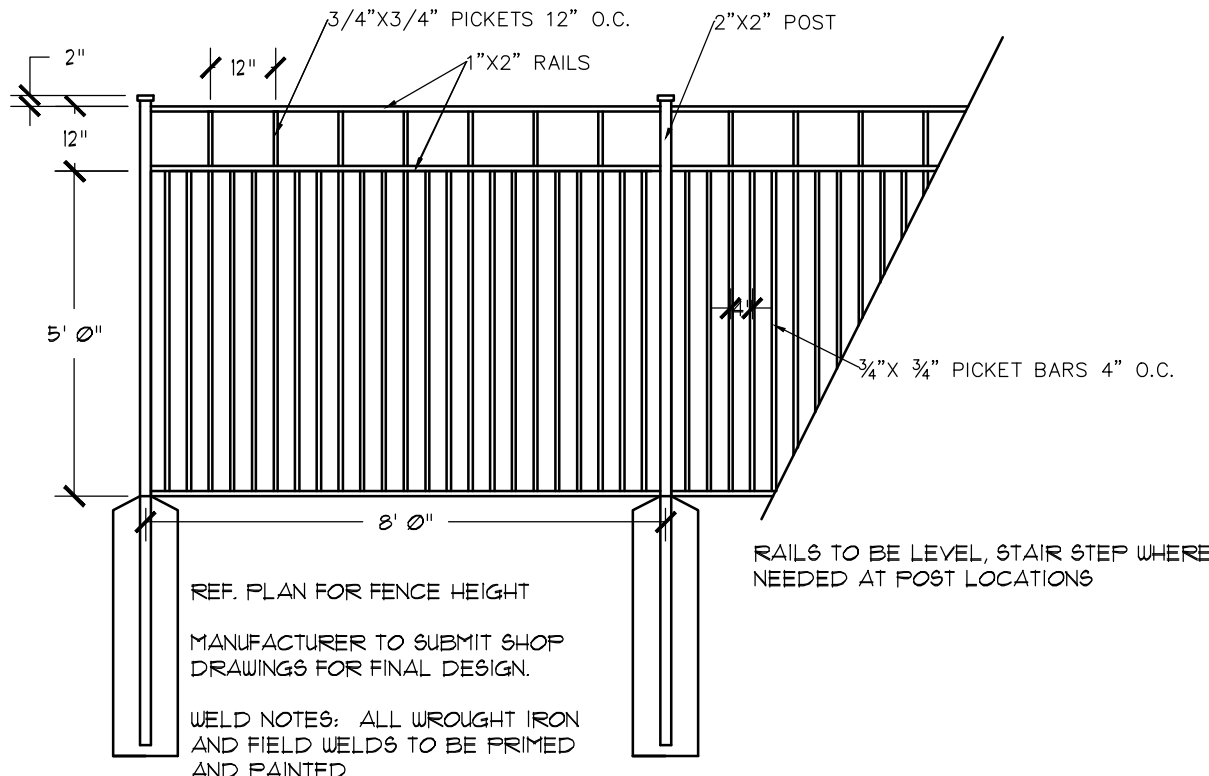
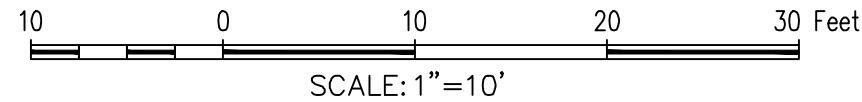
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BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

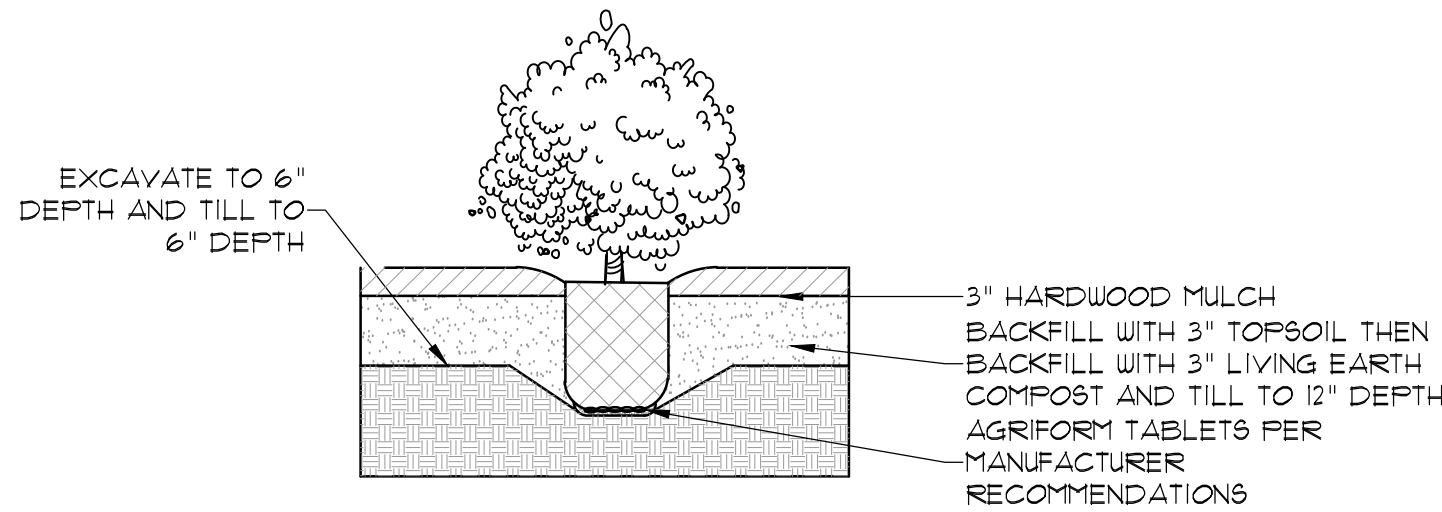
1 EPIC EDGE COMPOSITE BOARD DETAIL
SCALE: NOT TO SCALE



ENLARGEMENT 'B'



2 ORNAMENTAL METAL FENCE
SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 3/21/2023

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MONTALCINO ESTATES,
PHASE III
72.766 Acres
In the
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A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



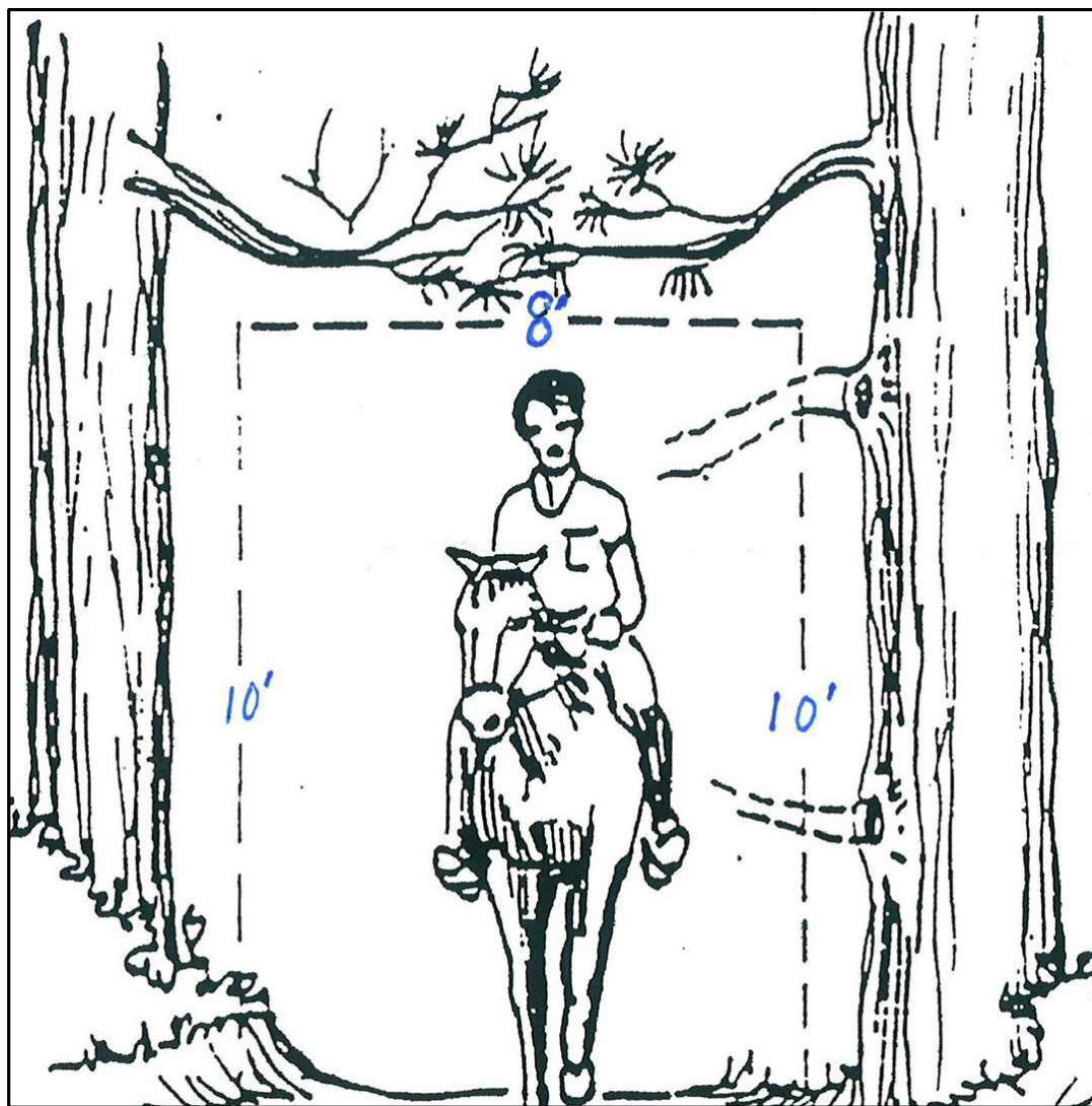
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CADG21004

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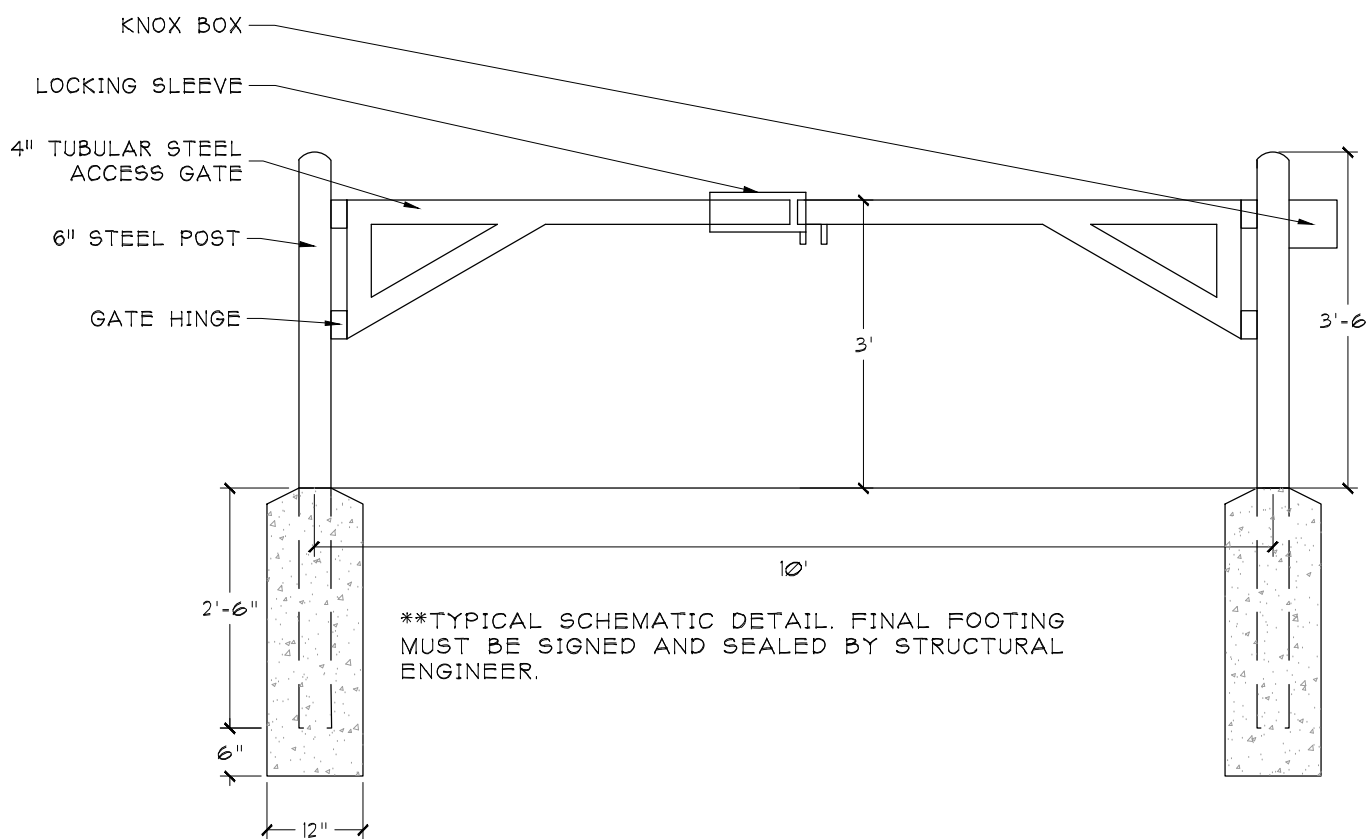
L2.10

MONTALCINO ESTATES, PHASE III



1 EQUESTRIAN TRAIL SECTION

SCALE: NOT TO SCALE



3 EMERGENCY ACCESS GATE

1/2"=1'

CIB

Dual Sided Marker

Durable, attractive two-sided marker

This durable fiberglass composite Carsonite Dual Sided Marker accepts sheeting or decals on both sides. Ideal for 180-degree messages-for rural route marking or for 9-1-1 identification. The marker rebounds after impacts, and resists vandalism. The raised, reinforced ribs along each side help prevent scratching or removal of the legends if impacted.

How to Order:

Product number	Length (in.)	Post color	Standard lengths (ins)
CIB3	36	01-White	60, 62, 66
066	36	03-Brown	60, 62, 66, 72
01	36	01-White	60, 62, 66, 72

Other lengths and colors are available. Contact your representative.

Material: Fiberglass Composite

Options and Accessories: Reflective sheeting, Stock or custom decals, Direct Graphics, Visibility Enhancer, Anchor Barb

Installation tools: Post Driver (PDR, PDRL), Post Puller, Pilot Hole Driver

6 Carsonite - 800-648-7716 - www.carsonite.com

NOTE: EQUESTRIAN TRAIL MARKERS ARE PLACED APPROXIMATELY EVERY 1/2 MILE AMOUNTING TO (5) SIGNS.

FINAL LOCATION OF (5) SIGNS SHALL BE DETERMINED BY TOWN OF FLOWER MOUND PARKS AND RECREATION PERSONNEL

2 EQUESTRIAN TRAIL MARKER-(BROWN)

SCALE: NOT TO SCALE

LANDSCAPE NOTES

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of disturbance are to have grass reestablished at 80% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

LANDSCAPE NOTES

Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the town of flower mound.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks, or debris less than 1" in diameter.
- All landscape to be 100% irrigated. All irrigation within drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 15% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

IMPORTANT TURF NOTES

AREAS OF TURF ESTABLISHMENT MAY NOT BE SHOWN ON THESE PLAN SHEETS.

ALL AREAS OF DISTURBANCE SHALL HAVE TURF ESTABLISHED. SEE LANDSCAPE NOTE 14, THIS SHEET.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to, curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. Should installation occur between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Installation and establishment of turf shall follow local DOT regional specifications and guidelines; seeding shall be accomplished immediately after bed prep and consist of the following:

Green Springletop.....0.3 lbs./acre
Sidecoats Grama.....4.5 lbs./acre
Bermuda Grass.....2.4 lbs./acre
Buffalo Grass.....4 lbs./acre

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Installation and establishment of turf shall follow local DOT regional specifications and guidelines; seeding shall be accomplished immediately after bed prep and consist of the following:

Tall Fescue.....4.5 lbs./acre
Western Wheat Grass.....5 lbs./acre
Wheat (Red, Winter)..... 30 lbs./acre

SEEDING ON SLOPES:
Hydroseed with appropriate season's grass seed as indicated above. All slopes 4:1 or greater and subject to erosion shall include a Bonded Fiber Matrix or be covered with appropriate "North American Green" blankets.

PROTECTION:
Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Accumulated sediment deposited by runoff should be removed to prevent suppression of the vegetation. In addition, determine the source of excess sediment and implement appropriate BMPs to control the erosion. No heavy equipment shall be moved over the planted turf area unless the soil is again prepared, graded, leveled, and replanted. It will be the responsibility of the Contractor to protect all paving surfaces, curbs, utilities, plant materials, and any other existing improvements from damage. Any damages shall be repaired or replaced at no cost to the Owner.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf. Water may be available from adjacent fire hydrants. Coordinate with owner and civil plans for approval.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance. For natural prairie habitat areas a bi-annual winter mowing schedule should be followed to establish true native prairie characteristics.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unreasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. **UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).**

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-436-8712
290 County View Lane
Rockwall, Texas 75087
940-240-1012
TBE: 19762 TBEPL: 0164440
www.mcadamsco.com

MCADAMS

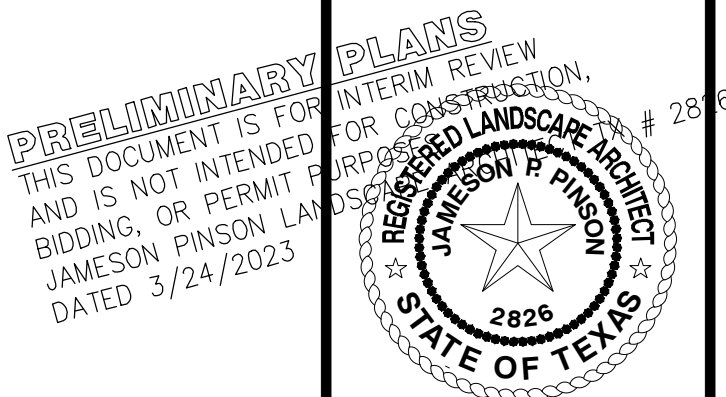
MONTALCINO ESTATES,

PHASE III

72.766 Acres

JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 695
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



Drawn By: LH
Date: 04/04/2022
Scale:
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

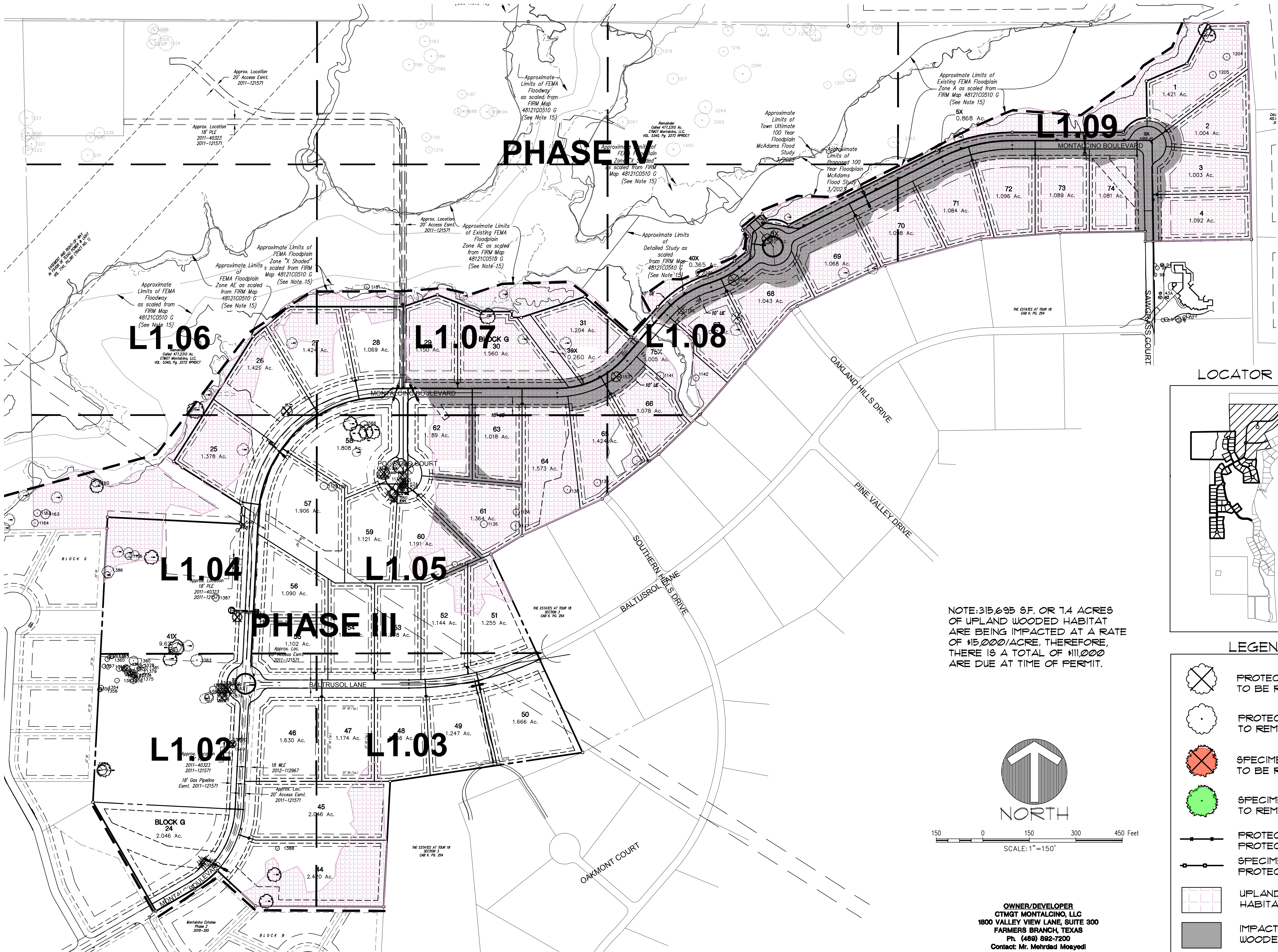
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L2.11

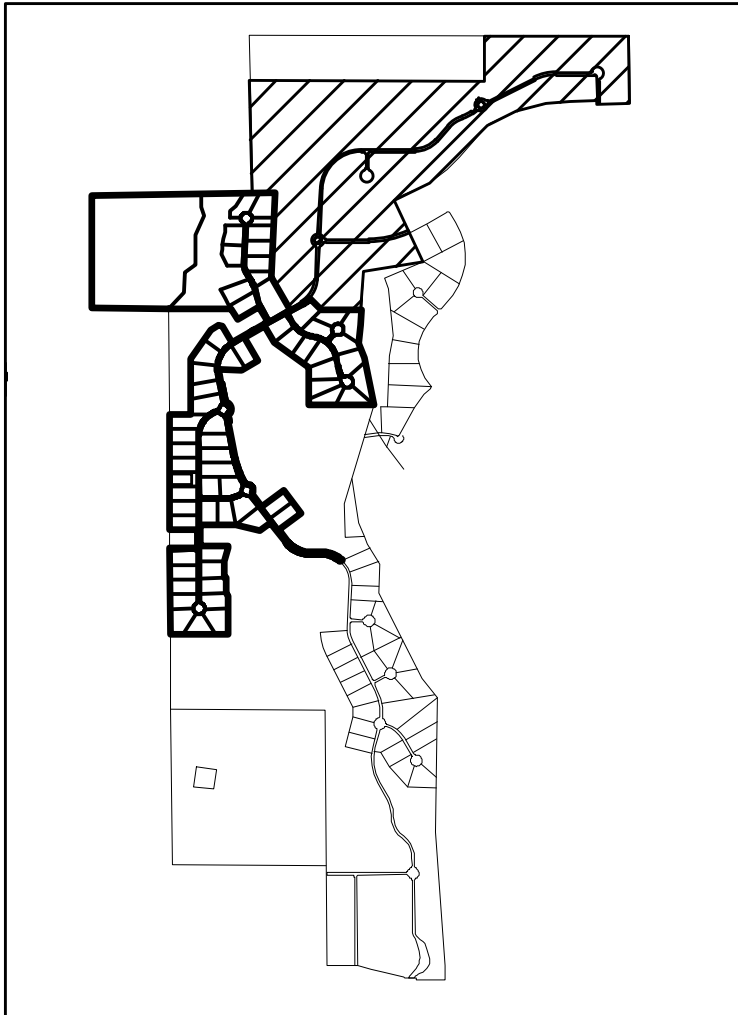
OWNER/DEVELOPER
CTMG MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 882-7200
Contact: Mr. Mehrdad Moayed

MONTALCINO ESTATES, PHASE III

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LOCATOR MAP



LEGEND

- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- PROTECTED TREE PROTECTION FENCING
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT
- IMPACTED UPLAND WOODED HABITAT

NOTE: 315,695 S.F. OR 7.4 ACRES OF UPLAND WOODED HABITAT ARE BEING IMPACTED AT A RATE OF \$15,000/ACRE. THEREFORE, THERE IS A TOTAL OF \$111,000 ARE DUE AT TIME OF PERMIT.



150 0 150 300 450 Feet
SCALE: 1"=150'

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedli



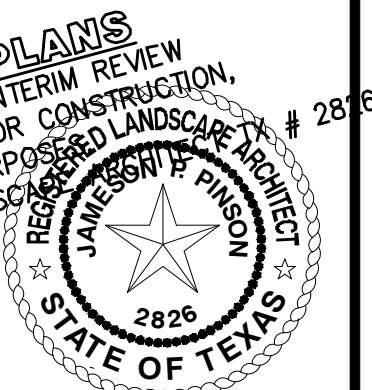
MCADAMS

The John B. McAdams
Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBP L.S. 10184440
www.mcadamsco.com

MONTALCINO PHASE III

72,766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.F. CO. SURVEY, ABSTRACT NO. 1303
AM. FELTUS SURVEY, ABSTRACT NO. 1956
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

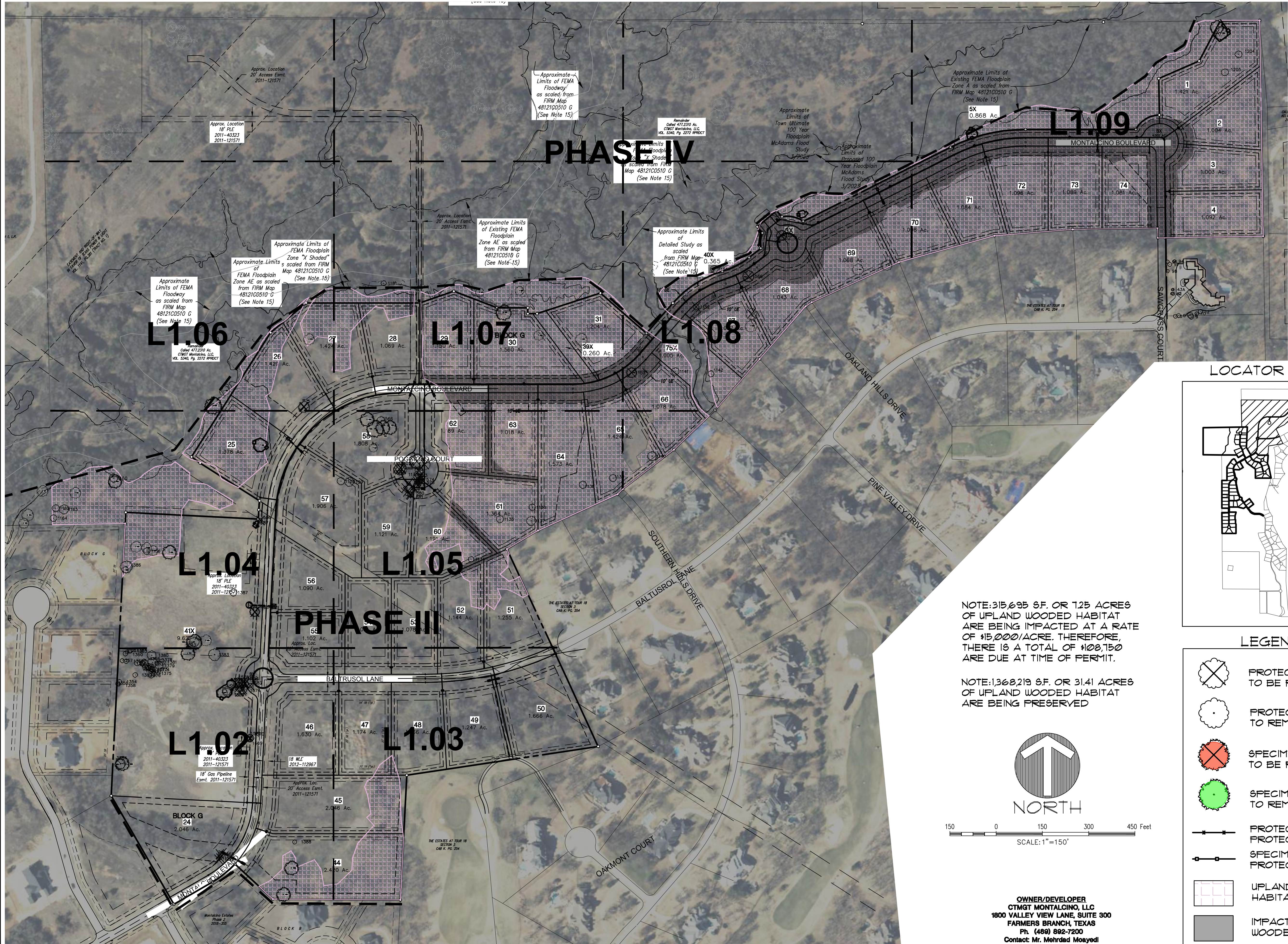
TREE SURVEY



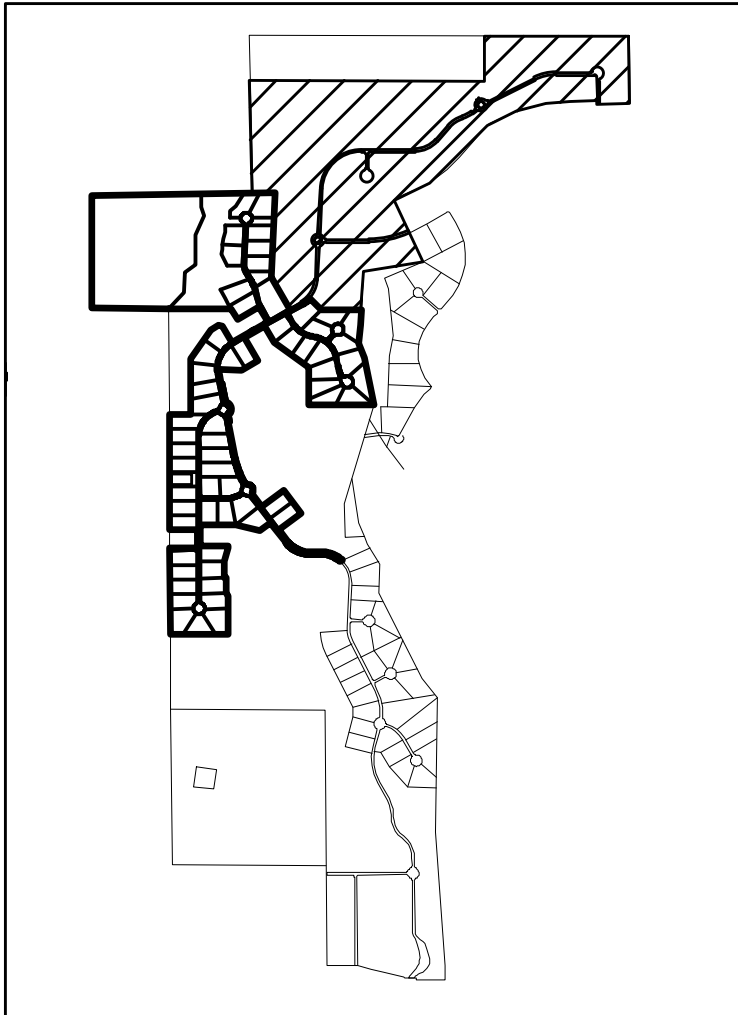
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10/11/2022
11/23/2022
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03/21/2023

CADG21004

L1.00



LOCATOR MAP

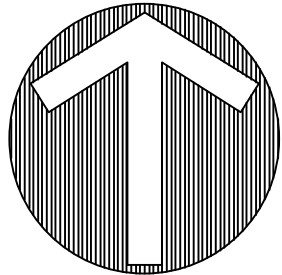


LEGEND

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- PROTECTED TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- PROTECTED TREE PROTECTION FENCING
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT
- IMPACTED UPLAND WOODED HABITAT

NOTE: 315,695 S.F. OR 7.25 ACRES OF UPLAND WOODED HABITAT ARE BEING IMPACTED AT A RATE OF \$15,000/ACRE. THEREFORE, THERE IS A TOTAL OF \$108,750 ARE DUE AT TIME OF PERMIT.

NOTE: 1,368,219 S.F. OR 31.41 ACRES OF UPLAND WOODED HABITAT ARE BEING PRESERVED



NORTH

150 0 150 300 450 Feet
SCALE: 1"=150'

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
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Contact: Mr. Mehrdad Moayed



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940.240.1012
TBP#: 19762 TBP L.S. 1018440
www.mcadamsco.com

MONTALCINO PHASE III
in the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.F. CO. SURVEY, ABSTRACT NO. 1303
AM. FLETCHER SURVEY, ABSTRACT NO. 1566
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
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RECORDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

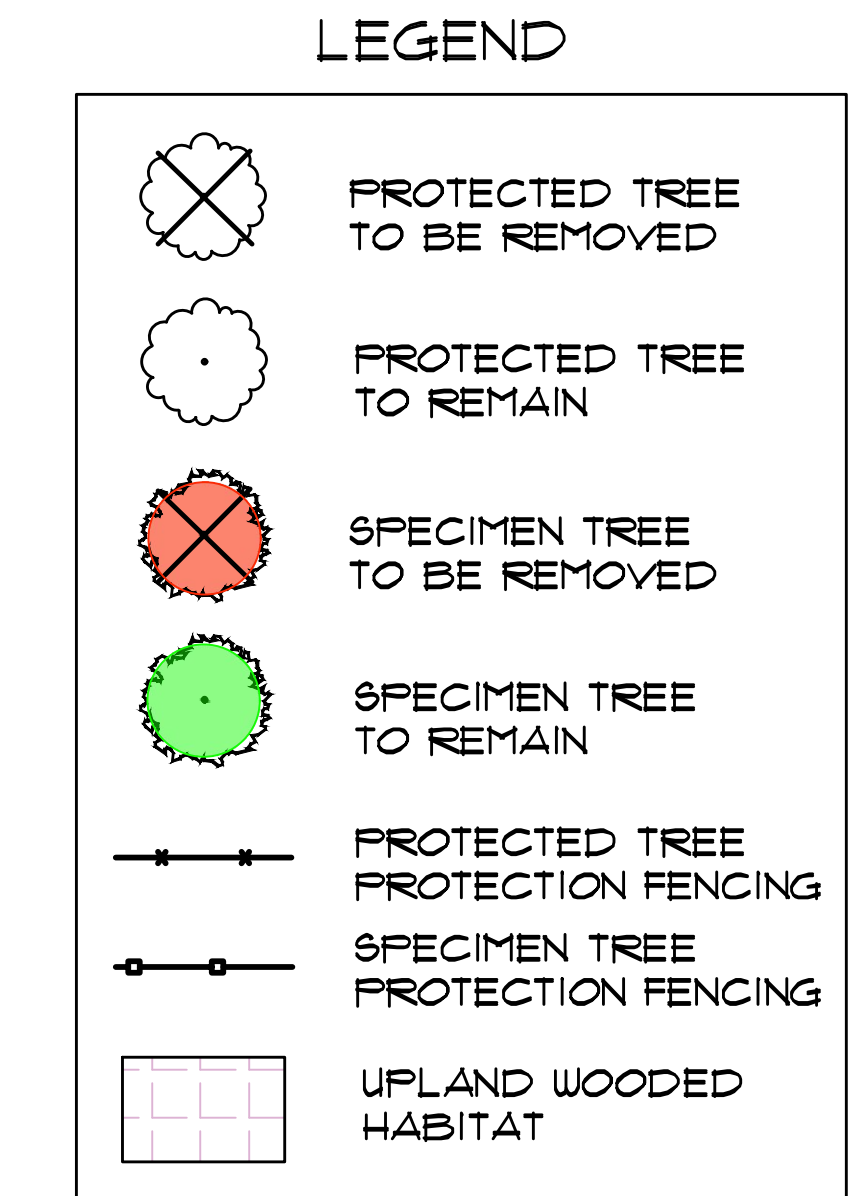
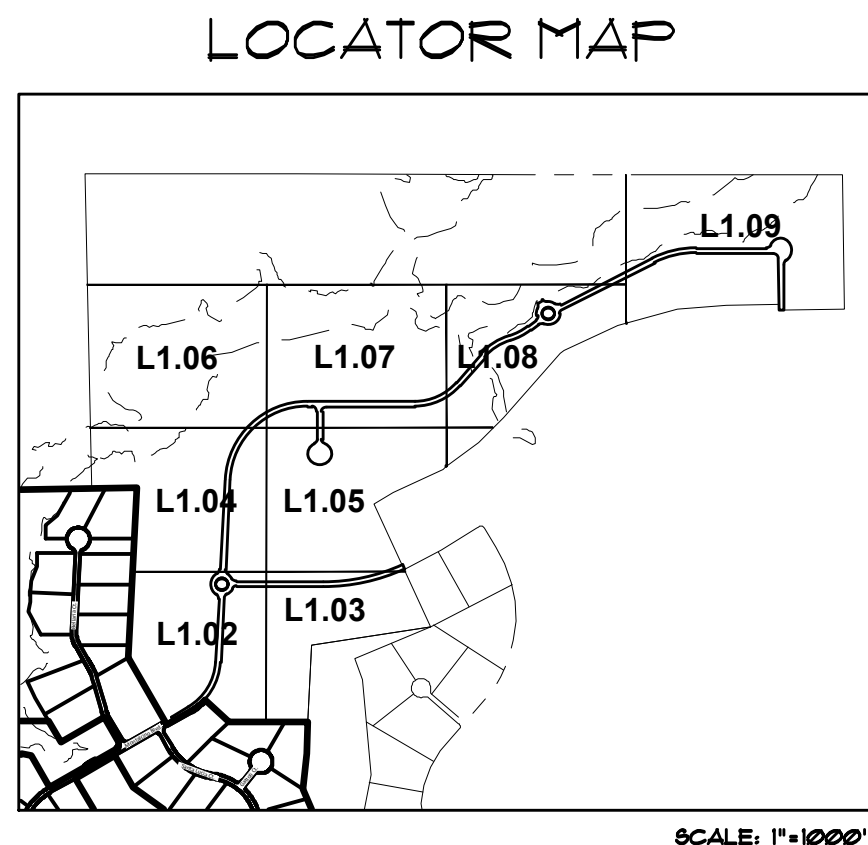
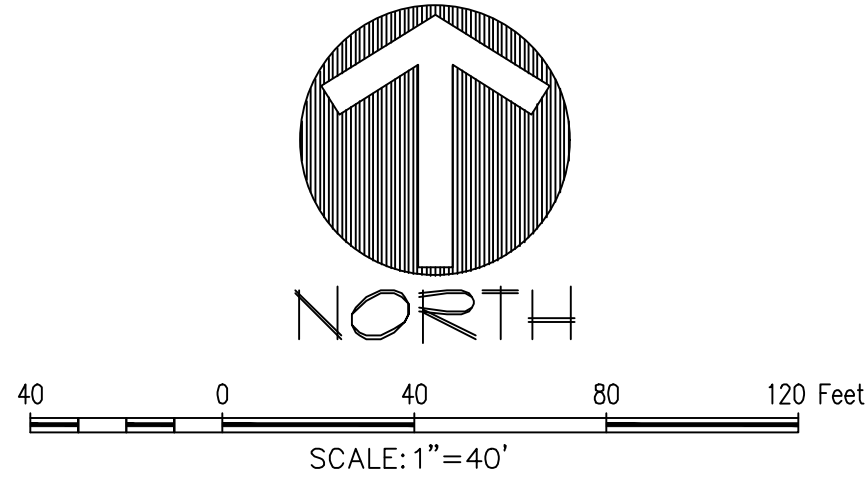
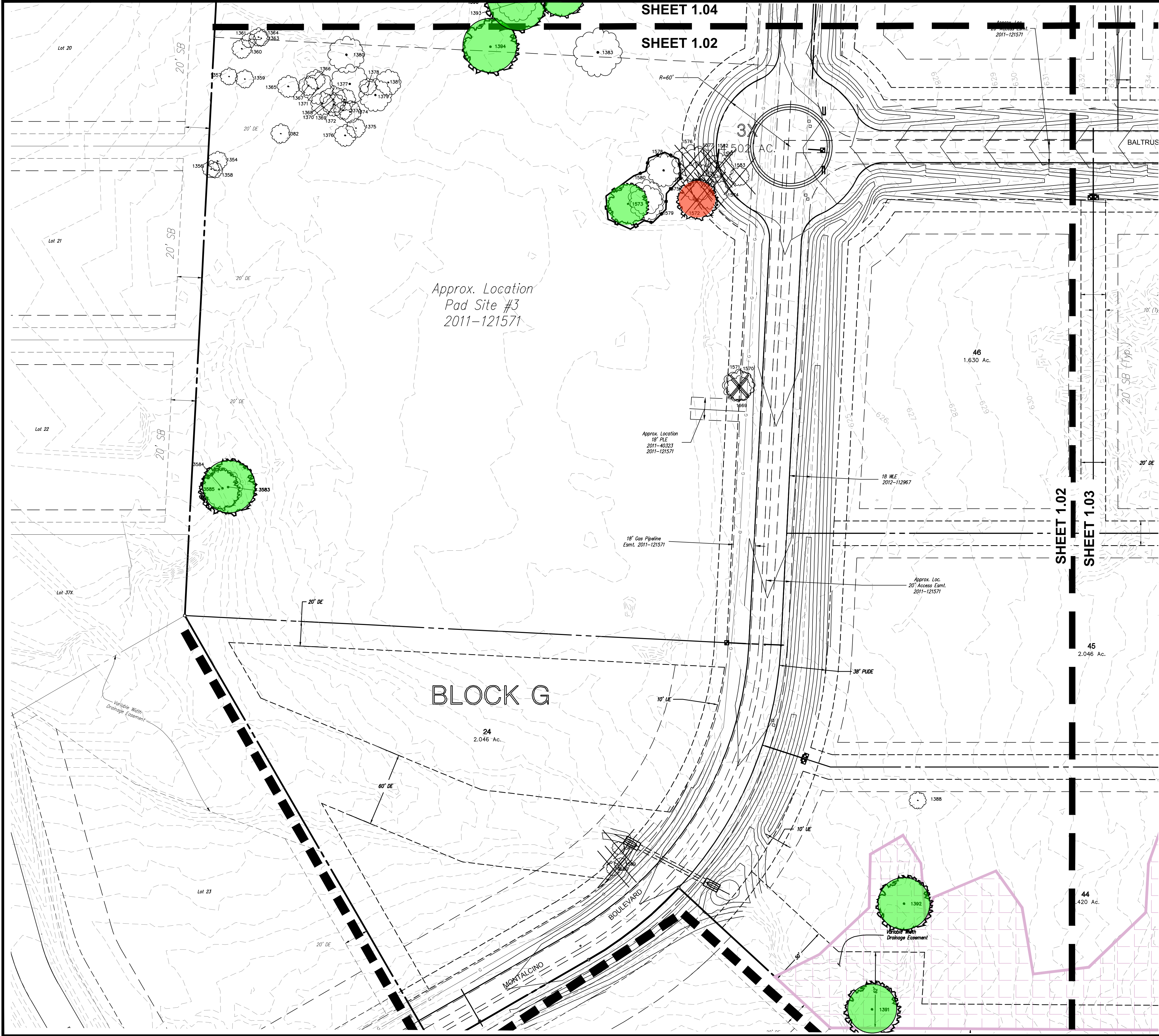


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Date: 04/04/2022
Scale: 1"=150'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

L1.01

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PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

Drawn By: LH
Date: 04/04/2022
Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
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FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

CADG21004

L1.02

MONTALCINO PHASE III
in the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.F. CO. SURVEY, ABSTRACT NO. 1303
AM. FELTUS SURVEY, ABSTRACT NO. 1956
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

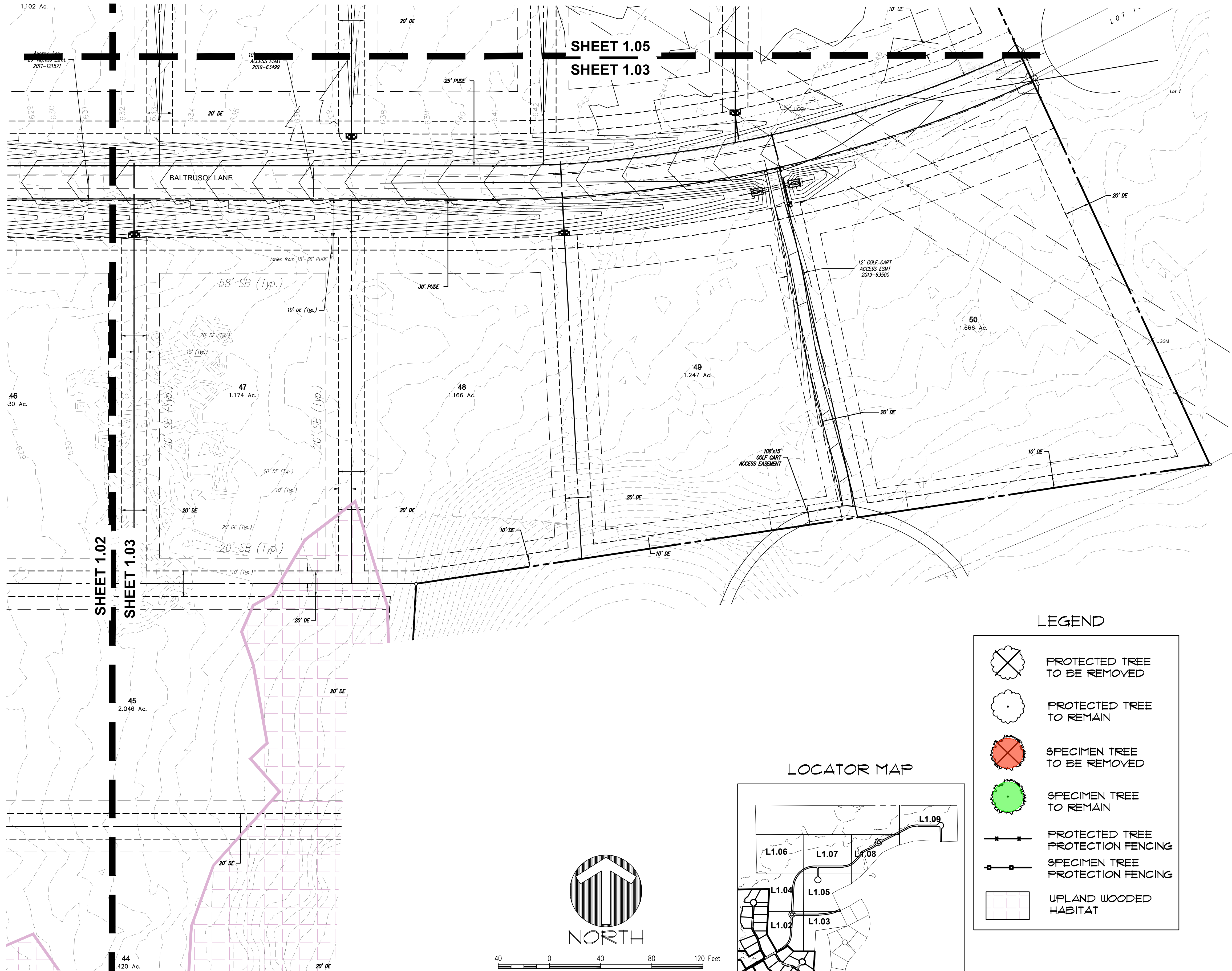
TREE SURVEY



The John B. McAdams
Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBP L.S. 1018440
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MONTALCINO PHASE III

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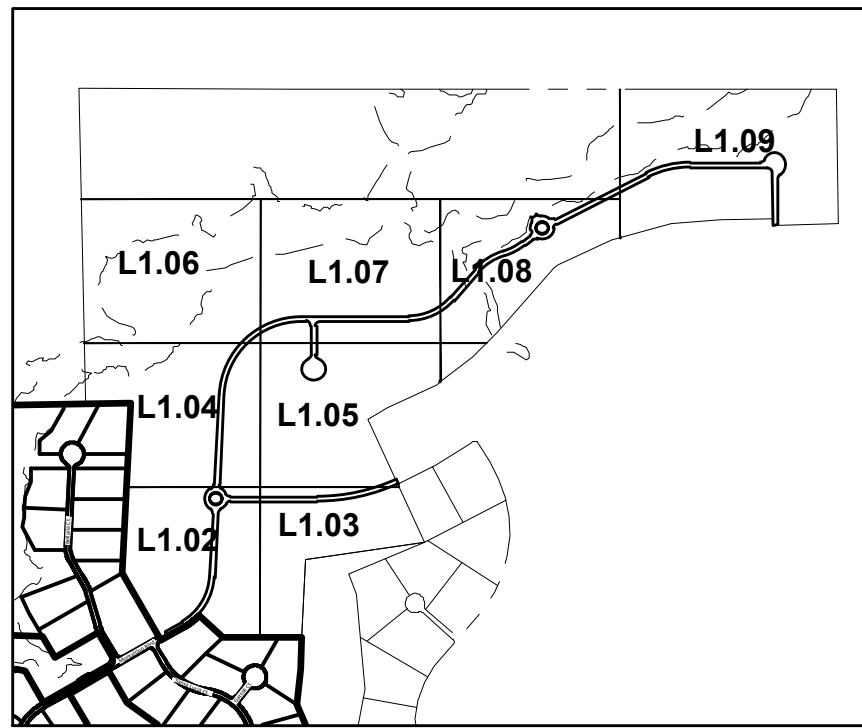
SHEET 1.05
SHEET 1.03

SHEET 1.02
SHEET 1.03

LEGEND

- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- PROTECTED TREE PROTECTION FENCING
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT

LOCATOR MAP



PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
STATE OF TEXAS
2926
2836
DATED 7/18/2023

Drawn By: LH
Date: 04/04/2022
Scale: 1"=30'
Revisions:
06/24/2022
06/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

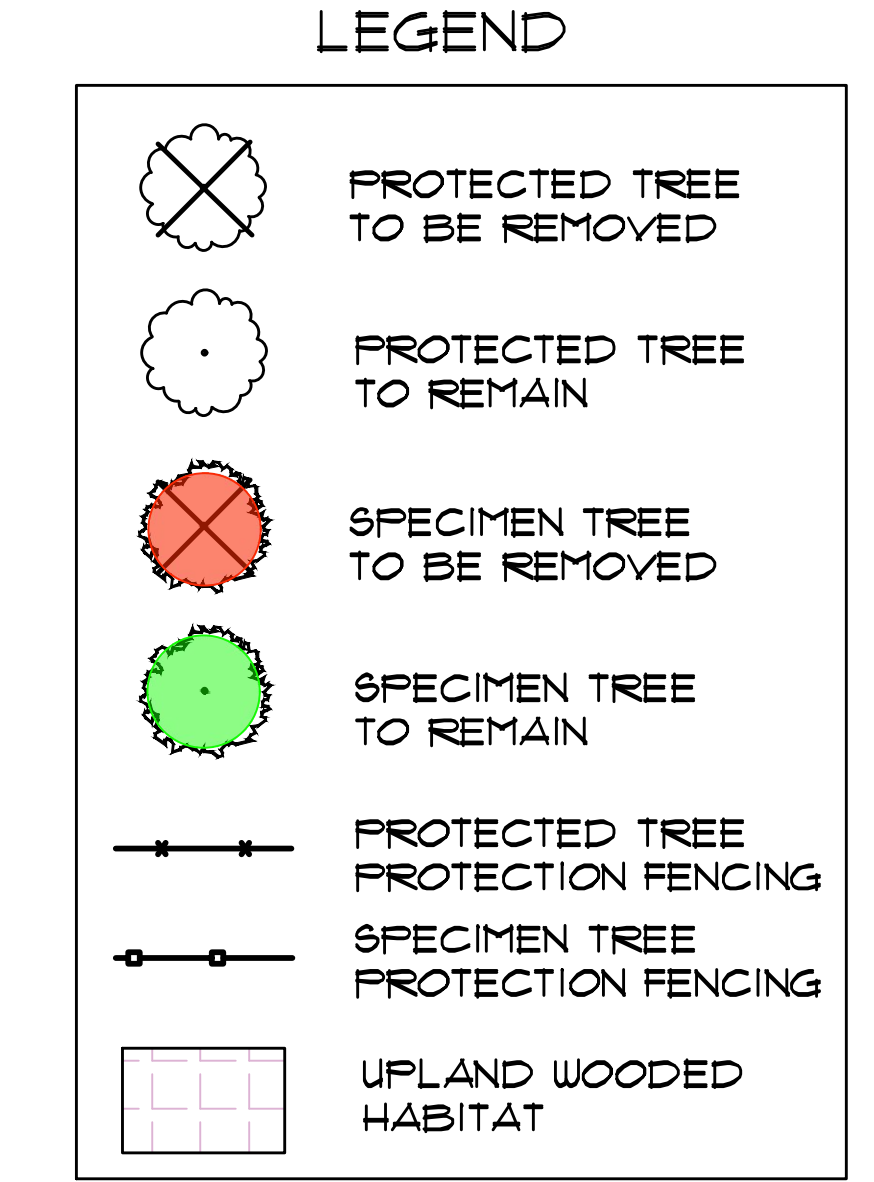
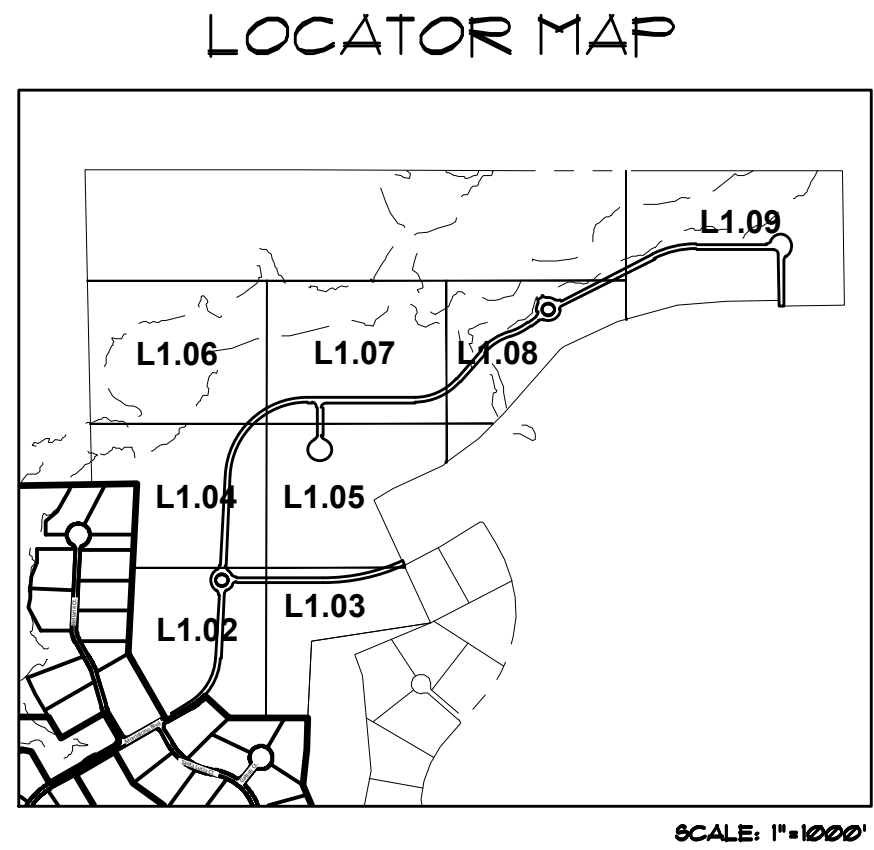
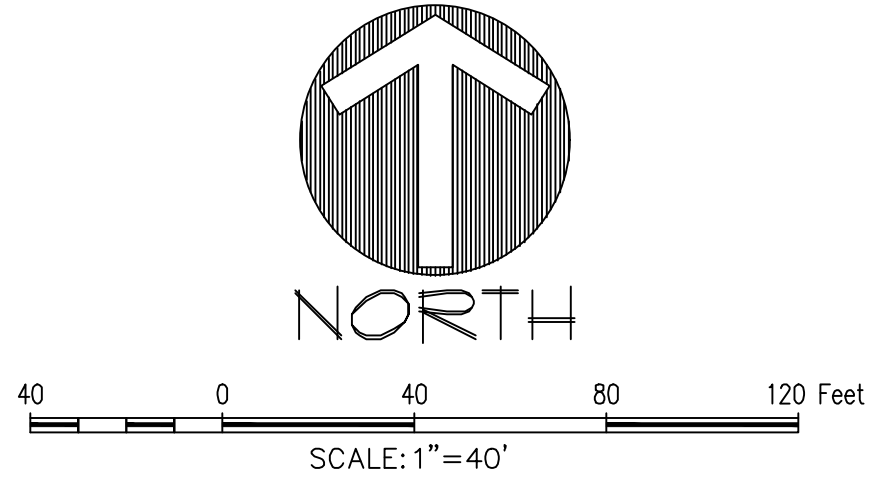
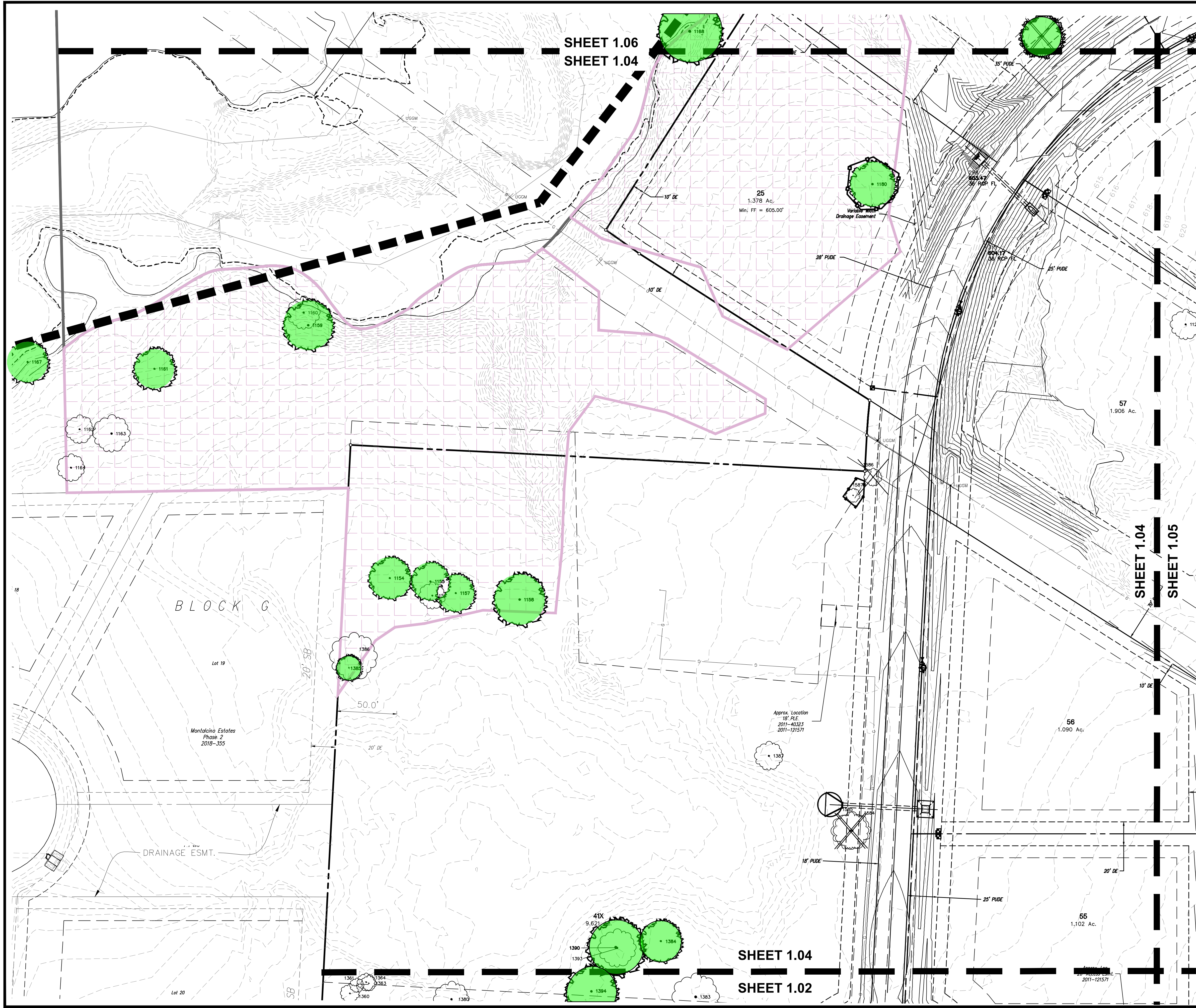
L1.03

MONTALCINO PHASE III
in the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.F. CO. SURVEY, ABSTRACT NO. 1303
AM. FELTUS SURVEY, ABSTRACT NO. 1956
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

MCADAMS
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201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBF#: 19762 TBF#: 10184440
www.mcadamsco.com

MONTALCINO PHASE III

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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

The John B. McAdams
Company Inc.
111 Hillside Drive
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201 County View Drive
Roanoke, Texas 76262
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TBP#: 0762 TBP L.S. 1018440
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MONTALCINO PHASE III
in the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1656
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: LH
Date: 04/04/2022
Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

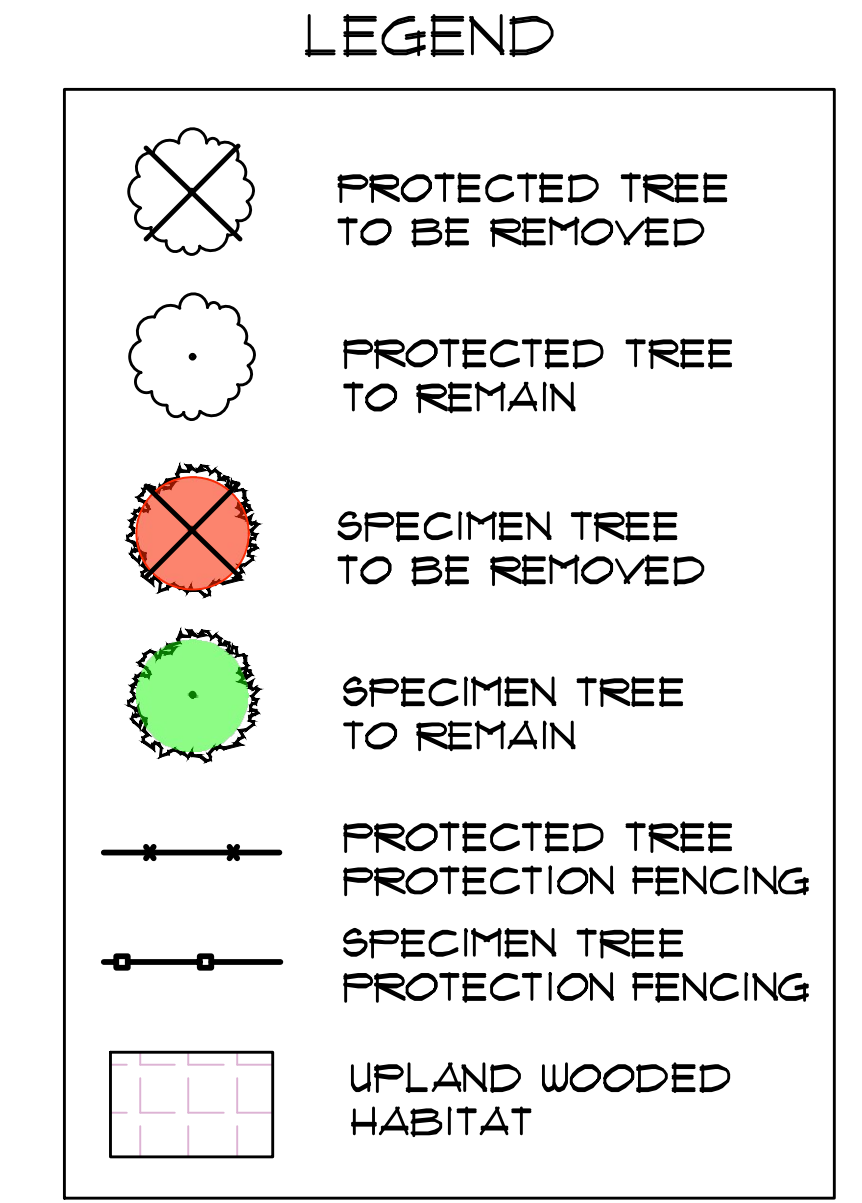
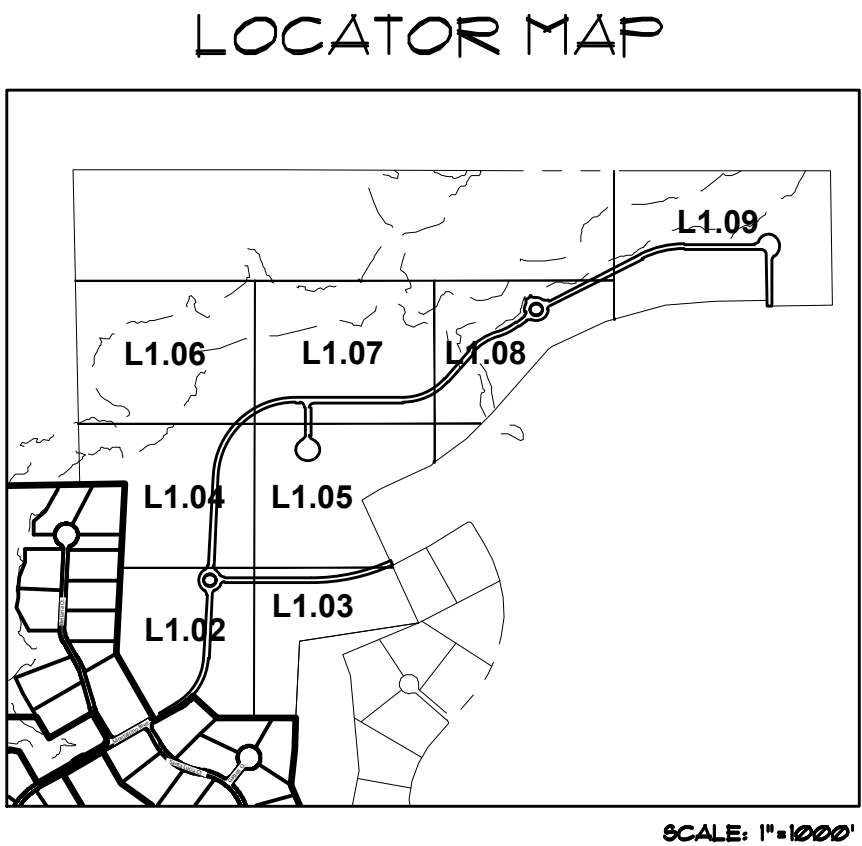
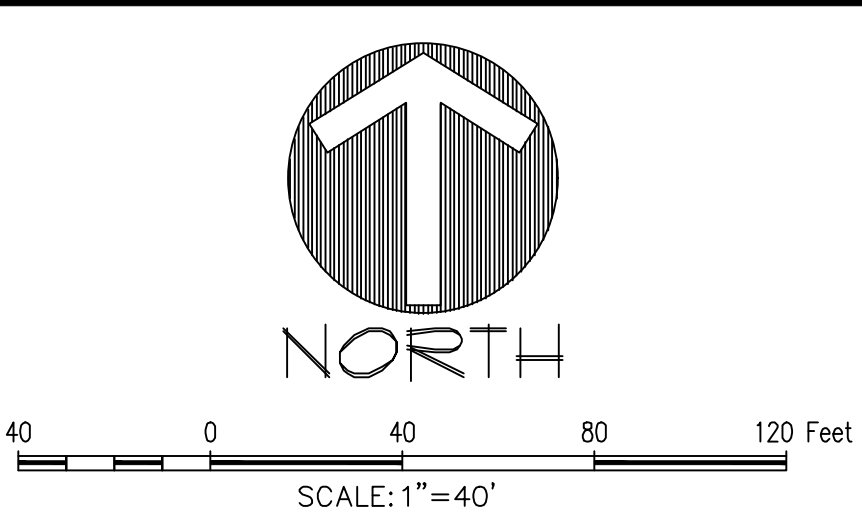
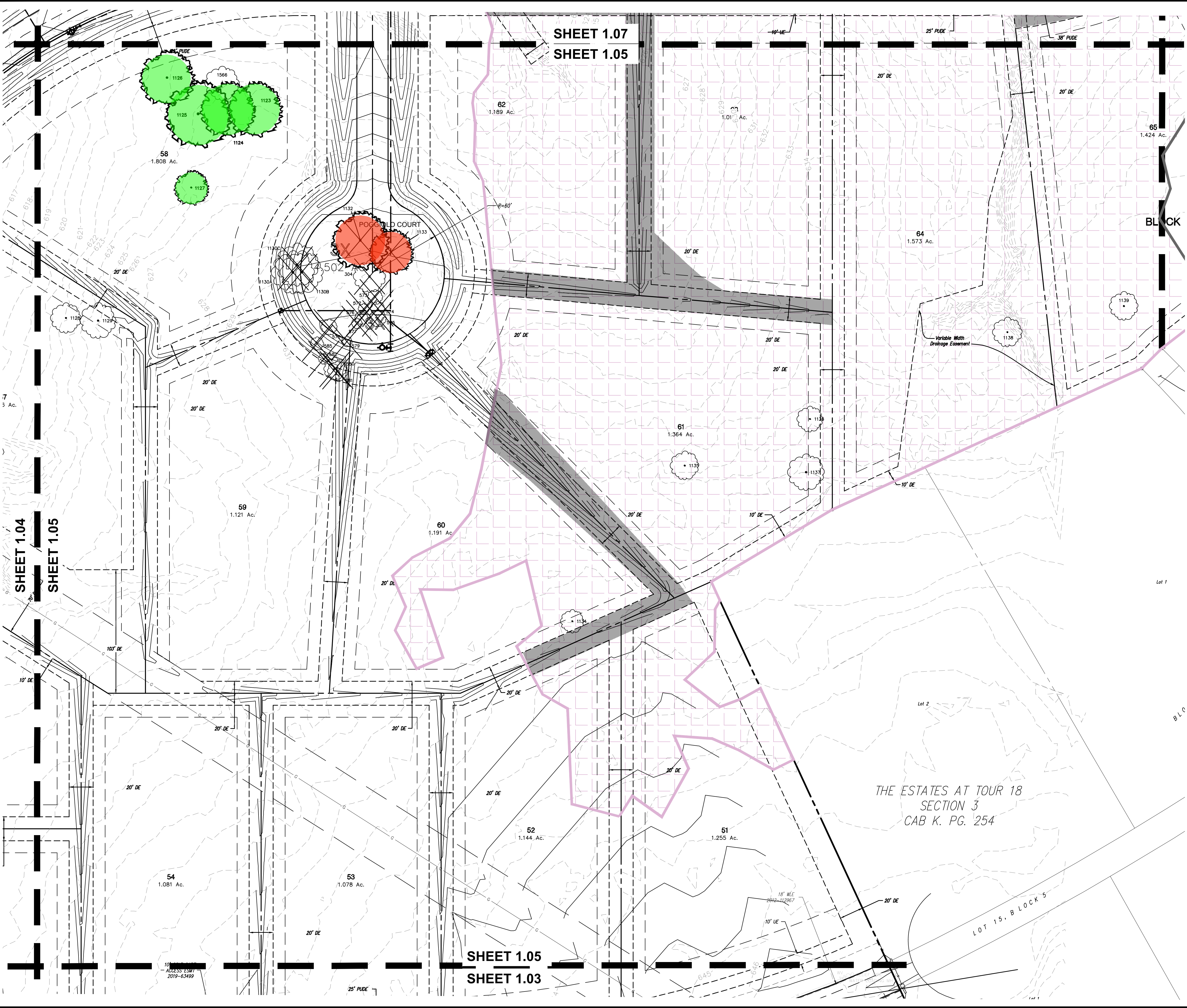
CADG21004

L1.04

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

MONTALCINO PHASE III

File: M:\Projects\CADG21004\CADG21004.dwg - Production/Engineering/SHEETS\CADG21004-151
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

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111 Hillside Drive
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972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBPIS: 1018440
www.mcadamsco.com



MONTALCINO PHASE III
in the
72,766 Acres
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T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1656
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: LH
Date: 04/04/2022
Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

L1.05

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedil

MONTALCINO PHASE III

File: M:\Projects\CADG21004\CADG21004.dwg - Production Engineering SHEETS\CADG21004-1.dwg
Plotted: 7/18/2023 1:46 PM by Verity Bank. Sheet: 7/17/2023 3:00 PM, by Mark

SHEET 1.06

EASEMENT AND RIGHT-OF-WAY
IN FAVOR OF TEXAS POWER & LIGHT
VOL. 1141, PG.381 (TRACT NO. 1)

Approximate Limits of FEMA Floodway
as scaled from FIRM Map 48121C0510 G
(See Note 15)

Approximate Limits of
FEMA Floodplain
Zone AE as scaled from FIRM Map 48121C0510 G
(See Note 15)

Approximate Limits of
FEMA Floodplain
Zone "X Shaded"
as scaled from FIRM Map 48121C0510 G
(See Note 15)

Remainder
Called 477.2310 Ac.
CTMGT Montalcino, LLC,
VOL. 5340, Pg. 2272 RPRDCT

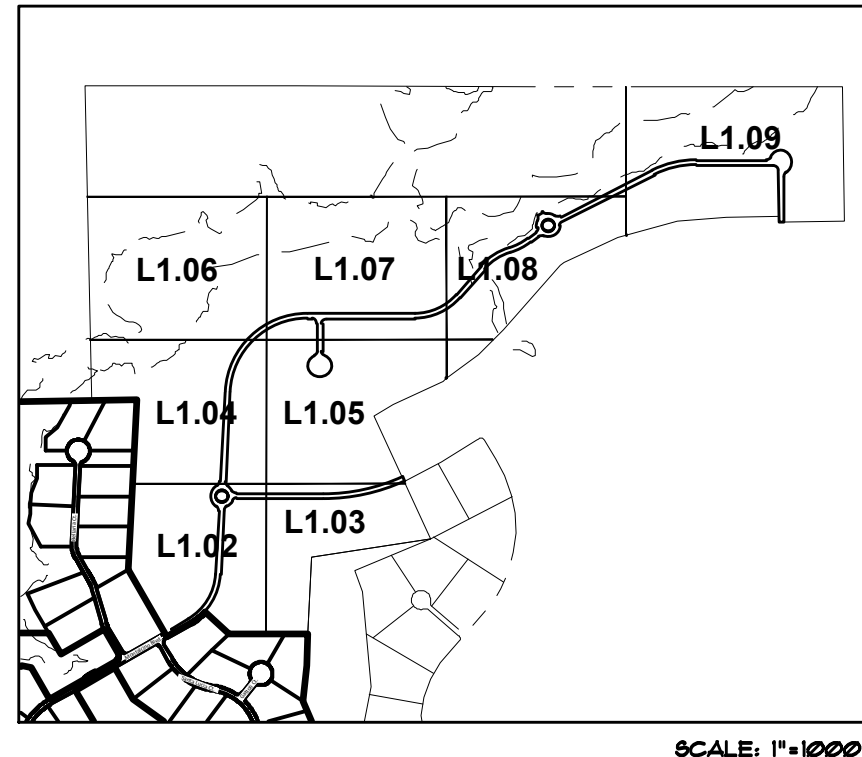
APPROX. LOCATION 50" PIPELINE EASEMENT CENTERED
ON 24" LINE IN FAVOR OF LONE STAR GAS COMPANY
#67/282, 1961-3160

SHEET 1.06
SHEET 1.04



40 0 40 80 120 Feet
SCALE: 1"=40'

LOCATOR MAP



SCALE: 1"=1000'

LEGEND

- PROTECTED TREE
TO BE REMOVED
- PROTECTED TREE
TO REMAIN
- SPECIMEN TREE
TO BE REMOVED
- SPECIMEN TREE
TO REMAIN
- PROTECTED TREE
PROTECTION FENCING
- SPECIMEN TREE
PROTECTION FENCING
- UPLAND WOODED
HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Reynolds, Texas 76282
940.240.1012
TBP#: 19762 TBP L.S. 10184440
www.mcadamsco.com



MONTALCINO PHASE III
in the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1956
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: LH
Date: 04/04/2022
Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

L1.06

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

MONTALCINO PHASE III

File: \\Projects\2020\CADG21004\4-Production\Engineering\Sheets\CADG21004-101
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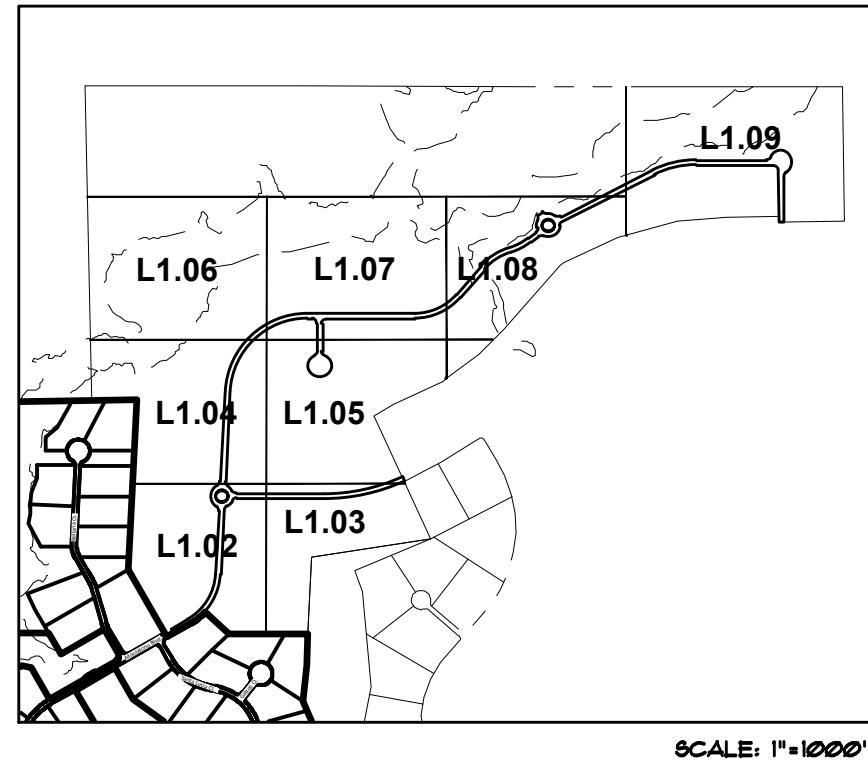
SHEET 1.07

SHEET 1.07
SHEET 1.05



SCALE: 1"=40'

LOCATOR MAP



LEGEND

- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- PROTECTED TREE PROTECTION FENCING
- SPECIMEN TREE PROTECTION FENCING
- UPLAND WOODED HABITAT

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 7/18/2023

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TBP#: 19762 TBP L.S. 1018440
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MONTALCINO PHASE III
72,766 Acres
in the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1956
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: LH
Date: 04/04/2022
Scale: 1"=40'
Revisions:
06/24/2022
10/11/2022
11/23/2022
01/25/2023
03/21/2023

CADG21004

L1.07

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	SPECIMEN	REMOVED	REMARKS	HEALTH	UWH	DEBIT	CREDIT
1	304	18	POST OAK	Quercus stellata	NO	YES			NO	3	
2	572	6	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
3	573	8	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
4	574	8	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
5	575	9	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
6	576	7	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
7	577	6	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
8	578	9	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
9	579	6	POST OAK	Quercus stellata	NO	YES			NO	3	
10	580	12	POST OAK	Quercus stellata	NO	YES			NO	3	
11	581	11	POST OAK	Quercus stellata	NO	YES			NO	3	
12	582	6	CEDAR ELM	Ulmus Crassifolia	NO	YES			NO	3	
13	585	7	BLACKJACK OAK	Quercus marilandica	NO	YES			NO	3	
14	1123	29	POST OAK	Quercus stellata	YES		MEASURED AT 18"		YES		
15	1124	32	POST OAK	Quercus stellata	YES		MEASURED AT 18"		YES		
16	1125	27	POST OAK	Quercus stellata	YES		MEASURED AT 12"		YES		
17	1126	28	POST OAK	Quercus stellata	YES		MEASURED AT 18"		YES		
18	1127	28	POST OAK	Quercus stellata	YES		MEASURED AT 18"		YES		
19	1130A	13	POST OAK	Quercus stellata	NO	YES	SPLIT AT 24"		NO	3	
20	1130B	12	POST OAK	Quercus stellata	NO	YES	SPLIT AT 24"		NO	3	
21	1130C	11	POST OAK	Quercus stellata	NO	YES	SPLIT AT 24"		NO	3	
22	1132	36	POST OAK	Quercus stellata	YES	YES	MEASURED AT 24"		NO	72	
23	1133	24	POST OAK	Quercus stellata	YES	YES			NO	48	
24	1143	26	POST OAK	Quercus stellata	YES				YES		
25	1144	24	POST OAK	Quercus stellata	YES	YES			YES		
26	1145	23	POST OAK	Quercus stellata	YES				YES		
27	1146	24	BLACKJACK OAK	Quercus marilandica	YES				YES		
28	1148	22	POST OAK	Quercus stellata	YES				YES		
29	1149	24	POST OAK	Quercus stellata	YES				YES		
30	1150	22	CEDAR ELM	Ulmus Crassifolia	YES				YES		
31	1153	22	POST OAK	Quercus stellata	YES	YES			YES		
32	1154	24	POST OAK	Quercus stellata	YES				YES		
33	1155	22	POST OAK	Quercus stellata	YES				YES		
34	1157	22	POST OAK	Quercus stellata	YES				YES		
35	1158	31	POST OAK	Quercus stellata	YES				YES		
36	1159	28	POST OAK	Quercus stellata	YES				YES		
37	1161	24	CEDAR ELM	Ulmus Crassifolia	YES				YES		
38	1165	22	POST OAK	Quercus stellata	YES				YES		
39	1166	25	POST OAK	Quercus stellata	YES				YES		
40	1167	25	POST OAK	Quercus stellata	YES				YES		
41	1168	36	POST OAK	Quercus stellata	YES				YES		
42	1170	22	POST OAK	Quercus stellata	YES				YES		
43	1174	19	CEDAR ELM	Ulmus Crassifolia	YES				YES		
44	1177	22	CEDAR ELM	Ulmus Crassifolia	YES				YES		
45	1178	22	BLACKJACK OAK	Quercus marilandica	YES				YES		
46	1179	24	POST OAK	Quercus stellata	YES				YES		
47	1180	26	POST OAK	Quercus stellata	YES				YES		
48	1191	22	POST OAK	Quercus stellata	YES				YES		
49	1196	22	POST OAK	Quercus stellata	YES	YES			YES		
50	1198	28	CEDAR ELM	Ulmus Crassifolia	YES				YES		
51	1199	22	POST OAK	Quercus stellata	YES				YES		
52	1202	29	POST OAK	Quercus stellata	YES				YES		
53	1203	29	POST OAK	Quercus stellata	YES				YES		
54	1275	33	POST OAK	Quercus stellata	YES				YES		
55	1276	19	CEDAR ELM	Ulmus Crassifolia	YES				YES		
56	1277	20	CEDAR ELM	Ulmus Crassifolia	YES				YES		
57	1278	22	POST OAK	Quercus stellata	YES				YES		
58	1279	27	POST OAK	Quercus stellata	YES				YES		
59	1354	8	POST OAK	Quercus stellata	NO				NO	2	
60	1356	7	POST OAK	Quercus stellata	NO				NO	2	
61	1357	7	POST OAK	Quercus stellata	NO				NO	2	
62	1358	6	POST OAK	Quercus stellata	NO				NO	2	
63	1359	7	POST OAK	Quercus stellata	NO				NO	2	
64	1360	8	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
65	1361	6	POST OAK	Quercus stellata	NO				NO	2	
66	1363	6	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
67	1364	7	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
68	1365	9	POST OAK	Quercus stellata	NO				NO	2	
69	1366	8	POST OAK	Quercus stellata	NO				NO	2	
70	1367	8	POST OAK	Quercus stellata	NO				NO	2	
71	1368	9	POST OAK	Quercus stellata	NO				NO	2	
72	1369	9	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
73	1370	11	POST OAK	Quercus stellata	NO				NO	2	
74	1371	13	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
75	1372	9	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
76	1373	7	POST OAK	Quercus stellata	NO				NO	2	
77	1374	9	POST OAK	Quercus stellata	NO				NO	2	
78	1375	8	POST OAK	Quercus stellata	NO				NO	2	
79	1376	9	POST OAK	Quercus stellata	NO				NO	2	
80	1377	16	POST OAK	Quercus stellata	NO				NO	4	
81	1378	7	BLACKJACK OAK	Quercus marilandica	NO				NO	1	
82	1379	13	POST OAK	Quercus stellata	NO				NO	4	
83	1380	15	POST OAK	Quercus stellata	NO				NO	4	
84	1381	10	POST OAK	Quercus stellata	NO				NO	2	
85	1382	8	POST OAK	Quercus stellata	NO				NO	2	
86	1383	20	POST OAK	Quercus stellata	NO				NO	4	
87	1384	29	POST OAK	Quercus stellata	YES				NO	6	
88	1386	20	POST OAK	Quercus stellata	NO				YES		
89	1387	12	POST OAK	Quercus stellata	NO				NO	2	
90	1388	7	POST OAK	Quercus stellata	NO				NO	2	

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	SPECIMEN	REMOVED	REMARKS	HEALTH	UWH	DEBIT	CREDIT
91	1390	27	POST OAK	Quercus stellata	YES				NO		6
92	1391	22	CEDAR ELM	Ulmus Crassifolia	YES				YES		
93	1392	21	CEDAR ELM	Ulmus Crassifolia	YES				YES		
94	1393	16	POST OAK	Quercus stellata	NO				NO		4
95	1394	23	POST OAK	Quercus stellata	YES				NO		6
96	1566	25	POST OAK	Quercus stellata	YES	YES	LIGHTING DAMAGE	POOR	YES		
97	1568	7	CEDAR ELM	Ulmus Crassifolia	NO	YES			NO	3	
98	1570	16	POST OAK	Quercus stellata	NO	YES			NO	3	
99	1571	17	POST OAK	Quercus stellata	NO	YES			NO	3	
100	1572	22	POST OAK	Quercus stellata	YES	YES			NO	44	
101	1573	23	POST OAK	Quercus stellata	YES				NO		6
102	1574	20	POST OAK	Quercus stellata	NO	YES			NO	3	
103	1575	21	POST OAK	Quercus stellata	NO				YES		
104	1576	20	POST OAK	Quercus stellata	NO	YES			NO	3	
105	1577	20	POST OAK	Quercus stellata	NO	YES			NO	3	
106	1578	18	POST OAK	Quercus stellata	NO				NO		4
107	1579	19	POST OAK	Quercus stellata	NO				NO		4
108	1580	19	POST OAK	Quercus stellata	NO				NO		4
109	1581	16	POST OAK	Quercus stellata	NO	YES			NO	3	
110	1582	9	POST OAK	Quercus stellata	NO	YES			NO	3	
111	1583	10	POST OAK	Quercus stellata	NO	YES			NO	3	
112	1584	21	POST OAK	Quercus stellata	NO	YES			NO	3	
113	1585	21	POST OAK	Quercus stellata	NO	YES			NO	3	
114	1586	10	POST OAK	Quercus stellata	NO	YES			NO	3	
115	1587	8	POST OAK	Quercus stellata	NO				NO		2
116	1588	25	POST OAK	Quercus stellata	YES				NO		6
117	1589	23	POST OAK	Quercus stellata	YES				NO		6
118	1599	7	CEDAR ELM	Ulmus Crassifolia	NO	YES			NO	3	
119	1600	7	CEDAR ELM	Ulmus Crassifolia	NO	YES			NO	3	
120	1669	13	POST OAK	Quercus stellata	NO	YES			NO	3	
121	3583	22	POST OAK	Quercus stellata	YES				NO		6
122	3584	16	POST OAK	Quercus stellata	NO				NO		4
123	3585	23	POST OAK	Quercus stellata	YES		MEASURED AT 24"		NO		6
TOTAL SPECIMEN TREE DEBIT INCHES										164	
SPECIMEN TREE REQUIRED MITIGATION (3" CAL TREES)										55	
TOTAL PROTECTED TREE DEBITS (3" CAL TREES)										31	
TOTAL TREE CREDITS										131	
FINAL MITIGATION REPLACEMENT TREES										-45	
FINAL MITIGATION FEES (\$600/3" CAL TREE)										-\$27,000.00	

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "I" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within