



AGENDA

TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION

REGULAR MEETING

October 5, 2021

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
[HTTPS://TX-FLOWER MOUND.CIVICPLUS.COM/AGENDACENTER](https://tx-flowermound.civicplus.com/agendacenter)

Comments regarding any item on this agenda can be sent to the Commission Members
by Emailing: ECC@flower-mound.com or Calling: 972.874.6340

- A. CALL REGULAR MEETING TO ORDER – 6:30 PM**
- B. ELECTION OF CHAIR AND VICE CHAIR**
- C. INVOCATION AND PLEDGE OF ALLEGIANCE**
- D. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the ECC on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Environmental Services at 972-874-6340 during business hours.

- E. STAFF REPORT**

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

- F. CONSENT AGENDA - CONSENT ITEMS**

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Environmental Conservation

Environmental Conservation Commission Meeting Agenda

October 6, 2020

Page 2

Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on August 3, 2021.

G. REGULAR ITEM

2. Consider an application for a tree removal permit (TRP21-0026) for fourteen (14) specimen trees on property proposed for development as Dixon Park. The property is generally located west of Morriss Road and south of Dixon Lane.
3. Consider an application for a tree removal permit (TRP21-0027) for two (2) specimen trees on property proposed for development as Estuary Pointe. The property is generally located east of Deer Path and south of Meadow Lark.

H. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee tasks, activities, and projects.

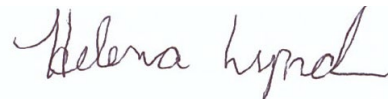
I. COORDINATION OF FUTURE AGENDAS/MEETINGS

J. ADJOURNMENT - REGULAR SESSION



Matthew Woods
Director of Environmental Services

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: October 1, 2021, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Helena Lynch
Administrative Assistant



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 1

CONSENT ITEM

DATE: October 5, 2021

FROM: Helena Lynch, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on August 3, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the August 3, 2021, regular meeting of the Environmental Conservation Commission.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. A copy of the draft minutes from the August 3, 2021, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the August 3, 2021, regular meeting of the Environmental Conservation Commission.

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 3RD DAY OF AUGUST 2021, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM.

The Environmental Conservation Commission met in regular session with the following members present constituting a quorum:

Russell McNamer	Chair
Sandy Fambrough	Commission Member, Place 1
Marilyn Lawson	Commission Member, Place 4
Alton Bowman	Commission Member, Place 5
Elaine Takacs	Commission Member, Place 6
Deanna Soper	Commission Member, Place 7
Rich Murchek	Commission Member, Place 8
Anna Athappan	Commission Member, Place 9
Kathryn Wells	Commission Member, Place 10

Places 8, 9, and 10 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

Constituting a quorum with the following members absent:
James Seastrom Vice Chair

And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Helena Lynch	Administrative Assistant
Jimmy Hoefert	Environmental Review Analyst

A. CALL TO ORDER - REGULAR SESSION: 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None.

D. STAFF REPORT

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

E. CONSENT AGENDA

- 1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on July 6, 2021.**

Commission Deliberation

Commission Member Wells made a motion to approve the July 6, 2021, minutes as presented. Commission Member Takacs seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Lawson, Bowman, Takacs, Soper, Wells
NAYS: None
ABSTAIN: None

The motion passed with a vote of 6-0-0

F. REGULAR ITEM

2. Consider an application for a tree removal permit (TRP21-0014) for four (4) specimen trees on property proposed for development as Emerald Place. The property is generally located west of Wager Road and north of Trails End Drive.

Jimmy Hoefert, Environmental Review Analyst, gave a presentation with the following items included:

- Emerald Place Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- Tree Survey
- Specimen Trees Requested for Removal
- Specimen Trees Requested for Removal slide 2
- Motion Recommendation

Reginald Rembert, Rembert Enterprises, Inc. (3625 Bonanza Lane, Flower Mound, TX 75022), answered questions about Emerald Place.

The following people spoke in opposition to Regular Item 2 (Emerald Place):

- Mitch Waters, 3030 Wager Road
- Diane Preston, 1124 Lopo Road
- Randy Soderberg, 3100 Wager Road
- Beth Soderberg, 3100 Wager Road

The following people were in opposition to Regular Item 2 (Emerald Place) and did not wish to speak:

- Bill Preston, 1124 Lopo Road

Commission Deliberation

Commission Member Takacs made a motion to deny the requested permit for the removal of four (4) specimen trees on property proposed for development as Emerald Place. The property is generally located west of Wager Road and north of Trails End Drive. Commission Member Fambrough seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Lawson, Bowman, Takacs, Soper, Wells
NAYS: None
ABSTAIN: None

The motion passed with a vote of 6-0-0

G. SUBCOMMITTEE REPORT

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

H. COORDINATION OF FUTURE AGENDAS/MEETINGS

I. ADJOURNMENT- REGULAR SESSION – 7:41 PM

TOWN OF FLOWER MOUND, TEXAS

_____, CHAIRMAN

ATTEST:

HELENA LYNCH, ADMINISTRATIVE ASSISTANT



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE: October 5, 2021
FROM: James Hoefert, Environmental Review Analyst
PRESENTER: Mike Boswell, with Toll Brothers
ITEM: **Consider an application for a tree removal permit (TRP21-0026) for fourteen (14) specimen trees on property proposed for development as Dixon Park. The property is generally located west of Morriss Road and south of Dixon Lane.**

BACKGROUND INFORMATION:

The Dixon Park residential development is generally located west of Morriss Road and south of Dixon Lane. The site is currently zoned for Agricultural (A) uses and master planned for Low Density Residential. The applicant is requesting to rezone the site to Single Family District-15 (SF-15) uses. According to the tree survey for the project, the site contains seventeen (17) specimen trees. The applicant is requesting to remove fourteen (14) of the specimen trees. The specimen trees proposed for removal are in good to fair condition and located within the proposed buildable area.

The following is a list of the fourteen (14) specimen trees being requested for removal:

Tree #6509 – 27” pecan;
Tree #6510 – 28” pecan (fair condition);
Tree #6516 – 29” pecan;
Tree #6517 – 26” post oak;
Tree #6520 – 31” pecan (fair condition);
Tree #6527 – 25” pecan (fair condition);
Tree #6532 – 27” pecan (fair condition);
Tree #6546 – 28” pecan (fair condition);
Tree #6547 – 29” pecan (fair condition);
Tree #6549 – 25” pecan;
Tree #6550 – 30” pecan;
Tree #6573 – 33” american elm (fair condition);
Tree #6575 – 19” blackjack oak; and
Tree #6600 – 22” 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, 759” of replacement trees, equaling 253 three-inch caliper trees, will be required for the fourteen (14) specimen tree being requested for removal on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. The developer is proposing to preserve existing protected and specimen trees on the site, so there will be credits available for the preservation of those trees. Mitigation may be accomplished by paying the applicable fee, planting mitigation trees, or through a combination of planting trees and paying the required fee.

CITIZEN FEEDBACK: As of Sept. 29, 2021, staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter from the applicant indicating the reason(s) for the tree removal permit request.
2. Specimen tree removal permit application.
3. Photographs of the specimen trees proposed for removal.
4. Photographs of approved signage onsite.
5. Tree Survey.
6. Landscape Plan.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of fourteen (14) specimen trees on property proposed for development as Dixon Park. The property is generally located west Morriss Road and south of Dixon Lane.



5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

September 7, 2021

James Hoefert
Environmental Review Analyst
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Dixon Park (DAA No.: 20033)
LOI for Tree Removal Permit
Cc: Mike Boswell

Dear Mr. Hoefert,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested application for Tree Removal Permit.

For the development of this property, we are proposing to remove 14 specimen trees for the following reasons:

1. Tree located in proposed right-of-way: #6575
2. Tree located in Dixon Lane landscape buffer: #6516. We are attempting to save this tree but must mark it as removed at this point.
3. Trees located in proposed buildable area: #6509, #6510, #6517, #6520, #6527, #6532, #6546, #6547, #6549, #6550, #6573 & #6600

A photograph of each tree to be removed is also attached with this Tree Removal Permit.

Please contact me should you have any questions regarding this request.

Sincerely,

Aaron Hunsaker



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: X Protected Tree X 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:

Paul Cozzolino, PLA 2825

Address:

P.O. Box 38415 Dallas, TX 75238

Phone:

972.855.8705

Applicant's Legal Interest in the Property:

Landscape Architect on the Consult team for the Property Owner

2. Property Owner(s)

Name(s): Philip J. Kennemer Trustee of the Olin E. Dixon Geneva Dixon Revocable Trust U/A

Address: 155 Stonehedge Pl. Montgomery, TX 77316

Owner #2: James R. & Rebecca Smartt Revocable Trust

2500 Waketon Road Flower Mound, TX 75028

3. Location and Legal Description of Property:

Dixon EST BLK A Lot 1 & 2

AO 834A Edwin Marsh TR 12 & 12A

4. Owner's Authorization of Representation

I, _____, the owner of the above described real property, do hereby authorize Paul Cozzolino 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.

Please see included Letters of Authorization. Per Jimmy Hoefert at the Town of Flower Mound, he said that these could be included in lieu of having the application signed.

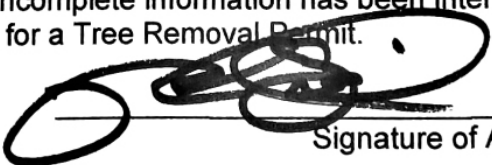
Signature of Owner

Given Under My Hand and Seal of Office
This the ___ Day of _____, 20__

Notary Public
In and For _____ County, Texas.

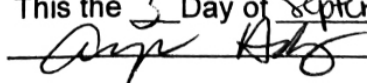
5. Applicants Affidavit- Note: Applicant must be an ISA certified arborist, certified forester, or a registered landscape architect.

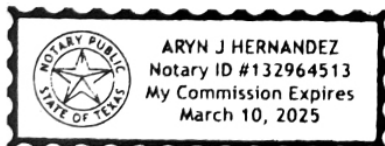
Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Paul Cozzolino, do hereby swear or affirm that all of the information contained herein and submitted herein is, to the best of my knowledge, true, correct and 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

Landscape Architect License No. 2825
State of Licensure Texas
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____

Given Under My Hand and Seal of Office
This the 3 Day of September, 2021


Notary Public
In and For Dallas County, Texas



6. Received by Town of Flower Mound on (Date) 9/14/2021 by
(initials) JRH.

Letter of Authorization

Dixon Tract ~24.12 Acres

I, Phillip J. Kennemer, acting as Trustee, do hereby authorize the following individuals and organizations to act on behalf of Olin E. Dixon & Geneva Dixon Revocable Trust, regarding the Zoning, Development Plan, Platting and Engineering of a 24.12-acre tract of land located at 2555 Dixon Lane, Flower Mound, TX 75028.

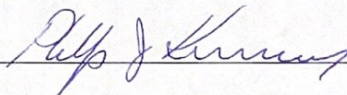
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Suite 200
Plano, Texas 75093
(972) 931-0694

Michael Dowdey, P.E.
Aaron Hunsaker
Thomas Moss, P.E.

Toll Brothers, Inc.
2555 SW Grapevine Pkwy. Ste. 100
Grapevine, Texas 76051
(817) 329-8770

Mike Boswell, Toll Brothers
Manolo Rios, Toll Brothers
Ron Robbins, Toll Brothers

AUTHORIZED BY:

By: 

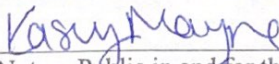
Name: Phillip J. Kennemer

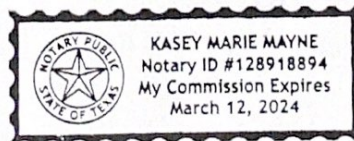
Title: Trustee of the Olin E. Dixon & Geneva Dixon Revocable Trust
established July 5, 1995, and restated on January 16, 2006 and
November 7, 2020

STATE OF TEXAS §
COUNTY OF Montgomery §

BEFORE me the undersigned, a Notary Public, on this day personally appeared Phillip J. Kennemer, acting as Trustee of the Olin E. Dixon & Geneva Dixon Revocable Trust established July 5, 1995, and restated on January 16, 2006 and November 7, 2020, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May, 2021.


Notary Public in and for the State of Texas



Letter of Authorization

Smartt Tract ~2.67 Acres

I, James Randy Smartt, acting as Trustee, do hereby authorize the following individuals and organizations to act on behalf of the James Randy & Rebecca Lee Smartt Revocable Trust, regarding the Zoning, Development Plan, Platting and Engineering of a 2.67-acre tract of land located at 2500 Waketon Road, Flower Mound, TX 75028.

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Dr., Suite 200
Plano, Texas 75093
(972) 931-0694

Toll Brothers, Inc.
2555 SW Grapevine Pkwy. Ste. 100
Grapevine, Texas 76051
(817) 329-8770

Michael Dowdey, P.E.
Aaron Hunsaker
Thomas Moss, P.E.

Mike Boswell, Toll Brothers
Manolo Rios, Toll Brothers
Ron Robbins, Toll Brothers

AUTHORIZED BY:

By: James Randy Smartt

Name: James Randy Smartt

Title: Trustee of the James Randy & Rebecca Lee Smartt Revocable Trust

STATE OF TEXAS §
 §
COUNTY OF Cooke §

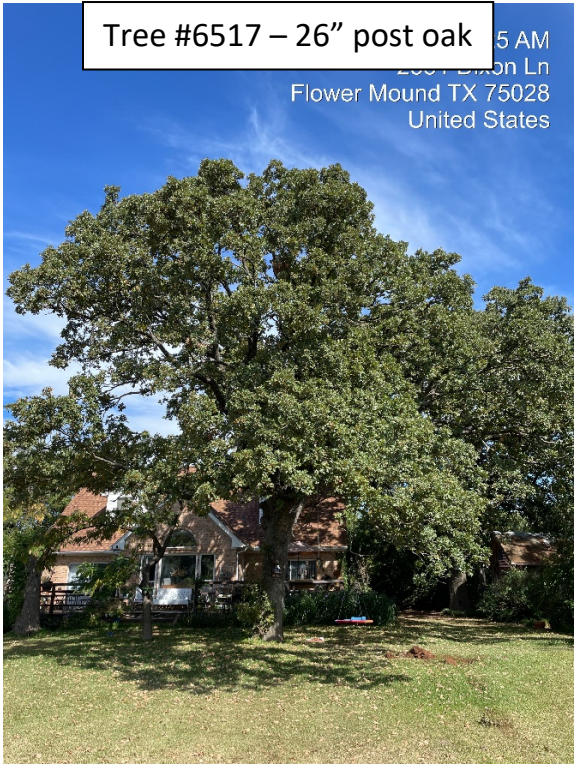
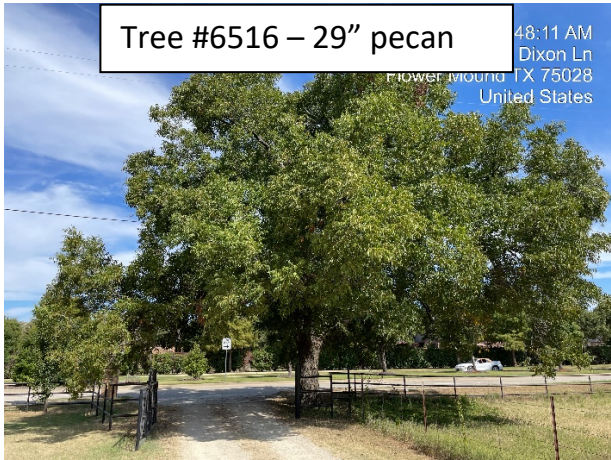
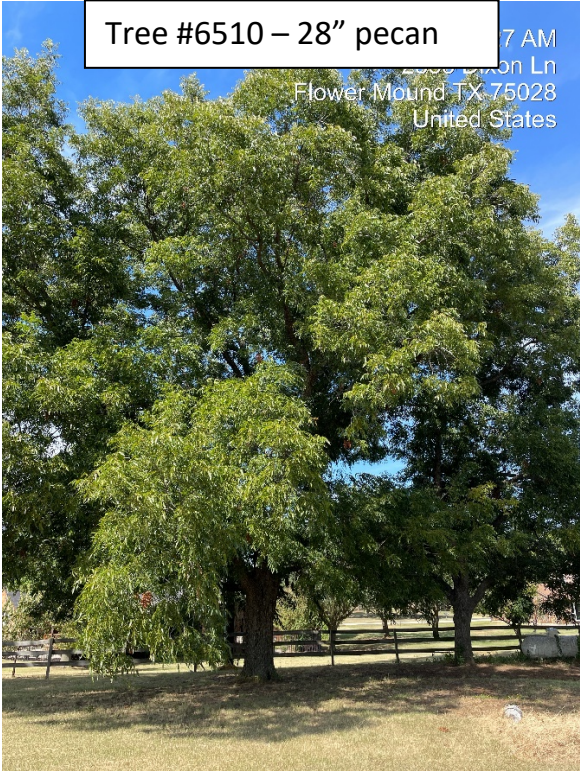
BEFORE me the undersigned, a Notary Public, on this day personally appeared James Randy Smartt, acting as Trustee of the James Randy & Rebecca Lee Smartt Revocable Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and both acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

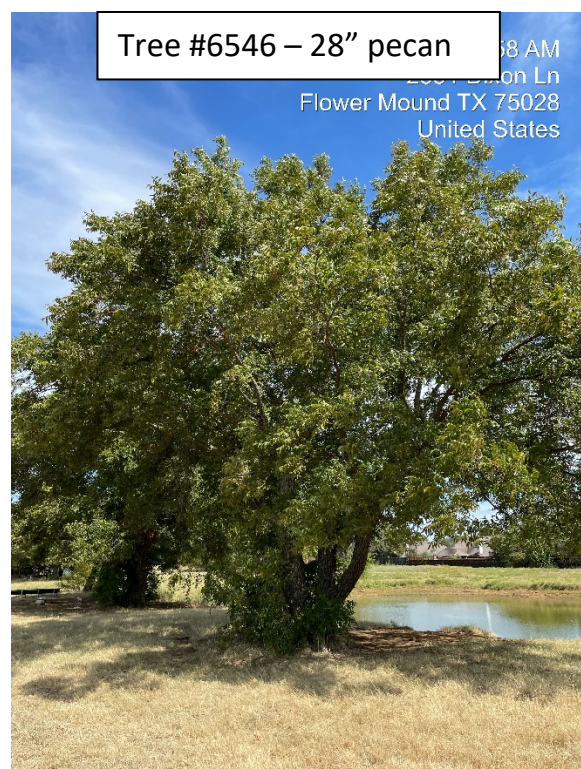
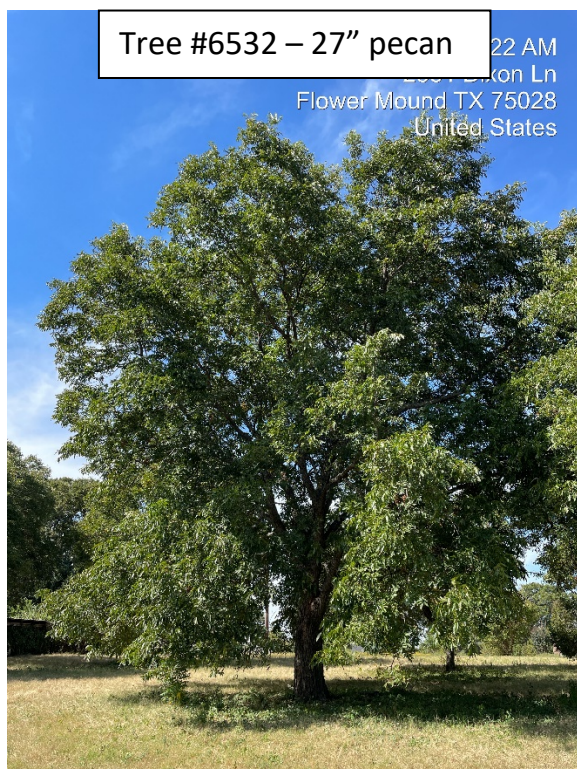
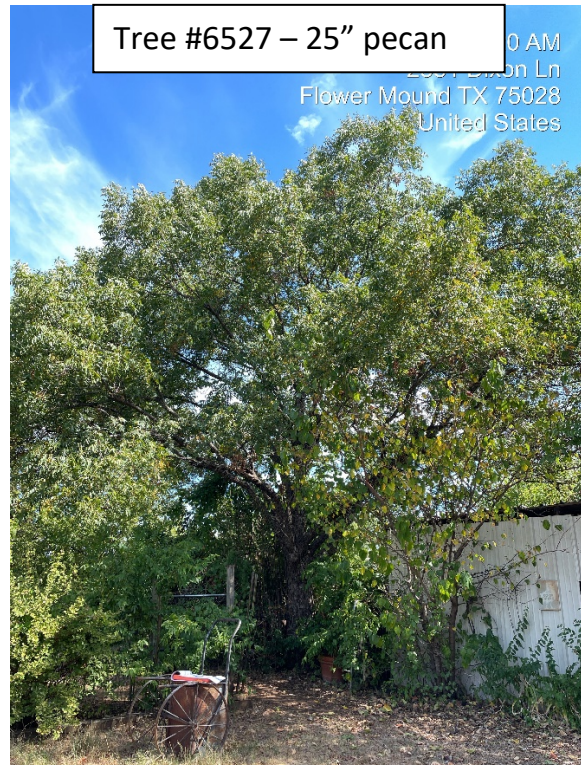
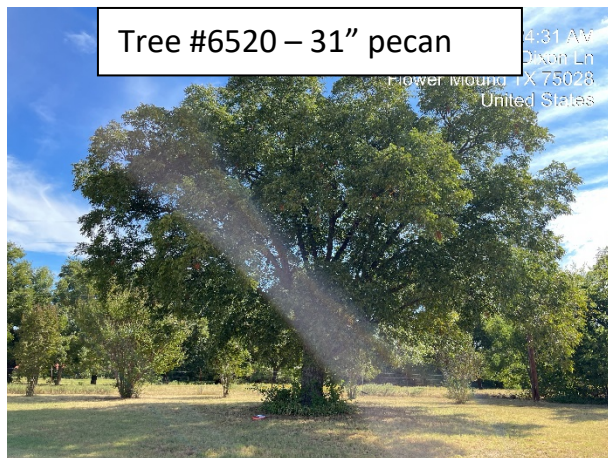
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of May, 2021.

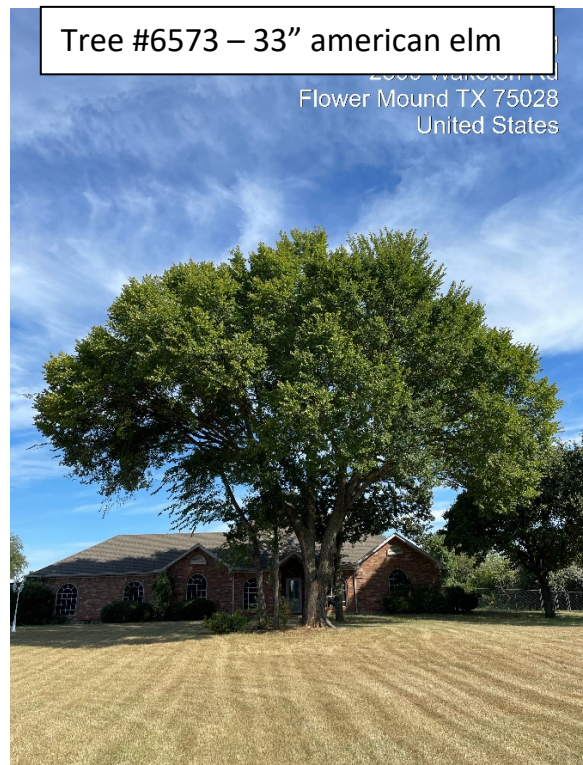
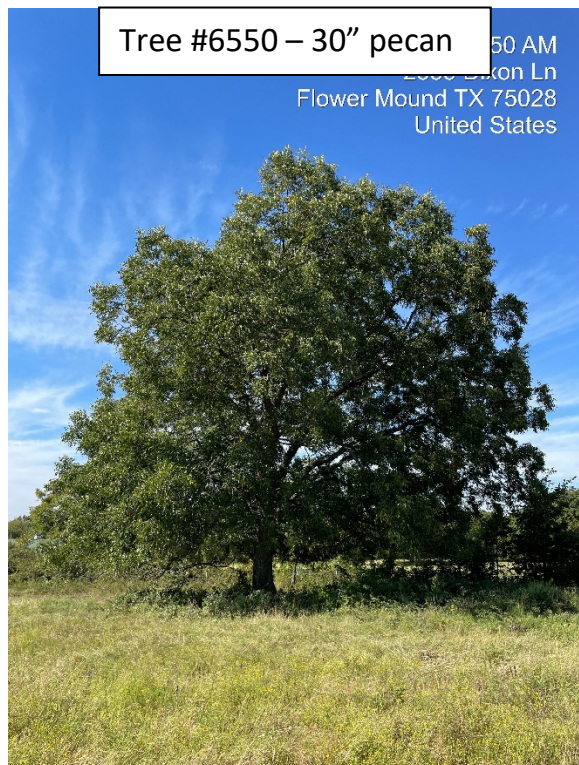
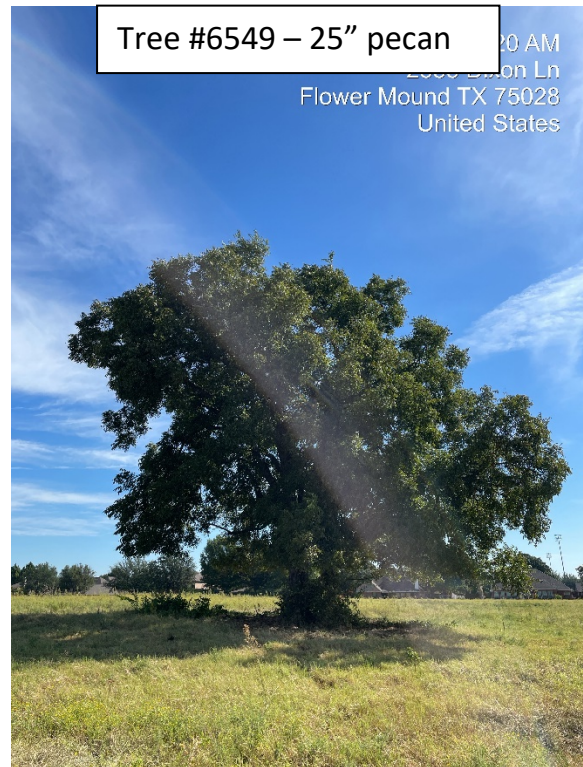
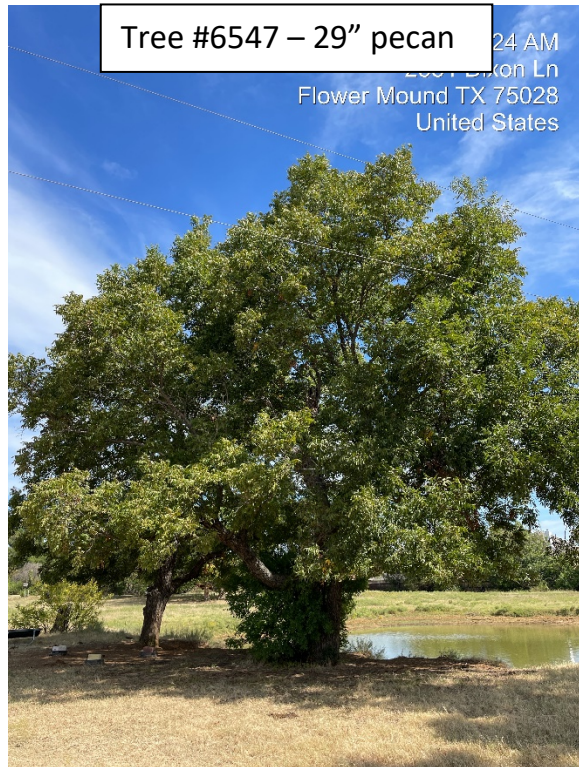
Hannah Hoagland
Notary Public in and for the State of Texas



Dixon Park -
Specimen trees proposed for removal

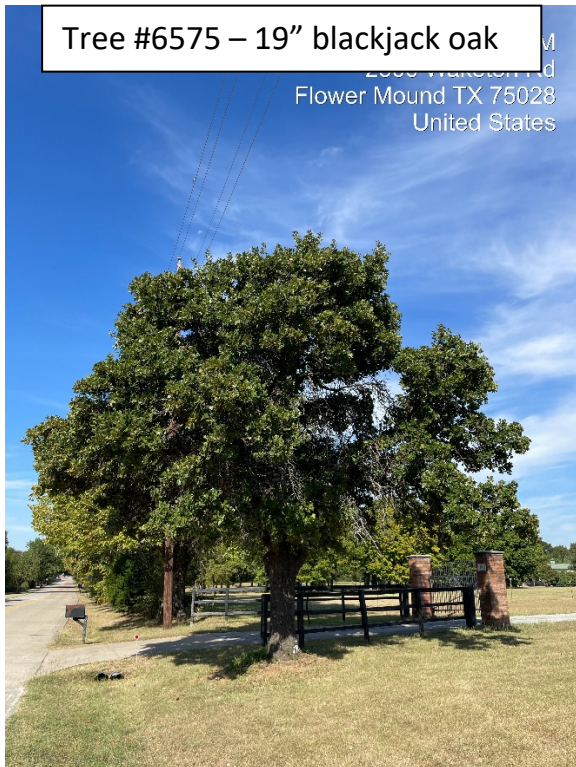






Tree #6575 – 19" blackjack oak

2000 Washington Rd
Flower Mound TX 75028
United States



Tree #6600 – 22" post oak

2000 Washington Rd
Flower Mound TX 75028
United States



Tree Removal Request Signage

Along Dixon Lane





landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705



client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue	
05.10.2021 City Submittal	
07.12.2021 City Submittal	
09.27.2021 City Submittal	

revisions	
△	

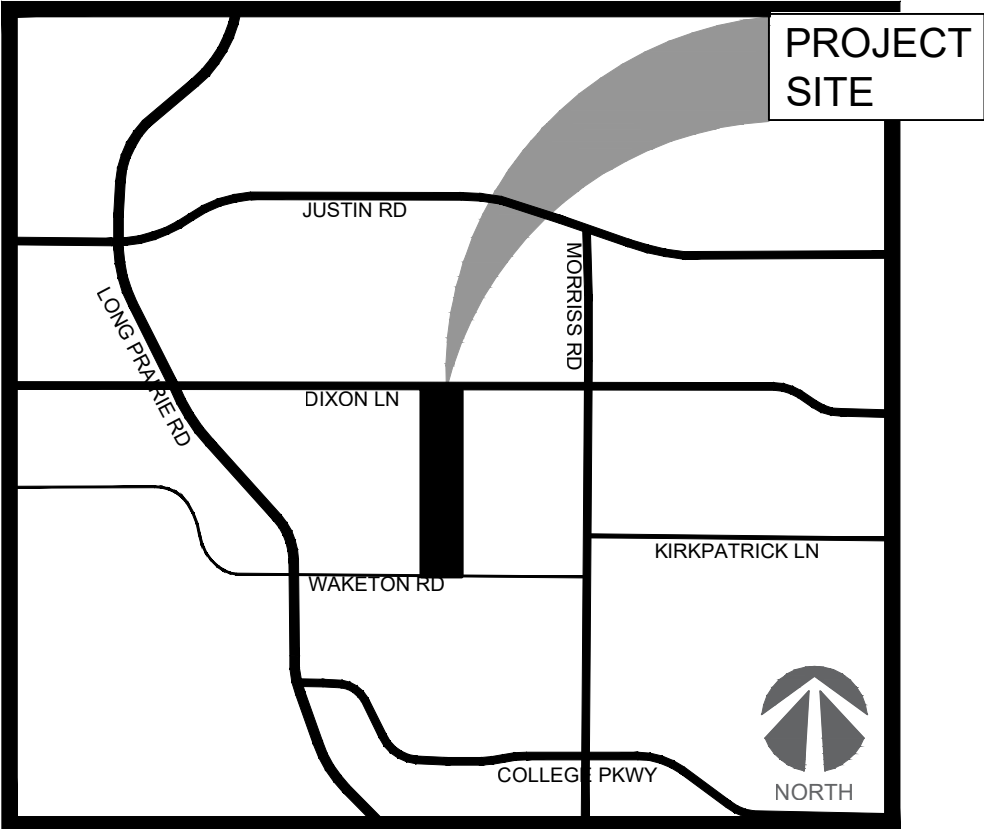
title
Tree Survey & Preservation Plan

project number 210002

date 09/27/2021

sheet

T-1.00



VICINITY MAP N.T.S.

TREE MITIGATION

- (A) TOTAL # OF PROTECTED SPECIMEN TREES ON SITE: 17
- (B) TOTAL # OF PROTECTED TREES ON SITE: 45
- (C) TOTAL NUMBER OF PROTECTED SPECIMEN TREES REMOVED: 14
- (D) TOTAL NUMBER OF PROTECTED TREES REMOVED: 32 (x3 = 96")
- (E) CREDITS FOR PROTECTED TREES TO REMAIN: 19 (x3 = 57")
- (F) TOTAL MITIGATION REQUIRED FOR REMOVED SPECIMEN TREES: 758"
- (G) TOTAL MITIGATION REQUIRED: (D) 96" + (F) 758" - (E) 57" = 797"

*Ref. Sheet LC-3.01 for Tree Mitigation Summary

NOTES:

TREES 6 INCHES AND GREATER AT HEIGHT SPECIFIED BY TOWN OF FLOWER MOUND ORDINANCE WERE TAGGED.

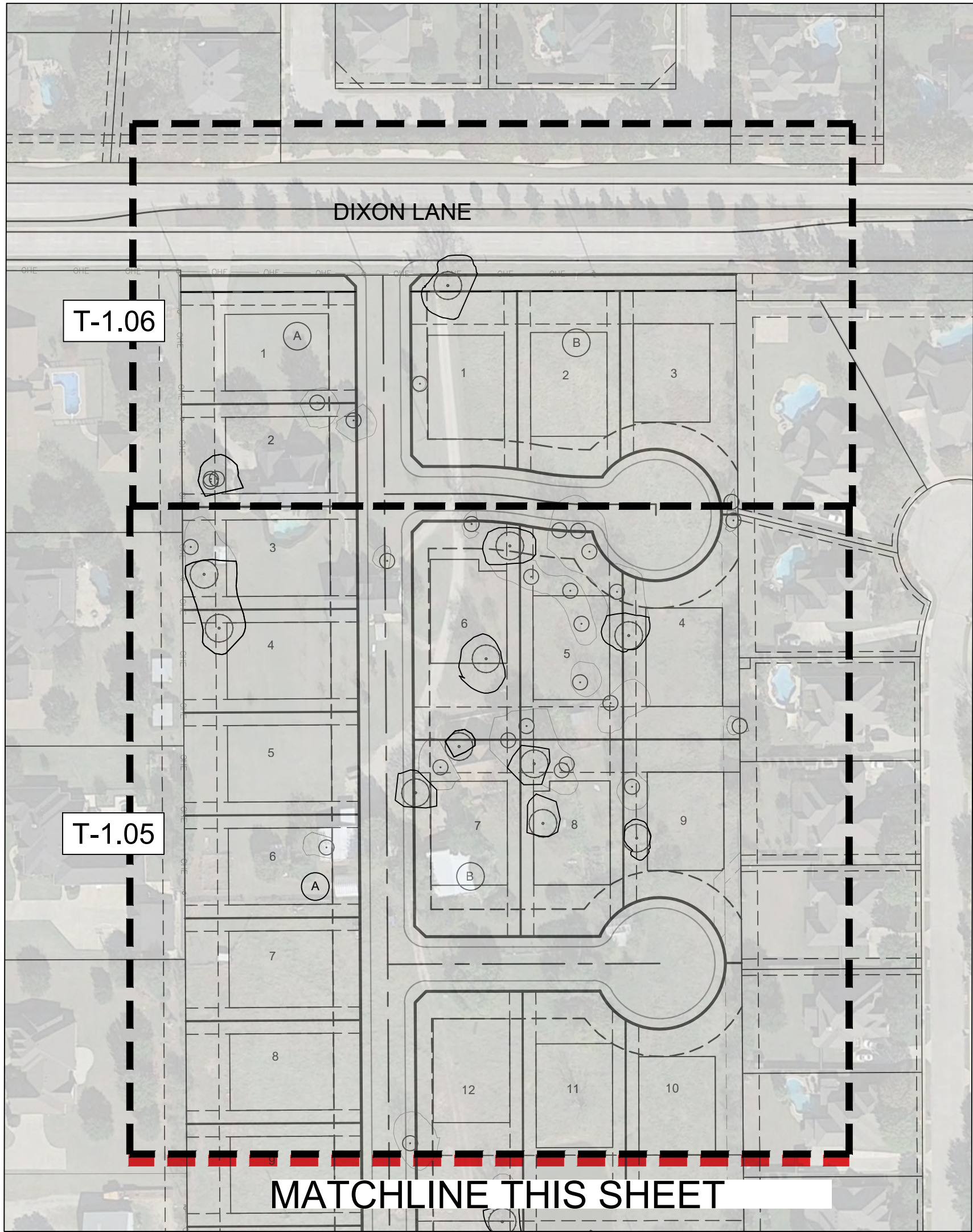
ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE ADVERSE AFFECT ON THE EXISTING OR FUTURE PLANTING ARE PROHIBITED.

ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

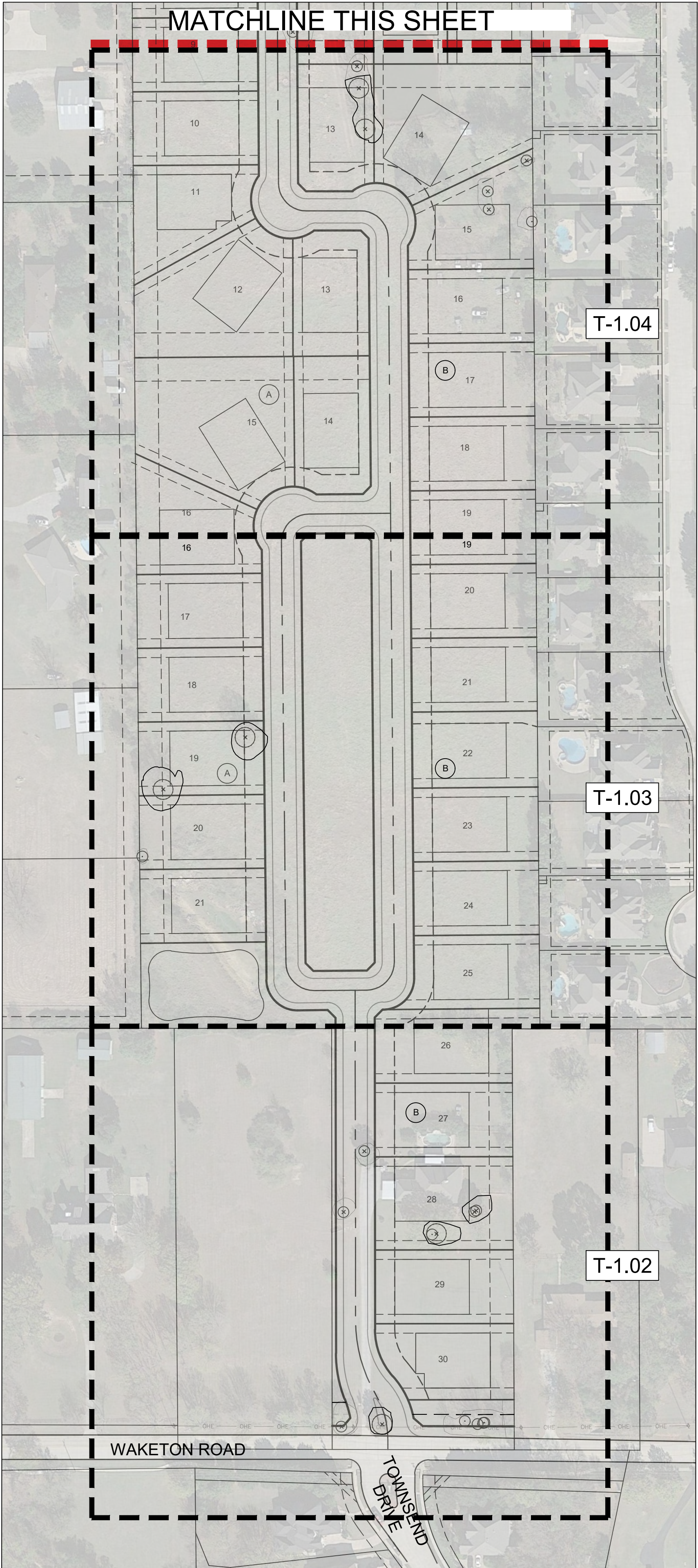
NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.

ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.

NO PROTECTED OR SPECIMEN TREES ARE LOCATED WITHIN 20' OF PROPOSED BORING LOCATIONS OR ACCESS PATH.

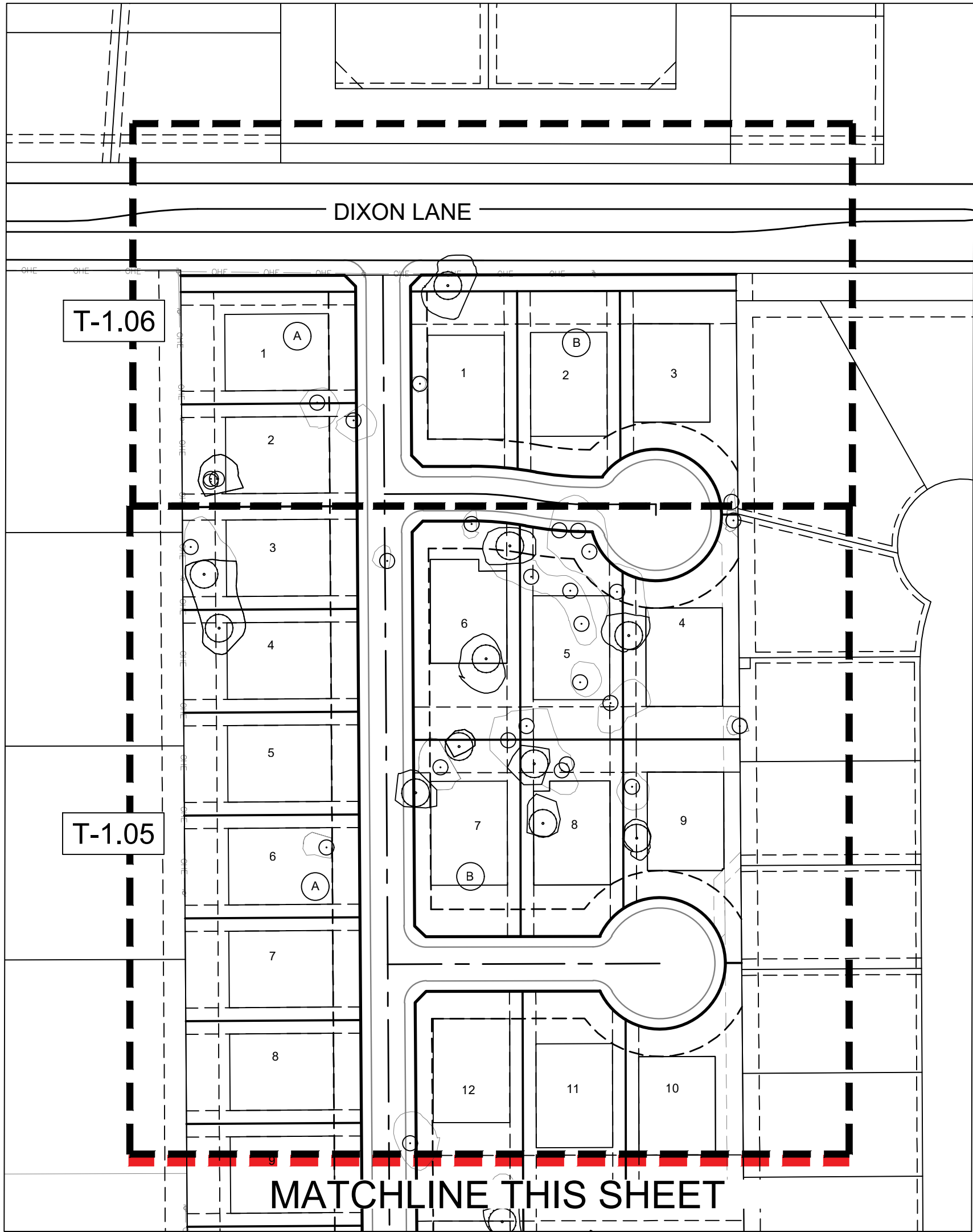


B OVERALL PLAN
SCALE: 1" = 100'-0"
0' 100' 200'
SCALE: 1" = 100'-0"
NORTH

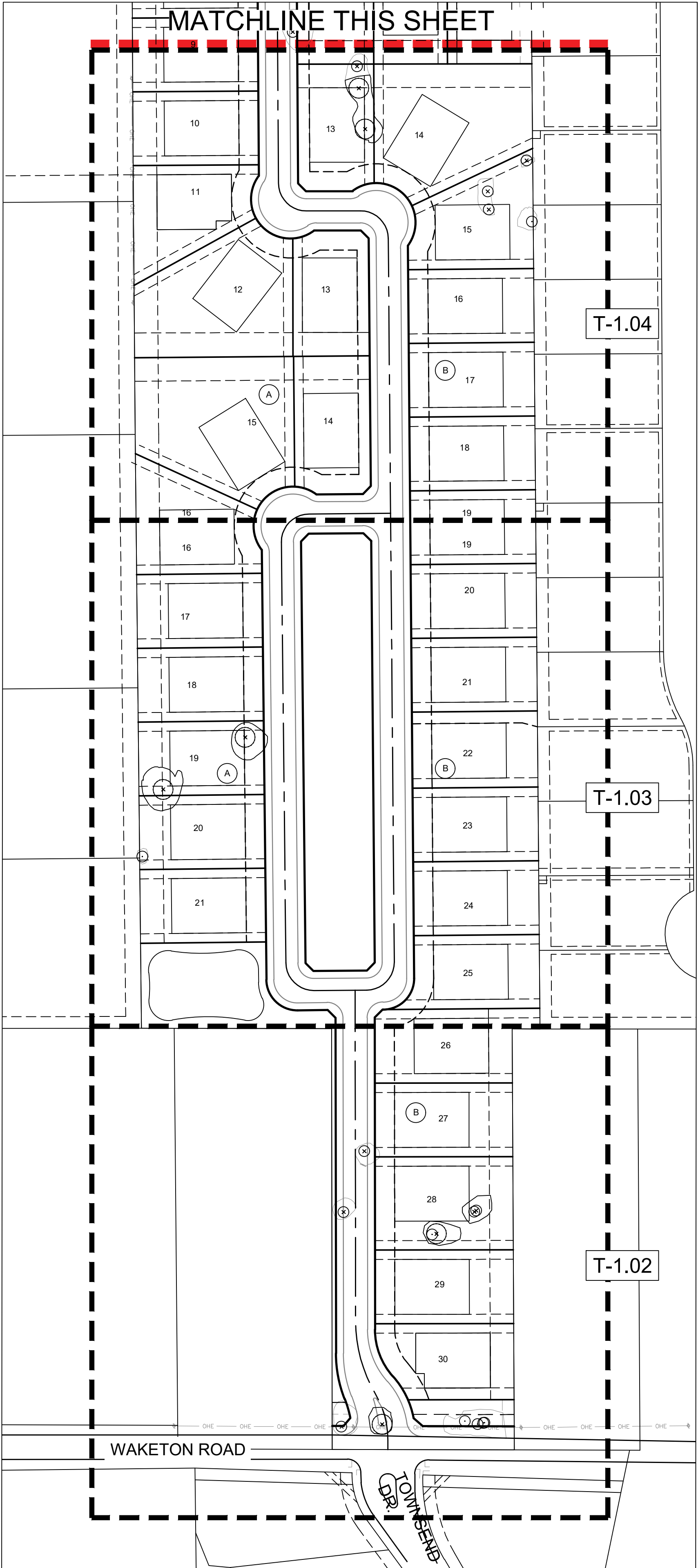


A OVERALL PLAN
SCALE: 1" = 100'-0"
0' 100' 200'
SCALE: 1" = 100'-0"
NORTH

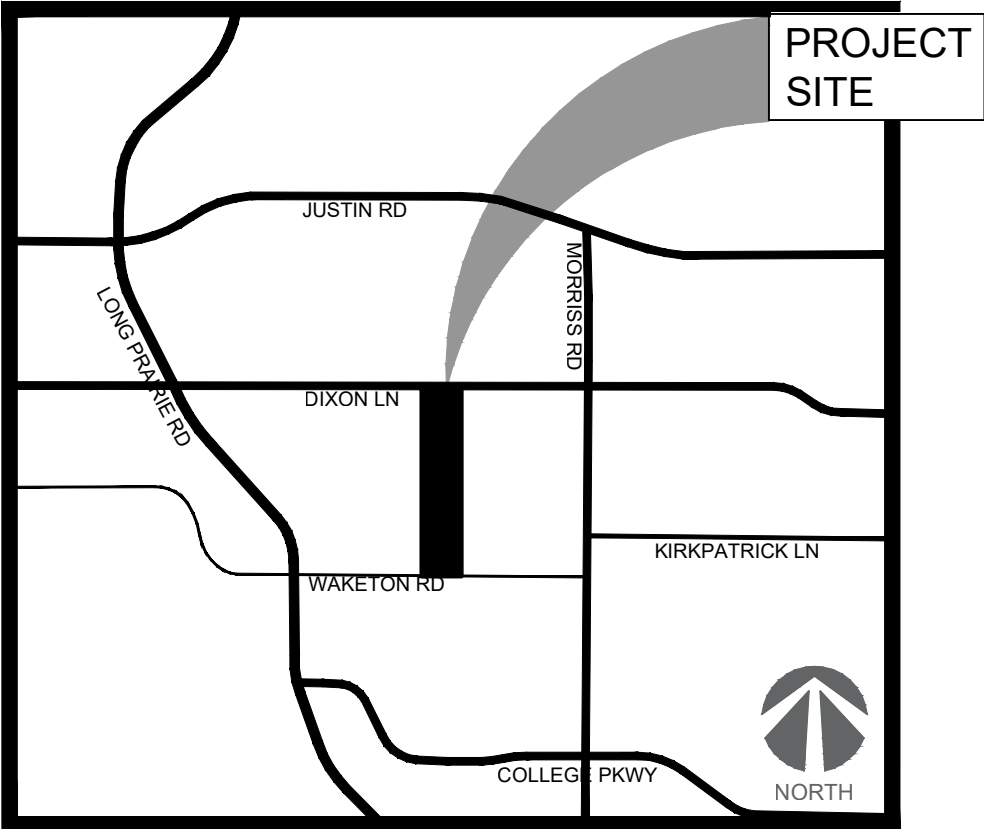
10 May 2021
C:\Urban Door Studio\Drawings\Projects\WORKING\2021\12\0002 - Flower Mound Dixon Tract\Sheets\B-1a Preparation and Protection\T-1.01 Tree Survey & Preservation Plan.dwg



B OVERALL PLAN
SCALE: 1" = 100'-0"
0' 100' 200'
SCALE: 1" = 100'-0"
NORTH



A OVERALL PLAN
SCALE: 1" = 100'-0"
0' 100' 200'
SCALE: 1" = 100'-0"
NORTH



VICINITY MAP N.T.S.

- NOTES:**
- TREES 6 INCHES AND GREATER AT HEIGHT SPECIFIED BY TOWN OF FLOWER MOUND ORDINANCE WERE TAGGED.
- ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE ADVERSE AFFECT ON THE EXISTING OR FUTURE PLANTING ARE PROHIBITED.
- ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.
- NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.
- ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.
- NO PROTECTED OR SPECIMEN TREES ARE LOCATED WITHIN 20' OF PROPOSED BORING LOCATIONS OR ACCESS PATH.



landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705



client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT

TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

revisions
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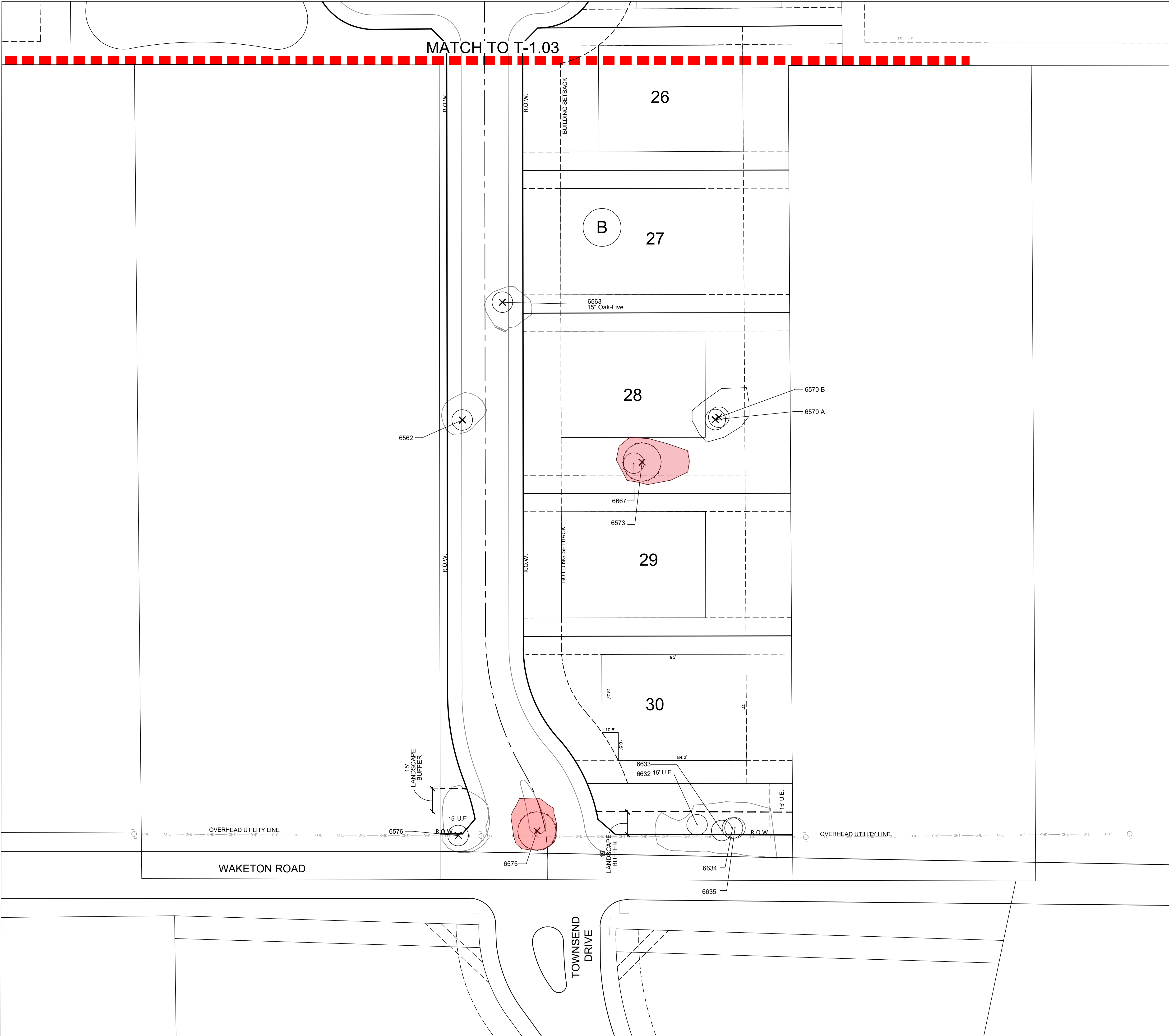
title
Tree Survey & Preservation Plan

project number 210002

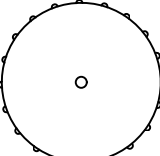
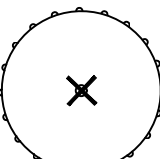
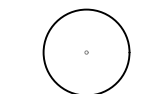
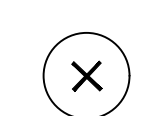
date 09/27/2021

sheet

T-1.01



LEGEND

-  SPECIMEN TREE
-  SPECIMEN TREE TO BE REMOVED
-  PROTECTED TREE
-  PROTECTED TREE TO BE REMOVED



landscape architecture
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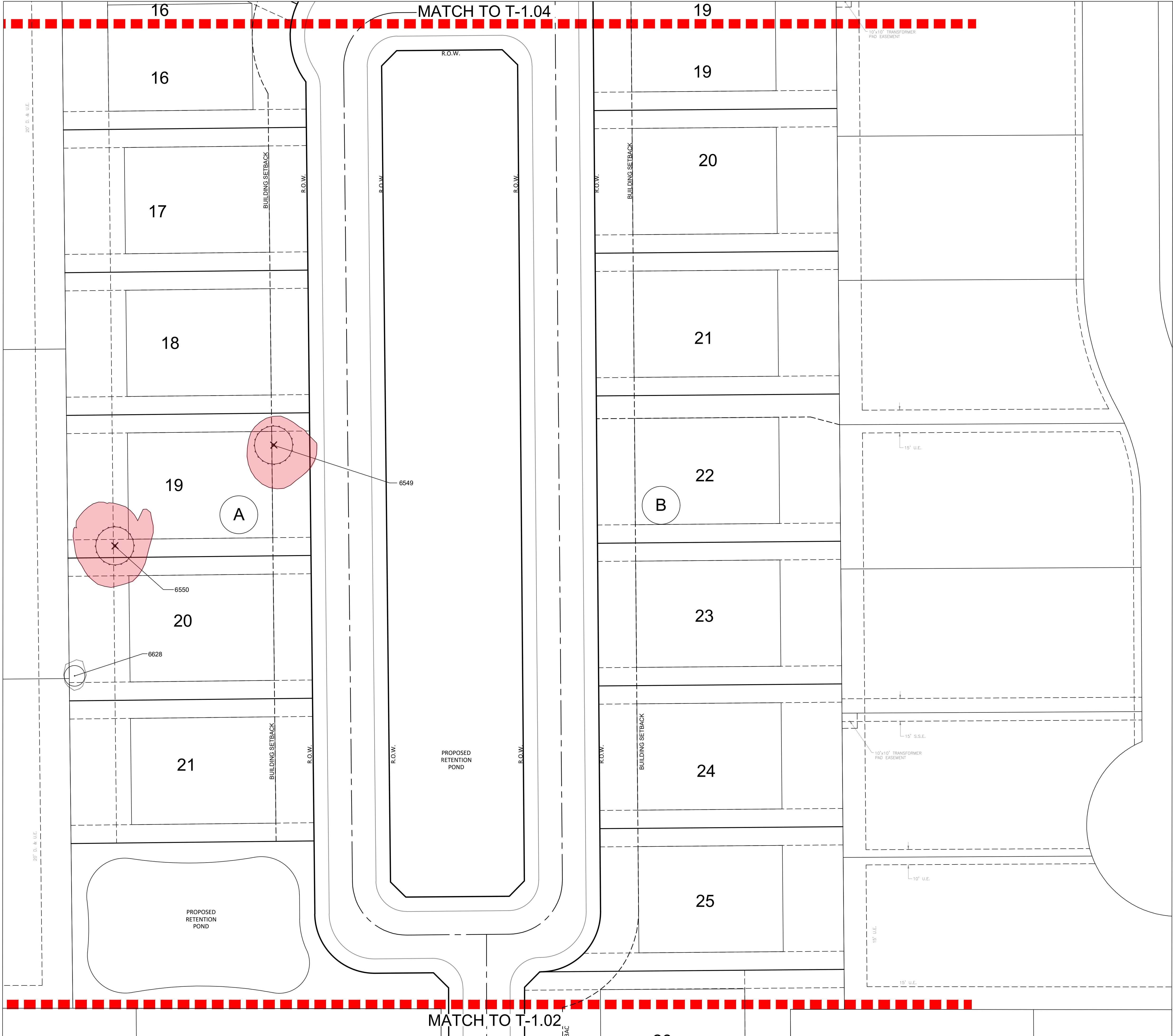
client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

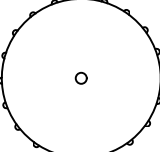
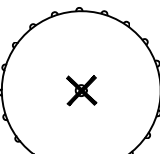
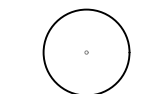
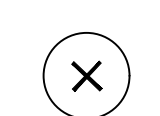
issue
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landscape architecture

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DIXON TRACT

TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue

05.10.2021 City Submittal

07.12.2021 City Submittal

09.27.2021 City Submittal

revisions

△

title

Tree Survey &
Preservation
Plan

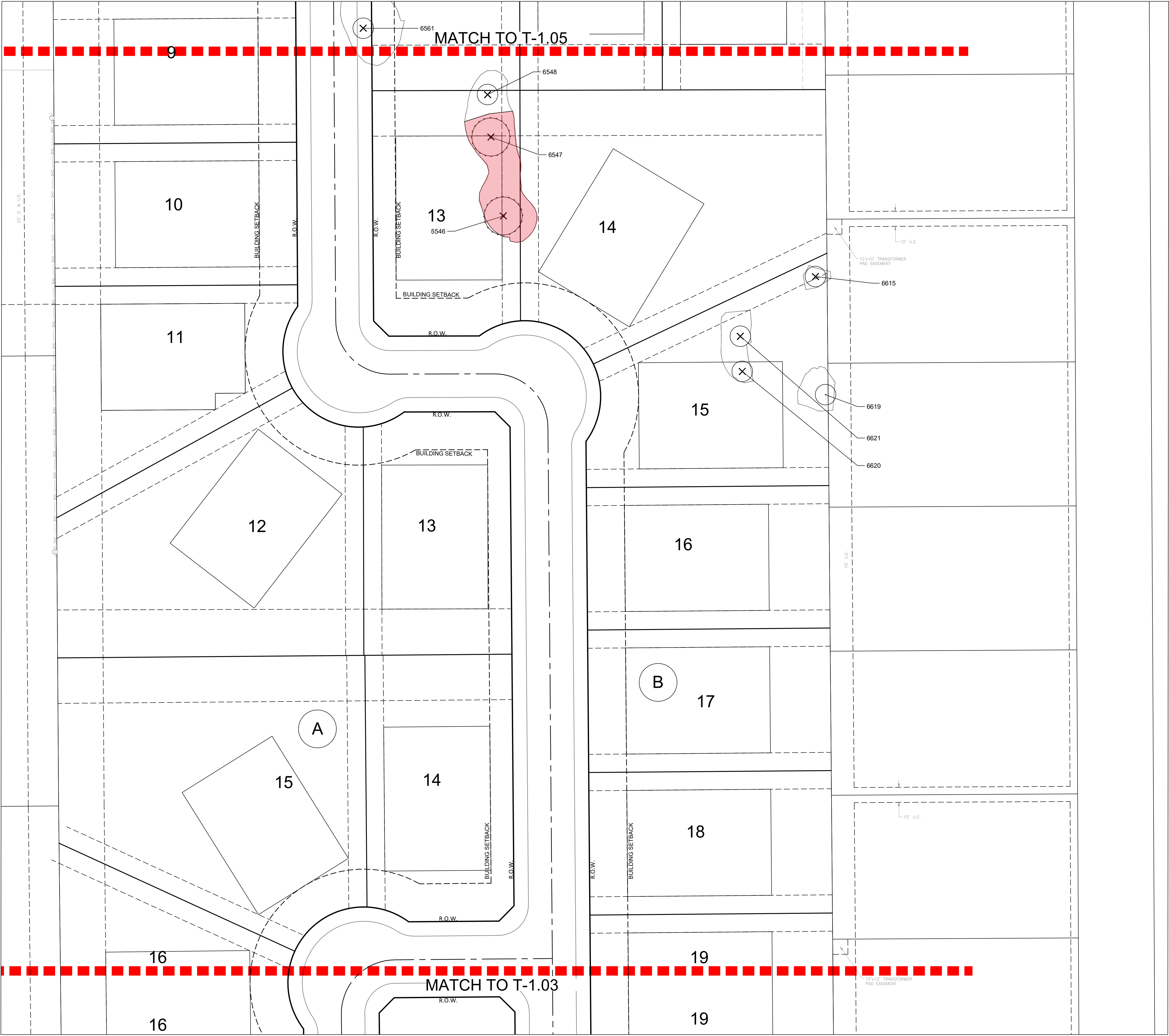
project number 210002

date 09/27/2021

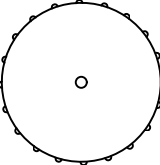
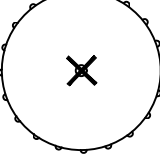
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10 May 2021
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LEGEND

-  SPECIMEN TREE
-  SPECIMEN TREE TO BE REMOVED
-  PROTECTED TREE
-  PROTECTED TREE TO BE REMOVED



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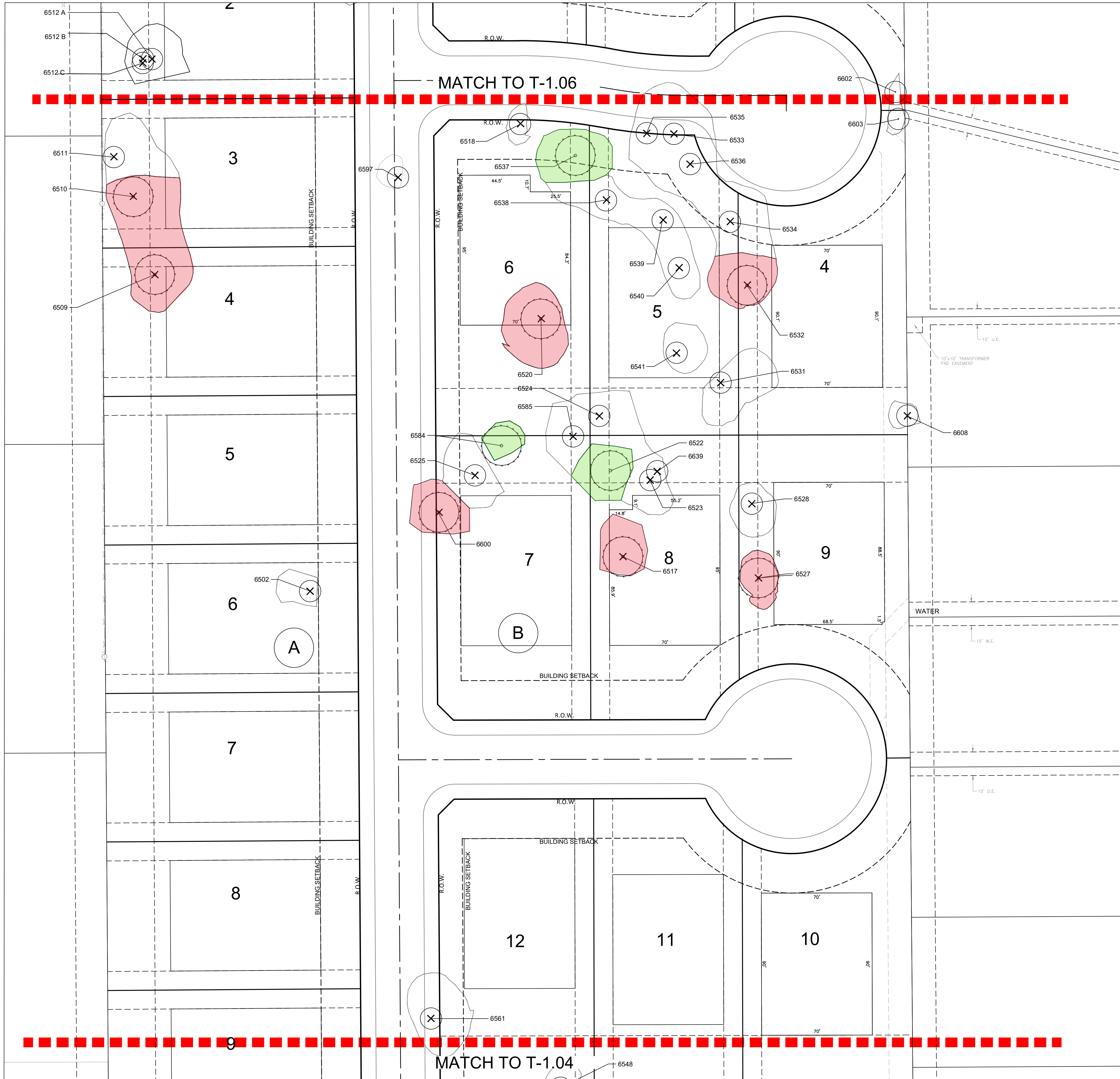
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date 09/27/2021

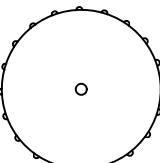
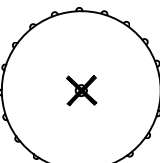
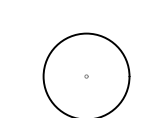
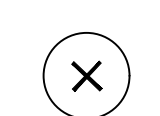
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LEGEND

-  SPECIMEN TREE
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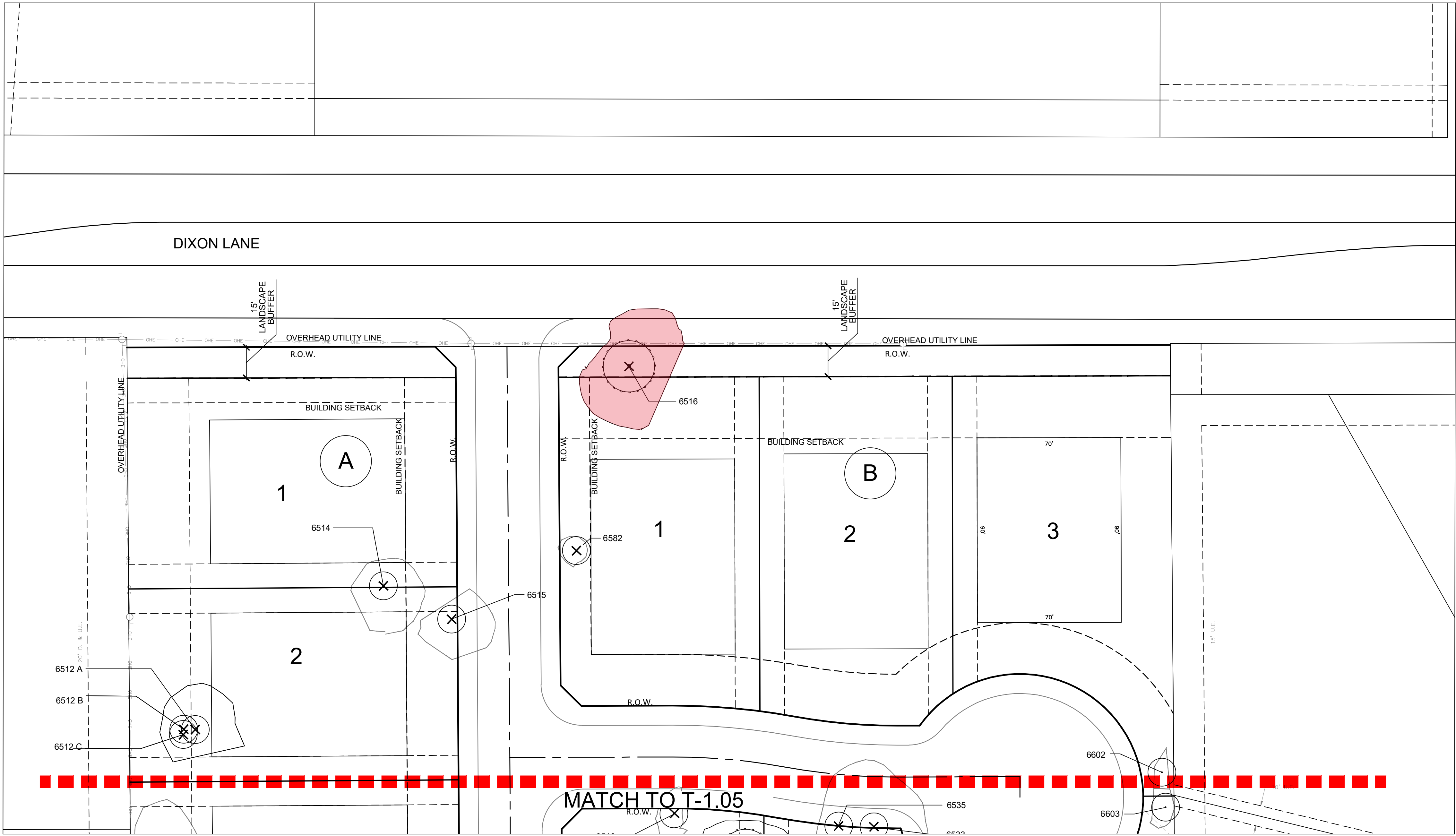
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Tag #	Scientific Name	Common Name	DBH Height (feet)	DBH (inches)	Est. Canopy Spread (feet)	Condition	Protected Status	Specimen Status	Remove / Remain	Street ROW	Landscape Buffer	Buildable Area	Poor Health	Preservation Credits	Preservation Credits (x 3 inches)	Mitigation Multiplier	Required Mitigation (inches)	
6502	<i>Carya illinoensis</i>	Pecan	1.0	17	35	Fair	Protected		Remove			X			0		3	Located in Lot 6, Block A
6509	<i>Carya illinoensis</i>	Pecan	4.5	27	55	Good	Protected	Specimen	Remove			X			0	2	54	Located in Lot 4, Block A
6510	<i>Carya illinoensis</i>	Pecan	4.5	28	60	Fair	Protected	Specimen	Remove			X			0	2	56	Located in Lot 3, Block A
6511	<i>Carya illinoensis</i>	Pecan	3.0	22	50	Fair	Protected		Remove			X			0		3	Located in Lot 3, Block A
6512 A	<i>Quercus virginiana</i>	Oak-Live	4.5	13	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6512 B	<i>Quercus virginiana</i>	Oak-Live	4.5	12	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6512 C	<i>Quercus virginiana</i>	Oak-Live	4.5	12	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6514	<i>Quercus shumardii</i>	Oak-Shumard	4.5	18	40	Good	Protected		Remove			X			0		3	Located in Lot 1, Block A
6515	<i>Quercus virginiana</i>	Oak-Live	3.0	15	35	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6516	<i>Carya illinoensis</i>	Pecan	4.5	29	65	Good	Protected	Specimen	Remove		X				0	2	58	Exists in Landscape Buffer
6517	<i>Quercus stellata</i>	Oak-Post	4.5	26	55	Good	Protected	Specimen	Remove			X			0	2	52	Located in Lot 8, Block B
6518	<i>Carya illinoensis</i>	Pecan	4.5	21	35	Fair	Protected		Remove			X			0		3	Located in Lot 6, Block B
6520	<i>Carya illinoensis</i>	Pecan	2.0	31	55	Fair	Protected	Specimen	Remove			X			0	2	62	Located in Lot 6, Block B
6522	<i>Quercus stellata</i>	Oak-Post	4.5	33	65	Good	Protected	Specimen	Remain			X		6	18		0	Located in Lot 8, Block B
6523	<i>Carya illinoensis</i>	Pecan	0.5	19	65	Good	Protected		Remove			X			0	0	3	Located in Lot 8, Block B
6524	<i>Carya illinoensis</i>	Pecan	4.5	13	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6525	<i>Carya illinoensis</i>	Pecan	4.5	22	50	Fair	Protected		Remove			X			0		3	Located in Lot 7, Block B
6527	<i>Carya illinoensis</i>	Pecan	4.5	25	40	Fair	Protected	Specimen	Remove			X			0	2	50	Located in Lot 9, Block B
6528	<i>Carya illinoensis</i>	Pecan	4.5	20	30	Fair	Protected		Remove			X			0		3	Located in Lot 9, Block B
6531	<i>Carya illinoensis</i>	Pecan	4.5	16	30	Good	Protected		Remove			X			0		3	Located in Lot 5, Block B
6532	<i>Carya illinoensis</i>	Pecan	4.5	27	45	Fair	Protected	Specimen	Remove			X			0	2	54	Located in Lot 4, Block B
6533	<i>Carya illinoensis</i>	Pecan	4.5	19	45	Good	Protected		Remove			X			0		3	Located in Lot 5, Block B
6534	<i>Carya illinoensis</i>	Pecan	4.5	12	25	Poor	Protected		Remove			X	X		0		0	Located in Lot 5, Block B, no mitigation poor health
6535	<i>Carya illinoensis</i>	Pecan	3.0	24	60	Fair	Protected		Remove	X					0		3	Located in proposed ROW
6536	<i>Carya illinoensis</i>	Pecan	4.5	19	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6537	<i>Carya illinoensis</i>	Pecan	3.0	25	50	Fair	Protected	Specimen	Remain			X		5	15		0	Located in Lot 6, Block B
6538	<i>Carya illinoensis</i>	Pecan	2.0	12	15	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6539	<i>Carya illinoensis</i>	Pecan	3.0	18	35	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6540	<i>Carya illinoensis</i>	Pecan	4.0	13	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6541	<i>Carya illinoensis</i>	Pecan	4.5	18	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6546	<i>Carya illinoensis</i>	Pecan	3.0	28	35	Fair	Protected	Specimen	Remove			X			0	2	56	Located in Lot 13, Block B
6547	<i>Carya illinoensis</i>	Pecan	4.5	29	35	Fair	Protected	Specimen	Remove			X			0	2	58	Located in Lot 13, Block B
6548	<i>Carya illinoensis</i>	Pecan	4.5	22	25	Fair	Protected		Remove			X			0		3	Located in Lot 13, Block B
6549	<i>Carya illinoensis</i>	Pecan	4.0	25	45	Good	Protected	Specimen	Remove			X			0	2	50	Located in Lot 19, Block A
6550	<i>Carya illinoensis</i>	Pecan	2.0	30	55	Good	Protected	Specimen	Remove			X			0	2	60	Located in Lot 19, Block A
6561	<i>Carya illinoensis</i>	Pecan	4.5	24	55	Poor	Protected		Remove	X			X		0		0	Located in proposed ROW, no mitigation poor health
6562	<i>Fraxinus pennsylvanica</i>	Ash-Green	4.5	13	25	Good	Protected		Remove	X					0		3	Located in proposed ROW
6563	<i>Quercus virginiana</i>	Oak-Live	4.5	15	25	Fair	Protected		Remove	X					0		3	Located in proposed ROW
6570 A	<i>Quercus marilandica</i>	Oak-Blackjack	4.5	13	35	Fair	Protected		Remove			X			0		3	Located in Lot 28, Block B
6570 B	<i>Quercus marilandica</i>	Oak-Blackjack	4.5	11	35	Fair	Protected		Remove			X			0		3	Located in Lot 28, Block B
6573	<i>Ulmus americana</i>	Elm-American	4.0	33	55	Fair	Protected	Specimen	Remove			X			0	2	66	Located in Lot 28, Block B
6575	<i>Quercus marilandica</i>	Oak-Blackjack	4.5	19	30	Good	Protected	Specimen	Remove	X					0	2	38	Located in proposed ROW
6576	<i>Ulmus americana</i>	Elm-American	4.5	23	40	Fair	Protected		Remove	X					0		0	Located in existing ROW of Waketon Road
6582	<i>Quercus muehlenbergii</i>	Oak-Chinquapin	4.0	6	10	Good	Protected		Remove			X			0		3	Located in Lot 1, Block B
6584	<i>Ilex vomitoria</i>	Yaupon	2.0	13	15	Good	Protected	Specimen	Remain			X		3	9		0	Located in Lot 7, Block B
6585	<i>Ilex vomitoria</i>	Yaupon	2.0	10	15	Good	Protected		Remove			X			0		3	Located in Lot 7, Block B
6597	<i>Quercus shumardii</i>	Oak-Shumard	4.5	7	20	Good	Protected		Remove	X					0		3	Located in proposed ROW
6600	<i>Quercus stellata</i>	Oak-Post	4.5	22	55	Good	Protected	Specimen	Remove			X			0	2	44	Located in Lot 7, Block B
6602	<i>Carya illinoensis</i>	Pecan	4.5	6	35	Good	Protected		Remain			X		1	3		0	Located in Lot 4, Block B
6603	<i>Carya illinoensis</i>	Pecan	4.5	6	20	Fair	Protected		Remain			X		1	3		0	Located in Lot 4, Block B
6608	<i>Ulmus americana</i>	Elm-American	4.5	8	25	Fair	Protected		Remove			X			0		3	Located in Lot 4, Block B
6615	<i>Ulmus americana</i>	Elm-American	4.5	11	25	Fair	Protected		Remove			X			0		3	Located in Lot 15, Block B
6619	<i>Carya illinoensis</i>	Pecan	4.5	18	35	Good	Protected		Remain			X		1	3		0	Located in Lot 15, Block B
6620	<i>Carya illinoensis</i>	Pecan	3.0	7	15	Fair	Protected		Remove			X			0		3	Located in Lot 15, Block B
6621	<i>Carya illinoensis</i>	Pecan	3.0	12	25	Poor	Protected		Remove			X	X		0		0	Located in Lot 15, Block B, no mitigation poor health
6628	<i>Carya illinoensis</i>	Pecan	4.5	7	15	Fair	Protected		Remain			X		1	3		0	Located in Lot 20, Block A
6632	<i>Carya illinoensis</i>	Pecan	4.5	6	10	Good	Protected		Remain		X				0		0	Exists in Landscape Buffer
6633	<i>Ulmus americana</i>	Elm-American	4.5	13	20	Good	Protected		Remain		X				0		0	Exists in Landscape Buffer
6634	<i>Ulmus americana</i>	Elm-American	3.0	14	25	Fair	Protected		Remain		X				0		0	Exists in Landscape Buffer
6635	<i>Ulmus americana</i>	Elm-American	4.5	8	20	Fair	Protected		Remain		X				0		0	Exists in Landscape Buffer
6639	<i>Carya illinoensis</i>	Pecan	4.5	11	20	Good	Protected		Remove			X			0		3	Located in Lot 8, Block B
6667	<i>Bumelia languinosa</i>	Chittamwood	4.5	6	10	Fair	Protected		Remain			X			1	3	0	Located in Lot 28, Block B
														19	57		854	
																	57	TOTAL MITIGATION CREDITS (INCHES)
																	797	TOTAL MITIGATION INCHES REQUIRED



landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705



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Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

issue

05.10.2021 City Submittal

07.12.2021 City Submittal

09.27.2021 City Submittal

revisions



title

Tree Inventory

project number 210002

date 09/27/2021

sheet

Dixon Tract

TOWN OF FLOWER MOUND

C O N C E P T U A L L A N D S C A P E / S C R E E N I N G P L A N

PROJECT TEAM

OWNER

Toll Southwest LLC
Contact:
Mike Boswell
2555 SW Grapevine Parkway, Suite 100
Grapevine, TX 76051
214.460.4647

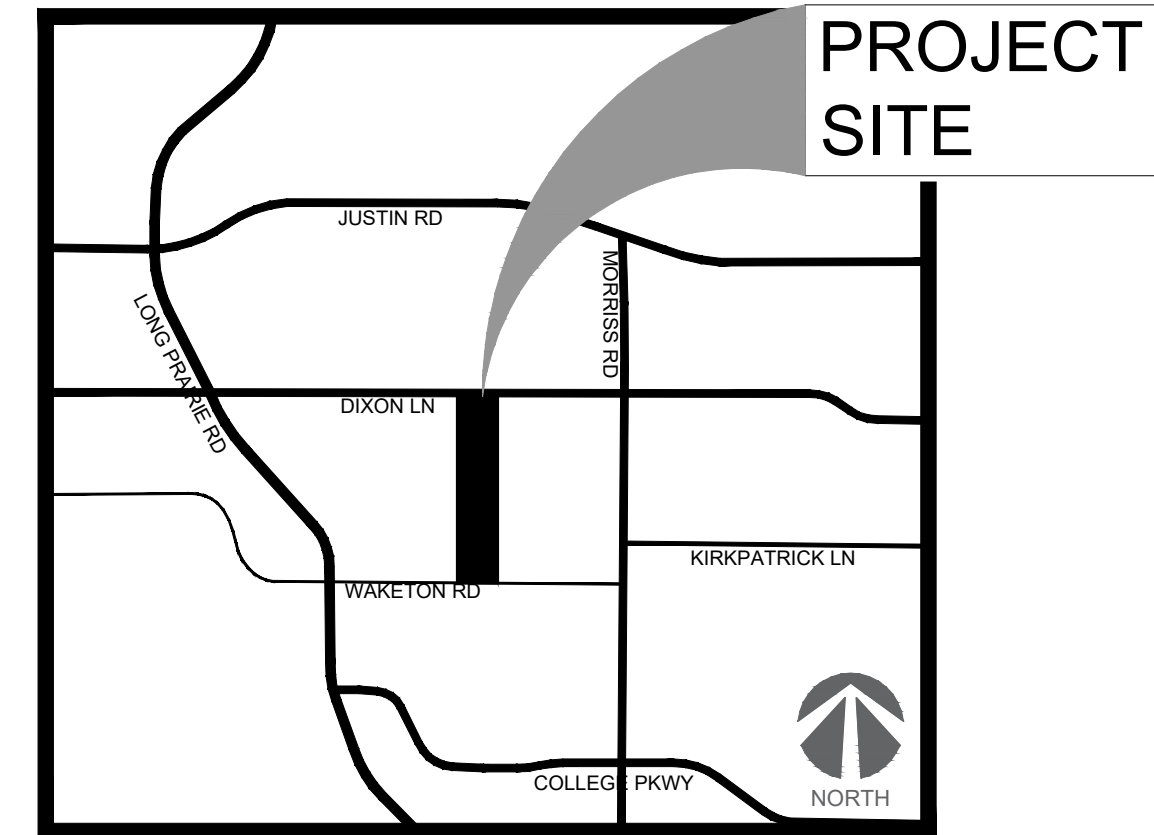
LANDSCAPE
ARCHITECT

green door
studio

Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
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O: 972.855.8705

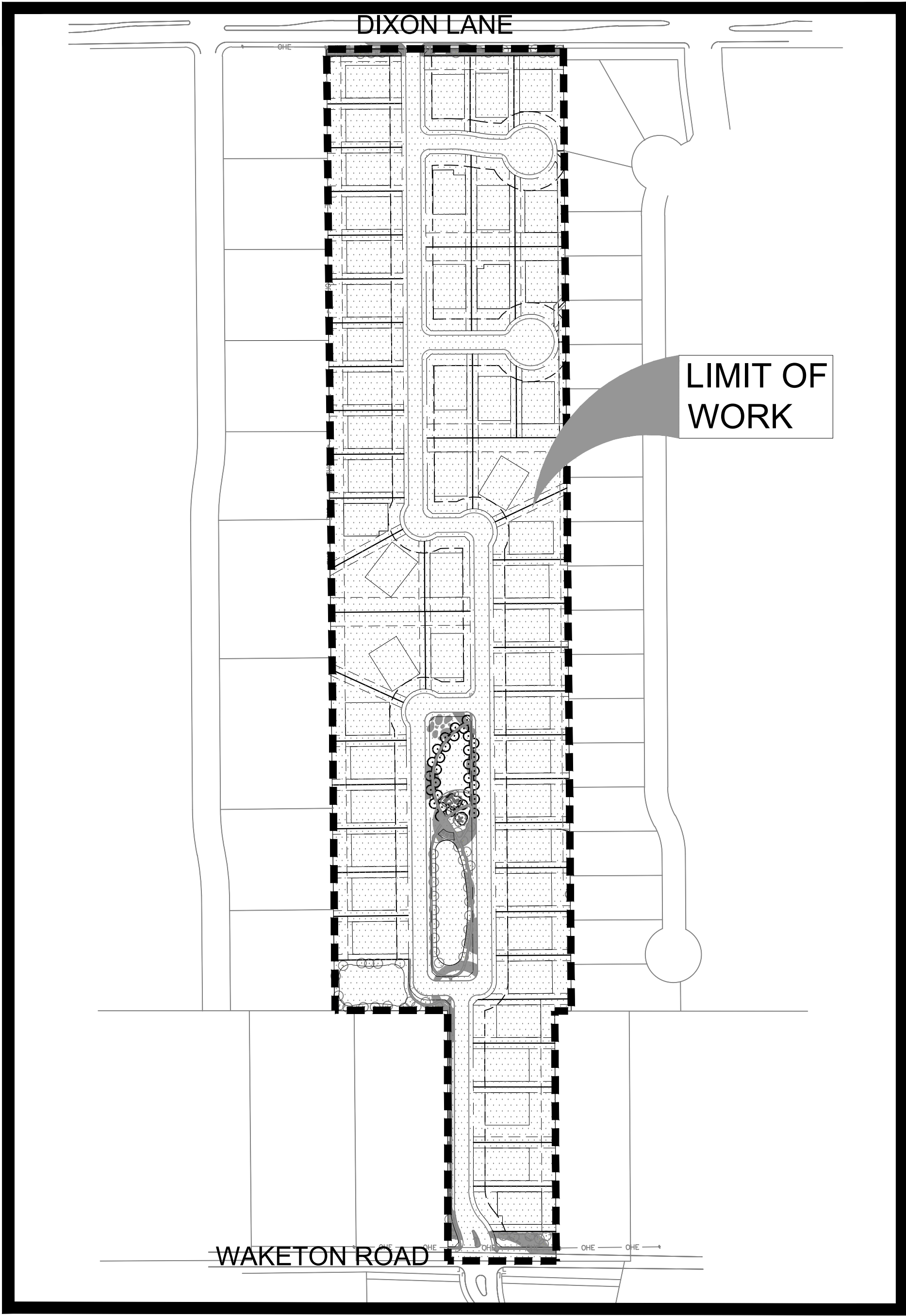


Sheet List Table	
Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Screening Plan
G-1.03	Overall Key Plan
LC-1.01	Conceptual Landscape and Screening
LC-1.02	Conceptual Landscape and Screening
LC-1.03	Conceptual Landscape and Screening
L-2.01	Hardscape Details
L-2.02	Hardscape Details
L-2.03	Hardscape Details
LC-3.01	Planting Detail Schedule and Notes
T-1.00	Tree Survey & Preservation Plan
T-1.01	Tree Survey & Preservation Plan
T-1.02	Tree Survey & Preservation Plan
T-1.03	Tree Survey & Preservation Plan
T-1.04	Tree Survey & Preservation Plan
T-1.05	Tree Survey & Preservation Plan
T-1.06	Tree Survey & Preservation Plan
T-2.00	Tree Inventory

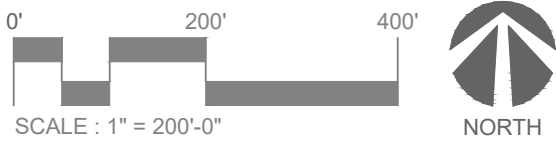


VICINITY MAP

N.T.S.



SITE MAP



ISSUED	REVISIONS
05.10.2021 City Submittal	△
07.12.2021 City Submittal	△
09.27.2021 City Submittal	△
PROJECT NO. : 210002	
DRW: P.C., FY	
RVW: P.C.	



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Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway
Suite 100
Grapevine, TX 76051

issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

revisions



title
General
Construction
Notes

project number 210002

date 09/27/202

sheet

G-1.01

PLANTING NOTES

- Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated landscape architect from Green Door Studio. The Contractor will be required to coordinate and correspond with the landscape architect from Green Door Studio and key consultants for the Owner.
2. These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
3. The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
4. All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
5. The Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notifications and inspection requirements.
6. Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
7. An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. These survey plans have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative.
8. Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. The Contractor shall explore, understand, and coordinate (with other Sub-Contractors) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact The One-Call Board of Texas (OCB) at 811 or 800-545-6005. A minimum notice of 3 business days in advance of locational needs is required.
9. These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other Landscape Contractors, the public and others.
10. The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and Contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
11. Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
12. The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
13. Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.
14. The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
15. Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
16. Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
17. The Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination.
1. These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
2. This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
3. It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to the Owner's Representative.
4. All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
5. All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
6. The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
7. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
8. Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummats Plus per 1,000 sq ft to restore soil health.
9. Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
10. Plant Beds to be prepared to a 6" depth to accommodate 4" depth of compost tilled and thoroughly blended with the native soil and 2" mulch layer. Bed preparation to include a minimum of (3) tilling's. Provide a 6' x 6' mockup of the bed preparation for Owner's Representative review and approval.
- 1st Till-
Till the soil surface to a minimum depth of 6". Stones larger than 1" diameter shall be removed and disposed of off-site.
- 2nd Till-
Spread 2" of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6" thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1" diameter, and debris and dispose of off-site.
- 3rd Till-
Spread 2" of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/ tilled soil. Till the compost and the fertilizer into the blended/ tilled soil to a depth of 3". Smooth out the grade. Rake soil back from the edges to accommodate 2" mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.
- LAYOUT NOTES
1. All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
2. To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
3. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
4. Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
5. The Contractor is responsible to provide complete in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
6. Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
7. It is the intent and requirement of this contract to provide curvilinear walls, walks and curbs

- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
2. This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
3. It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
4. All design elevations shown are "finished grades" regardless otherwise indicated. Contractors shall refer to drawings, details and specifications upon depth of sub-grade materials required to construct project improvements.
5. All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
6. The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
7. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
8. Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummats Plus per 1,000 sq ft to restore soil health.
9. Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
10. Plant Beds to be prepared to a 6" depth to accommodate 4" depth of compost tilled and thoroughly blended with the native soil and 2" mulch layer. Bed preparation to include a minimum of (3) tilling's. Provide a 6' x 6' mockup of the bed preparation for Owner's Representative review and approval.
- 1st Till:
- Till the soil surface to a minimum depth of 6". Stones larger than 1" diameter shall be removed and disposed of off-site.
- 2nd Till:
- Spread 2" of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6" thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1" diameter, and debris and dispose of off-site.
- 3rd Till:
- Spread 2" of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/tilled soil. Till the compost and the fertilizer into the blended/tilled soil to a depth of 3". Smooth out the grade. Rake soil back from the edges to accommodate 2" mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.
- LAYOUT NOTES
23. Pipe velocity shall not exceed 5 feet per second. Minimum pipe sizes shall be as follows:

LAYOUT NOTES

1. All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
2. To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
3. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
4. Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
5. The Contractor is responsible to provide complete in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
6. Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
7. It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
8. When Indicated on the Drawings, improvements that are to be coordinated on site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected. Rejected work must be removed and replaced.

- It is the intent of this Contract for the Contractor to design and install a complete automatic 2-wire Weathercontrolled irrigation system based on the information, details and specifications provided in these documents.
2. The Contractor shall submit an irrigation plan for review and approval by the Owner's Representative prior to commencing work. Work completed before the approval of the plan may be rejected.
3. The irrigation system shall be capable of applying full head to head coverage of 1" of water per week. Irrigation times shall be limited to two days per week between the hours of 7pm and 10am.
4. The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
5. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
6. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the installation of the irrigation system and related operations. Refer to the Planting Plans for locations of trees, beds, edging, etc.
7. Coordinate installation of irrigation system with installation of all adjacent planting, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
8. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
9. The Contractor shall be a registered Landscape Irrigator in the State of Texas.
10. The design and the final installation of the irrigation system shall conform to all TCEQ and local rules and regulations.
11. It is the Contractor's responsibility to coordinate final locations of irrigation equipment with the Owner's Representative to avoid paving, utilities, etc.
12. It is the responsibility of the Contractor to be familiar with grade differences, location of walls, structures and utilities. The Contractor shall replace or repair all items damaged by his work.
13. It is the intent of these documents to have the Contractor provide a complete operational irrigation system. The Contractor shall verify water pressure prior to construction. The Contractor shall report any discrepancy between design pressure and actual pressure to the Owner's Representative prior to commencing work.
14. The Contractor shall obtain all permits and licenses, pay all charges and fees and file all notices required and necessary to provide a complete and operational irrigation system.
15. The Contractor shall supply the Owner's Representative complete "as-built" record drawings showing the location of all mainlines, valves (manual and electric), controllers and control and monitoring devices. "As-built" drawings shall include a complete schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location.
16. The Contractor shall provide a typed and laminated schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location. A copy of this schedule shall be affixed to the inside door of each controller.
17. Each controller shall be equipped with an approved rain sensor device. Mounting location of sensor shall be approved by Owner's Representative.
18. Install all backflow prevention devices and piping between the point of connection and the backflow prevention devices per local codes and ordinances.
19. Final location of backflow prevention devices and system controllers shall be approved by Owner's Representative.
20. Electrical service will be provided at the location of the controller by others. It is the responsibility of the Contractor to make the final connection from the service to the controller.
21. All sleeving under proposed walks, walls and other like improvements shall be located by a mark in the concrete at each end of sleeve locations. The mark shall be a "V" 4" long x 1/8th" deep pointing to the sleeve ends.
22. All piping and wiring shall be installed in SCH 40 PVC sleeves. Install sleeving based on sleeve sizing guide below:
- | Pipe Size or Wire Quantity | Required Sleeve |
|----------------------------|-----------------|
| 3/4" - 1-1/4" Piping | 2" PVC Sleeve |
| 1 1/2" - 2" Piping | 4" PVC Sleeve |
| 2 1/2" - 3" Piping | 6" PVC Sleeve |
| 4" - Piping | 8" PVC Sleeve |
| 6" - Piping | 10" PVC Sleeve |
| 1 to 25 Control Wires | 2" PVC Sleeve |
| 26 to 75 Control Wires | 3" PVC Sleeve |
23. Pipe velocity shall not exceed 5 feet per second. Minimum pipe sizes shall be as follows:
- | |
|----------------------|
| 0-10 gpm use 3/4" |
| 10-15 gpm use 1" |
| 15-25 gpm use 1-1/4" |
1. Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
2. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
4. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
5. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
6. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
7. The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
8. If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
9. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
10. It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
11. Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
12. Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
13. The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
14. All plants shall be nursery grown, Grade 1 plants meeting American Nursery Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANS) Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
15. Warranty: Provide a one-year replacement warranty for all irrigated plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, diseases and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION NOTES

1. The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
3. Install edging where decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above bed level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
4. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
5. Unless otherwise indicated:
 - a. All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - c. Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be ¾".
 - d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
6. All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded wood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
7. Planting pits for 1, 3, & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 16" larger in diameter than the ball size.
8. Plants shall be installed to present their best side facing the viewer.
9. Owner's Representative shall have final approval of plant material layout.

GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DEFINITION
APPROX.	APPROXIMATE
B.O.C.	BACK OF CURB
B.W.	BOTTOM OF WALL = FINISHED GRADE
C.L.	CENTER LINE
CONC.	CONCRETE
DIA.	DIAMETER
D.I.	DRAIN INLET
DWG.	DRAWING
E.J.	EXPANSION JOINT
ESMT.	EASEMENT
E.Q.	EQUAL
F.O.C.	FRONT OF CURB
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
HP	HIGH POINT
L.O.C.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENT
QTY.	QUANTITY
R	RADIUS
REF.	REFERENCE
R.O.W.	RIGHT OF WAY
SAN	SANITARY SEWER
S.G.	SUB GRADE
S.J.	SCORE JOINT
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRM.	STORM
T.B.D.	TO BE DETERMINED
T.C.	TOP OF CURB
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.R.	TOP OF RAMP
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIES
W/	WITH
W/O	WITHOUT
W.L.	WATER LINE



 6' HEIGHT MASONRY WALL



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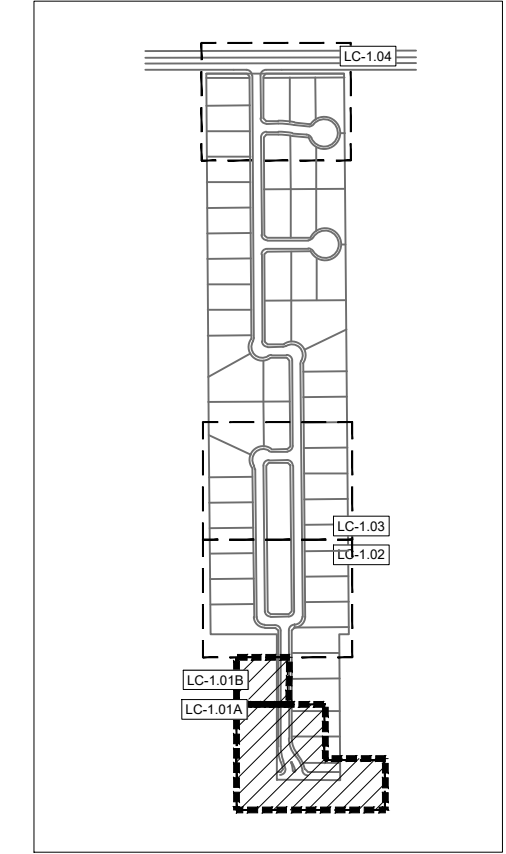
client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE / SCREENING PLAN

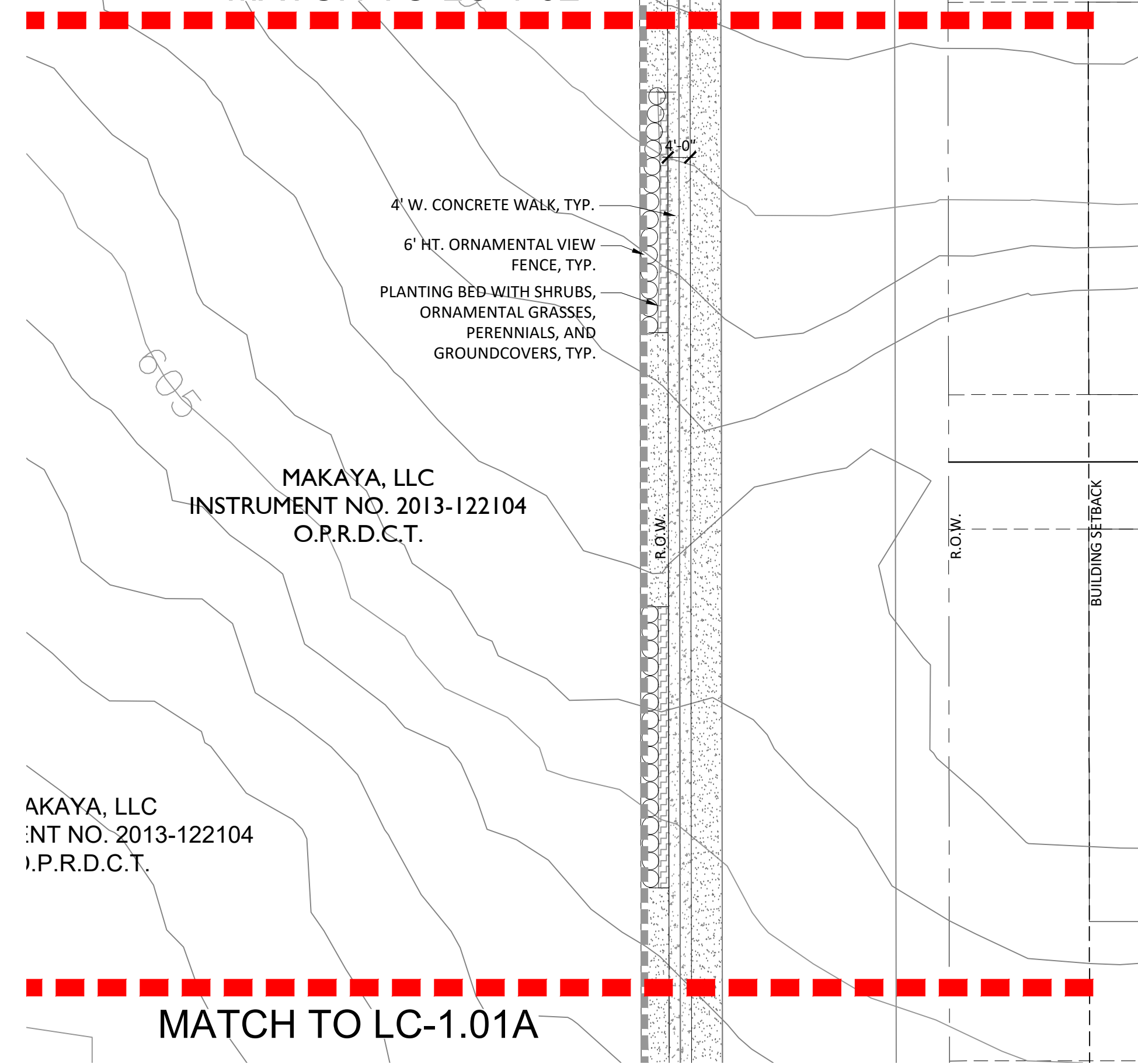
issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

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KEYMAP

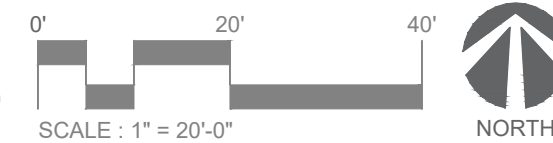


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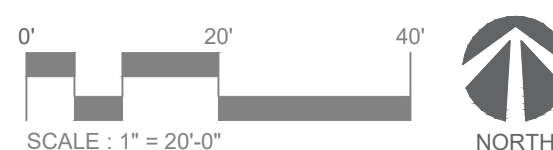
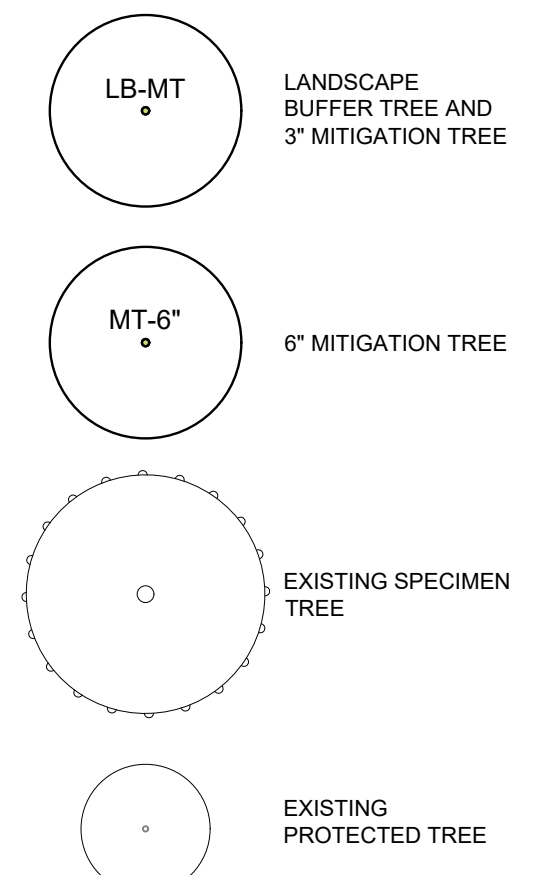


CONCEPTUAL LANDSCAPE AND SCREENING

SCALE: 1" = 20'-0"



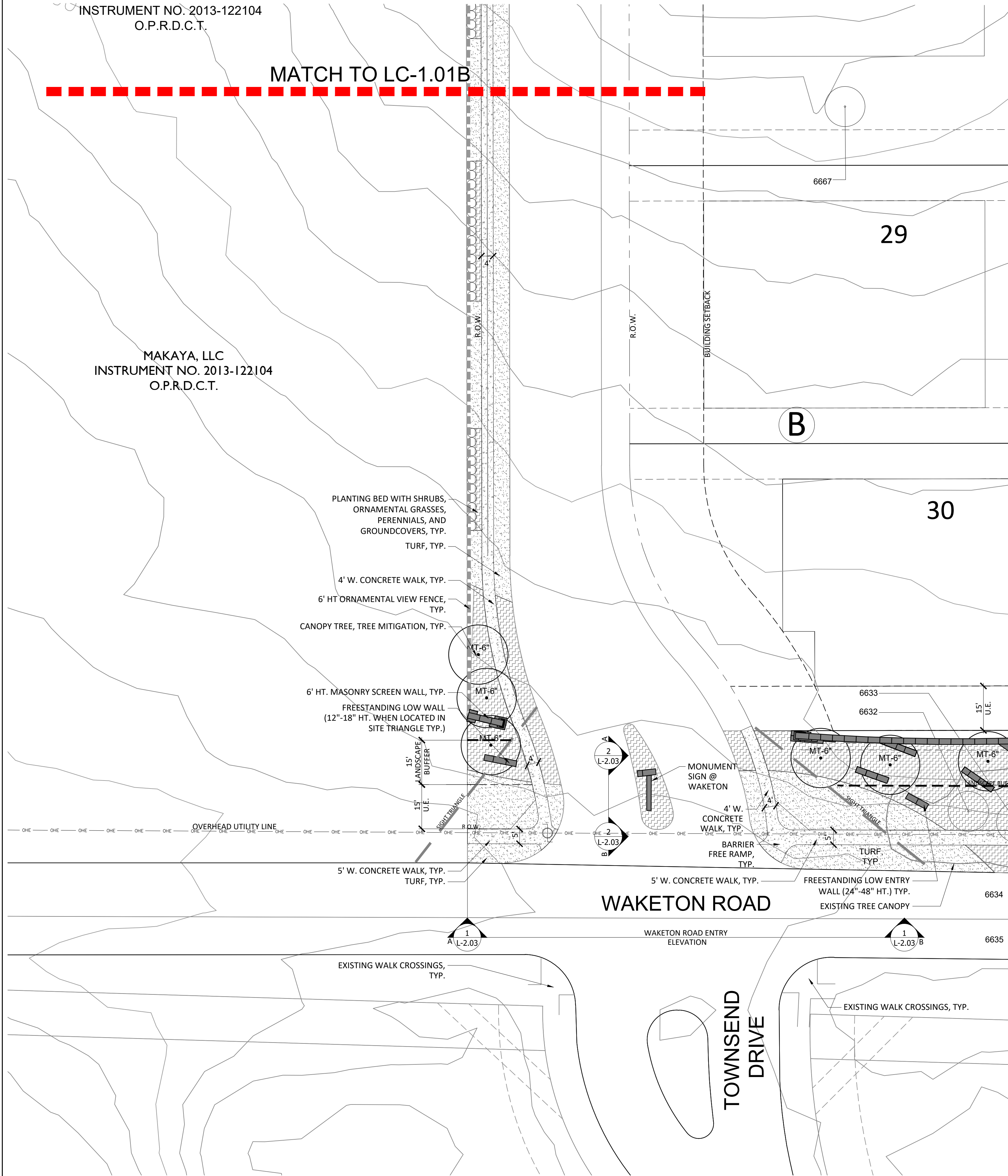
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INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.

MATCH TO LC-1.01B

MAKAYA, LLC
INSTRUMENT NO. 2013-122104
O.P.R.D.C.T.



CONCEPTUAL LANDSCAPE AND SCREENING

SCALE: 1" = 20'-0"



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client
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Mike Boswell
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Suite 100
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DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE / SCREENING PLAN

issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

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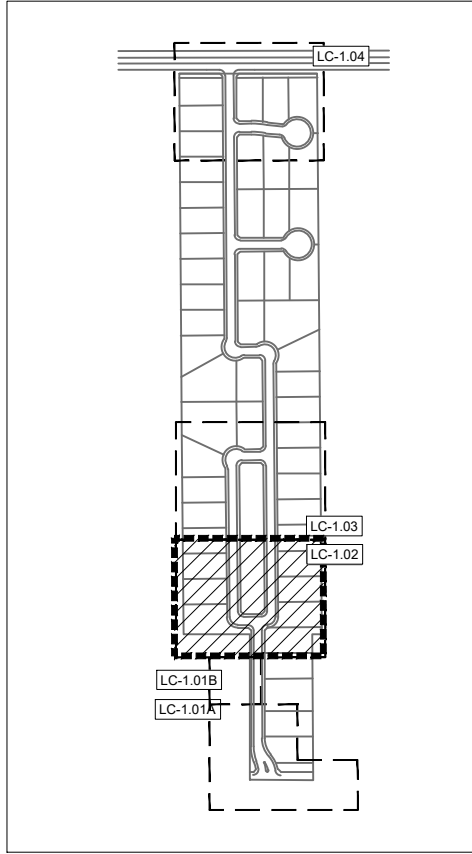
project number 210002

date 09/27/2021

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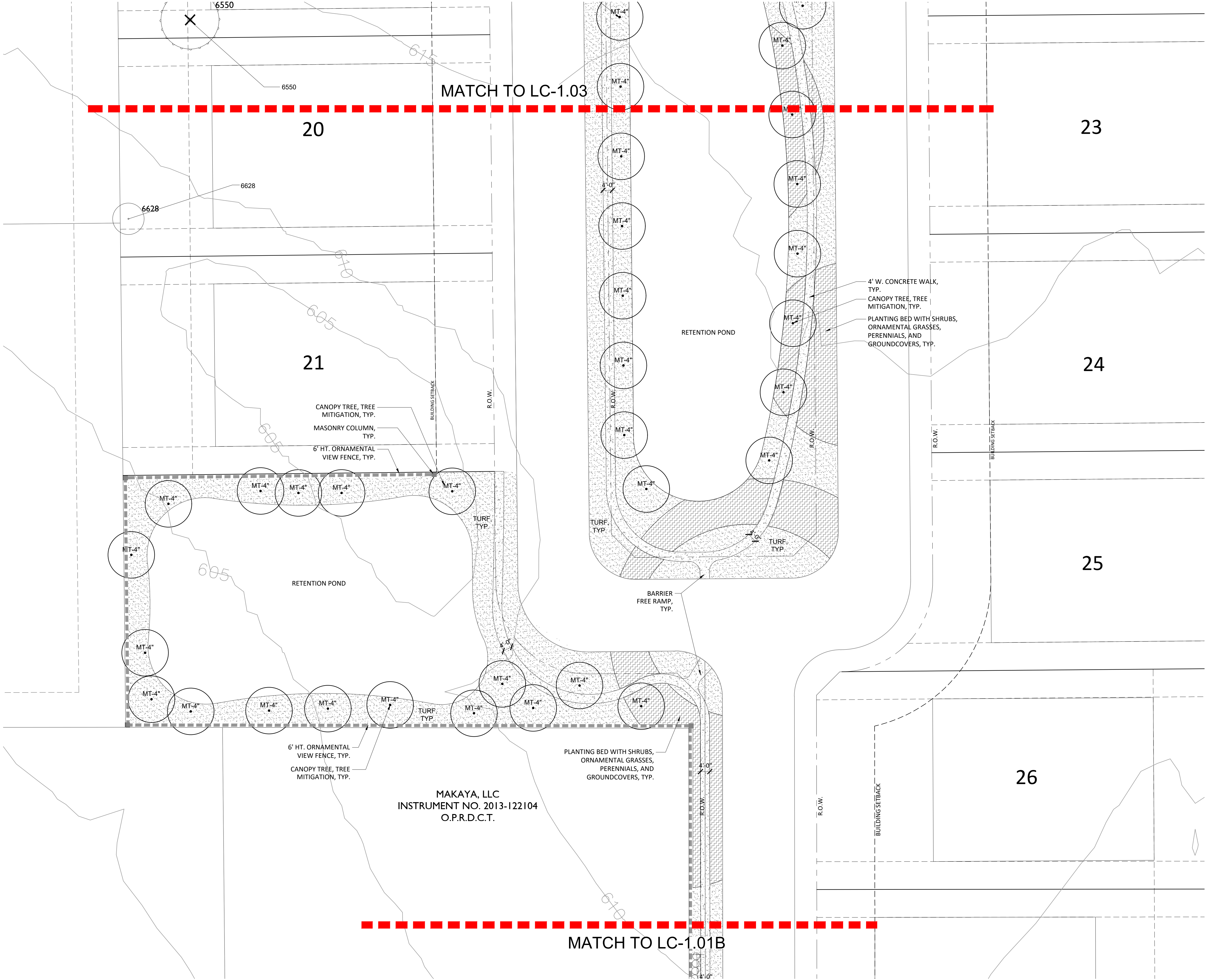
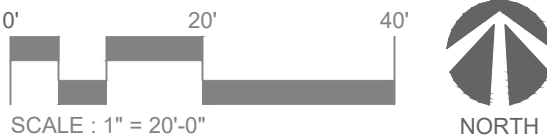
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KEYMAP



LEGEND

- LB-MT LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
- MT-6" 6" MITIGATION TREE
- EXISTING SPECIMEN TREE
- EXISTING PROTECTED TREE





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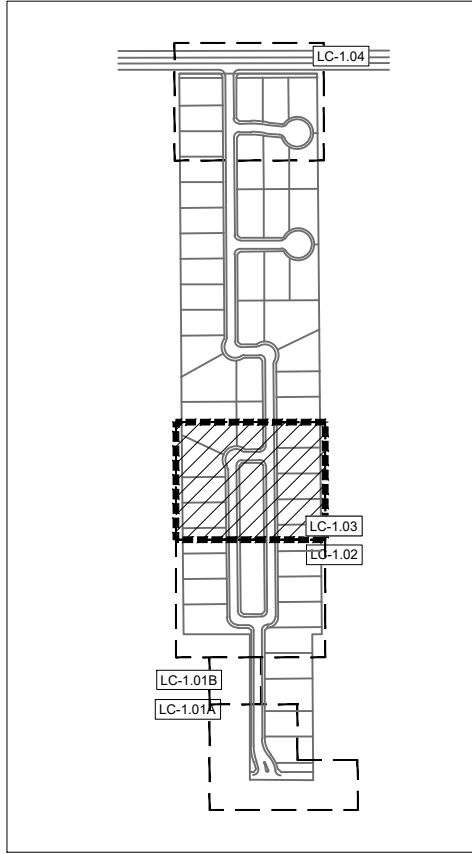
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date 09/27/2021

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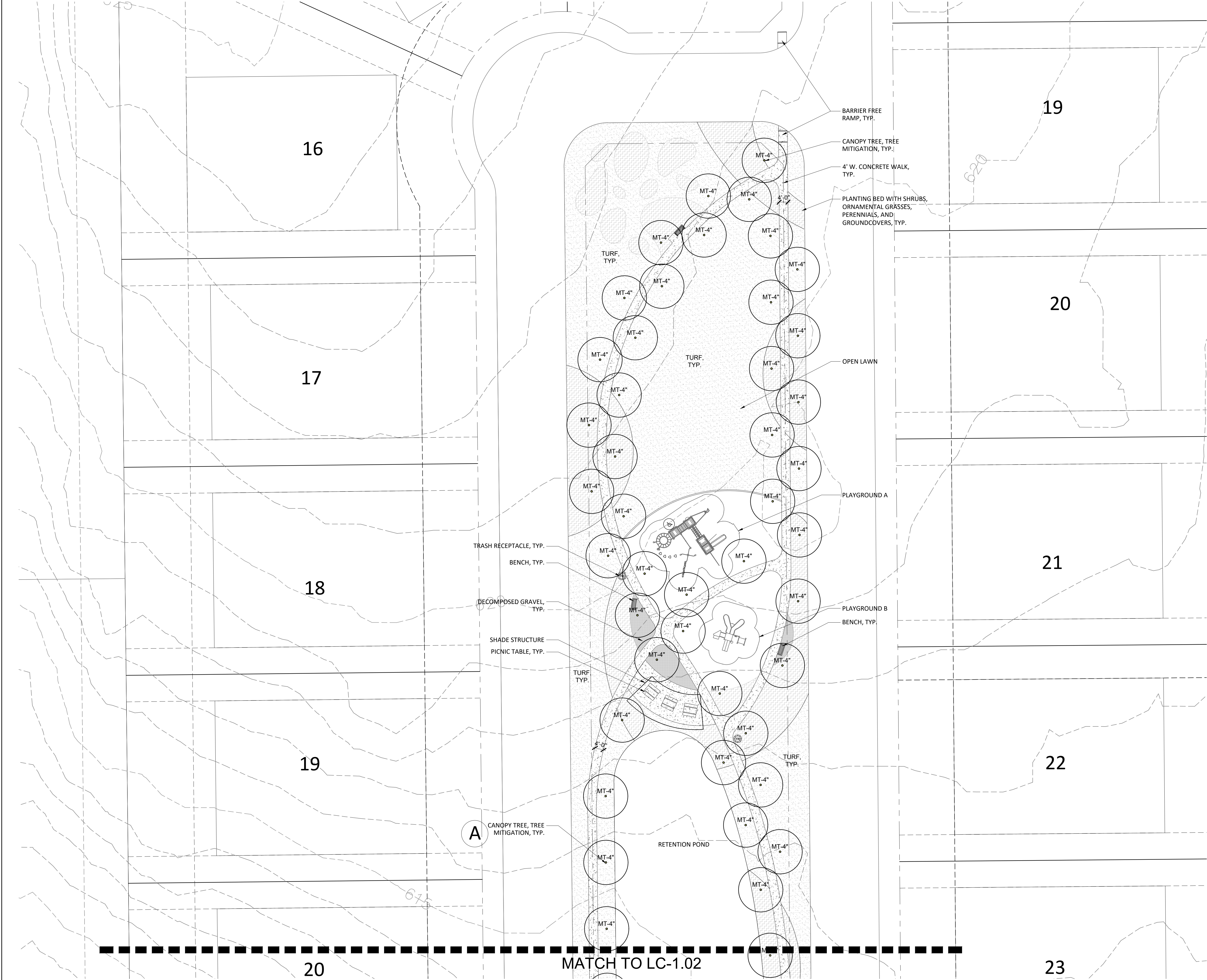
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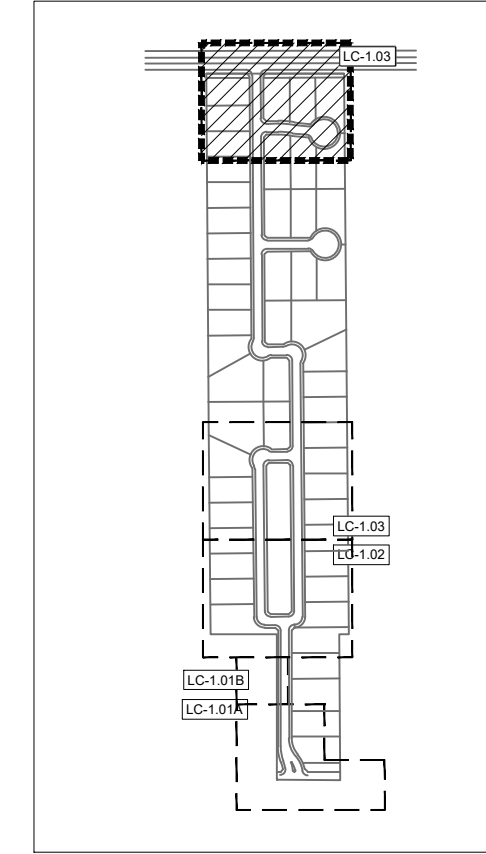


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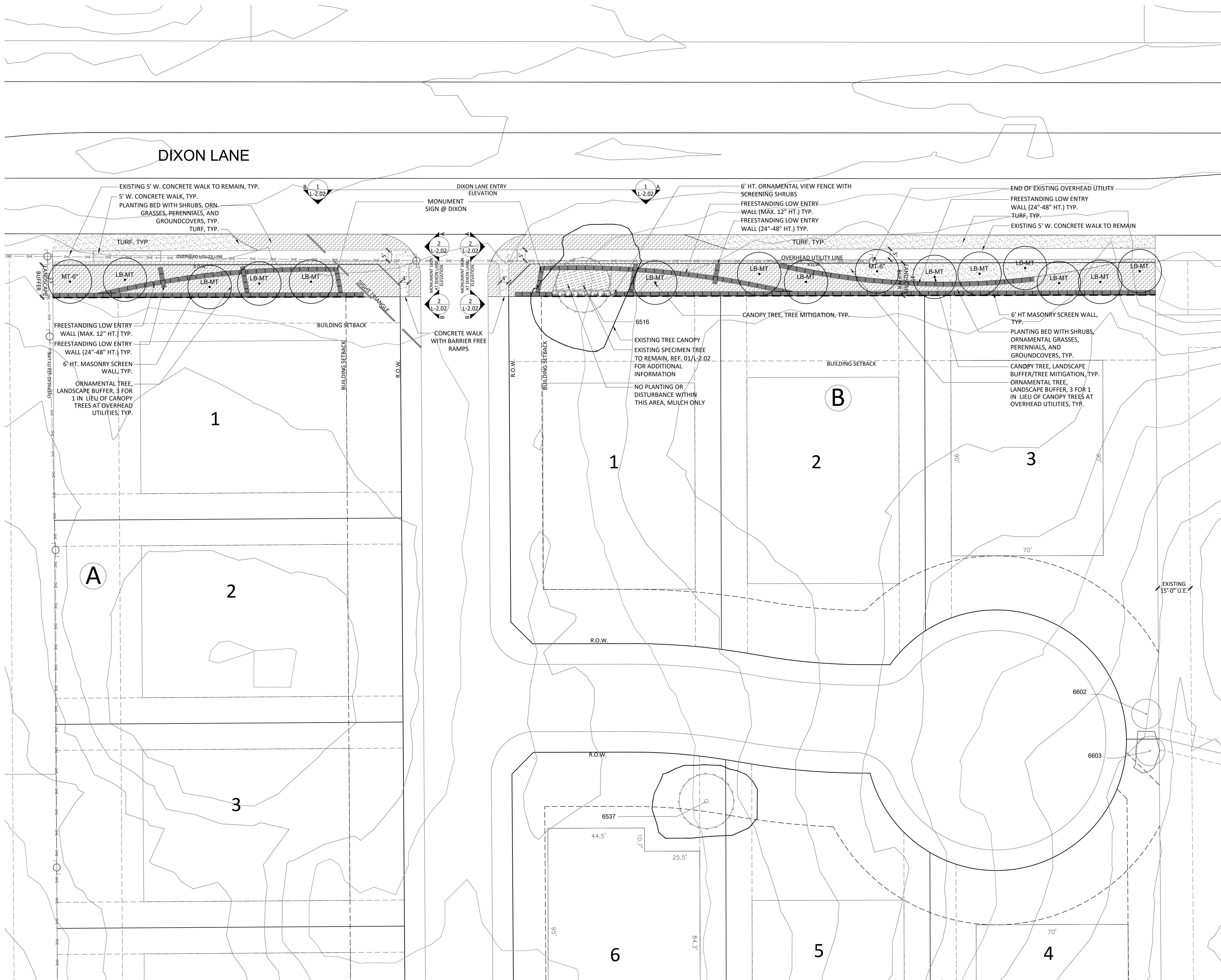
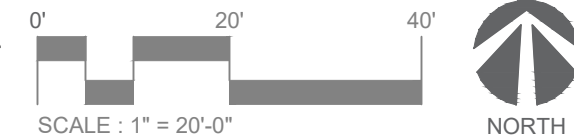
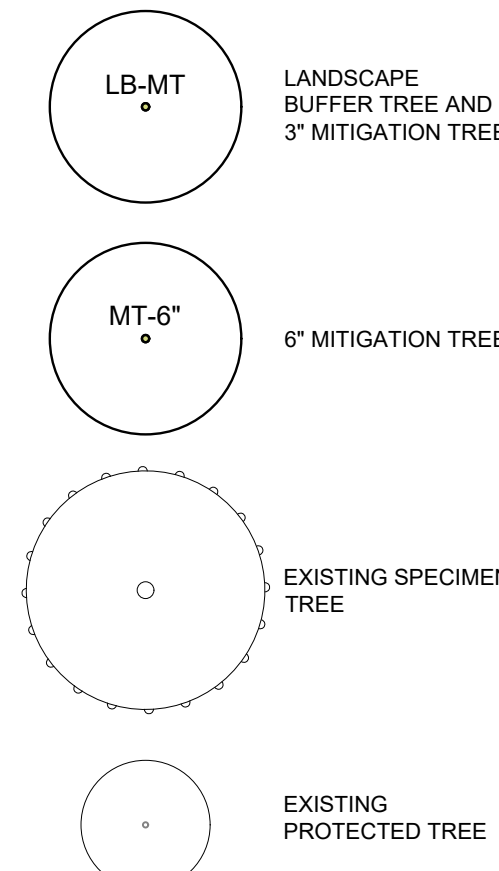
- LB-MT
LANDSCAPE
BUFFER TREE AND
3" MITIGATION TREE
- MT-6"
6" MITIGATION TREE
- EXISTING SPECIMEN
TREE
- EXISTING
PROTECTED TREE



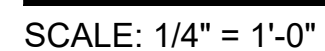
KEYMAP



LEGEND









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DIXON TRACT
TOWN OF FLOWER MOUND
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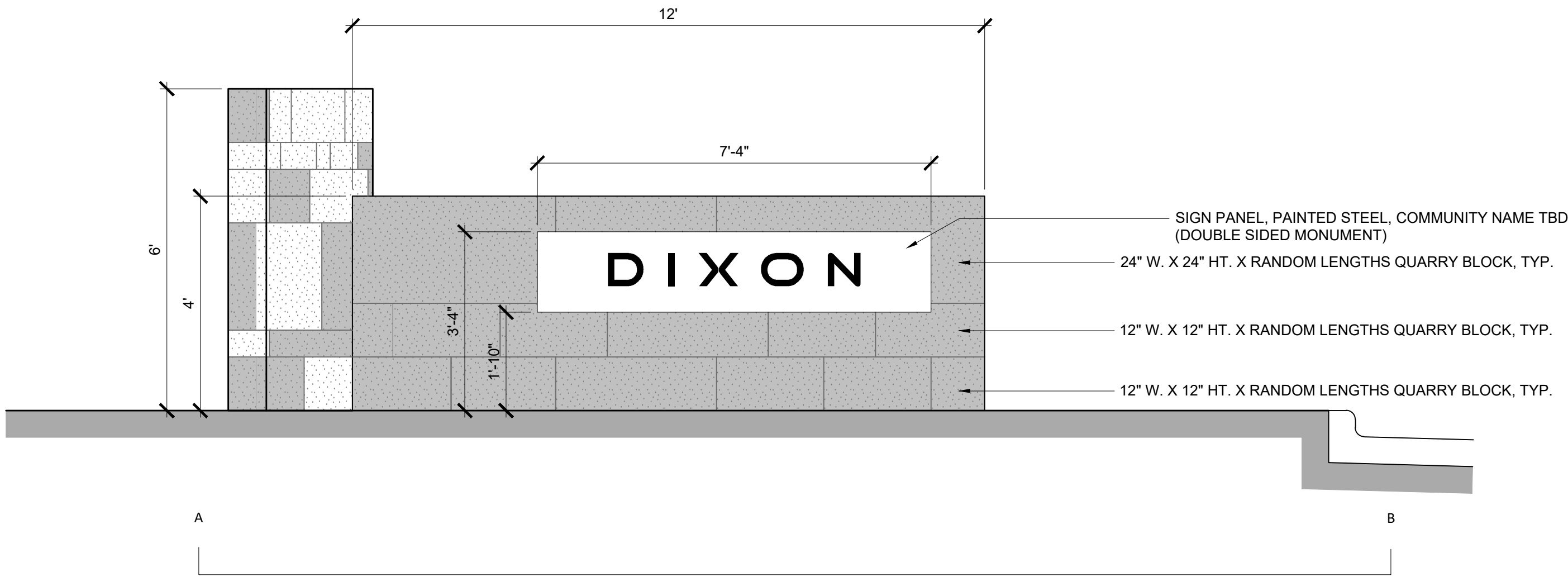
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Hardscape Details

project number 210002
date 09/27/2021
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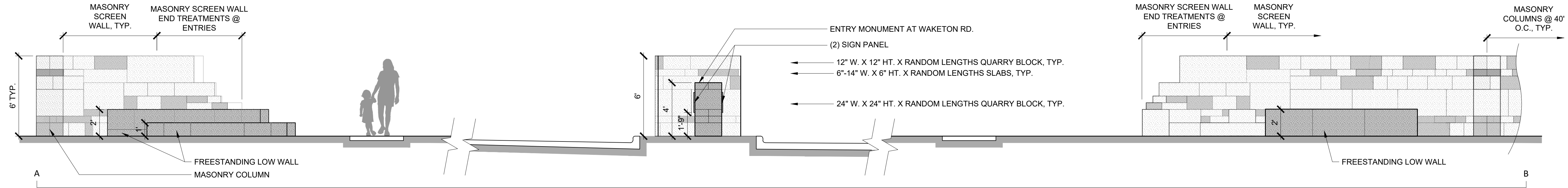
PRODUCT & FURNISHING SCHEDULE

QTY	DESCRIPTION	MANUFACTURER/ SUPPLIER	MODEL	FINISH/COLOR	CONTACT	REMARKS/ SUBMITTALS
2	Trash Receptacle	TEXACRAFT	TBA		Jerry Leigh 800-231-9790 jleigh@texacraft.com	Install per manuf. recommendations.
3	Bench		TBA			
3	Tables		TBA			
1	Playscape 'A'	All People Can Play	TBD		Angela Roberts 1-888-401-6446 angela.roberts@apcplay.com	Fall surface approximatly 34' x 35'; ages 5-12; Install per manuf. Recommendations
1	Playscape 'B'		TBD			Fall surface approximatly 25' x 27'; ages 2-5; Install per manuf. Recommendations



NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT, AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.

02 MONUMENT SIGN AT WAKETON ROAD
SCALE: 1/2" = 1'-0"



NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT, AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.

01 WAKETON ROAD ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

PLANTING SHEDULE

MITIGATION TREES					
PE	Carya illinoensis/ Native Pecan		6" OR 4"		
BO	Quercus marcoparpa / Bur Oak		6" OR 4"		
WO	Quercus nigra / Water Oak		6" OR 4"		
SO	Quercus shumardi / Shumard Oak		6" OR 4"		
PO	Quercus stellata / Post Oak		6" OR 4"		
TRO	Quercus texana / Texas Red Oak		6" OR 4"		
WE	Ulmus alata / Winged Elm		6" OR 4"		
CE	Ulmus crassifolia / Cedar Elm		6" OR 4"		
SE	Ulmus rubra / Slippery Elm		6" OR 4"		
TOTAL:					
LANDSCAPE BUFFER TREES					
PEC	Carya illinoensis/ Native Pecan		6"		
BC	Taxodium distichum / Bald Cypress		6"		
JE	Juniperus virginiana/ Eastern Red Cedar		6"		
EO	Quercus fusiformis / Escarpment Live Oak		6"		
BO	Quercus marcoparpa / Bur Oak		6"		
CO	Quercus muehlenbergii/ Chinquapin Oak		6"		
WO	Quercus nigra / Water Oak		6"		
MO	Quercus polymorpha/ Monterrey Oak		6"		
SO	Quercus shumardi / Shumard Oak		6"		
TRO	Quercus texana / Texas Red Oak		6"		
LO	Quercus virginiana/ Live Oak		6"		
WI	Ulmus alata / Winged Elm		6"		
AE	Ulmus americana / American Elm		6"		
CE	Ulmus crassifolia / Cedar Elm		6"		
LE	Ulmus parvifolia / Lacebark Elm		6"		
TOTAL:					
TURF					
TURF	Cynodon dactylon/ Common Bermuda Grass				

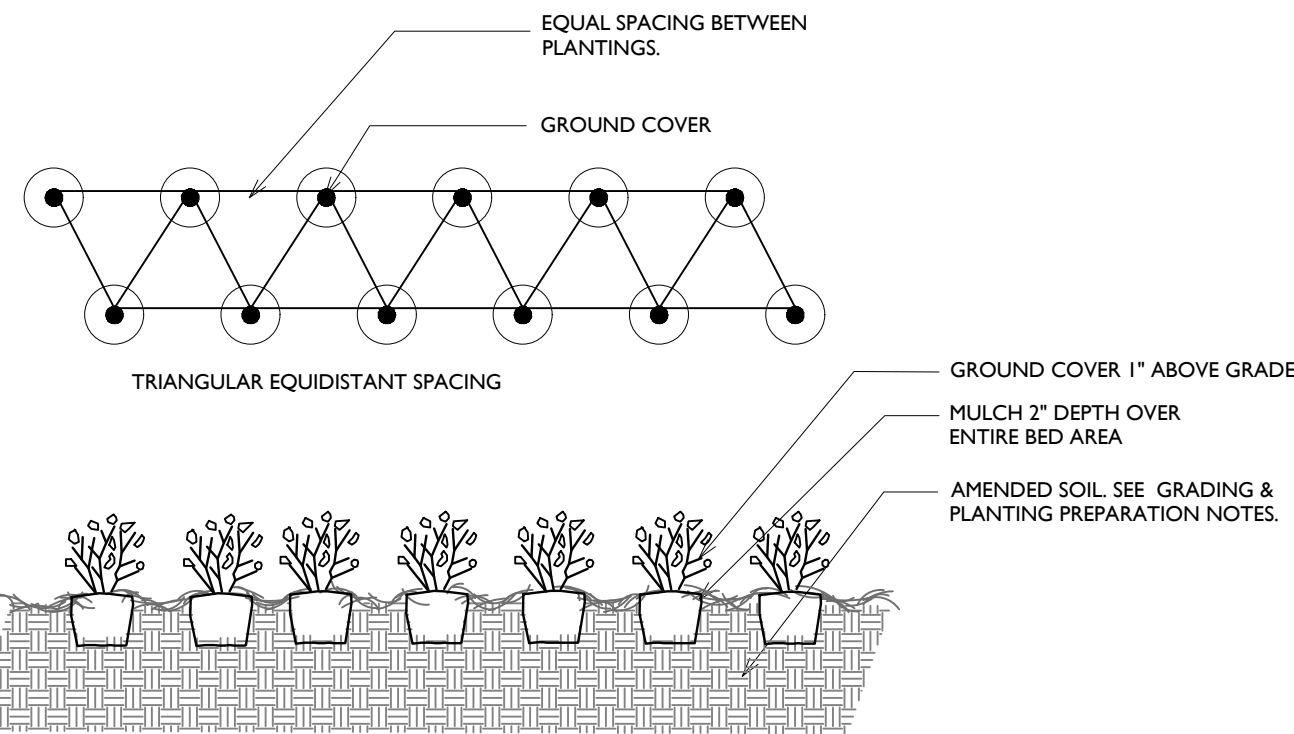
NOTE: All landscape buffer trees, and mitigation trees to be selected from the above list.

All proposed landscape areas to be fully irrigated

MITIGATION SUMMARY							
A	B	C	D	E	F	G	H
Required Mitigation (inches)	Preservation Credits	Preservation Credits (B X 3 inches)	Total Mitigation Inches Required (A-C)	Total Mitigation Provided (Inches)	Total Mitigation Provided (Trees)	Excess / Shortage (D-E)	Escrow Fee
854	19	57	797	400	12 - 6" Caliper Mitigation Trees 6" X 12=72" 73 - 4" Caliper Mitigation Trees 4" X 73= 292" 13 - 6" Caliper Trees Landscape Buffer / Mitigation Trees 3" X 13= 36"	(397)	\$ -

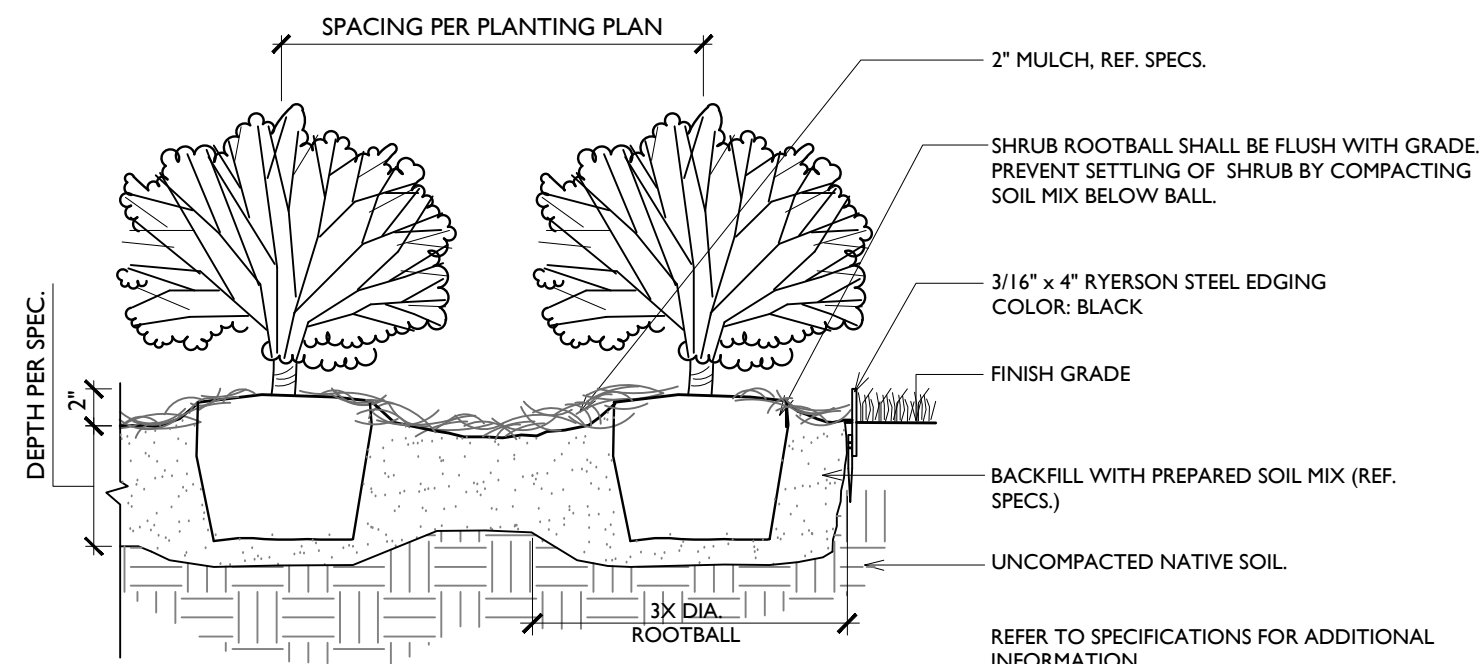
NOTE: Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.

LANDSCAPE TABULATION CHART				
Street Buffer Landscape				
Street	Required	Provided		
Dixon Lane	15' Buffer	15' Buffer		
Waketon Road	15' Buffer	15' Buffer		
Street Buffer Trees				
Street	Linear Frontage	Standard	Required	Provided
Dixon Lane	377 LF	1 per 30 LF	13 Canopy Trees	* Potential for preserving Specimen Tree Tree # 6516 which reduce requirement for (1) buffer tree.
Waketon Road	78 LF	1 per 30 LF	3 Canopy Trees	0 - Canopy Trees 4 - Preserved Protected Trees Tree #'s 6632, 6633, 6634, 6635



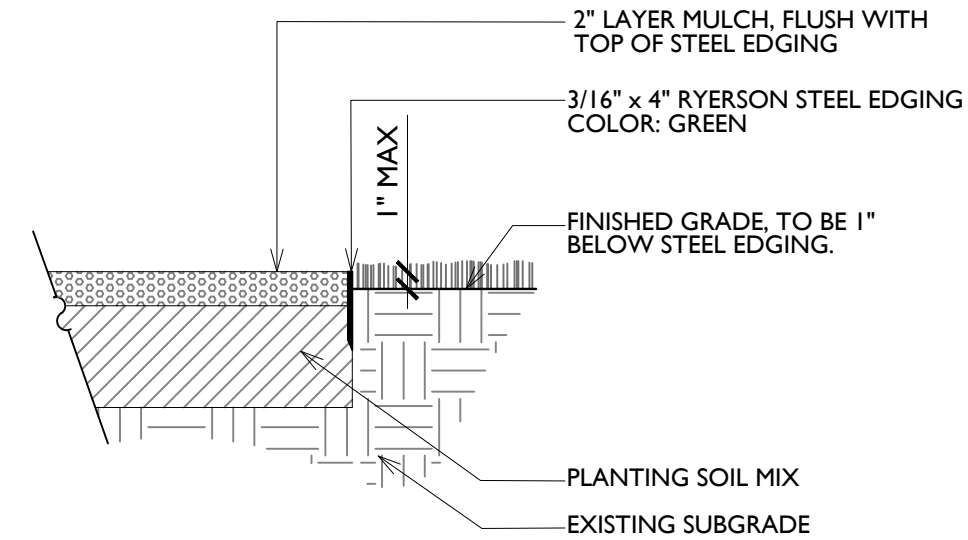
05 GROUNDCOVER PLANTING

N.T.S.



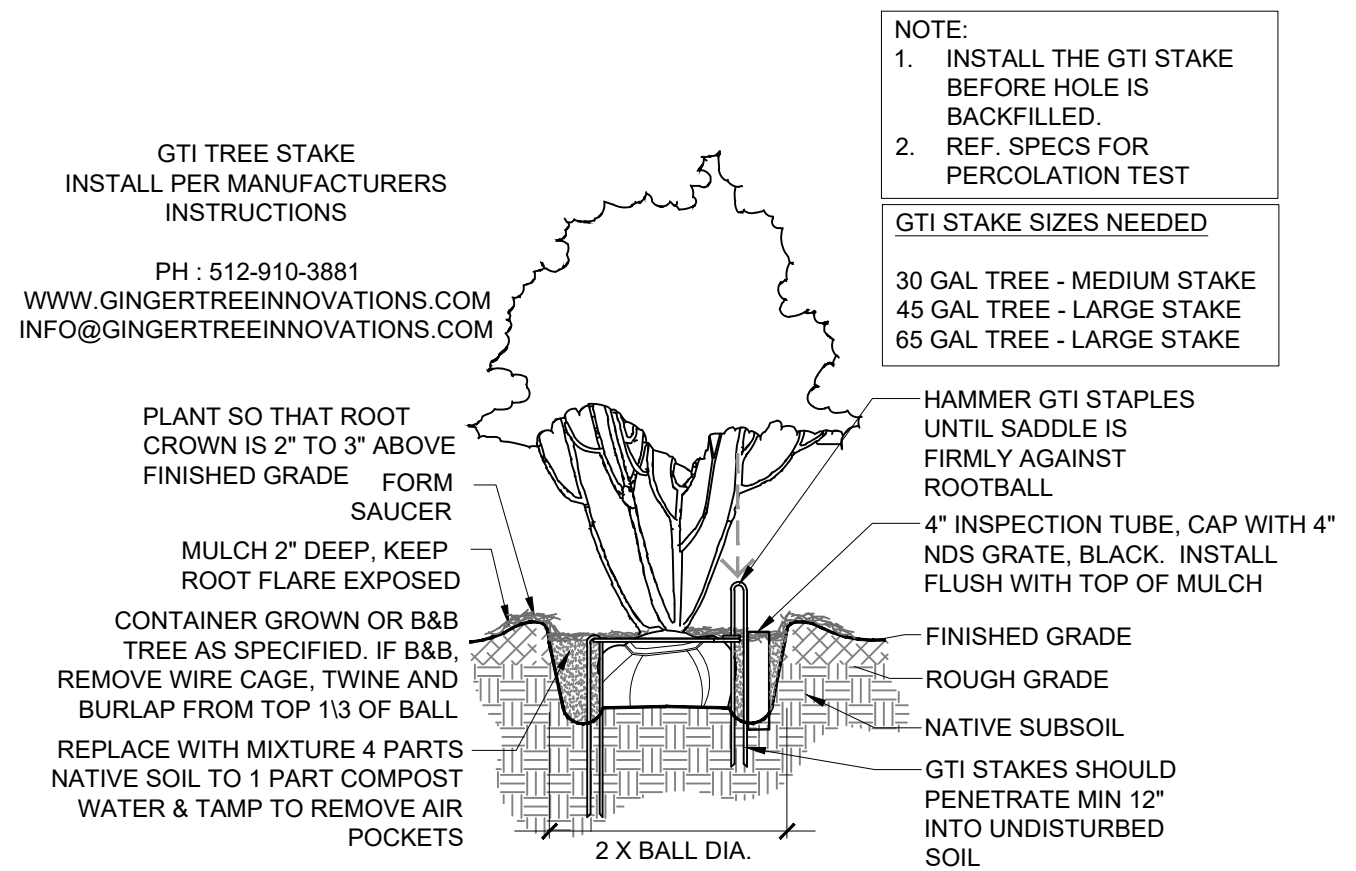
04 SHRUB & PERENNIAL BED PLANTING

N.T.S.



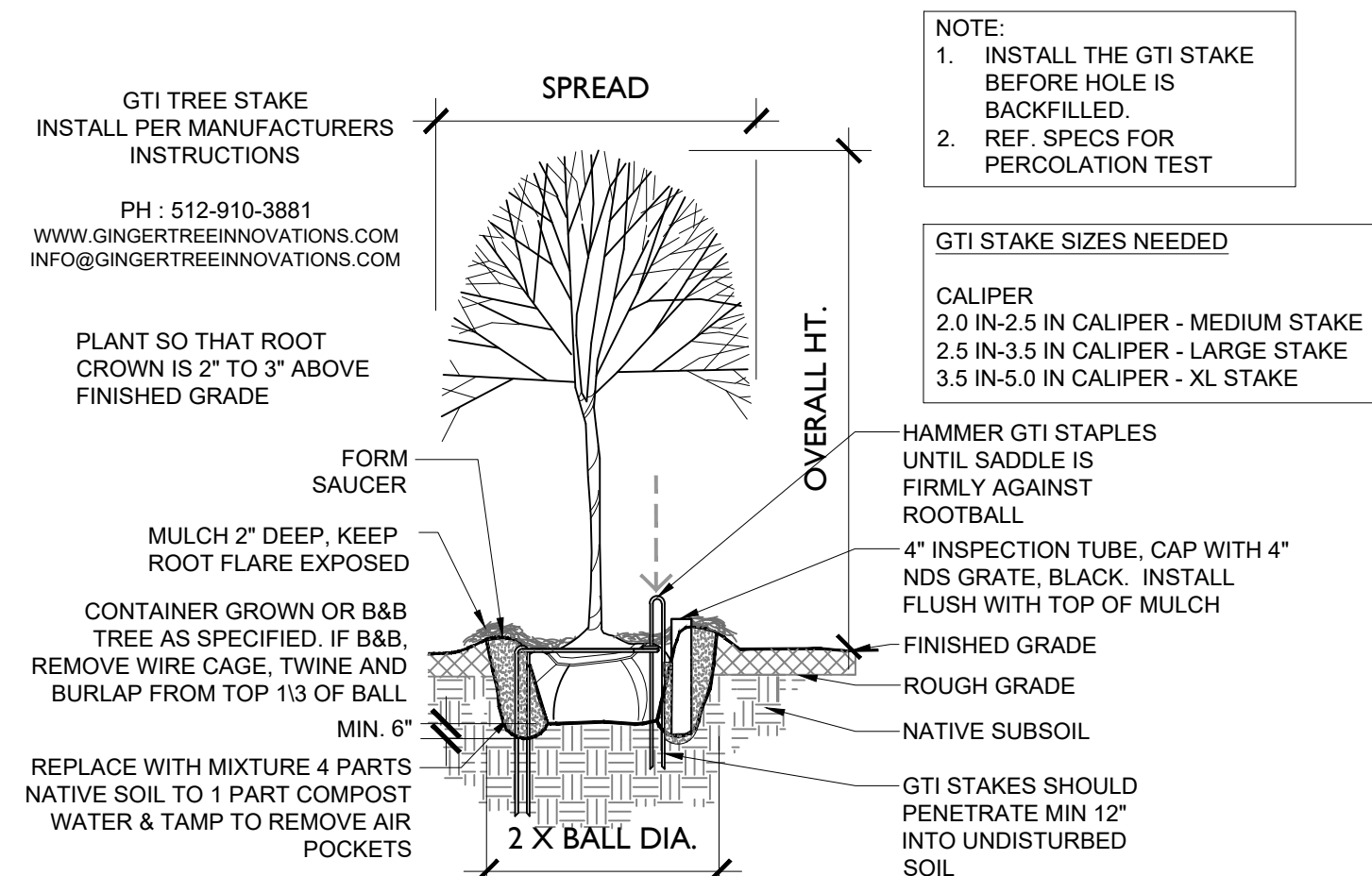
03 STEEL EDGE

N.T.S.



02 ORNAMENTAL TREE PLANTING

N.T.S.



01 CANOPY TREE PLANTING

N.T.S.



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE: October 5, 2021
FROM: James Hoefert, Environmental Review Analyst
PRESENTER: Sam Knight, with Teague Nall and Perkins, Inc.
ITEM: **Consider an application for a tree removal permit (TRP21-0027) for two (2) specimen trees on property proposed for development as Estuary Pointe. The property is generally located east of Deer Path and south of Meadow Lark.**

BACKGROUND INFORMATION:

The Estuary Pointe residential development is generally located east of Deer Path and south of Meadow Lark. The site is currently zoned for Single Family Estate (SF-E) uses and master planned for estate residential within the Cross Timbers Protection Area. According to the tree survey for the project, the site contains seventeen (17) specimen trees. The applicant is requesting to remove two (2) of the specimen trees. The specimen trees proposed for removal are in good condition and located within the proposed buildable area. Both of the specimen trees requested for removal also happen to also be located in Upland Habitat.

The following is a list of the two (2) specimen trees being requested for removal:

Tree #913 – 20” cedar elm;
Tree #962 – 30” 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. However, since both specimen trees are located in Upland Habitat, the Upland Habitat mitigation fee of \$15,000/acre would be assessed instead. The current plan shows the project will impact 9.85 acres of the 15.01 acres of Upland Habitat on the site. Based on the amount of acreage impacted, \$70,350 would be owed for Upland Habitat mitigation. The applicant may plant additional trees to offset the mitigation owed.

CITIZEN FEEDBACK: As of Sept. 29, 2021, staff has not received feedback related to this item; however, one resident did inquire about the process to oppose the tree removal permit.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter from the applicant indicating the reason(s) for the tree removal permit request.
2. Specimen tree removal permit application.
3. Photographs of the specimen trees proposed for removal.
4. Photographs of approved signage onsite.
5. Tree Survey.
6. Landscape Plan.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of two (2) specimen trees on property proposed for development as Estuary Pointe. The property is generally located east of Deer Path and south of Meadow Lark.



Memorandum

To: Town of Flower Mound
From: Samuel P Knight
CC: John Pitstick
Date: September 28, 2021
RE: Letter of Intent to Remove Specimen Trees

To Whom It May Concern,

Teague Nall & Perkins in working in conjunction with the Town of Flower Mound has identified two specimen trees associated with the Estuary Pointe development for removal. The two specimen trees to be removed are identified in the tree survey exhibit as trees # 913 and 962.

The overall property size is 40 acres with a total of 17 specimen trees within property limits. Out of those 17 trees, the two listed above were the only trees that were identified during the design process for removal. The remaining specimen trees were designed around with the mindset of preserving as many trees as possible.

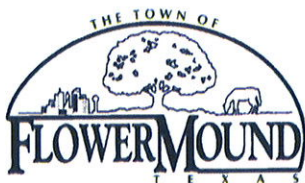
Tree # 913 is located in between a proposed home foundation and drainage swale that is required for appropriate drainage design. Tree #962 is located at the lowest portion of the property that is outside of the identified floodplain and is the proposed location for the development's sanitary sewer lift station.

We respectfully request the approval of the removal of these two specimen trees within the property.

Thank you,

A handwritten signature in black ink that reads 'Samuel P Knight'.

Samuel Knight



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:

Joe L. Madrid

Address:

5237 N. Riverside Drive, Fort Worth Texas, 76137

Phone:

817-336-5773

Applicant's Legal Interest in the Property:

Consultant to the developer

2. Property Owner(s)

Name(s): Herman Smith & Co LP

Address: 3700 Cheek Sparger Road STE 180, Bedford TX 76021

3. Location and Legal Description of Property:

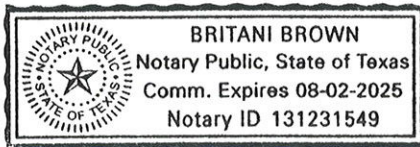
East of Deer Path and south of Meadowlark in Flower Mound, TX.

A1064A J.M Ruiz, Tract 22, 40.0 Acres

4. Owner's Authorization of Representation

I, Patsy R. Smith, the owner of the above described real property, do hereby authorize Joe L. Madrid 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.

Patsy R. Smith
Signature of Owner

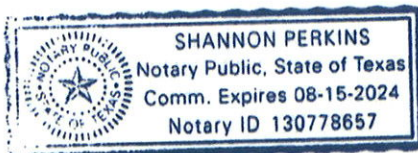


Given Under My Hand and Seal of Office
This the 10 Day of September, 2021
Britani Brown
Notary Public
In and For Tarrant County, Texas.

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 JOE L. MADRID, 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.

Joe L. Madrid
Signature of Applicant



Landscape Architect License No. 3207
State of Licensure TEXAS
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____

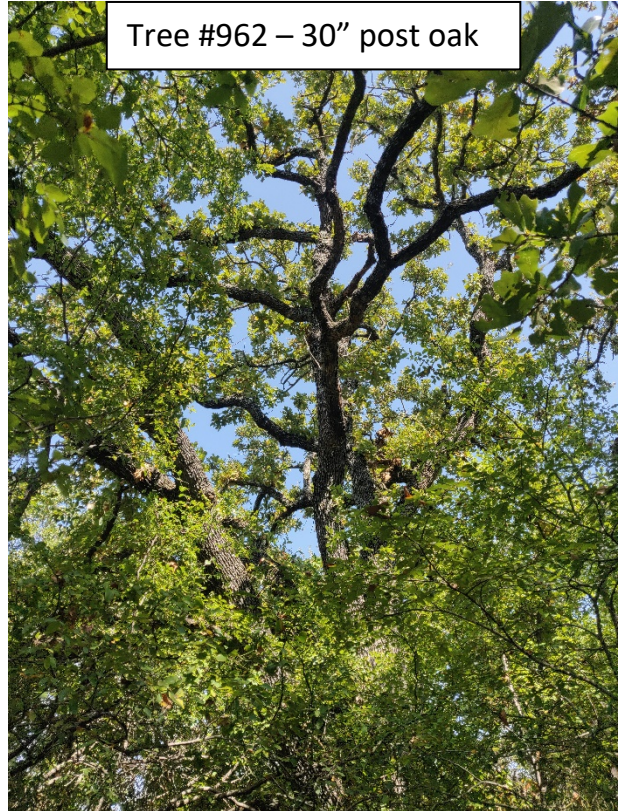
Given Under My Hand and Seal of Office
This the 9th Day of September, 2021
Shannon Perkins
Notary Public
In and For TARRANT County, Texas

6. Received by Town of Flower Mound on (Date) 9/10/2021 by
(initials) JRH

Estuary Pointe -
Specimen trees proposed for removal



Tree #913 – 20" cedar elm

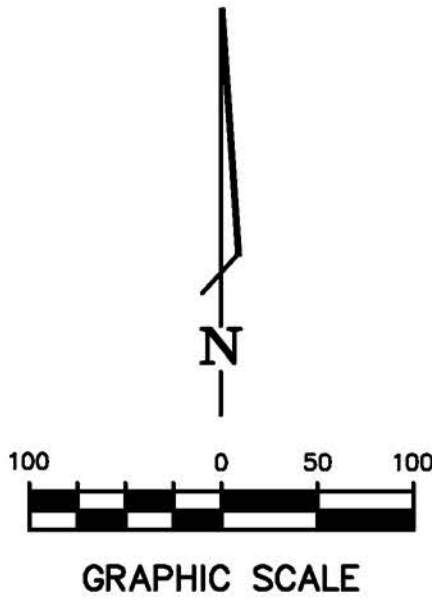
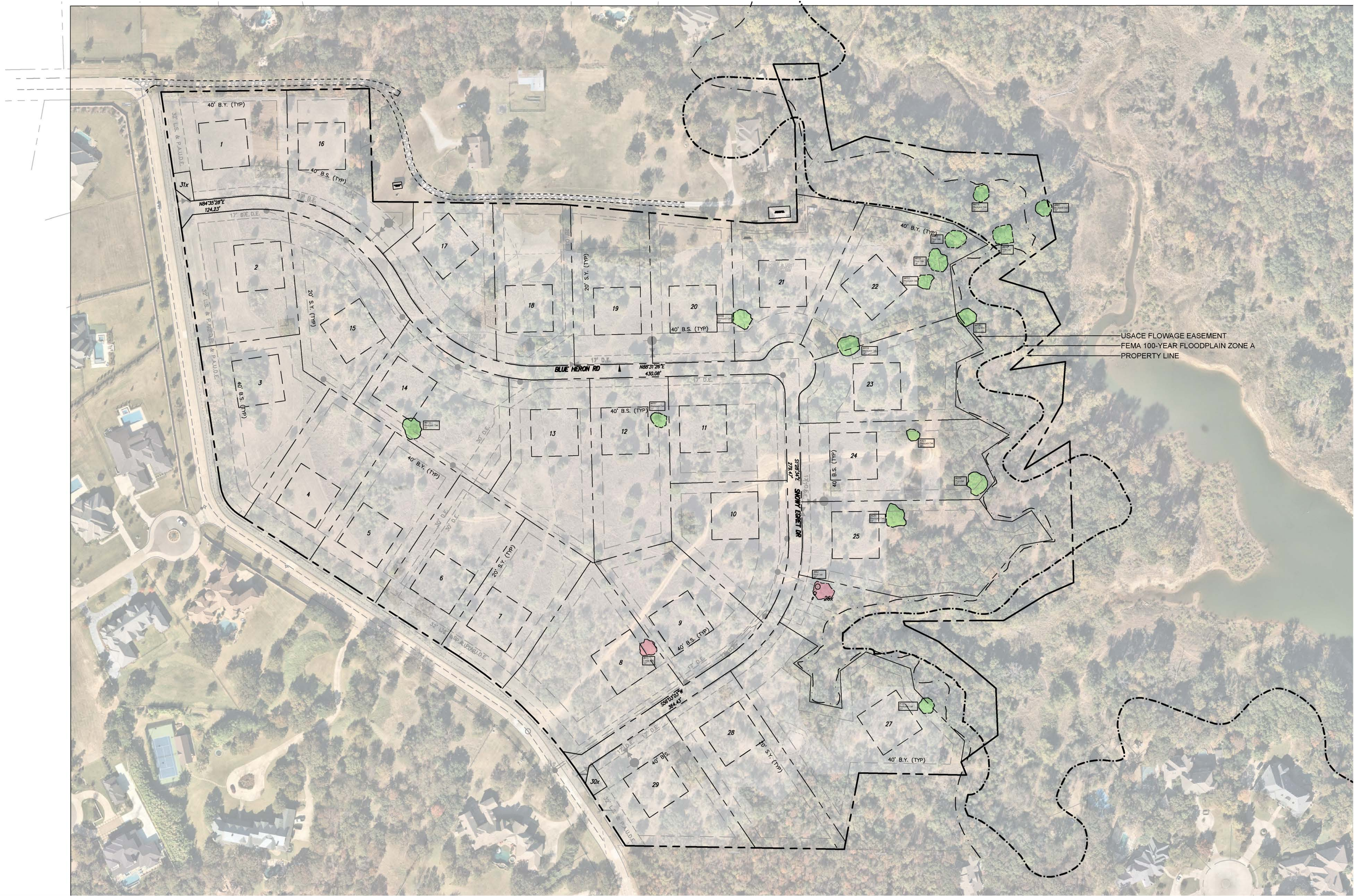


Tree #962 – 30" post oak

Tree Removal Request Signage

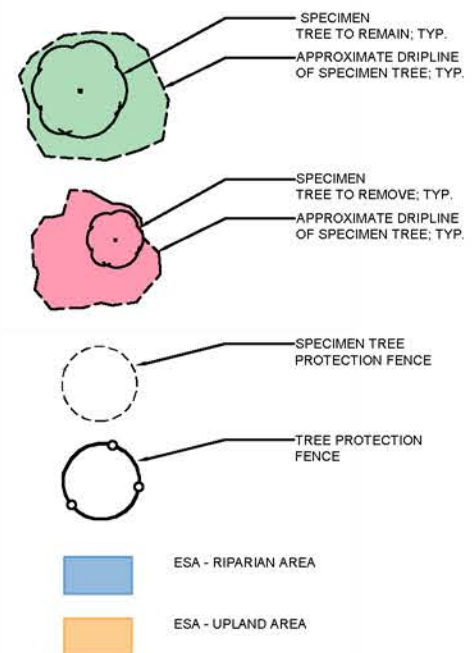
Four (4) signs along Deer Path





17 Specimen Trees
2 Specimen Trees Cut
15 Specimen Trees Saved
1,595 Protected Trees
10 Non-Protected Trees
1,613 Total Trees
149 Removed Protected Trees

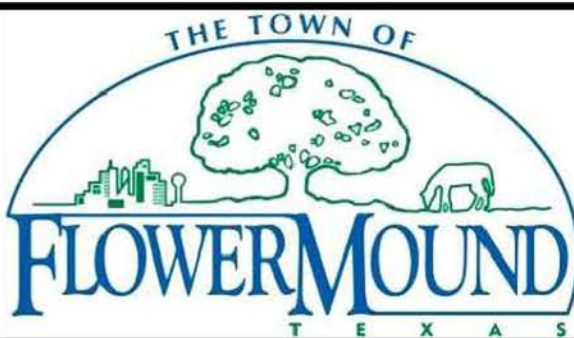
TREE SURVEY KEY



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no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpsc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



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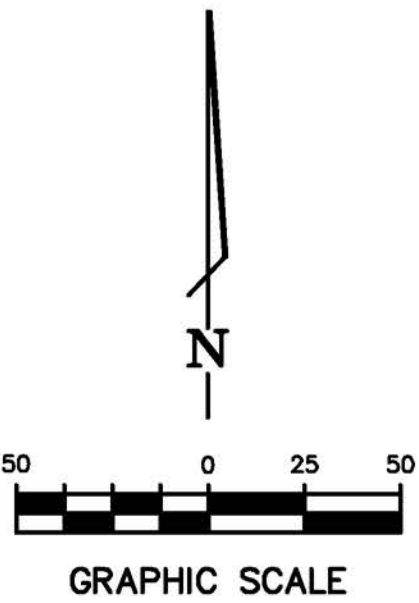
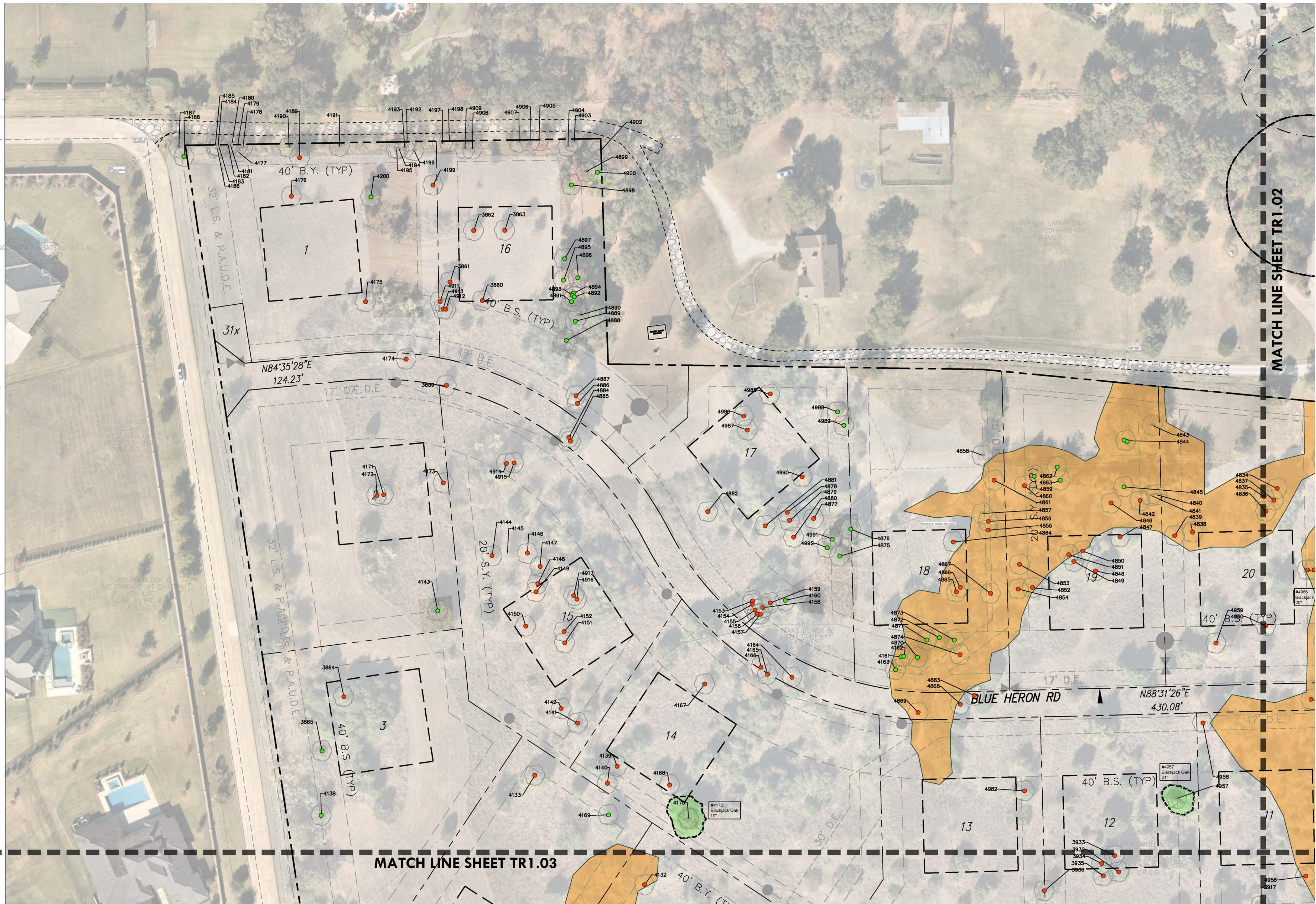


Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Overall Tree Survey & Preservation Plan

tnp project
OCH20535
sheet
TR1.01

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P.R.D.C.T.

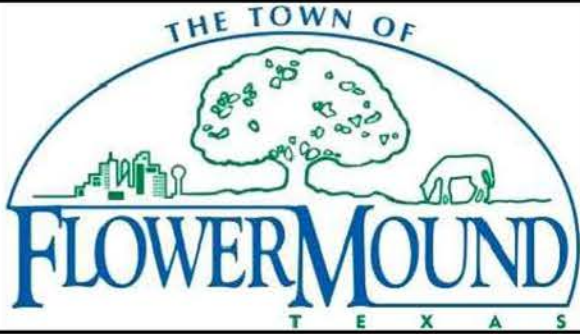


TREE SURVEY KEY

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- SPECIMEN TREE TO REMOVE, TYP. APPROXIMATE DROPLINE OF SPECIMEN TREE, TYP.
- PROTECTED TREE TO REMAIN, TYP.
- PROTECTED TREE TO REMOVE, TYP.
- SPECIMEN TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- ESA - RIPARIAN AREA
- ESA - UPLAND AREA

no.	revision	by	date

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TBPE: F-230; TBPIS: 10011600, 10011601, 10194381



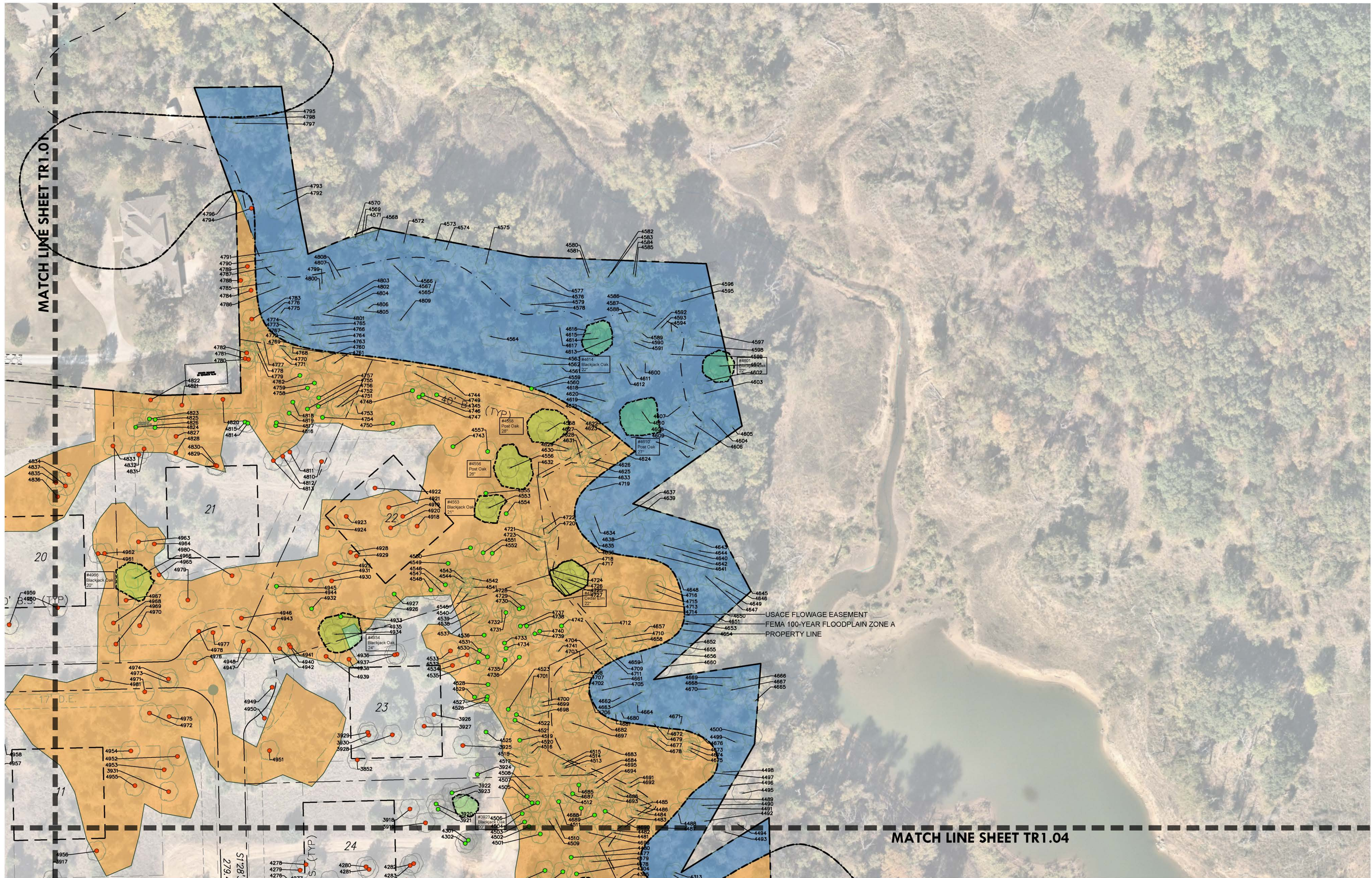
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Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Survey & Preservation Plan

tnp project
OCH20535
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TR1.02

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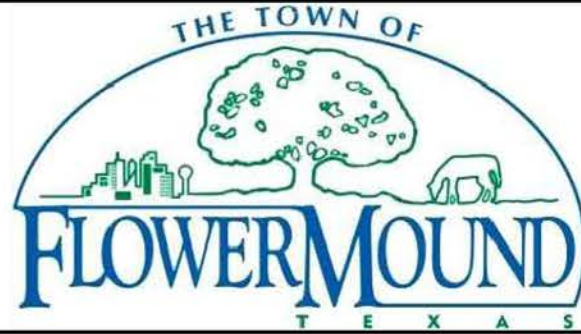


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- PROTECTED TREE TO REMAIN, TYP.
- PROTECTED TREE TO REMOVE, TYP.
- SPECIMEN TREE PROTECTION FENCE
- TREE PROTECTION FENCE
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- ESA - UPLAND AREA

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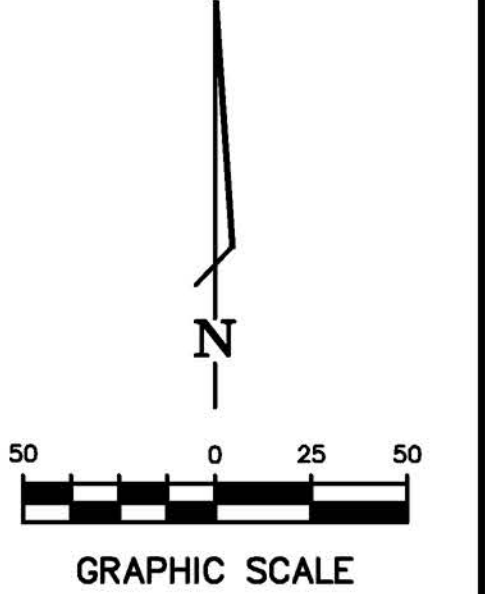
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Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Survey & Preservation Plan

tnp project
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TR1.03

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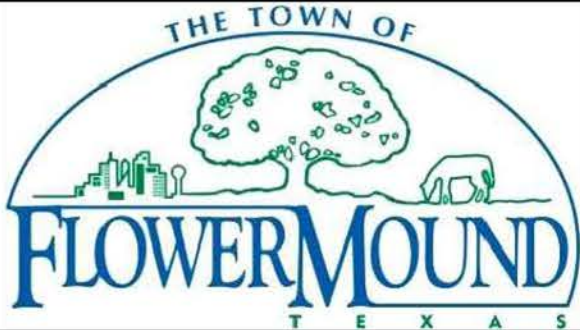


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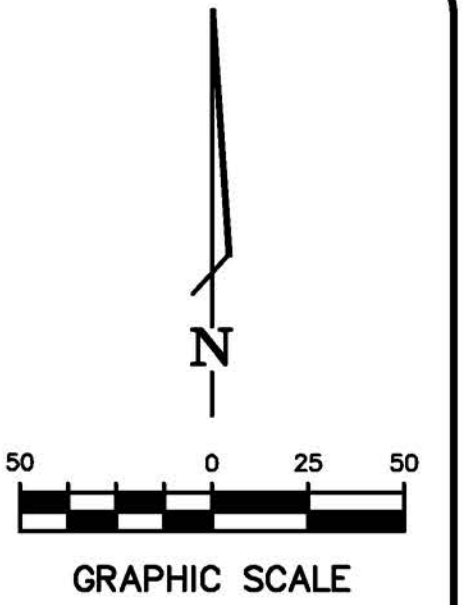
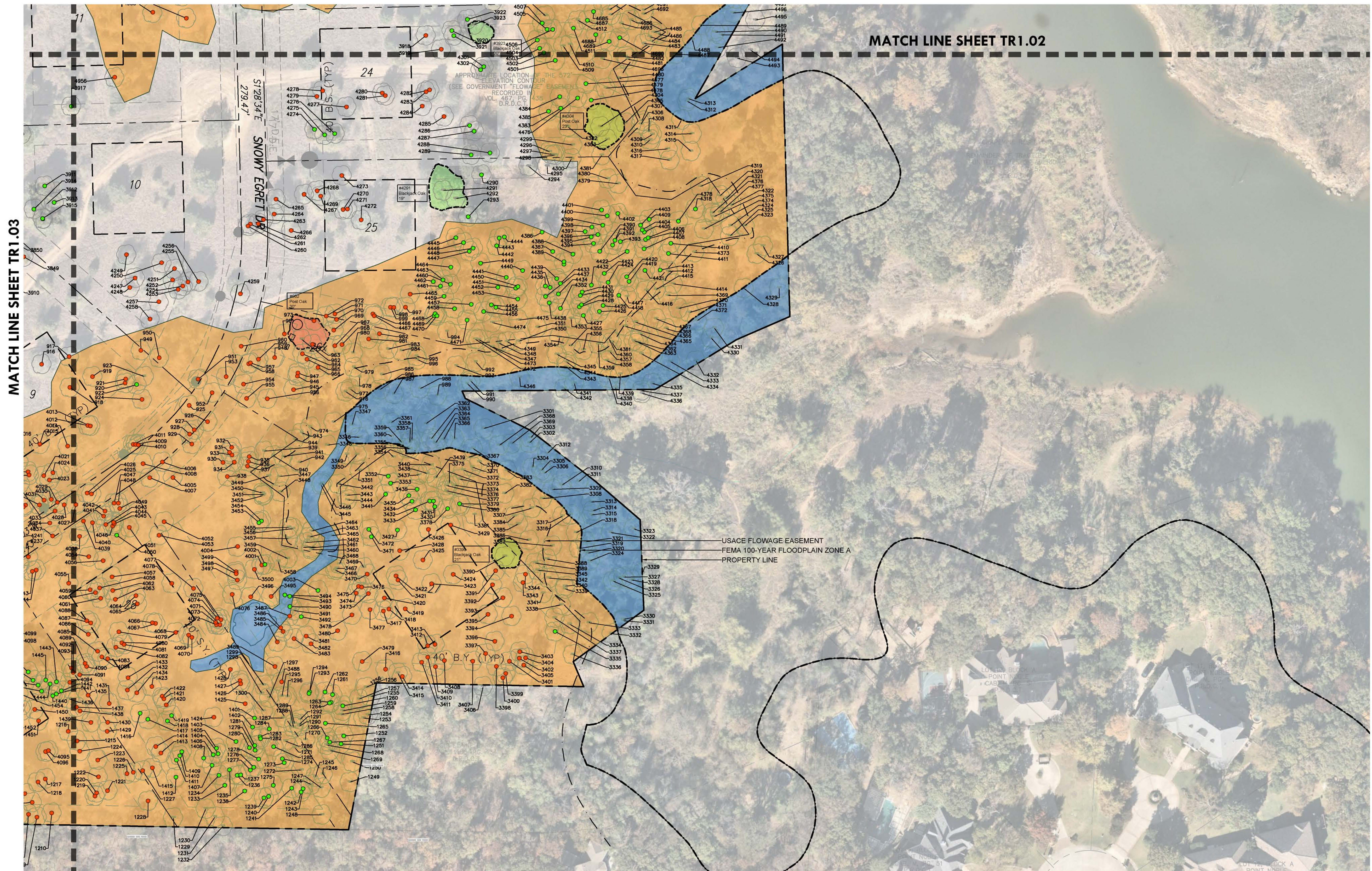


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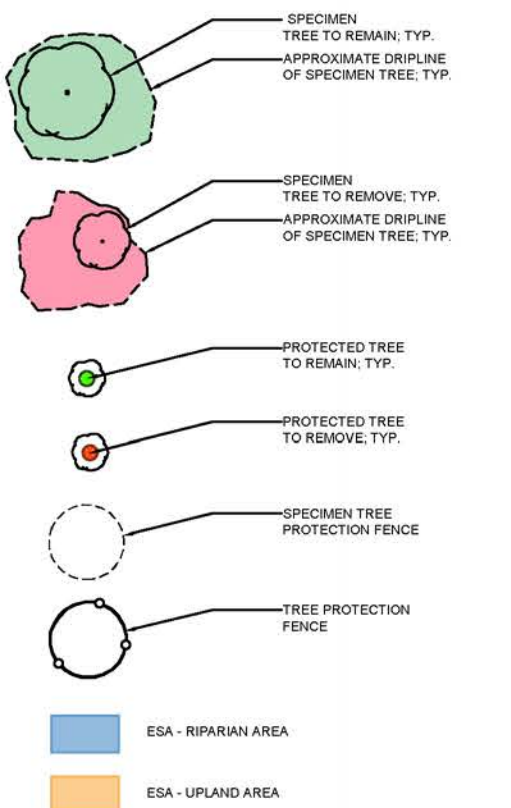


Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Survey & Preservation Plan

tnp project
OCH20535
sheet
TR1.04

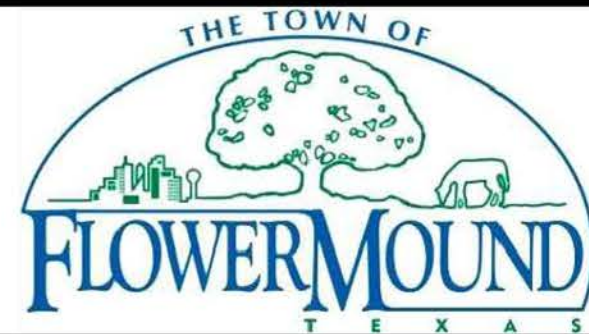


TREE SURVEY KEY



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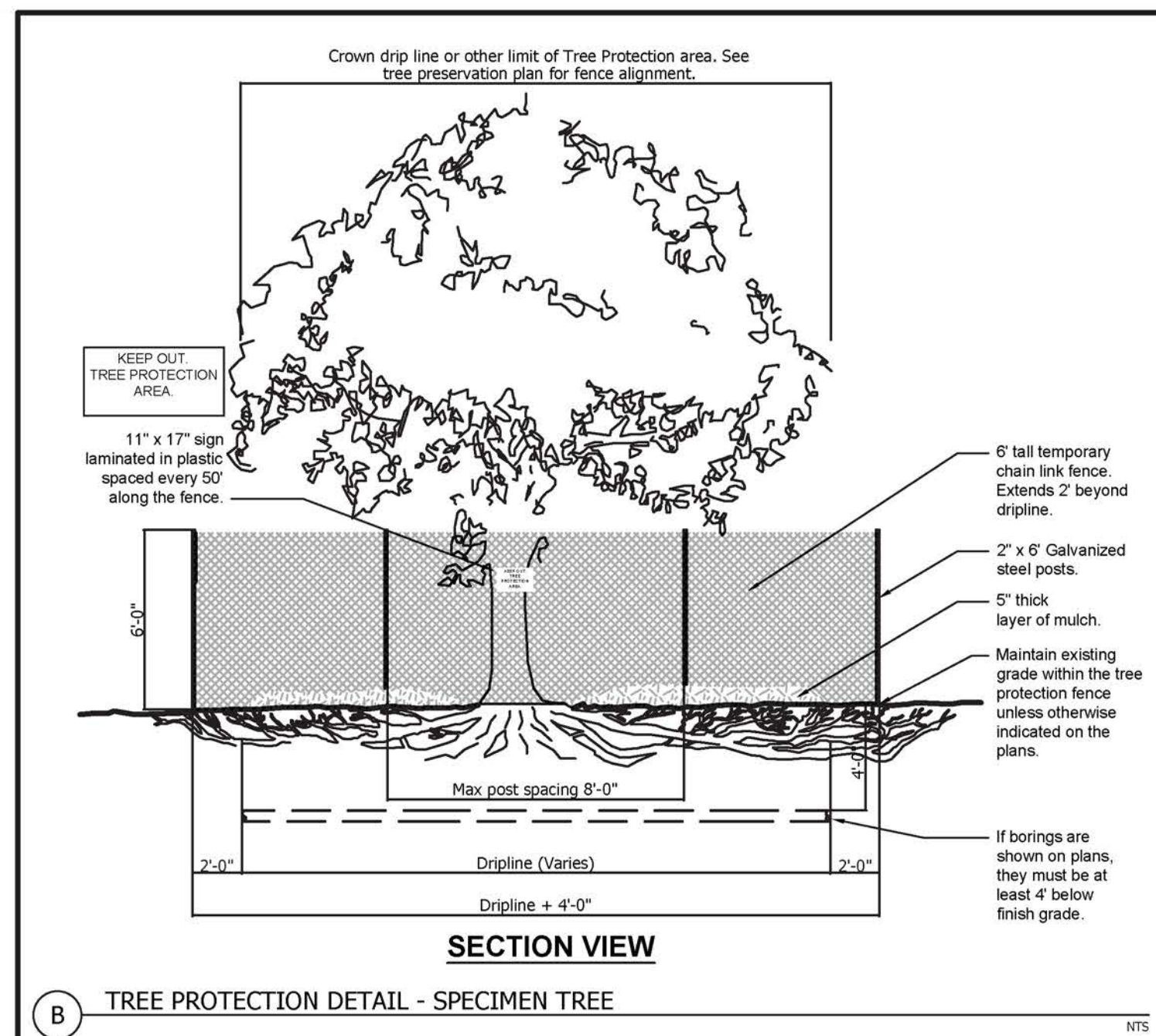
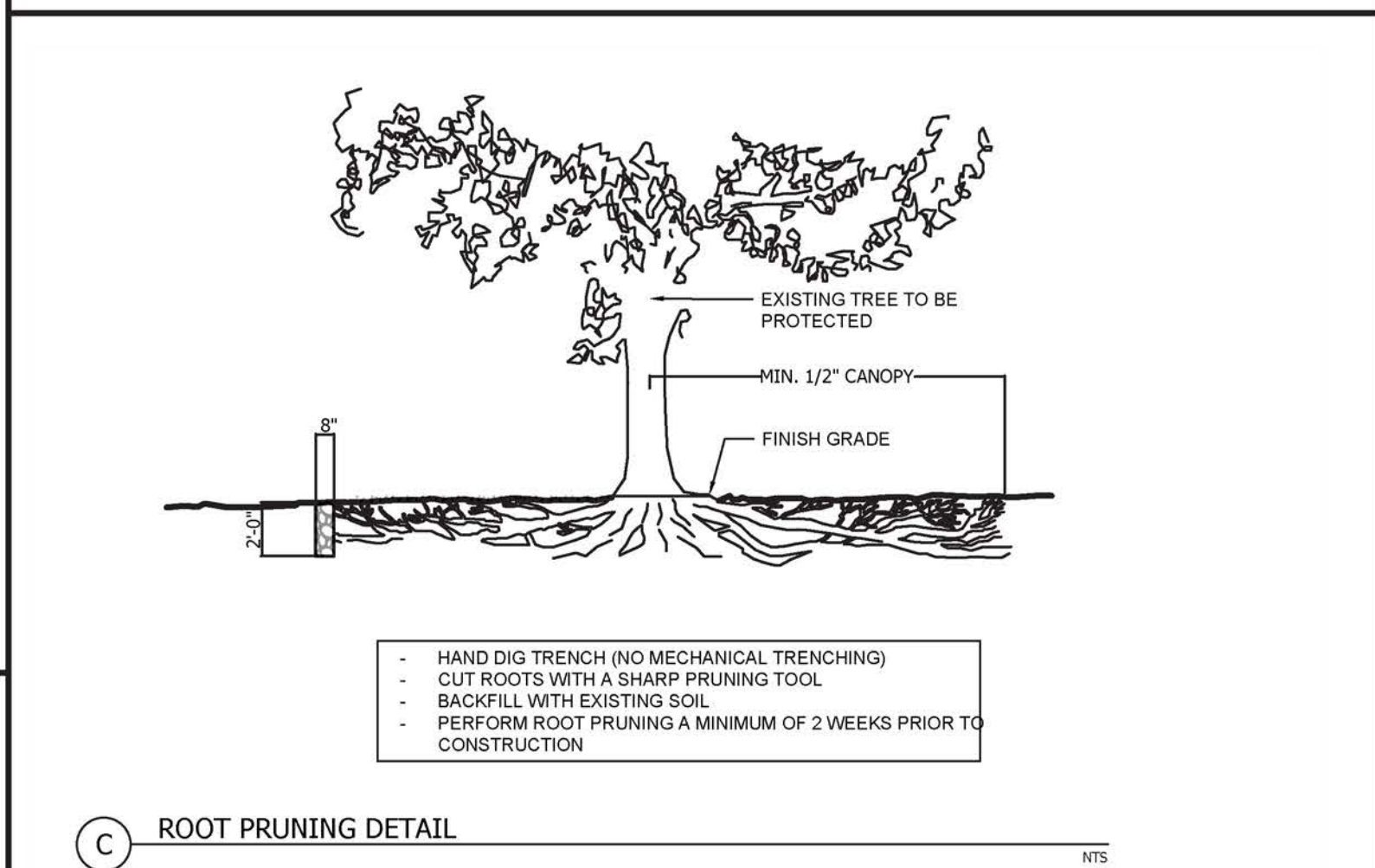
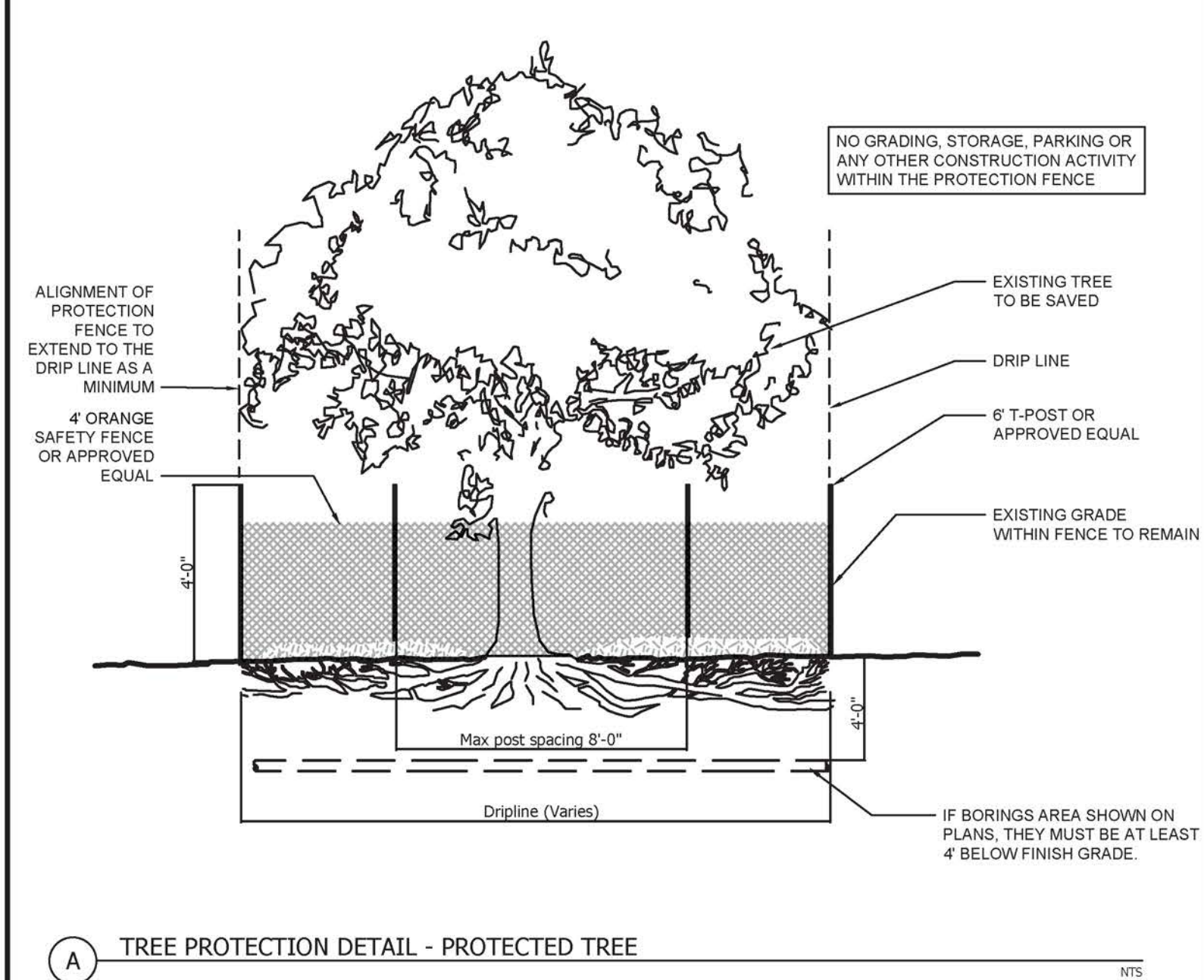


Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Survey & Preservation Plan

CH20535
sheet
R1.05

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Estuary Pointe Tree Table													2	1.5	3	see schedule	3" per saved tree
TAG NO.	Common Name	Size (Inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Big Area OBA = Not in Big Area	Mitigation for Removed Specimen n Trees (cal. In)	Mitigation for Removed Protected Trees NOT in Big Area (cal. In)	Mitigation for Removed Protected Trees in Big Area (cal. In.)	Positive Credits for Specimen Preservation (cal. In)	Positive Credits for Protected Preservation (cal. In)
913	Cedar Elm	20	20	Ulmus Crassifolia	Healthy	29		X	Specimen	1	7054577.88900, 2393748.52500	BA	40				
962	Post Oak	30	30	Quercus stellata	Slope may affect tree	36		X	Specimen	1	7054729.58100, 2394146.77500	BA	60				
3390	Blackjack Oak	21	21	Quercus marilandica	Healthy	31		X	Specimen		7051513.36400, 2394949.16900	BA				12	
3923	Blackjack Oak	20	20	Quercus marilandica	Healthy	23		X	Specimen		7055043.63700, 2394318.45300	BA				12	
4170	Blackjack Oak	19	19	Quercus marilandica	Healthy	33		X	Specimen		7054432.67800, 2394037.48000	BA				12	
4291	Blackjack Oak	19	19	Quercus marilandica	Healthy	37		X	Specimen		7054877.77300, 2394287.72500	BA				12	
4304	Post Oak	23	23	Quercus stellata	Slope may affect tree	40		X	Specimen		7054941.27700, 2394444.48700	BA				18	
4553	Blackjack Oak	21	21	Quercus marilandica	Healthy	27		X	Specimen		7055329.23500, 2394947.81900	BA				12	
4556	Post Oak	26	26	Quercus stellata	Healthy	40		X	Specimen		7055368.81100, 2394368.93600	BA				18	
4558	Post Oak	28	28	Quercus stellata	Trimmed, Leaning but healthy	37		X	Specimen		7055405.15100, 2394405.94200	BA				18	
4601	Blackjack Oak	22	22	Quercus marilandica	Healthy	30		X	Specimen		7055469.80900, 2394576.06100	Floodplain				-	
4610	Post Oak	27	27	Quercus stellata	Healthy	36		X	Specimen		7055425.40500, 2394499.60800	Floodplain				-	
4614	Blackjack Oak	22	22	Quercus marilandica	Healthy	33		X	Specimen		7055497.22900, 2394457.08800	Floodplain				-	
4726	Cedar Elm	22	22	Ulmus Crassifolia	Healthy	33		X	Specimen		7055259.13800, 2394426.68300	Floodplain				-	
4934	Blackjack Oak	24	24	Quercus marilandica	Healthy	36		X	Specimen		7055204.70100, 2394195.71900	BA				12	
4957	Blackjack Oak	21	21	Quercus marilandica	Healthy	26		X.	Specimen		7055065.01900, 2393836.74300	BA				12	
4966	Blackjack Oak	20	20	Quercus marilandica	Healthy	36		X.	Specimen		7055259.52000, 2393997.70500	BA				12	
										15	Specimen Trees Saved						
										2	Specimen Trees Removed						
										1,595	Protected Trees on Site						
										149	Protected Trees on Site - Removed						
-	-	-	149	Protected trees that are cut in Buiding Area (Orange) (Not in an ESA)							3 caliper inches per removed tree	BA - IN Big Area			447		
-	-	-	0	Protected trees that are cut NOT in Buiding Area (Red) (Not in an ESA)							1.5 x inches per removed caliper inch	OBA - NOT in Big Area		0			
-	-	-	96	Protected trees saved within building area (Green) (Not in an ESA)							3 Cal.Inches per tree saved	BA - IN Big Area					288
													100	0	447	150	288
													Mitigation for Removed Specimen Trees (cal. In)	Mitigation for Removed Protected Trees NOT in Big Area (cal. In)	Mitigation for Removed Protected Trees in Big Area (cal. In.)	Positive Credits for Specimen Preservation (cal. In)	Positive Credits for Protected Preservation (cal. In)

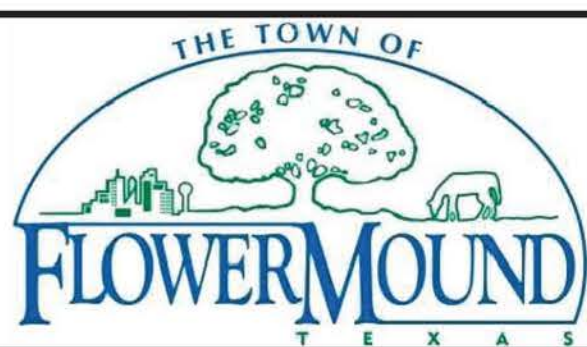


TREE PROTECTION NOTES:

1. Trees which only be removed if designated as removed on the plans. The contractor shall state limits of proposed grading prior to clearing operations and identify (by flagging) trees to be removed for town review and approval. The contractor shall provide the town 72 hours advance notice of when trees will be flagged and ready for review. All cleared material shall be promptly removed from the site and properly disposed of. Stockpiling of cleared material shall not be allowed. Burning of cleared material is prohibited. The contractor is directed to use NCTCOG specification item 211.1 for additional requirements. The design and removal of trunks and other objectionable material shall not be paid for directly but shall be considered subsidiary to other pay items. If, in the opinion of the town, engineer, or landscape architect, a tree that is to remain requires protection from construction it shall be protected in accordance with note 2 or additional cost.
2. Where trees, plants, shrubbery, etc. are adjacent to the limits of work and are not to be removed, the contractor shall protect such trees, plants, shrubbery, etc. If such trees, plants, shrubbery, etc. could be damaged by machinery, or any construction-related activity by installing a temporary 6' chain link construction fence as approved by the town. Such fence shall be utilized for protection but shall be placed so as not to block driver sight lines. Hand excavation is also required around the drip line of all trees, plants, shrubbery, etc. that are to remain. The contractor shall not permit any equipment or vehicles to be driven on, over, or under any tree, plant, shrubbery, etc. that are to remain in place. The contractor shall be responsible for all damage to adjacent trees, plants, shrubbery, etc. that are to remain and any such damage shall be remedied to the satisfaction of the town or landscape architect. The following are also the responsibility of the contractor:
 3. When it is necessary to cut trees roots, all roots larger than 1/2" shall be cut with a saw or loppers and not be stripped out with heavy equipment.
 4. Do not park vehicles or operate heavy equipment, or store materials under the drip line of trees.
 5. No equipment shall operate inside the protective fencing including during fence installation and removal.
 6. No pruning shall be performed except by approved arborists.
 7. When in doubt, consult the town's landscape architect.

no.	revision	by	date

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817.336.5773 ph 817.336.2813 fx
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scale
horiz
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vert
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date
Sept 2021



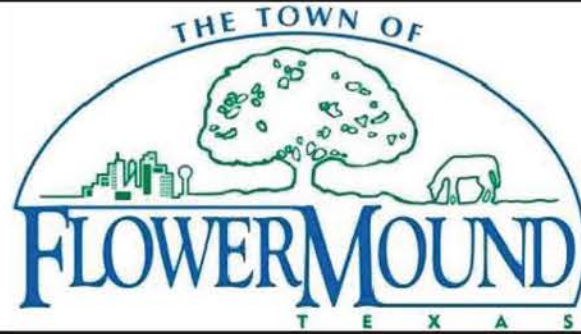
Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Tables (1 of 3)

tnp project
OCH20535
sheet
TR 1.06

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LAYOUT: TR1.07 XREFS: X3D-BORDER.DWG - SEAL-WHS.DWG



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scale
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date
Sept 2021



Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Tables (2 of 3)

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LAYOUT: TR1.08 Views: 33626888.DWG SEAL:WHS.DWG

TAG NO.	Common Name	Size (inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Big Area OBA = Not in Big Area	Mitigation for Removed Specimen Trees (cal. In)	Mitigation for Removed Protected Trees NOT in Big Area (cal. In)	Mitigation for Removed Protected Trees in Big Area (cal In.)	Positive Credits for Specimen Preservation (cal. In)	Positive Credits for Protected Preservation (cal. In)
4906	Post Oak	14	14	Quercus stellata			X	X		0		BA					
4907	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4908	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
4909	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4911	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4912	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4913	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4914	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4915	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4916	Post Oak	18	18	Quercus stellata			X	X		1		BA					
4917	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4922	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4936	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4937	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4949	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4950	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4958	Texas Ash	18	18	Fraxinus texensis			X	X		1		BA					
4959	Post Oak	15	15	Quercus stellata			X	X		1		BA					
4960	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4983	Texas Ash	10	10	Fraxinus texensis			X	X		1		BA					
4985	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4986	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4987	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4988	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4989	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
4990	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4991	Post Oak	7	7	Quercus stellata			X	X		0		BA					
4992	Post Oak	6	6	Quercus stellata			X	X		0		BA					
4143	Post Oak	18, 14	32	Quercus stellata			X	X.		0		BA					
4150	Cedar Elm	7, 6, 6	19	Ulmus Crassifolia			X	X.		0		BA					
4885	Post Oak	16, 14	30	Quercus stellata			X	X.		1		BA					
4888	Blackjack Oak	20, 17	37	Quercus marilandica			X	X.		0		BA					
4889	Post Oak	19, 13	32	Quercus stellata			X	X.		0		BA					
4900	Post Oak	19, 18	37	Quercus stellata			X	X.		0		BA					
4932	Blackjack Oak	12, 9	21	Quercus marilandica			X	X.		0		BA					
										151	Total Protected Trees NOT in ESA removed		100	0	447	150	288
													Mitigation for Removed Specimen Trees (cal. In)	Mitigation for Removed Protected Trees NOT in Big Area (cal. In)	Mitigation for Removed Protected Trees in Big Area (cal In.)	Positive Credits for Specimen Preservation (cal. In)	Positive Credits for Protected Preservation (cal. In)
													TOTALS				

no.	revision	by	date

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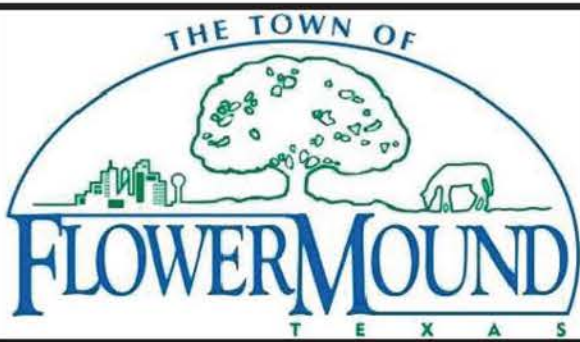
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scale

horiz

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date

Sept 2021



Town of Flower Mound, Texas

Development Plan

Estuary Pointe

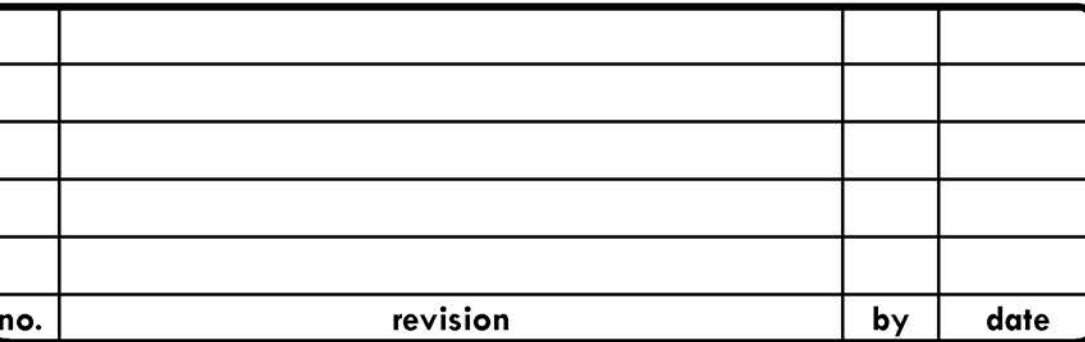
Tree Tables (3 of 3)

tnp project

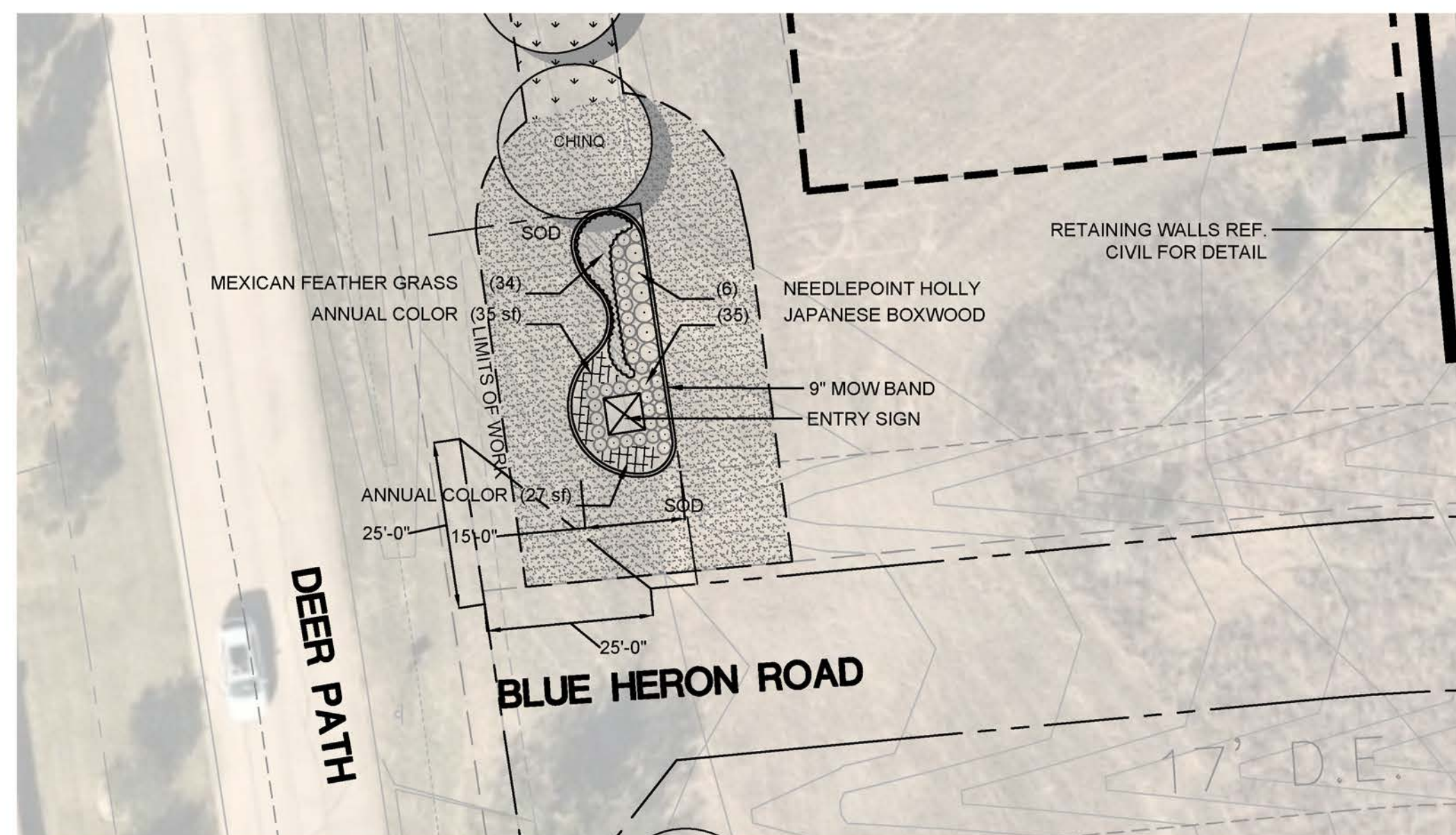
OCH20535

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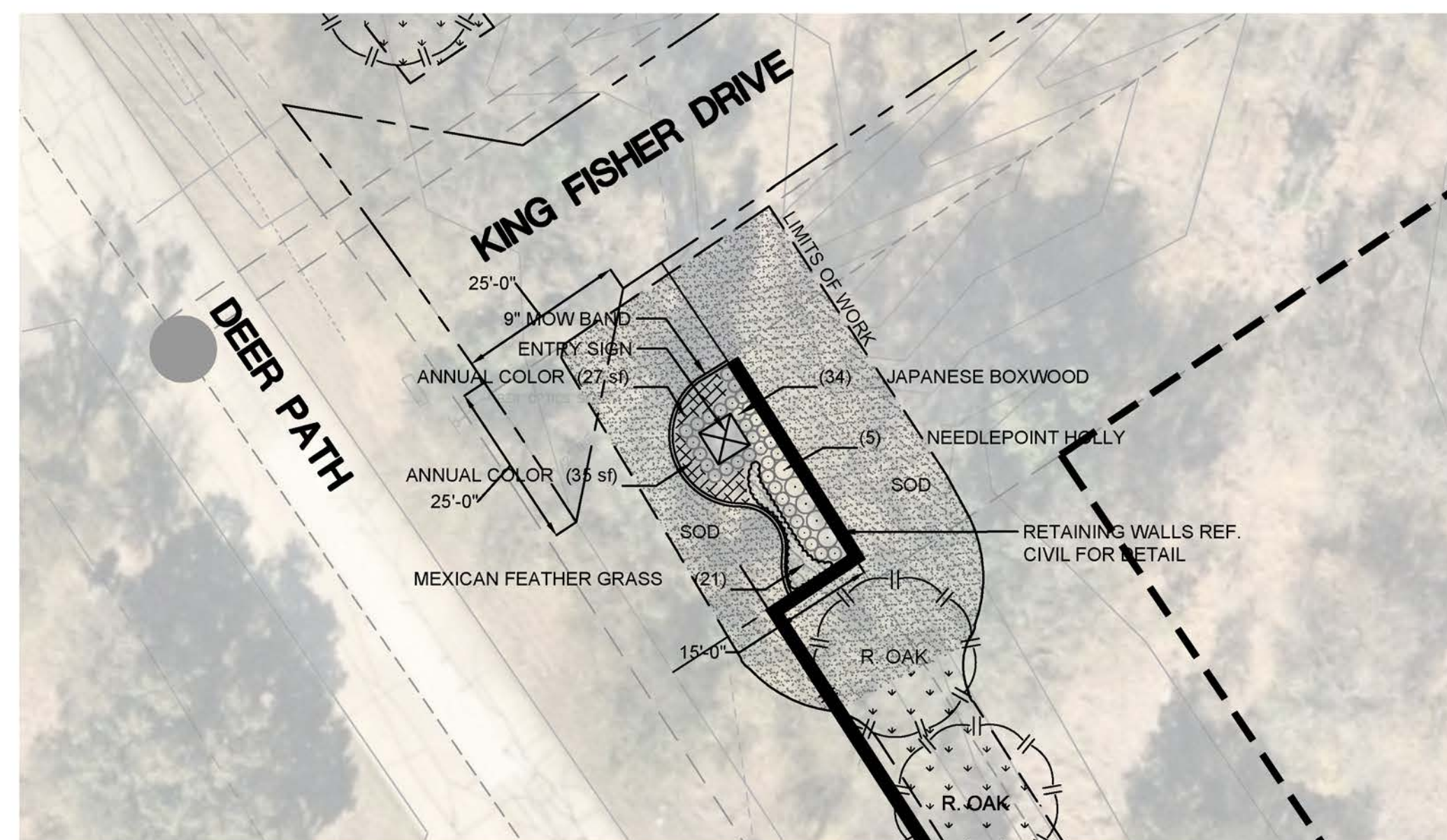
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OCH20535
sheet
L1.01



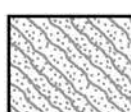
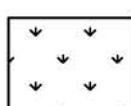
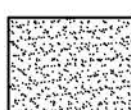
NORTH ENTRY



SOUTH ENTRY

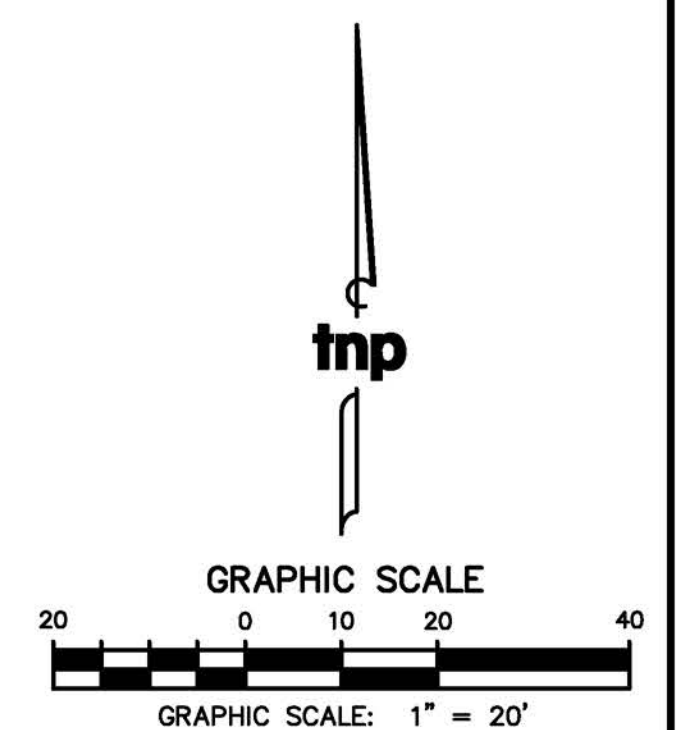
The HOA will maintain the landscape easement and have the authority to replace trees within the easement in order to maintain compliance with the landscape plan for the development.

PLANT KEY

TREES	
	BUR OAK
	CHINQUAPIN OAK
	TEXAS RED OAK
SHRUBS	
	JAPANESE BOXWOOD
	NEEDLEPOINT HOLLY
SHRUB AREAS	
	MEXICAN FEATHER GRASS
GROUND COVERS	
	ANNUAL COLOR
	BERMUDA HYDROMULCH
SOD/SEED	
	TIF 419 BERMUDA SOD

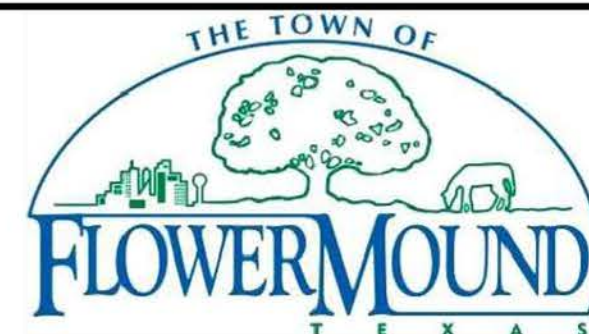
NOTES:

1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. ENTRY MONUMENT AND ASSOCIATED LANDSCAPING SHALL BE CONTAINED WITHIN HOA LOTS.

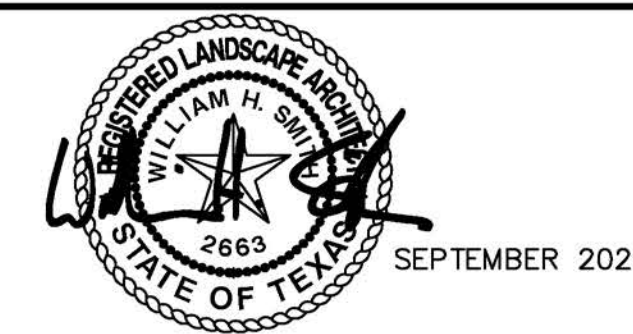


no.	revision	by	date

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vert n/a
date
Sept 2021



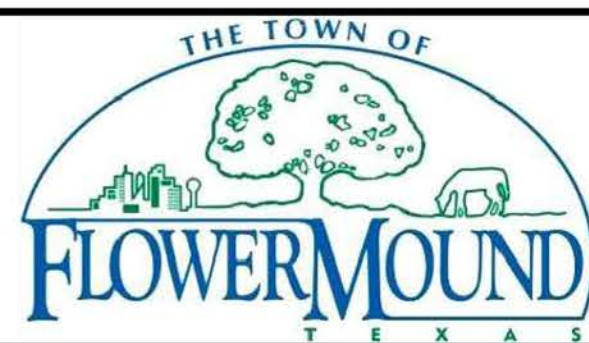
Town of Flower Mound, Texas
Development Plan
Estuary Pointe
LANDSCAPE PLAN

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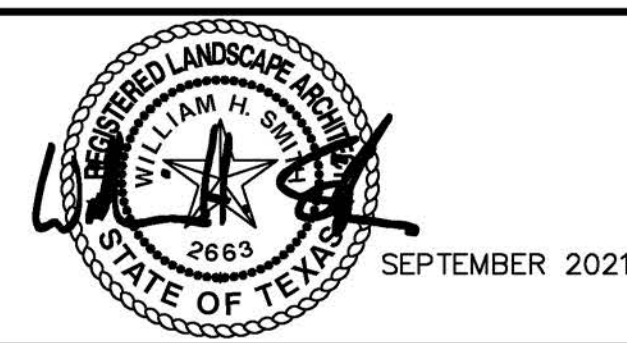


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date
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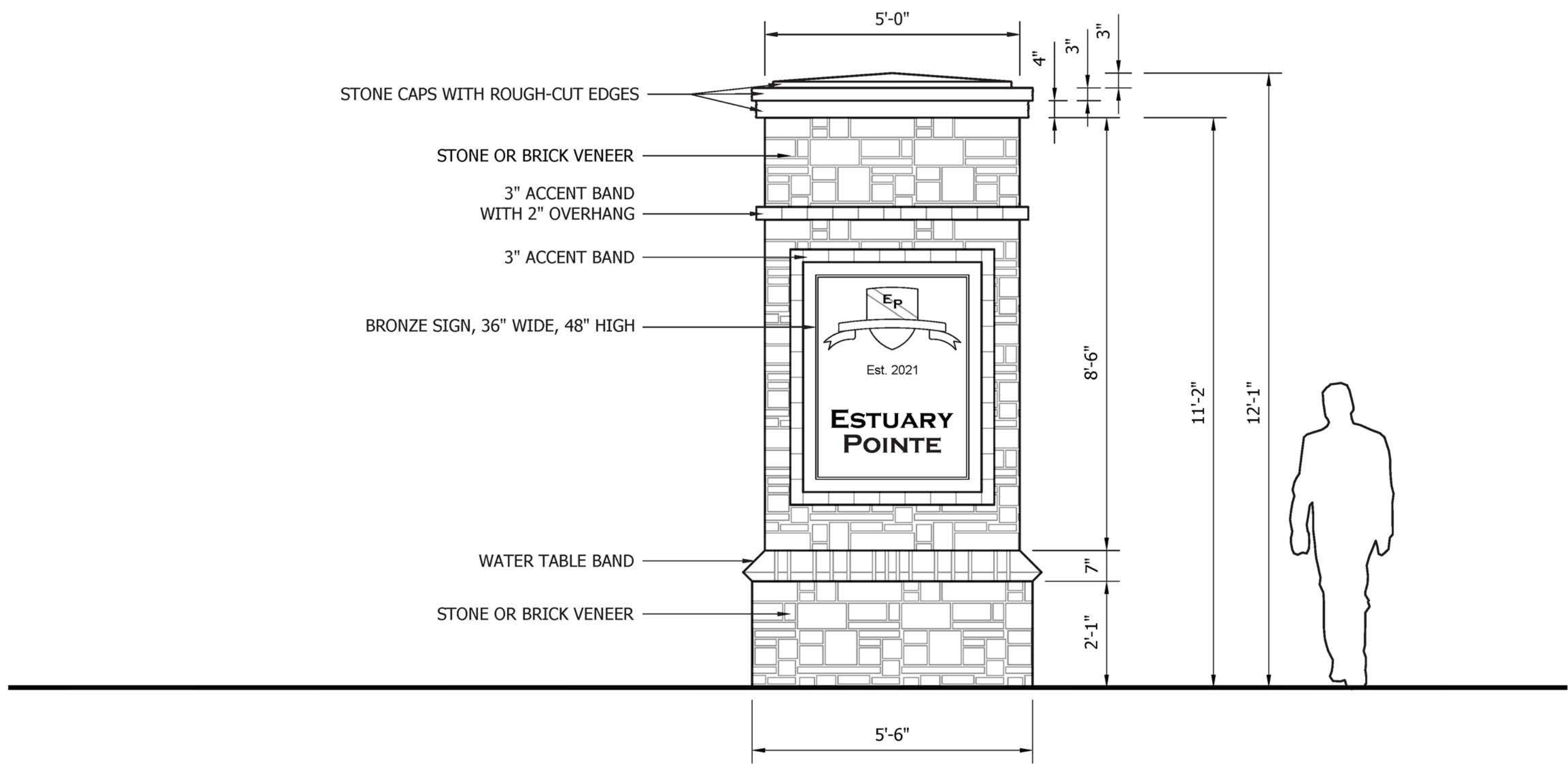
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Estuary Pointe

LANDSCAPE DETAILS

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L1.04

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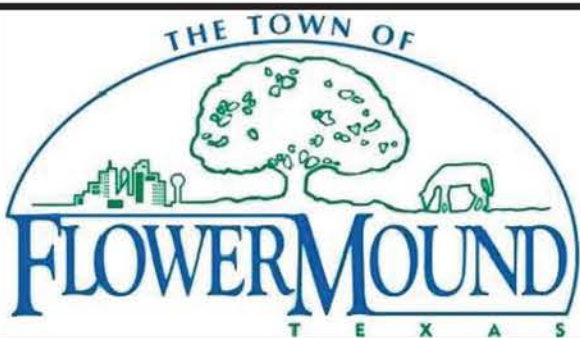


B ENTRY MONUMENT

Scale: 1/2" = 1'-0"

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scale
horiz
1/2" = 1'-0"
vert
n/a
date
Sept 2021



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WILLIAM H. SMITH, R.L.A. Date: Sept 2021
Tx. Reg. # 2663

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Entry Feature Detail

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L1.05