Environmental Conservation Commission

February 6, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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. STAFF/DIRECTOR REPORT

F. 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 approval - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on December 5, 2023.

G. REGULAR ITEM(S)

1. TRP23-0017 - FM 1171 Conservation - Consider an application for a tree removal permit (TRP23-0017) for three (3) specimen trees on property proposed for development as FM 1171 Conservation. Fourteen (14) specimen trees were previously recommended for approval by ECC at the October 3, 2023,

meeting. The property is generally located north of Cross Timbers Road and west of Kimball Xing.

H. SUBCOMMITTEE REPORT

I. COORDINATION OF FUTURE AGENDAS/MEETINGS

J. ADJOURN

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: February 2, 2024, at 2:35pm., at least 72 hours prior to the scheduled time of said meeting.

Hannah Perez, Administrative Assistant

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.

Environmental Conservation Commission

December 5, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Environmental Conservation Commission met in a regular meeting with the following members present:

Marilyn Lawson, Chair, Place 4
Anurag Sharma, Place 1
James Seastrom, Place 2
Laura Spurlock, Place 3
Alton Bowman, Place 5
Annaprabha Athappan, Place 6
Clare Harris, Place 7
Julie Greenberg, Place 9 Alternate
Danielle Workman, Place 10 Alternate

with the following member(s) absent:
Emily Strittmatter, Place 8 Alternate

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

Matthew Woods, Director of Environmental Services
Jimmy Hoefert, Environmental Review Analyst
Joe Whiteley, Environmental Review Analyst
Tyler Leverenz, Environmental, Programs Coordinator
Hannah Perez, Administrative Assistant
Kayla Lipinski, Tree Preservation Technician

B. INVOCATION

Commission Member James Seastrom gave the invocation and led the pledges.

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. STAFF/DIRECTOR REPORT

Update and status report related to environmental issues and events regulatory activates, and projects.

F. PRESENTATION

1. Present certificates for the 2023 Tree Recognition Program winners.
   Jimmy Hofert gave a presentation announcing the winners of the 2023 Tree Recognition Program. Jimmy also gave out certificates and yard signs.

G. 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 Approval. - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on November 7, 2023

ACTION:	Commission Member James Seastrom moved to approve G.1. as presented in the agenda caption. Commission Member Clare Harris seconded the motion.
AYES:	Alton Bowman, Annaprabha Athappan, James Seastrom, Anurag Sharma, Laura Spurlock, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

H. REGULAR ITEM(S)

1. TRP23-0021 - Hopewell Gerault Industrial - Consider an application for a tree removal permit (TRP23-0021) for three (3) specimen trees on property proposed for development as Hopewell Gerault Industrial. The property is generally located east of Gerault Road and south of Lakeside Parkway.

ACTION:	Commission Member James Seastrom moved to approve H.1. as presented in the agenda caption. Commission Member Laura Spurlock seconded the motion.
AYES:	Alton Bowman, Annaprabha Athappan, James Seastrom, Anurag Sharma, Laura Spurlock, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

I. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee activates and establish subcommittees as necessary.

J. ADJOURNMENT- REGULAR SESSION

Chair Lawson adjourned the regular session at 7:05 PM

K. CALL WORK SESSION TO ORDER

Chair Lawson called the work session to order at 7:05 PM.

L. WORK SESSION ITEM

1. Discuss the annual goals and objectives for the Environmental Conservation Commission.

Staff Presenter

Matt Woods, Director of Environmental Services, gave a presentation with the following items included and answered questions:

- 2023-2024 Objectives
- Mixed Use Projects
- Recycling/Green Waste
- Prairie Habitat
- Acorns to Oaks

M. COORDINATION OF FUTURE AGENDAS/MEETINGS

ECC members and staff discussed possible future agenda items.

N. ADJOURNMENT - WORK SESSION

Chair Lawson adjourned the work session meeting at 7:48 PM on December 5 and all were in favor.

ENVIRONMENTAL CONSERVATION COMMISSION AGENDA G.1. REGULAR ITEM(S)

DATE: February 6, 2024
FROM: James Hoefert, Environmental Review Analyst
ITEM: **Consider an application for a tree removal permit (TRP23-0017) for three (3) specimen trees on property proposed for development as FM 1171 Conservation. Fourteen (14) specimen trees were previously recommended for approval by ECC at the October 3, 2023, meeting. The property is generally located north of Cross Timbers Road and west of Kimball Xing.**

BACKGROUND: The FM 1171 Conservation development is generally located north of Cross Timbers Road and east of Highway 377. The site is approximately 148 acres in size. The site is currently zoned for Interim Holding and Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 196 (PD-196) for a conservation development. According to the tree survey for the project, the site contains one hundred thirty-five (135) specimen trees. Fourteen (14) specimen trees were previously recommended for approval by ECC at the October 3, 2023, meeting. Three (3) of the four (4) of the specimen trees previously recommended for denial by ECC at the October 3, 2023, meeting are still being requested for removal (Tree #'s 632, 1274 and 1275). The applicant received feedback regarding the proposed plan at the November 16, 2023, Town Council meeting. After receiving feedback at the Town Council meeting, the applicant revised areas of their plan which resulted in preserving some trees previously requested for removal and impacting other specimen trees which were previously designated for preservation. The applicant is now requesting the removal of three (3) additional specimen trees. The three (3) additional specimen trees proposed for removal are all in good to fair condition and are located within the proposed buildable area.

Tree #681 – 22” cedar elm (fair)
Tree #1253 – 24” post oak
Tree #1300 – 23” post oak

The Town’s tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their size, 138” of replacement trees, equaling 46 three-inch caliper trees, will be required for the removal of the three (3) additional specimen trees on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. Protected tree mitigation / replacement will be determined with the subdivision site plan application – once final engineering has been completed for the project. The developer is proposing to preserve a significant number of existing protected trees and specimen trees on the site, so there will be credits available for the preservation of those trees.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Specimen tree removal permit application
3. Photographs of the specimen trees proposed for removal
4. Photograph of approved signage onsite
5. Tree Survey without aerial
6. Tree Survey with aerial

DRAFT MOTION: Move to recommend approval or denial of the requested permit for the removal of three (3) specimen trees on property proposed for development as FM1171 Conservation. The property is generally located north of Cross Timbers Road and west of Kimball Xing.

January 16, 2024

Jimmy Hoefert, Environmental Review Analyst
Town of Flower Mound
Environmental Services Division
2121 Cross Timbers Road
Flower Mound, Texas 75028

Reference: Specimen Tree Removal Permit Application
Cross Timbers Development
Approximately 148 Acres
Town of Flower Mound
Denton County, Texas

Dear Mr. Hoefert,

On behalf of the developer on the aforementioned property, we are requesting permission to remove (18) specimen trees (as outlined in the attached tree survey), as defined in the Town of Flower Mound Tree Preservation Code. The trees being requested to be removed are due to site conditions and staff request, which thereby means the subject property cannot reasonably be developed without removal of the trees included in the permit application.

TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees	135 trees
Specimen trees to be removed	18 trees

Due to a culmination of preexisting conditions, Town of Flower Mound Engineering Standards, Code requirements, and Environmental Staff requests, the (18) specimen trees are not able to be saved. The site plan presented appears to be the most beneficial after considering all the site constraints and opportunities. The Town has instructed the applicant to request permission to remove all of these specimen trees at one time in lieu of making the final determination during individual lot grading plans.

The following specimen trees are requested to be removed due to site constraints:

	List #	Tag #	Caliper "	Common Name
1*	20	20	22"	Blackjack Oak
2	24	632	27"	Post Oak
3	25	681	22"	Cedar Elm
4*	35	1243	22"	Post Oak
5	45	1253	24"	Post Oak
6*	55	1263	27"	Post Oak
7	63	1274	22"	Post Oak
8	64	1275	22"	Post Oak
9*	65	1276	20"	Blackjack Oak

	List #	Tag #	Caliper "	Common Name
10*	66	1277	27"	Post Oak
11*	68	1279	22"	Post Oak
12*	81	1292	20"	Cedar Elm
13*	82	1293	19"	Cedar Elm
14*	84	1295	26"	Post Oak
15	88	1300	23"	Post Oak
16*	121	1341	25"	Cedar Elm
17*	123	1343	19"	Cedar Elm
18*	133	1353	23"	Cedar Elm

(*) *Trees previously recommended for removal at ECC Meeting in October 2023.*

Based on the data, I respectfully ask that the trees enumerated above be allowed to be removed from the site.

Sincerely,

Jameson Pinson, RLA
Landscape Architect, TX #2826

Town of Flower Mound Environmental Services
Mailing Address: 2121 Cross Timbers Road, Flower Mound, TX 75028
Telephone: 972-874-6340 Website: www.flower-mound.com

TREE REMOVAL PERMIT

(Effective for Developments submitted 10/6/08 - present)

Check one: ___**Protected Tree** ✓**Specimen Tree** ___**Historic Tree**

This application is required to be submitted 30 days prior to the next available ECC hearing.

1. Applicant- Note: Must be an ISA certified arborist, certified forester, or a registered landscape architect.

Name:
Jameson Pinson

Address:
201 Country View Drive, Roanoke, TX 76262

Phone:
940-240-1012

Applicant's Legal Interest in the Property:
Landscape Architect for Hines Land Development

2. Property Owner(s)

Name(s): Robert W. Witte
Address: 2700 Commerce Street, Suite 1600
Dallas, TX 75226

3. Location and Legal Description of Property:
FM 1171 Conservation Development
9800 Cross Timbers Road, Flower Mound, TX
Lots 1-9 & 10X-11X, Block A, Lots 1-19 & 20X, Block B, Lots 1-22 & 23X, Block C, Lots 1-12 & 13X, Block D, Lots 1-12 &13X, Block E, and Lot 1X, Block F, 148.008 Acres

4. Owner's Authorization of Representation

I, Robert W. Witte, the owner of the above described real property, do hereby authorize Jameson Pinson to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

see attached

Signature of Owner

SUSAN HEINEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/15/26
NOTARY ID 12543907-9

Given Under My Hand and Seal of Office
This the 3 Day of August, 20 23

Susan Heinen

Notary Public
In and For Dallas County, Texas.

5. Applicants Affidavit- Note: Applicant must be an ISA certified arborist, certified forester, or a registered landscape architect.

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Jameson Pinson, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

Signature of Applicant

MANDY DENEA MARMON
NOTARY PUBLIC
ID# 133364857
State of Texas
Comm. Exp. 09-30-2025

Landscape Architect License No. 2826
State of Licensure Texas
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____

Given Under My Hand and Seal of Office
This the 4 Day of August, 2023

Mandy Marmon

Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 8/4/2023 by (initials) JRH.

FURST RANCH I INVESTORS LP
a Delaware limited partnership

By: Furst Ranch I Investors GP LLC,
its general partner

By: Hines Furst Ranch I Associates LP,
its sole member

By: Hines Furst Ranch I GP LLC,
its sole general partner

By: Hines Interests Limited Partnership,
its sole member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

FM 1171 Conservation -
Specimen trees proposed for removal

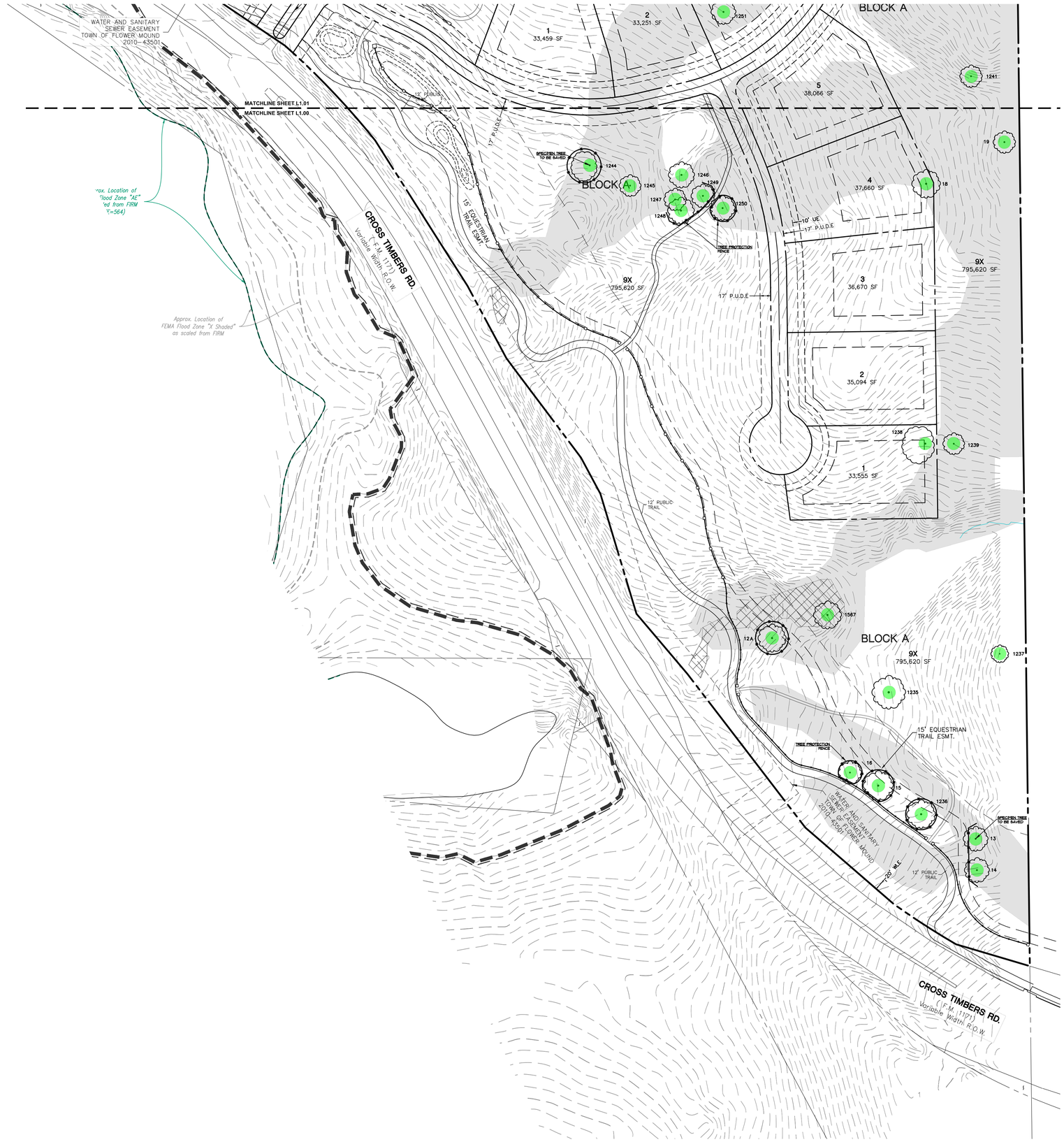
Tree #1253 – 24” post oak

Tree #681 – 22” cedar elm

Tree #1300 – 23” post oak

Tree Removal Request Signage

One of five signs posted along Cross Timbers Rd.



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

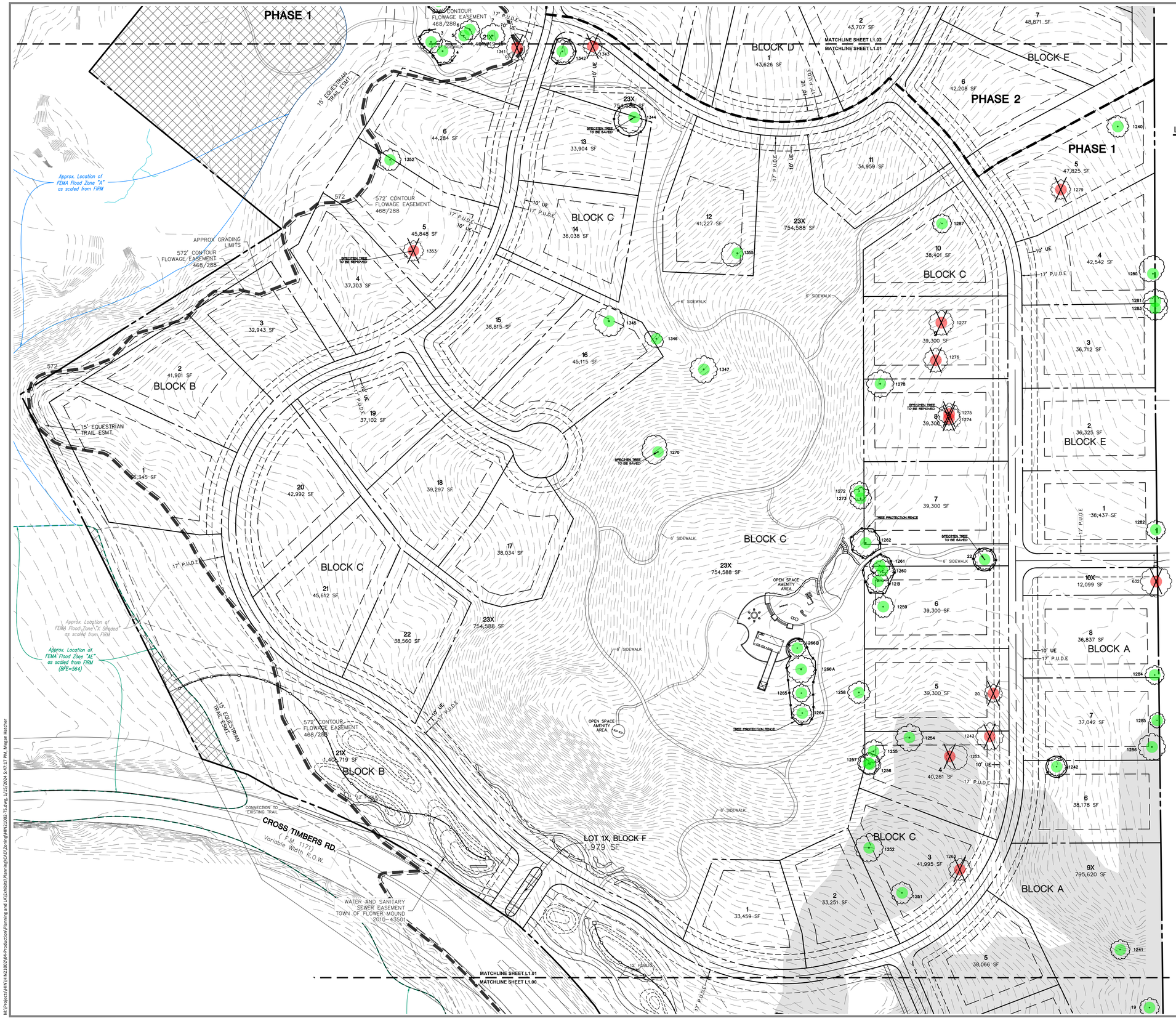
SHEET

SPECIMEN TREE SURVEY

L1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\Cad\Zoning\HIN21002-TS.dwg, 1/15/2024 5:46:43 PM, Megan Hatcher



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

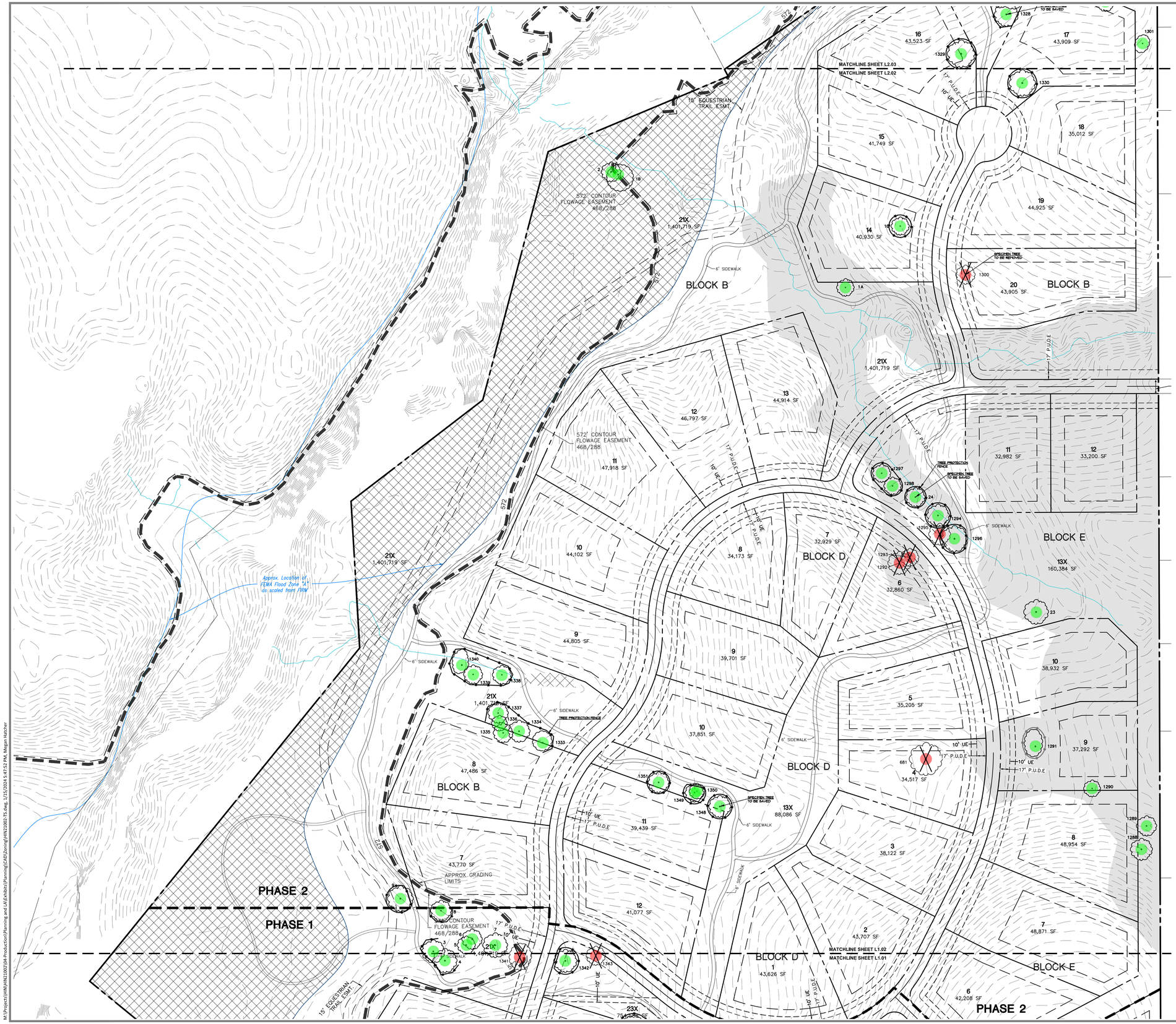
SHEET

SPECIMEN TREE SURVEY

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 5:47:17 PM, Megan Hatcher



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

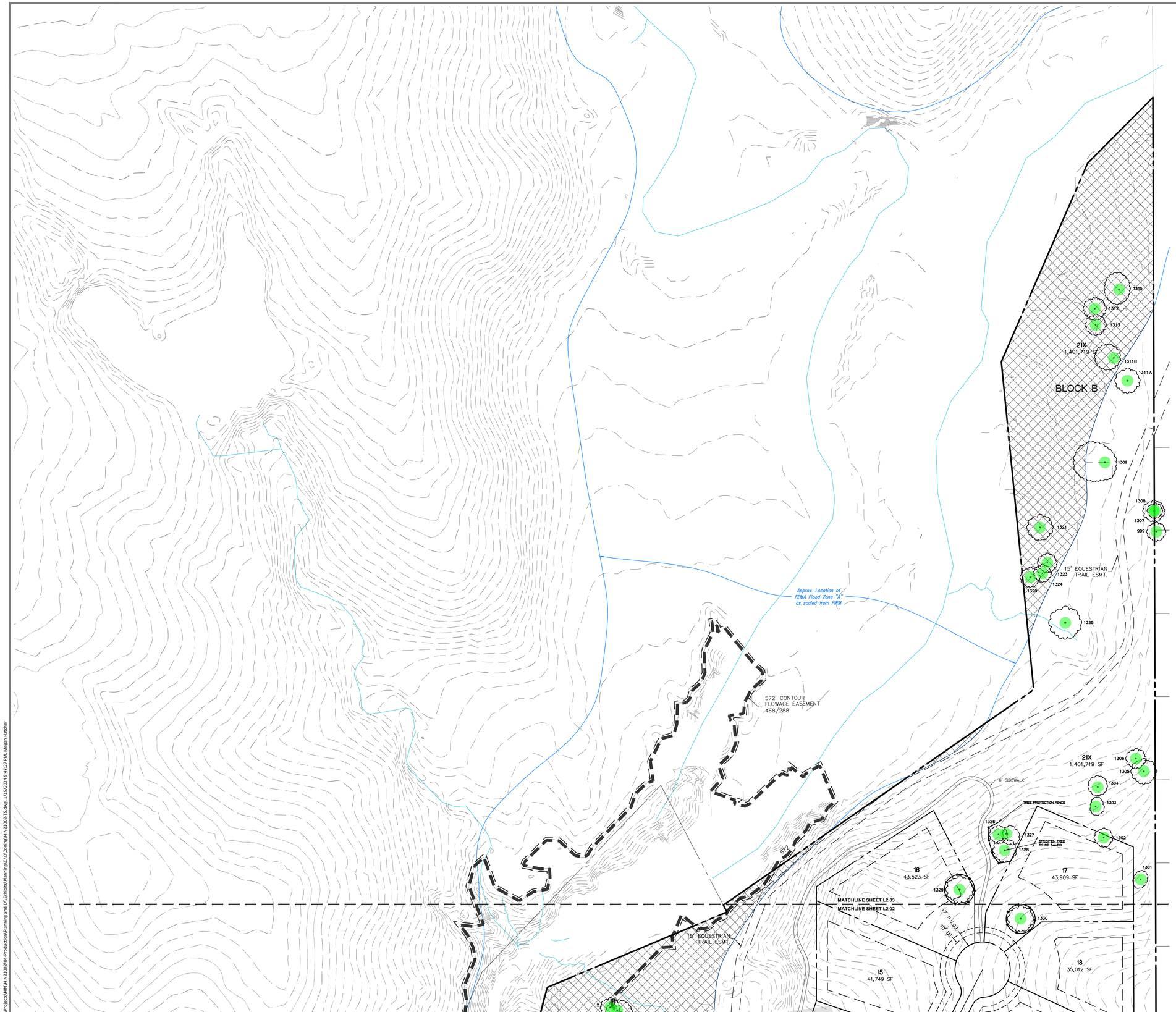
SHEET

SPECIMEN TREE SURVEY

L1.02

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 5:47:53 PM, Megan Hatcher

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 5:48:27 PM, Megan Hatcher

McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE SURVEY

L1.03

TREE CHART

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
1	1 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
2	1 B	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
3	2	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
4	3	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
5	4	22	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
6	5	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
7	6	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
8	7	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
9	8	24	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
10	9	29	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
11	10	22	POST OAK	Quercus stellata	NO		NO	GOOD
12	12 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
13	12 B	22	POST OAK	Quercus stellata	NO		NO	GOOD
14	13	22	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
15	14	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
16	15	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
17	16	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
18	18	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
19	19	24	POST OAK	Quercus stellata	NO		YES	POOR-CAVITY, 30% DEAD
20	20	22	BLACK JACK OAK	Quercus marilandica	YES	22	NO	GOOD
21	22	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
22	23	24	POST OAK	Quercus stellata	NO		YES	GOOD
23	24	20	POST OAK	Quercus stellata	NO		YES	GOOD
24	632	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
25	681	22	CEDAR ELM	Ulmus crassifolia	YES	22	NO	FAIR
26	999	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
27	1235	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
28	1236	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
29	1237	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
30	1238	28	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
31	1239	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
32	1240	26	POST OAK	Quercus stellata	NO		NO	GOOD
33	1241	22	POST OAK	Quercus stellata	NO		YES	GOOD
34	1242	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
35	1243	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
36	1244	26	POST OAK	Quercus stellata	NO		YES	GOOD
37	1245	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
38	1246	25	POST OAK	Quercus stellata	NO		YES	GOOD
39	1247	24	POST OAK	Quercus stellata	NO		YES	GOOD
40	1248	27	POST OAK	Quercus stellata	NO		YES	GOOD
41	1249	22	POST OAK	Quercus stellata	NO		YES	GOOD
42	1250	24	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
43	1251	22	POST OAK	Quercus stellata	NO		YES	GOOD
44	1252	32	POST OAK	Quercus stellata	NO		YES	GOOD
45	1253	24	POST OAK	Quercus stellata	YES	24	YES	GOOD
46	1254	22	POST OAK	Quercus stellata	NO		YES	GOOD
47	1255	25	POST OAK	Quercus stellata	NO		NO	GOOD
48	1256	22	POST OAK	Quercus stellata	NO		NO	GOOD
49	1257	22	POST OAK	Quercus stellata	NO		NO	GOOD
50	1258	25	POST OAK	Quercus stellata	NO		NO	GOOD
51	1259	24	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
52	1260	23	POST OAK	Quercus stellata	NO		NO	GOOD
53	1261	22	POST OAK	Quercus stellata	NO		NO	GOOD
54	1262	29	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
55	1263	27	POST OAK	Quercus stellata	YES	27	YES	GOOD
56	1264	22	POST OAK	Quercus stellata	NO		NO	GOOD
57	1265	21	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
58	1266 A	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
59	1266 B	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
60	1270	22	POST OAK	Quercus stellata	NO		NO	GOOD
61	1272	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
62	1273	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
63	1274	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
64	1275	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
65	1276	20	BLACK JACK OAK	Quercus marilandica	YES	20	NO	GOOD
66	1277	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
67	1278	30	TEXAS ASH	Fraxinus texensis	NO		NO	GOOD
68	1279	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
69	1280	22	POST OAK	Quercus stellata	NO		NO	GOOD
70	1281	24	POST OAK	Quercus stellata	NO		NO	GOOD
71	1282	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
72	1283	23	POST OAK	Quercus stellata	NO		NO	GOOD
73	1284	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
74	1285	19	BLACK JACK OAK	Quercus marilandica	NO		YES	GOOD
75	1286	26	POST OAK	Quercus stellata	NO		YES	GOOD
76	1287	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
77	1288	22	POST OAK	Quercus stellata	NO		YES	GOOD
78	1289	24	POST OAK	Quercus stellata	NO		YES	GOOD
79	1290	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
80	1291	22	POST OAK	Quercus stellata	NO		YES	GOOD
81	1292	20	CEDAR ELM	Ulmus crassifolia	YES	20	YES	GOOD
82	1293	19	CEDAR ELM	Ulmus crassifolia	YES	19	YES	GOOD
83	1294	23	POST OAK	Quercus stellata	NO		YES	GOOD
84	1295	26	POST OAK	Quercus stellata	YES	26	YES	GOOD
85	1296	27	POST OAK	Quercus stellata	NO		YES	GOOD
86	1297	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
87	1298	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
88	1300	23	POST OAK	Quercus stellata	YES	23	NO	GOOD
89	1301	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
90	1302	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
91	1303	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
92	1304	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
93	1305	27	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
94	1306	20	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
95	1307	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
96	1308	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
97	1309	40	PECAN	Carya illinoinensis	NO		NO	GOOD
98	1311 A	30	PECAN	Carya illinoinensis	NO		NO	GOOD
99	1311 B	30	PECAN	Carya illinoinensis	NO		NO	GOOD
100	1312	26	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
101	1313	24	PECAN	Carya illinoinensis	NO		NO	GOOD
102	1315	30	PECAN	Carya illinoinensis	NO		NO	GOOD
103	1320	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
104	1321	32	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
105	1323	31	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
106	1324	32	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
107	1325	35	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
108	1326	22	POST OAK	Quercus stellata	NO		NO	GOOD
109	1327	24	POST OAK	Quercus stellata	NO		NO	GOOD
110	1328	26	POST OAK	Quercus stellata	NO		NO	GOOD
111	1329	23	POST OAK	Quercus stellata	NO		NO	GOOD
112	1330	30	POST OAK	Quercus stellata	NO		NO	POOR-MAIN TRUNK GONE
113	1333	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
114	1334	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
115	1335	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
116	1336	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
117	1337	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
118	1338	23	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
119	1339	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
120	1340	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
121	1341	25	CEDAR ELM	Ulmus crassifolia	YES	25	NO	GOOD
122	1342	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
123	1343	19	CEDAR ELM	Ulmus crassifolia	YES	19	NO	GOOD
124	1344	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
125	1345	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
126	1346	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
127	1347	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
128	1348	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
129	1349	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
130	1350	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
131	1351	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
132	1352	24	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
133	1353	23	CEDAR ELM	Ulmus crassifolia	YES	23	NO	GOOD
134	1355	22	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
135	1567	20	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
						412		

MITIGATION CALCULATIONS	
Total # of specimen trees:	135
Specimen trees to be removed:	18
Specimen tree cal. Inches removed:	412
Specimen tree mitigation (2x cal. Inches removed):	824

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINKSTON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	40 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE CHART

L1.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 5:48:43 PM, Megan Hatcher

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

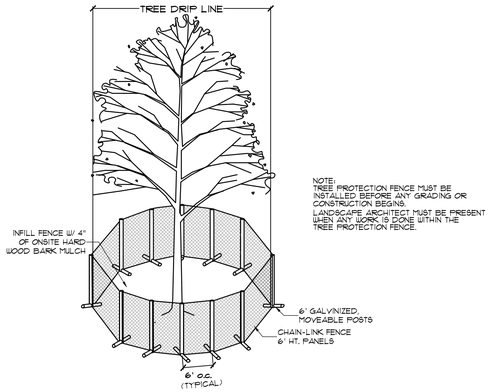
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

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.

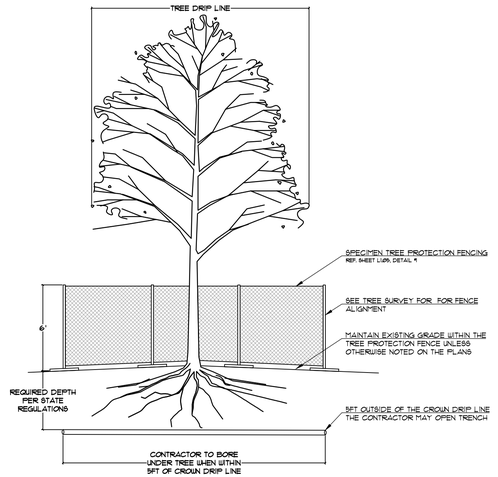
E. PRE–CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   (i) Clear the crown of diseased, crossing, weak and dead 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 outlines.
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 "T" 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 "airdug" 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 six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCING
NTS



2. BORING UNDER EXISTING TREE
1"=5'

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P PARSONS
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	40 SCALE
DATE	01. 15. 2024

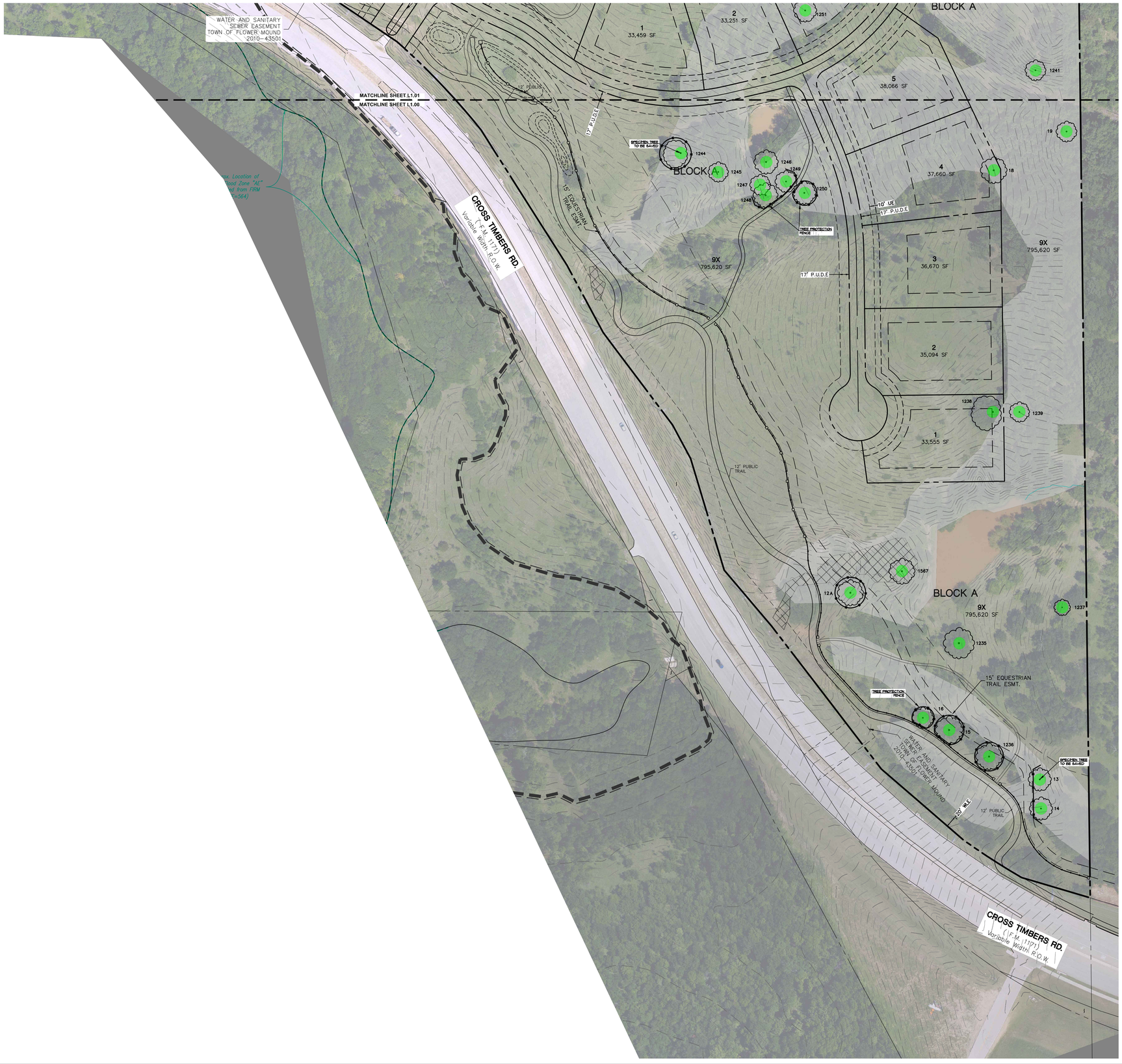
SHEET

SPECIMEN TREE NOTES & DETAILS

L1.05

M:\Projects\HIN\HIN21002\04 Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 5:49:05 PM, Megan Hatcher

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE SURVEY

L1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Dwing\HIN21002-TS.dwg, 1/15/2024 6:29:35 PM, Megan Hatcher

GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMIESON P. PINSON
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE SURVEY

L1.01

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 6:23:35 PM, Megan Hatcher

GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMIESON P. PINSON
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

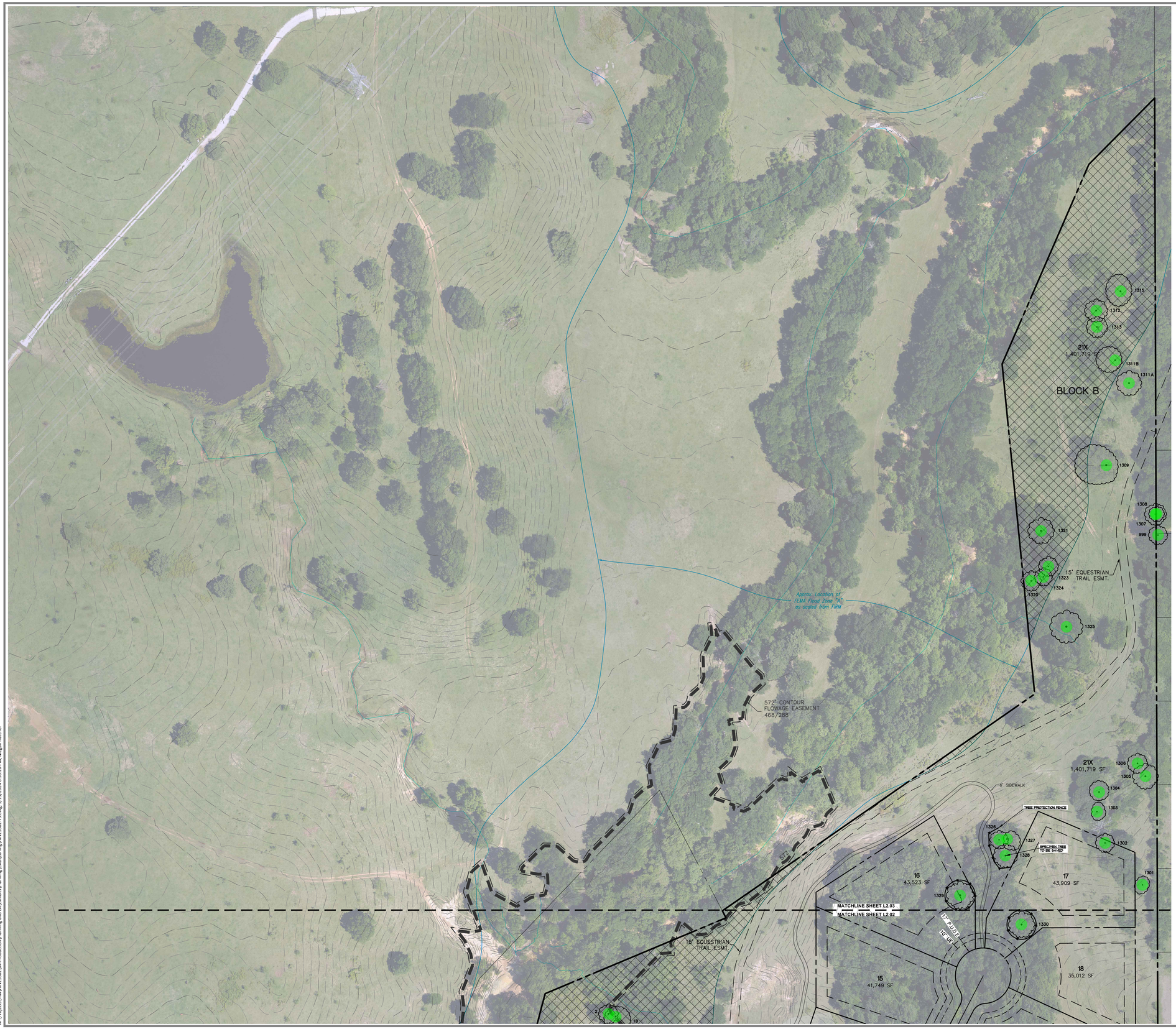
SHEET

SPECIMEN TREE SURVEY

L1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 6:27:35 PM, Megan Hatcher



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- RIPARIAN HABITAT

Notes:
1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE SURVEY

L1.03

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 4:39:20 PM, Megan Hatcher

TREE CHART

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
1	1 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
2	1 B	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
3	2	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
4	3	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
5	4	22	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
6	5	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
7	6	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
8	7	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
9	8	24	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
10	9	29	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
11	10	22	POST OAK	Quercus stellata	NO		NO	GOOD
12	12 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
13	12 B	22	POST OAK	Quercus stellata	NO		NO	GOOD
14	13	22	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
15	14	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
16	15	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
17	16	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
18	18	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
19	19	24	POST OAK	Quercus stellata	NO		YES	POOR-CAVITY, 30% DEAD
20	20	22	BLACK JACK OAK	Quercus marilandica	YES	22	NO	GOOD
21	22	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
22	23	24	POST OAK	Quercus stellata	NO		YES	GOOD
23	24	20	POST OAK	Quercus stellata	NO		YES	GOOD
24	632	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
25	681	22	CEDAR ELM	Ulmus crassifolia	YES	22	NO	FAIR
26	999	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
27	1235	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
28	1236	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
29	1237	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
30	1238	28	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
31	1239	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
32	1240	26	POST OAK	Quercus stellata	NO		NO	GOOD
33	1241	22	POST OAK	Quercus stellata	NO		YES	GOOD
34	1242	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
35	1243	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
36	1244	26	POST OAK	Quercus stellata	NO		YES	GOOD
37	1245	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
38	1246	25	POST OAK	Quercus stellata	NO		YES	GOOD
39	1247	24	POST OAK	Quercus stellata	NO		YES	GOOD
40	1248	27	POST OAK	Quercus stellata	NO		YES	GOOD
41	1249	22	POST OAK	Quercus stellata	NO		YES	GOOD
42	1250	24	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
43	1251	22	POST OAK	Quercus stellata	NO		YES	GOOD
44	1252	32	POST OAK	Quercus stellata	NO		YES	GOOD
45	1253	24	POST OAK	Quercus stellata	YES	24	YES	GOOD
46	1254	22	POST OAK	Quercus stellata	NO		YES	GOOD
47	1255	25	POST OAK	Quercus stellata	NO		NO	GOOD
48	1256	22	POST OAK	Quercus stellata	NO		NO	GOOD
49	1257	22	POST OAK	Quercus stellata	NO		NO	GOOD
50	1258	25	POST OAK	Quercus stellata	NO		NO	GOOD
51	1259	24	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
52	1260	23	POST OAK	Quercus stellata	NO		NO	GOOD
53	1261	22	POST OAK	Quercus stellata	NO		NO	GOOD
54	1262	29	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
55	1263	27	POST OAK	Quercus stellata	YES	27	YES	GOOD
56	1264	22	POST OAK	Quercus stellata	NO		NO	GOOD
57	1265	21	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
58	1266 A	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
59	1266 B	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
60	1270	22	POST OAK	Quercus stellata	NO		NO	GOOD
61	1272	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
62	1273	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
63	1274	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
64	1275	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
65	1276	20	BLACK JACK OAK	Quercus marilandica	YES	20	NO	GOOD
66	1277	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
67	1278	30	TEXAS ASH	Fraxinus texensis	NO		NO	GOOD
68	1279	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
69	1280	22	POST OAK	Quercus stellata	NO		NO	GOOD
70	1281	24	POST OAK	Quercus stellata	NO		NO	GOOD
71	1282	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
72	1283	23	POST OAK	Quercus stellata	NO		NO	GOOD
73	1284	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
74	1285	19	BLACK JACK OAK	Quercus marilandica	NO		YES	GOOD
75	1286	26	POST OAK	Quercus stellata	NO		YES	GOOD
76	1287	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
77	1288	22	POST OAK	Quercus stellata	NO		YES	GOOD
78	1289	24	POST OAK	Quercus stellata	NO		YES	GOOD
79	1290	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
80	1291	22	POST OAK	Quercus stellata	NO		YES	GOOD
81	1292	20	CEDAR ELM	Ulmus crassifolia	YES	20	YES	GOOD
82	1293	19	CEDAR ELM	Ulmus crassifolia	YES	19	YES	GOOD
83	1294	23	POST OAK	Quercus stellata	NO		YES	GOOD
84	1295	26	POST OAK	Quercus stellata	YES	26	YES	GOOD
85	1296	27	POST OAK	Quercus stellata	NO		YES	GOOD
86	1297	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
87	1298	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
88	1300	23	POST OAK	Quercus stellata	YES	23	NO	GOOD
89	1301	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
90	1302	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
91	1303	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
92	1304	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
93	1305	27	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
94	1306	20	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
95	1307	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
96	1308	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
97	1309	40	PECAN	Carya illinoinensis	NO		NO	GOOD
98	1311 A	30	PECAN	Carya illinoinensis	NO		NO	GOOD
99	1311 B	30	PECAN	Carya illinoinensis	NO		NO	GOOD
100	1312	26	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
101	1313	24	PECAN	Carya illinoinensis	NO		NO	GOOD
102	1315	30	PECAN	Carya illinoinensis	NO		NO	GOOD
103	1320	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
104	1321	32	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
105	1323	31	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
106	1324	32	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
107	1325	35	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
108	1326	22	POST OAK	Quercus stellata	NO		NO	GOOD
109	1327	24	POST OAK	Quercus stellata	NO		NO	GOOD
110	1328	26	POST OAK	Quercus stellata	NO		NO	GOOD
111	1329	23	POST OAK	Quercus stellata	NO		NO	GOOD
112	1330	30	POST OAK	Quercus stellata	NO		NO	POOR-MAIN TRUNK GONE
113	1333	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
114	1334	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
115	1335	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
116	1336	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
117	1337	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
118	1338	23	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
119	1339	23	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
120	1340	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
121	1341	25	CEDAR ELM	Ulmus crassifolia	YES	25	NO	GOOD
122	1342	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
123	1343	19	CEDAR ELM	Ulmus crassifolia	YES	19	NO	GOOD
124	1344	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
125	1345	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
126	1346	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
127	1347	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
128	1348	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
129	1349	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
130	1350	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
131	1351	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
132	1352	24	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
133	1353	23	CEDAR ELM	Ulmus crassifolia	YES	23	NO	GOOD
134	1355	22	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
135	1567	20	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
						412		

MITIGATION CALCULATIONS	
Total # of specimen trees:	135
Specimen trees to be removed:	18
Specimen tree cal. Inches removed:	412
Specimen tree mitigation (2x cal. Inches removed):	824

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINKSTON
2826
STATE OF TEXAS

1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	40 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE CHART

L1.04

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 6:39:42 PM, Megan Hatcher

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

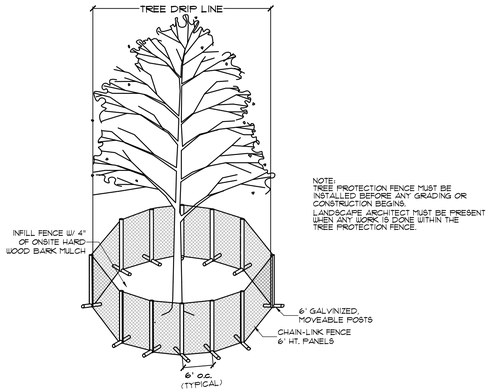
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

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.

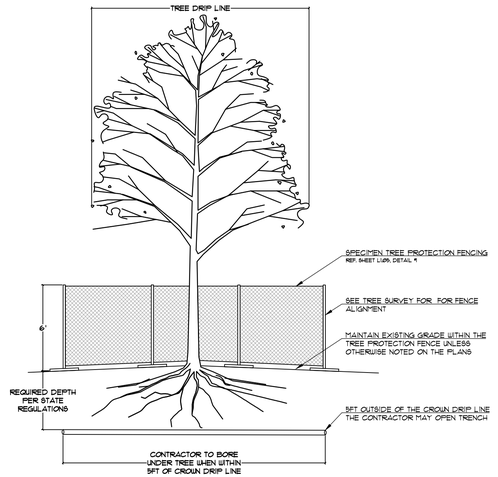
E. PRE–CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   (i) Clear the crown of diseased, crossing, weak and dead 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 outlines.
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 "T" 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 "airdug" 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 six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCING
NTS



2. BORING UNDER EXISTING TREE
1"=5'

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
DUSTIN DAVIDSON

CROSS TIMBERS
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PARKER
2826
STATE OF TEXAS
1/15/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	40 SCALE
DATE	01. 15. 2024

SHEET

SPECIMEN TREE NOTES & DETAILS

L1.05

M:\Projects\HIN\HIN21002\04 Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 1/15/2024 4:31:07 PM, Megan Hatcher

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION