



AGENDA

TOWN OF FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION

REGULAR MEETING

January 4, 2022

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

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
<https://www.flower-mound.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. INVOCATION AND PLEDGE OF ALLEGIANCE

C. 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.

D. STAFF REPORT

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

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 A member of the Environmental Conservation Commission may request an item(s) be withdrawn from the consent agenda and moved to regular agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

Environmental Conservation Commission Meeting Agenda

January 4, 2022

Page 2

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on December 7, 2021.

F. REGULAR ITEM

2. Consider an application for a tree removal permit (TRP21-0028) for three (3) specimen trees on property proposed for development as Embree 2499. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.
3. Consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.
4. Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

G. SUBCOMMITTEE REPORT

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

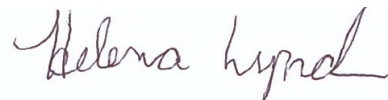
H. COORDINATION OF FUTURE AGENDAS/MEETINGS

I. 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: December 30, 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: January 4, 2022

FROM: Helena Lynch, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on December 7, 2021.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the December 7, 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 December 7, 2021, regular meeting of the Environmental Conservation Commission.

RECOMMENDATION: Move to approve the minutes from the December 7, 2021, regular meeting of the Environmental Conservation Commission.

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF DECEMBER 7, 2021

THE FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING HELD ON THE 7TH DAY OF DECEMBER 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD 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:

James Seastrom	Chair
Sandy Fambrough	Commission Member, Place 1
KC Walsh	Commission Member, Place 3
Alton Bowman	Commission Member, Place 5
Deanna Soper	Commission Member, Place 7
Rich Murchek	Commission Member, Place 8
Anna Athappan	Commission Member, Place 9

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:

Marilyn Lawson	Vice Chair
Elaine Takacs	Commission Member, Place 6
Ashish Sharma	Commission Member, Place 10

And the following members of Town staff present:

Matthew Woods	Director of Environmental Services
Helena Lynch	Administrative Assistant
Jimmy Hoefert	Environmental Review Analyst
Tyler Leverenz	Environmental Education Coordinator

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. PRESENTATION

Marcus Yarbrough, 1314 W. McDermott, Allen, TX., 75013 with Connemara Conservancy Foundation gave a presentation with the following items and answered questions:

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF DECEMBER 7, 2021

- Update on Conservation Subdivisions in the Town of Flower Mound
- About Connemara in North Texas
- Easement Transition Status
- Connemara in Flower Mound
- 2021 Issues in Chimney Rock
- 2021 Issues in High Meadow
- 2021 Issues in Sanctuary
- 2021 Issues in Montalcino

F. CONSENT AGENDA

1. Consider approval of minutes from the regular meeting of the Environmental Conservation Commission held on November 2, 2021.

Commission Deliberation

Commission Member Soper made a motion to approve the November 2, 2021, minutes as presented. Commission Member Fambrough seconded the motion.

VOTE ON THE MOTION

AYES: Fambrough, Walsh, Bowman, Soper, Athappan, Murchek
NAYS: None
ABSTAIN: None

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

G. REGULAR ITEM

2. Consider an application for a tree removal permit (TRP21-0024) for one (1) specimen tree on Lot 8, Block B of the Pepper Creek Ranch Addition subdivision. The property is located at 4709 Angels Landing.

Staff Presenter

Jimmy Hoefert, Environmental Services Review Analyst, gave a presentation with the following items and answered questions:

- 4709 Angels Landing Tree Removal Permit Application
- Project Information
- General Location
- Detailed Location
- ESAs Identified on the lot
- Tree Survey
- Tree Removal and Preservation Plan
- Specimen Trees Requested for Removal
- Motion/Recommendation

Brian Earley, Lewis & Earley Construction, 9031 Cypress Creek, Lantana, TX, 76226 answered questions.

FLOWER MOUND ENVIRONMENTAL CONSERVATION COMMISSION MEETING OF DECEMBER 7, 2021

Commission Deliberation

Commission Member Soper made a motion to approve the tree removal permit (TRP21-0024) for one (1) specimen tree on Lot 8, Block B of the Pepper Creek Ranch Addition subdivision. The property is located at 4709 Angels Landing. Commission Member Walsh seconded the motion.

VOTE ON THE MOTION

AYES: Murchek, Athappan, Soper, Bowman, Walsh, Fambrough

NAYS: None

ABSTAIN: None

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

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 – 7:23 PM

TOWN OF FLOWER MOUND, TEXAS

JAMES SEASTROM, CHAIR

ATTEST:

HELENA LYNCH, ADMINISTRATIVE ASSISTANT



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 2

REGULAR ITEM

DATE: January 4, 2022
FROM: James Hoefert, Environmental Review Analyst
PRESENTER: Verity Cox, with McAdams
ITEM: **Consider an application for a tree removal permit (TRP21-0028) for three (3) specimen trees on property proposed for development as Embree 2499. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.**

BACKGROUND INFORMATION:

The Embree 2499 development is generally located west of Long Prairie Road and south of Sagebrush Drive. The site is currently zoned for Single Family Estate (SF-E) and Agricultural (A) uses and master planned for Retail and Office. The applicant is requesting to rezone the site to Planned Development District No. 186 (PD-186) with Retail-2 (R-2) uses. According to the tree survey for the project, the site contains fourteen (14) specimen trees. The applicant is requesting to remove three (3) of the specimen trees. The specimen trees proposed for removal are in good condition and located within the proposed buildable area.

The following is a list of the three (3) specimen trees being requested for removal:

Tree #1102 – 23” post oak;
Tree #1103 – 27” post oak; and
Tree #1104 – 27” 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, 154” of replacement trees, equaling 52 three-inch caliper trees, will be required for the three (3) specimen trees being requested for removal on this site. In addition, protected trees removed 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 December 28, 2021, staff has not received feedback related to this item.

UNRESOLVED ITEM: This project was previously included as part of Specific Plan Area 2 (SPA 2). SPA 2 required that a spine road be constructed in the interior of the SPA to help alleviate traffic along Long Prairie Rd. The SPA requirements were deleted in 2016 and specific planning, design and construction restriction were then added for that area of the Town. The Town Council can still require the spine road based on the listed requirements for SPA 2. This requirement might require the removal of additional specimen trees on this development site.

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent.
2. Specimen tree removal permit application.
3. Photographs of the specimen trees proposed for removal.
4. Photographs of approved signage onsite.
5. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of three (3) specimen trees on property proposed for development as Embree 2499. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.



December 21, 2021

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

Reference: Tree Removal Permit Application
Tracts 18, 19, 20, 24
6.81 Acres in the J. Stewart & J. Wizwell Survey, Abstract No. A1161A, A1346A
3101 FM 2499
Town of Flower Mound
Denton County, Texas

Dear Mr. Hoefert,

On behalf of the developer on the aforementioned property, we are requesting that (3) specimen trees (as outlined in the attached specimen tree survey), as defined in the TOFM Tree Preservation Code, be removed. The trees are being requested to be removed due to site and design conditions, which thereby mean the subject development cannot reasonably be developed based on required improvements requested by the Town in previous development agreements, without removal of the trees included in the permit application.

TREE TABULATIONS FROM THE SPECIMEN TREE SURVEY

Total specimen trees	14 trees
Total specimen trees to be removed	3 trees

Due to preexisting conditions and developer agreements, grading, Town of Flower Mound Engineering Standards, and site conditions, the specimen trees are not able to be saved. The site plan before you appears to be the most beneficial for taking into account all the site constraints and opportunities.

The following are the specimen trees we are requesting to be removed:

- | | |
|---------------|----------------|
| 1. Tree #1102 | 23" Post Oak |
| 2. Tree #1103 | 27.5" Post Oak |
| 3. Tree #1104 | 27" Post Oak |

These trees are being removed due to site constraints and predetermined site improvements.

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

Sincerely,



Verity Burk RLA
Landscape Architect, TX #3438



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:

Verity Cox

Address:

111 Hillside Dr
Lewisville, TX 75057

Phone:

713-628-7784

Applicant's Legal Interest in the Property:

Landscape Architect

2. Property Owner(s)

Name(s): Nishendu Vasavada, Ramesh Vasani, Sebian & Imer Bardhi, Jay D. Rogers
Address:

3. Location and Legal Description of Property:

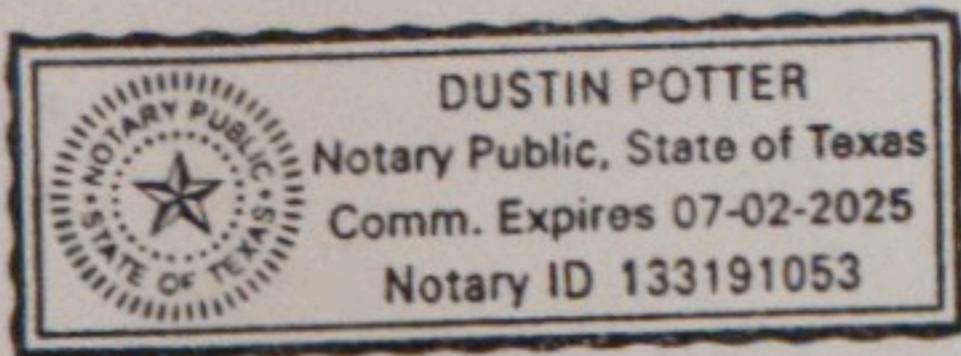
Tracts 18, 19, 21, 24 in the J. Stewart & J. Witzell
Survey, Abstract no. A1161A, A1346A

4 Properties on West Frontage of 2499, in between VCA Animal
Hospital & The Oaks at Flower Mound

4. Owner's Authorization of Representation

I, SEBIAW BARDHI, the owner of the above described real property, do hereby authorize _____ 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.

Sebiaw Bardhi
Signature of Owner



Given Under My Hand and Seal of Office
This the 14 Day of September, 2021

[Signature]
Notary Public
In and For Collin 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 Verity Cox, 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.

Verity Cox
Signature of Applicant

Landscape Architect License No. 3438
State of Licensure Texas
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____

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

Notary Public
In and For _____ County, Texas

6. Received by Town of Flower Mound on (Date) 9/24/2021 by
(initials) JRH

Embree 2499 -
Specimen trees proposed for removal

Tree #1102 – 23" post oak



Tree #1103 – 27" post oak



Tree #1104 – 27" post oak



Tree Removal Request Signage

Along Long Prairie Rd.



The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79307
972.436.9712
201 County View Drive
Reno, NV 89502
972.436.9712
940.240.1012
TPE: 1992 TPELS 1019440
www.mcadamsco.com



EMBREE 2499
Lot VALUE, Block VALUE
EMBREE 2499
Value Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR. 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY

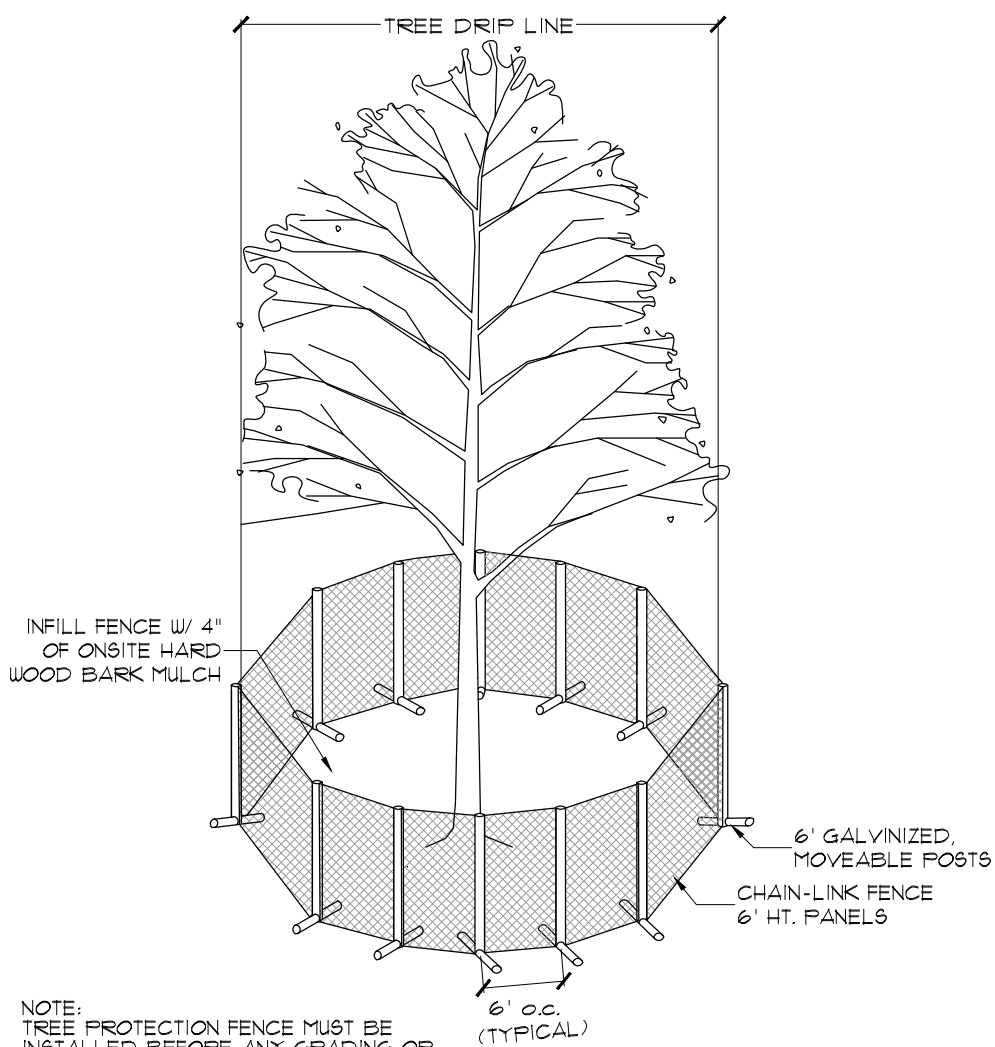
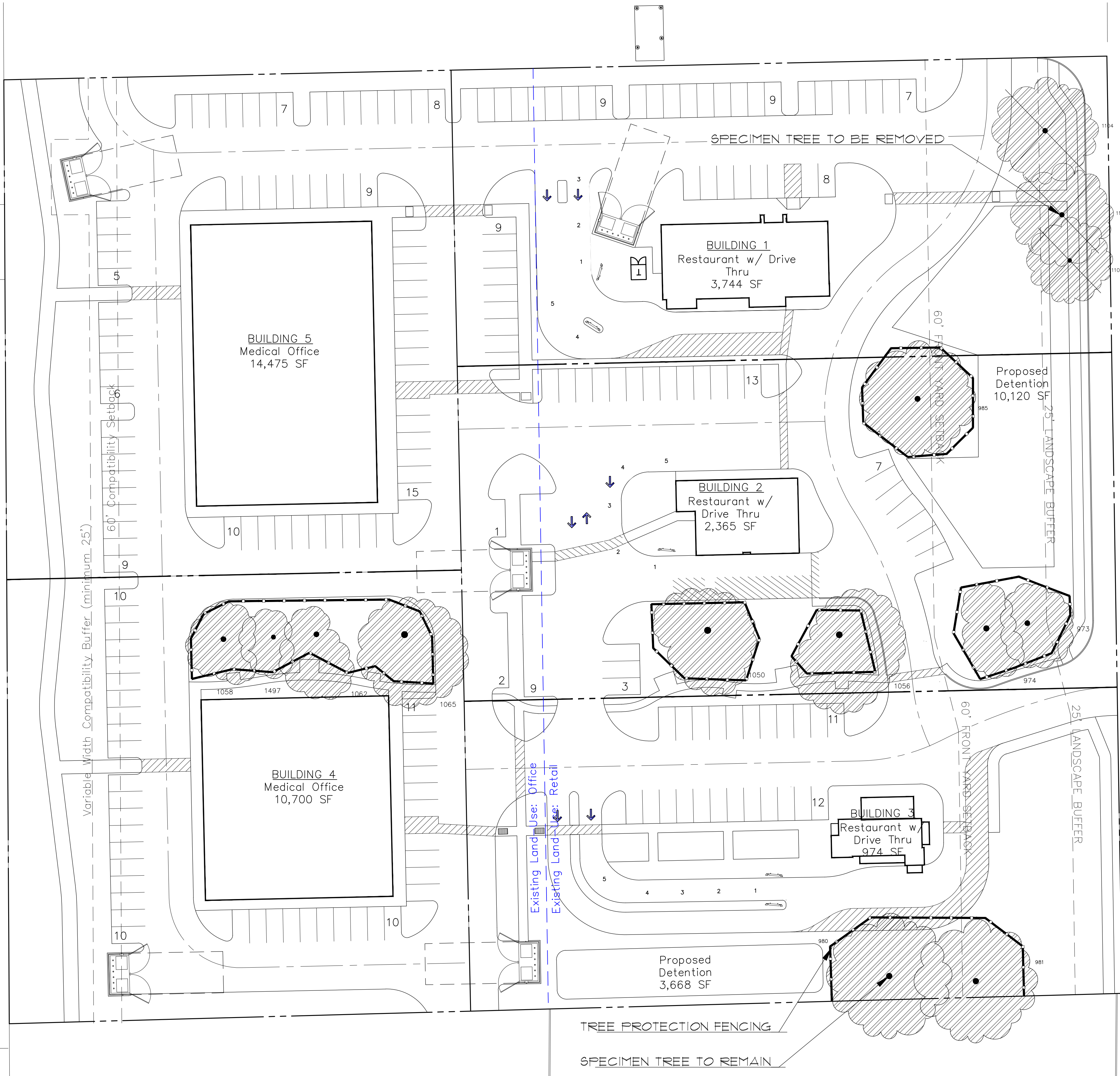


Drawn By: MR
Date: 06/23/2021
Scale: 1"=30'
Revisions:
08/31/2021
09/03/2021
09/24/2021
12/21/2021

2020310385

L1.0

OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
Bartonville, TX 76226



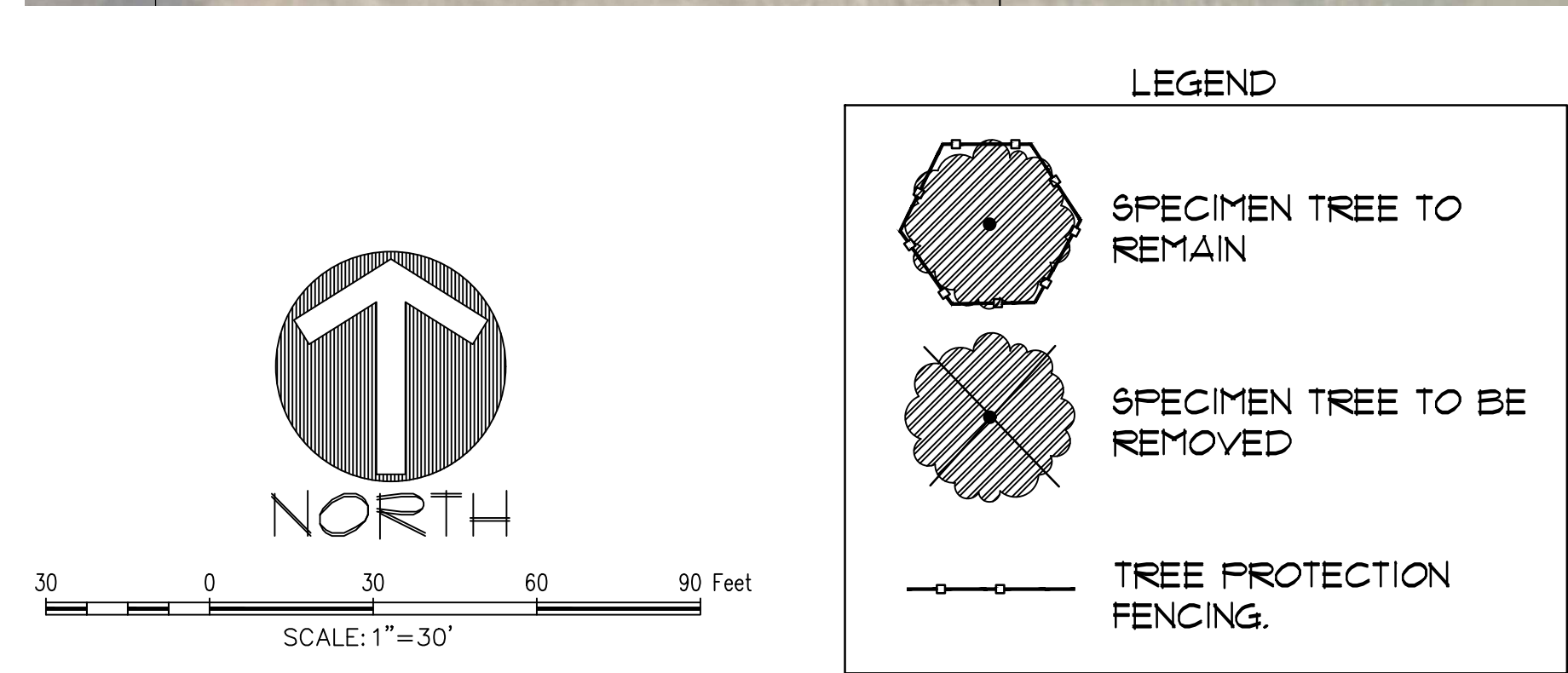
NOTE
TREE PROTECTION FENCE MUST BE
INSTALLED BEFORE ANY GRADING OR
CONSTRUCTION BEGINS.
LANDSCAPE ARCHITECT MUST BE PRESENT
WHEN ANY WORK IS DONE WITHIN THE
TREE PROTECTION FENCE.

1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	HEALTH	REMARKS
1	973	30	PINE	<i>Pinus</i>	YES	YES	NO	FAIR	Vine overgrowth
2	974	33	PINE	<i>Pinus</i>	YES	YES	NO	POOR	Heavy vine overgrowth
3	980	33.5	WATER OAK	<i>Quercus nigra</i>	YES	YES	NO	GOOD	
4	981	33	WATER OAK	<i>Quercus nigra</i>	YES	YES	NO	GOOD	
5	985	31	RED OAK	<i>Quercus shumardii</i>	YES	YES	NO	GOOD	
6	1050	37.5	PINE	<i>Pinus</i>	YES	YES	NO	GOOD	
7	1056	36	PINE	<i>Pinus</i>	YES	YES	NO	GOOD	
8	1058	29.5	PINE	<i>Pinus</i>	YES	YES	NO	FAIR	Vine overgrowth
9	1062	30	PINE	<i>Pinus</i>	YES	YES	NO	POOR	Vines, limb breakage
10	1065	37	PINE	<i>Pinus</i>	YES	YES	NO	FAIR	Vine overgrowth
11	1102	23	POST OAK	<i>Quercus stellata</i>	YES	YES	YES	GOOD	
12	1103	27.5	POST OAK	<i>Quercus stellata</i>	YES	YES	YES	GOOD	
13	1104	27	POST OAK	<i>Quercus stellata</i>	YES	YES	YES	GOOD	
14	1497	25	PINE	<i>Pinus</i>	YES	YES	NO	FAIR	Vine overgrowth

*NOTES:
THERE ARE A TOTAL OF 17 PROTECTED TREES ON SITE, 14 WHICH ARE SPECIMENS.

- 1) All vines that are on the trunks of the trees shall be severed at, or near the soil to kill the vines.
- 2) All limbs that may interfere with construction traffic or the eventual buildings, outside of the Tree Protection Fences (TPF) shall be pruned back so that there is no interference. Pruning is to be done according to International Society of Arboriculture best practices and the "ANSI A-300 Standards for Tree Care, part 2, Pruning". Entire limbs may be removed if it is necessary.
- 3) All small trees and vegetation shall be removed within the Tree Protection Zone (TPZ) around each tree.
- 4) The TPZ shall be protected with a semi-permanent metallic fence.
- 5) No intrusion will be allowed with the TPZ with the express permission of the job superintendent with consultation from the designated certified arborist.
- 6) The protection fencing shall remain in place through the entire project, including final landscaping.
- 7) A tree growth regulator (Paclobutrazol) shall be applied to each tree as a soil drench as soon as possible, but before any construction activity starts. The goal for this is to promote development of the absorbing root system.
- 8) The TPZ shall to be covered with a 3" layer of shredded hardwood mulch. This is to be replenished annually.
- 9) No grading or fill of any kind will be allowed within the TPZ.
- 10) No trenching is to be done within the TPZ.
- 11) Before construction begins, the trees shall be severed from the construction activity by cleanly severing roots over 1" diameter at the edge of the TPZ on the sides effected by construction. The cuts shall be made with a sharp saw and at a 90-degree angle to the lateral axis of the root.
- 12) Semi-annual fertilization is recommended for each tree. The fertilization should provide 1# of nitrogen per 1000 sq.ft. of root zone area, with 50 water insoluble. The fertilizer should also contain humic acids as a buffer.
- 13) At the end of the project, the trees shall be pruned to eliminate interference with driveways, parking areas, and sidewalks and are to be pruned to a height that exceeds the town of Flower Mound tree clearance ordinance. Pruning shall be done per the specifications in #2 above.





ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 3

REGULAR ITEM

DATE: January 4, 2022
FROM: James Hoefert, Environmental Review Analyst
PRESENTER Mike Boswell, with Toll Brothers
ITEM: Consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

BACKGROUND INFORMATION:

The Townlake Phase 5 & 6 development is generally located south of Cross Timbers Road and east of Scenic Drive. The site is approximately 107.262 acres in size. The site is currently zoned for Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 187 (PD-187) for a cluster development. According to the tree survey for the project, the site contains one hundred sixty-two (162) specimen trees. The applicant is requesting to remove forty-seven (47) specimen trees from the site in order to build a residential subdivision. The specimen trees proposed for removal are all in good condition to fair condition and are located within the proposed buildable area.

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, 2,462" of replacement trees, equaling 821 three-inch caliper trees, will be required for the removal of the forty-seven (47) specimen trees on this site. In addition, protected trees removed from the buildable area will also require replacement at a tree-for-tree rate. Protected tree mitigation / replacement will be determined with the record plat application – once final engineering has been completed for the project. The developer is proposing to preserve a significant number existing protected and specimen trees on the site, so there will be credits available for the preservation of those trees.

CITIZEN FEEDBACK: As of December 28, 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 of Intent.
2. Specimen tree removal permit application.
3. Photographs of approved signage onsite.
4. Tree Survey.

RECOMMENDATION: Move to recommend approval or denial of the requested permit for the removal of forty-seven (47) specimen trees on property proposed for development as Townlake Phase 5 & 6 residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.



LANDSCAPE ARCHITECTURE

SITE PLANNING

TREE MITIGATION

December 28, 2021

James Hoefert ISA# TX-4565A
Environmental Review Analyst
Town of Flower Mound, Texas

RE: Townlake Ph. 5 & Ph. 6

Mr. Hoefert,

Please accept this as our Letter of Intent (LOI) for the removal of specimen trees on the Townlake Ph.5 & Ph. 6 Development Site. These trees are being removed due to their location within the buildable area of the development.

Thank you,

A handwritten signature in black ink that reads "Leonard W. Reeves". The signature is written in a cursive style with a large, stylized "L" and "R".

Leonard W. Reeves, RLA, ASLA

Studio 13 Design Group, PLLC

TOWNLAKE PH. 5 & Ph. 6 (To be Removed)

Tree ID	Common Name	Scientific Name	DBH 1	Condition Class	Protected	Specimen Tree	Remain	Remove
5507	Oak-Post	<i>Quercus stellata</i>	38	Fair	Protected	Specimen		X
5508	Oak-Post	<i>Quercus stellata</i>	25	Fair	Protected	Specimen		X
5509	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5517	Oak-Post	<i>Quercus stellata</i>	28	Good	Protected	Specimen		X
5518	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen		X
5592	Oak-Post	<i>Quercus stellata</i>	26	Good	Protected	Specimen		X
5596	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen		X
5601	Oak-Post	<i>Quercus stellata</i>	40	Fair	Protected	Specimen		X
5604	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5612	Oak-Post	<i>Quercus stellata</i>	25	Fair	Protected	Specimen		X
5639	Oak-Post	<i>Quercus stellata</i>	34	Fair	Protected	Specimen		X
5641	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5642	Oak-Post	<i>Quercus stellata</i>	25	Fair	Protected	Specimen		X
5646	Oak-Post	<i>Quercus stellata</i>	23	Good	Protected	Specimen		X
5648	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5652	Oak-Post	<i>Quercus stellata</i>	27	Good	Protected	Specimen		X
5653	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen		X
5656	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5658A	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5658B	Oak-Post	<i>Quercus stellata</i>	40	Fair	Protected	Specimen		X
5660	Oak-Blackjack	<i>Quercus marilandica</i>	25	Fair	Protected	Specimen		X
5662	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5671	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5674	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen		X
5684	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen		X
5685	Oak-Post	<i>Quercus stellata</i>	33	Fair	Protected	Specimen		X
5686	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5693	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5694	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5696	Oak-Post	<i>Quercus stellata</i>	29	Fair	Protected	Specimen		X
5698	Oak-Post	<i>Quercus stellata</i>	26	Good	Protected	Specimen		X
5756	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen		X
5771	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5806	Oak-Post	<i>Quercus stellata</i>	24	Fair	Protected	Specimen		X

5829	Oak-Post	<i>Quercus stellata</i>	25	Good	Protected	Specimen		X
5892	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5912	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5913	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen		X
5918	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5925	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen		X
5931	Oak-Post	<i>Quercus stellata</i>	25	Good	Protected	Specimen		X
5941	Oak-Post	<i>Quercus stellata</i>	34	Fair	Protected	Specimen		X
5942	Oak-Post	<i>Quercus stellata</i>	30	Poor	Protected	Specimen		X
5943	Oak-Post	<i>Quercus stellata</i>	29	Fair	Protected	Specimen		X
5947	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5949	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5959	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
Total Specimen Trees on Site				162				
Specimen Trees to be removed				47				
Specimen Trees to remain				115				



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:

STUDIO 13 DESIGN GROUP
LEONARD W. REEVES

Address:

386 W. MAIN ST.
LEWISVILLE TX 75057

Phone:

469-635-1900

Applicant's Legal Interest in the Property:

DESIGN PROFESSIONAL

2. Property Owner(s)

Name(s):

Address:

3. Location and Legal Description of Property:

TOWNLAKE 546 APPROXIMATELY 107.262 ACRES

4. Owner's Authorization of Representation

I, _____, the owner of the above described real property, do hereby authorize LEONARD W. REEVES 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.

Signature of Owner

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

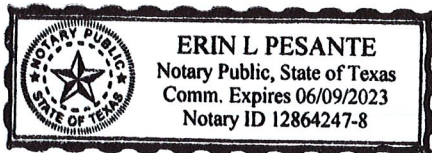
Notary Public
In and For _____ County, Texas.

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 LEONARD W. REEVES, 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.

Leonard W. Reeves
Signature of Applicant

Landscape Architect License No. 1977
State of Licensure TEXAS
Or ISA Certified Arborist No. _____
Or Certified Forester No. _____



Given Under My Hand and Seal of Office
This the 17 Day of November, 2021
Erin L. Pesante
Notary Public
In and For Denton County, Texas

6. Received by Town of Flower Mound on (Date) 11/17/2021 by
(initials) JRH.

Letter of Authorization

Townlake Phase 5 ~107.3 Acres

We, Sam Newt Wilson, Jr. and Diane Wilson Bradshaw, acting as Managers, do hereby authorize the following individuals and organizations to act on behalf of SHADY OAKS FAMILY RANCH, LTD. and specifically to seek variances from the Oil and Gas Board of Appeals, cluster development zoning, planned development, development plan, platting and engineering plans of said 107.3-acre tract of land located within the J. Clark Survey, Abstract No. 231 and the M.E.P & P.R.R. Co. Survey, Abstract No. 935, in the Town of Flower Mound, Denton County, Texas.

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:

SHADY OAKS FAMILY RANCH, LTD.,

a Texas limited partnership

By: Shady Oaks Family Properties, LLC,
its General Partner

By: [Signature]

Name: Sam Newt Wilson, Jr.

Title: Manager

By: [Signature]

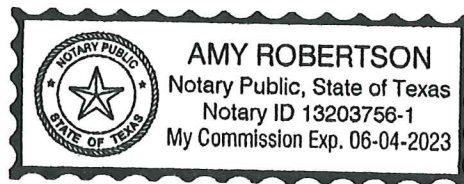
Name: Diane Wilson Bradshaw

Title: Manager

STATE OF TEXAS

§
§
§

COUNTY OF DENTON



BEFORE me the undersigned, a Notary Public, on this day personally appeared Sam Newt Wilson, Jr. and Diane Wilson Bradshaw, acting as Managers of SHADY OAKS FAMILY RANCH, LTD., known to me to be the persons whose names are 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 15th day of March, 2021.

[Signature]

Notary Public in and for the State of Texas

Tree Removal Request Signage

One of two signs posted along Cross Timbers Road



One of two signs posted along Scenic Drive



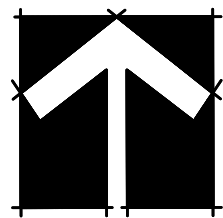


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

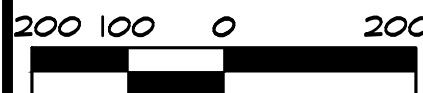
TBAE Firm #BR643



Leonard W. Reuss
December 28, 2021



NORTH



1" = 200' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Overall Tree Survey

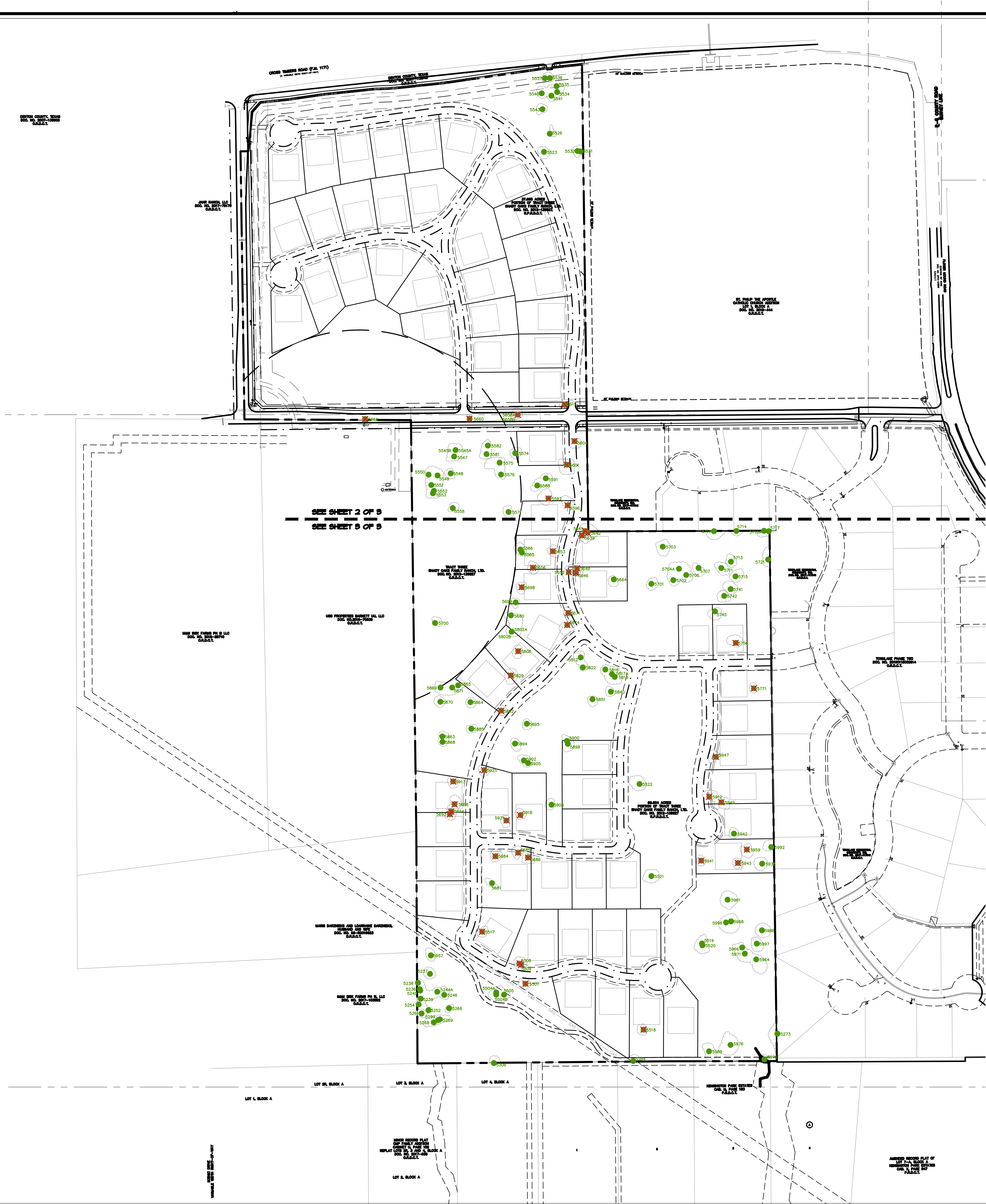
Townlake, Ph. 5 & Ph. 6

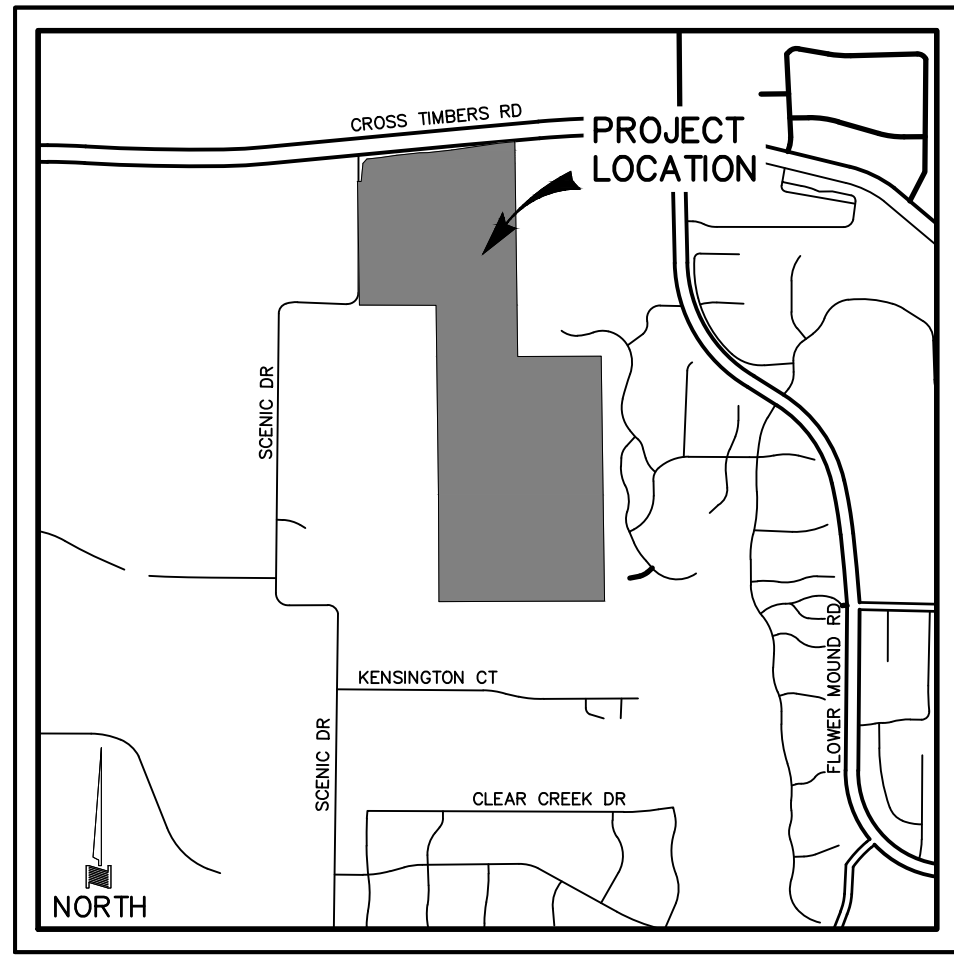
Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
TR1 of 3





LOCATION MAP
NOT TO SCALE

SEE SHEET 2 OF 3
SEE SHEET 3 OF 3

USG PROPERTIES BARNETT UU, LLC
DOC. NO. 2018-70839
O.R.D.C.T.

MARIS DARZNIKS AND LOARRAINE DARZNIKS,
HUSBAND AND WIFE
DOC. NO. 96-0018623
O.R.D.C.T.

M&M SISK FARMS PH III, LLC
DOC. NO. 2017-103592
O.R.D.C.T.

TRACT THREE
SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
O.R.D.C.T.

69.604 ACRES
PORTION OF TRACT THREE
SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
R.P.R.D.C.T.

CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2019-82660
O.P.R.D.C.T.

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2017-117942
O.P.R.D.C.T.

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

15' SIDEWALK, UTILITY AND
DRAINAGE EASEMENT
DOC. NO. 96-0040590
O.R.D.C.T.

15' DRAINAGE AND UTILITY
EASEMENT
PER CAB. M, PAGE 183

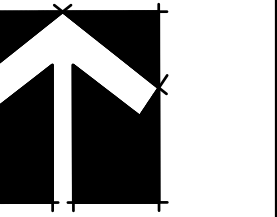
100' DRAINAGE EASEMENT
PER CAB. M, PAGE 183

KENSINGTON PARK ESTATES
CAB. M, PAGE 183
P.R.D.C.T.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



50 25 0 25 50
1" = 50' - 0"

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
TR3 of 3

LEGEND

- SPECIMEN TREE
- SPECIMEN TREE REMOVED

One Inch

Tree List

Town of Flower Mound, Denton County, Texas

#

SHEET

Tree ID	Common Name	Scientific Name	DBH 1	Condition Class	Protected	Specimen Tree	Remain	Remove
5236	Oak-Post	Quercus stellata	26	Poor	Protected	Specimen	Y	
5237	Oak-Post	Quercus stellata	22	Poor	Protected	Specimen	Y	
5238	Elm-Cedar	Ulmus crassifolia	19	Good	Protected	Specimen	Y	
5239	Oak-Post	Quercus stellata	22	Good	Protected	Specimen	Y	
5244A	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen	Y	
5246	Elm-Cedar	Ulmus crassifolia	21	Poor	Protected	Specimen	Y	
5249	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5252	Elm-Cedar	Ulmus crassifolia	23	Fair	Protected	Specimen	Y	
5254	Elm-Cedar	Ulmus crassifolia	23	Fair	Protected	Specimen	Y	
5261	Oak-Post	Quercus stellata	31	Poor	Protected	Specimen	Y	
5266	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5268	Elm-Cedar	Ulmus crassifolia	25	Fair	Protected	Specimen	Y	
5269	Elm-Cedar	Ulmus crassifolia	20	Good	Protected	Specimen	Y	
5273	Oak-Post	Quercus stellata	38	Fair	Protected	Specimen	Y	
5284	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen	Y	
5299	Oak-Post	Quercus stellata	25	Fair	Protected	Specimen	Y	
5306	Elm-Cedar	Ulmus crassifolia	19	Fair	Protected	Specimen	Y	
5504A	Oak-Post	Quercus stellata	27	Fair	Protected	Specimen	Y	
5504B	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5505	Oak-Post	Quercus stellata	29	Fair	Protected	Specimen	Y	
5507	Oak-Post	Quercus stellata	38	Fair	Protected	Specimen		X
5508	Oak-Post	Quercus stellata	25	Fair	Protected	Specimen		X
5509	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen		X
5517	Oak-Post	Quercus stellata	28	Good	Protected	Specimen		X
5518	Oak-Post	Quercus stellata	27	Fair	Protected	Specimen		X
5519	Elm-Cedar	Ulmus crassifolia	17	Fair	Protected	Specimen	Y	
5520A	Elm-Cedar	Ulmus crassifolia	22	Fair	Protected	Specimen	Y	
5521	Pecan	Carya illinoensis	34	Good	Protected	Specimen	Y	
5522	Pecan	Carya illinoensis	37	Fair	Protected	Specimen	Y	
5523	Oak-Post	Quercus stellata	29	Fair	Protected	Specimen	Y	
5526	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5531	Oak-Post	Quercus stellata	28	Fair	Protected	Specimen	Y	
5532	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5534	Oak-Post	Quercus stellata	27	Fair	Protected	Specimen	Y	
5535	Oak-Post	Quercus stellata	32	Good	Protected	Specimen	Y	
5536	Oak-Post	Quercus stellata	29	Fair	Protected	Specimen	Y	
5537	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5540	Oak-Post	Quercus stellata	27	Poor	Protected	Specimen	Y	
5541	Oak-Post	Quercus stellata	25	Good	Protected	Specimen	Y	
5543	Oak-Post	Quercus stellata	28	Good	Protected	Specimen	Y	
5545A	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5545B	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5547	Oak-Post	Quercus stellata	36	Fair	Protected	Specimen	Y	
5548	Oak-Post	Quercus stellata	34	Fair	Protected	Specimen	Y	
5549	Oak-Post	Quercus stellata	33	Fair	Protected	Specimen	Y	
5550	Oak-Post	Quercus stellata	23	Good	Protected	Specimen	Y	
5551	Oak-Post	Quercus stellata	22	Good	Protected	Specimen	Y	
5552	Oak-Post	Quercus stellata	30	Fair	Protected	Specimen	Y	
5553	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5558	Oak-Post	Quercus stellata	26	Fair	Protected	Specimen	Y	
5565	Oak-Post	Quercus stellata	27	Poor	Protected	Specimen	Y	
5566	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5571	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen	Y	
5574	Oak-Post	Quercus stellata	26	Fair	Protected	Specimen	Y	
5575	Oak-Post	Quercus stellata	26	Good	Protected	Specimen	Y	
5576	Oak-Post	Quercus stellata	29	Fair	Protected	Specimen	Y	
5581	Oak-Post	Quercus stellata	31	Fair	Protected	Specimen	Y	
5582	Oak-Post	Quercus stellata	25	Good	Protected	Specimen	Y	
5588	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5591	Oak-Post	Quercus stellata	25	Fair	Protected	Specimen	Y	
5592	Oak-Post	Quercus stellata	26	Good	Protected	Specimen		X
5596	Oak-Post	Quercus stellata	22	Good	Protected	Specimen		X
5601	Oak-Post	Quercus stellata	40	Fair	Protected	Specimen		X
5604	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen		X
5612	Oak-Post	Quercus stellata	25	Fair	Protected	Specimen		X
5639	Oak-Post	Quercus stellata	34	Fair	Protected	Specimen		X
5641	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen		X
5642	Oak-Post	Quercus stellata	25	Fair	Protected	Specimen		X
5646	Oak-Post	Quercus stellata	23	Good	Protected	Specimen		X
5648	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen		X
5652	Oak-Post	Quercus stellata	27	Good	Protected	Specimen		X
5653	Oak-Post	Quercus stellata	22	Good	Protected	Specimen		X
5656	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen		X
5658A	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen		X
5658B	Oak-Post	Quercus stellata	40	Fair	Protected	Specimen		X
5660	Oak-Blackjack	Quercus marilandica	25	Fair	Protected	Specimen		X
5662	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen		X
5664	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen	Y	
5671	Oak-Post	Quercus stellata	23	Fair	Protected	Specimen		X
5674	Oak-Post	Quercus stellata	27	Fair	Protected	Specimen		X
5680	Oak-Post	Quercus stellata	34	Fair	Protected	Specimen	Y	
5681	Oak-Post	Quercus stellata	24	Fair	Protected	Specimen	Y	
5684	Oak-Post	Quercus stellata	27	Fair	Protected	Specimen		X
5685	Oak-Post	Quercus stellata	33	Fair	Protected	Specimen		X
5686	Oak-Post	Quercus stellata	26	Fair	Protected	Specimen		X
5693	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen		X
5694	Oak-Post	Quercus stellata	26	Fair	Protected	Specimen		X
5696	Oak-Post	Quercus stellata	29	Fair	Protected	Specimen		X
5698	Oak-Post	Quercus stellata	26	Good	Protected	Specimen		X
5699	Oak-Post	Quercus stellata	33	Poor	Protected	Specimen	Y	
5700	Oak-Post	Quercus stellata	22	Good	Protected	Specimen	Y	
5701	Oak-Post	Quercus stellata	24	Good	Protected	Specimen	Y	
5702	Oak-Post	Quercus stellata	28	Good	Protected	Specimen	Y	
5703	Oak-Post	Quercus stellata	31	Fair	Protected	Specimen	Y	
5704A	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5706	Oak-Post	Quercus stellata	36	Fair	Protected	Specimen	Y	
5707	Oak-Post	Quercus stellata	26	Fair	Protected	Specimen	Y	
5710	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5711	Oak-Post	Quercus stellata	22	Fair	Protected	Specimen	Y	
5713	Oak-Post	Quercus stellata	25	Good	Protected	Specimen	Y	
5714	Oak-Post	Quercus stellata	24	Poor	Protected	Specimen	Y	

57165	Oak-Post	<i>Quercus stellata</i>	25	Fair	Protected	Specimen	Y	
5716A	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen	Y	
5717	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen	Y	
5721	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen	Y	
5741	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5742	Oak-Post	<i>Quercus stellata</i>	22	Poor	Protected	Specimen	Y	
5745	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen	Y	
5756	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen		X
5771	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5802A	Oak-Post	<i>Quercus stellata</i>	31	Fair	Protected	Specimen	Y	
5802B	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5806	Oak-Post	<i>Quercus stellata</i>	24	Fair	Protected	Specimen		X
5812	Oak-Post	<i>Quercus stellata</i>	31	Fair	Protected	Specimen	Y	
5816	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5817A	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5818	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen	Y	
5822	Oak-Post	<i>Quercus stellata</i>	24	Poor	Protected	Specimen	Y	
5829	Oak-Post	<i>Quercus stellata</i>	25	Good	Protected	Specimen		X
5840	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5851	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5863	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5864	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5865	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen	Y	
5868	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5869	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen	Y	
5870	Oak-Post	<i>Quercus stellata</i>	29	Fair	Protected	Specimen	Y	
5871	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5885	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5892	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5894	Oak-Post	<i>Quercus stellata</i>	25	Good	Protected	Specimen	Y	
5895	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5898	Oak-Post	<i>Quercus stellata</i>	26	Good	Protected	Specimen	Y	
5900	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen	Y	
5902	Oak-Post	<i>Quercus stellata</i>	28	Fair	Protected	Specimen	Y	
5905	Oak-Post	<i>Quercus stellata</i>	25	Poor	Protected	Specimen	Y	
5908	Oak-Post	<i>Quercus stellata</i>	22	Good	Protected	Specimen	Y	
5912	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5913	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen		X
5918	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5924	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen	Y	
5925	Oak-Post	<i>Quercus stellata</i>	24	Good	Protected	Specimen		X
5931	Oak-Post	<i>Quercus stellata</i>	25	Good	Protected	Specimen		X
5938	Oak-Post	<i>Quercus stellata</i>	24	Fair	Protected	Specimen	Y	
5941	Oak-Post	<i>Quercus stellata</i>	34	Fair	Protected	Specimen		X
5942	Oak-Post	<i>Quercus stellata</i>	30	Fair	Protected	Specimen		X
5943	Oak-Post	<i>Quercus stellata</i>	29	Fair	Protected	Specimen		X
5947	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen		X
5949	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen		X
5957	Elm-Cedar	<i>Ulmus crassifolia</i>	19	Fair	Protected	Specimen	Y	
5959	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen		X
5961	Oak-Post	<i>Quercus stellata</i>	32	Fair	Protected	Specimen	Y	
5964	Elm-Cedar	<i>Ulmus crassifolia</i>	21	Fair	Protected	Specimen	Y	
5966	Oak-Post	<i>Quercus stellata</i>	23	Fair	Protected	Specimen	Y	
5968	Oak-Post	<i>Quercus stellata</i>	29	Fair	Protected	Specimen	Y	
5971	Oak-Post	<i>Quercus stellata</i>	24	Fair	Protected	Specimen	Y	
5976	Elm-Cedar	<i>Ulmus crassifolia</i>	23	Fair	Protected	Specimen	Y	
5988	Oak-Post	<i>Quercus stellata</i>	27	Fair	Protected	Specimen	Y	
5989	Oak-Post	<i>Quercus stellata</i>	35	Fair	Protected	Specimen	Y	
5992	Oak-Post	<i>Quercus stellata</i>	22	Fair	Protected	Specimen	Y	
5996	Oak-Post	<i>Quercus stellata</i>	39	Fair	Protected	Specimen	Y	
5997	Oak-Post	<i>Quercus stellata</i>	26	Fair	Protected	Specimen	Y	

Total Protected Trees on Site	433
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ENVIRONMENTAL CONSERVATION COMMISSION AGENDA ITEM NO. 4

REGULAR ITEM

DATE: January 4, 2022
FROM: James Hoefert, Environmental Review Analyst
PRESENTER: Mike Boswell, with Toll Brothers
ITEM: **Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the proposed Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

BACKGROUND INFORMATION: The applicant will present the conceptual plan and Open Space Management Plan for the proposed Townlake Phase 5 and 6 cluster development. The site is currently zoned for Agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. 187 (PD-187) for a cluster development. The Townlake Phase 5 and 6 development is a continuation of the existing Townlake residential development, and the proposed cluster development project consists of approximately 107.262 acres. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

The project site is located in the Cross Timbers Conservation Development District, as designated within the Town's Master Plan. This site contains some characteristics of the Eastern Cross Timbers Forest that are found in this part of Texas, throughout eastern Oklahoma, and into Kansas. The current zoning for the property is agricultural with a minimum two acre lot size. The Town's cluster development option provides standards for residential development projects in which dwelling units are clustered on smaller lots than would otherwise be allowed for the purpose of preserving open or natural lands.

For projects with agricultural zoning within the Cross Timbers Conservation Development District, the preservation of 50% of the gross land as open space is established within the Town's conservation development standards and is also applied to the cluster development model as the preservation objective. The Townlake Phase 5 & 6 application designates approximately 47% of the gross land as open space. The portion of the site that is left undeveloped may be placed in a conservation easement that is held by a third-party land trust or other qualified entity, or through other approved methods established within the cluster development standards such as a Homeowners' Association. All of the open space areas within the proposed subdivision would be maintained by the Homeowners' Association.

Some of the Environmentally Sensitive Areas (ESAs) defined in the Town's SMARTGrowth Program are located on this property, and the predominant tree species on the property include: post oak, and cedar elm trees. ESAs located on the property include: Waters of the State, wetlands, water impoundments, and topographical slope protection. The applicant has submitted their Environmental Protection Plan (EPP) as part of the development application.

The current design and layout of the development proposes to preserve the wetland, water impoundments, woodland habitat, and portions of the topographical slope. The applicant is proposing to re-establish native prairie habitat within portions of the designated open space. The applicant is requesting an exception from Town Council to the slope protection requirements as outlined in the Town's SMARTGrowth requirements. The applicant is also required to comply with any U.S. Army Corps of Engineers requirements and permitting relative to any impacts to regulated wetlands or other protected waters.

CITIZEN FEEDBACK: As of December 28, 2021, Environmental Services staff has staff has not received feedback related to this item.

UNRESOLVED ITEM: This project proposes to dedicate approximately 47% of the gross land area toward open space as opposed to the established 50% open space preservation objective for a cluster development. Staff's application comments for the Open Space Management Plan and Concept Plan relative to the open space calculations, project features eligible to be included as open space, and other general comments have not been addressed.

ALTERNATIVES/OPTIONS: The Environmental Conservation Commission may recommend revisions to the proposed Open Space Management Plan and conceptual plan relative to open space preservation.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Concept Plan
3. Draft Open Space Management Plan
4. Environmental Protection Plan

RECOMMENDATION: Move to recommend approval or denial to the Planning and Zoning Commission and Town Council of an Open Space Management Plan and Concept Plan for the Townlake Phase 5 & 6 cluster development. The property is generally located south of Cross Timbers Road and east of Scenic Drive.



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

July 12, 2012

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: **Townlake 5 (DAA No. 20033)**
LOI for Development Plan & Zoning Planned Development

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan and Zoning Planned Development.

Townlake 5 is a 107.262 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan; Ordinance No. 64-13. The tract is identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

The attached Development Plan proposes 67 residential lots and 9 common area lots across the site's 107.262 acres and conforms to the corresponding Zoning Concept Plan under review. The plan also conforms to the Town's Development Code and we are not requesting any additional variances. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and multiple points of access for safety considerations.

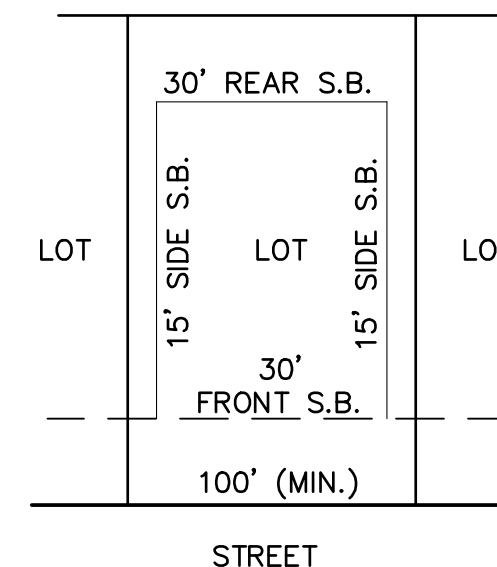
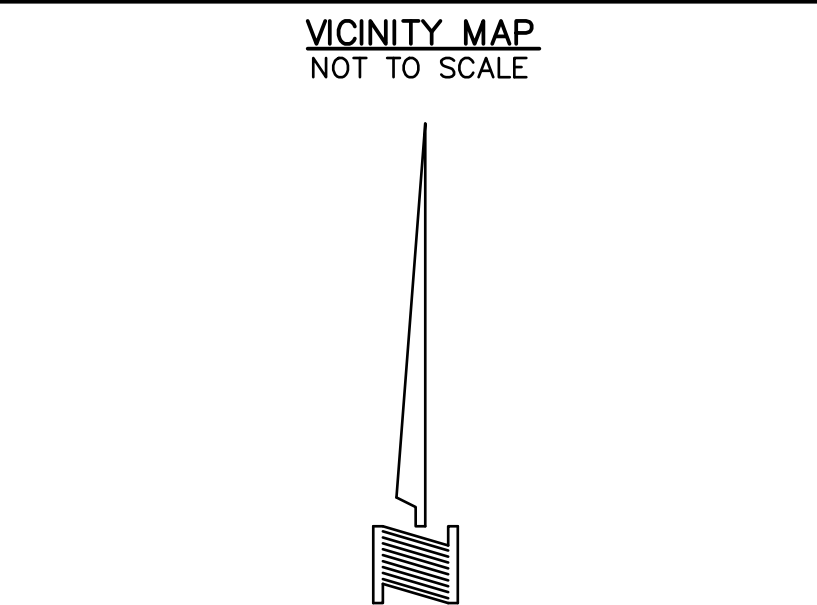
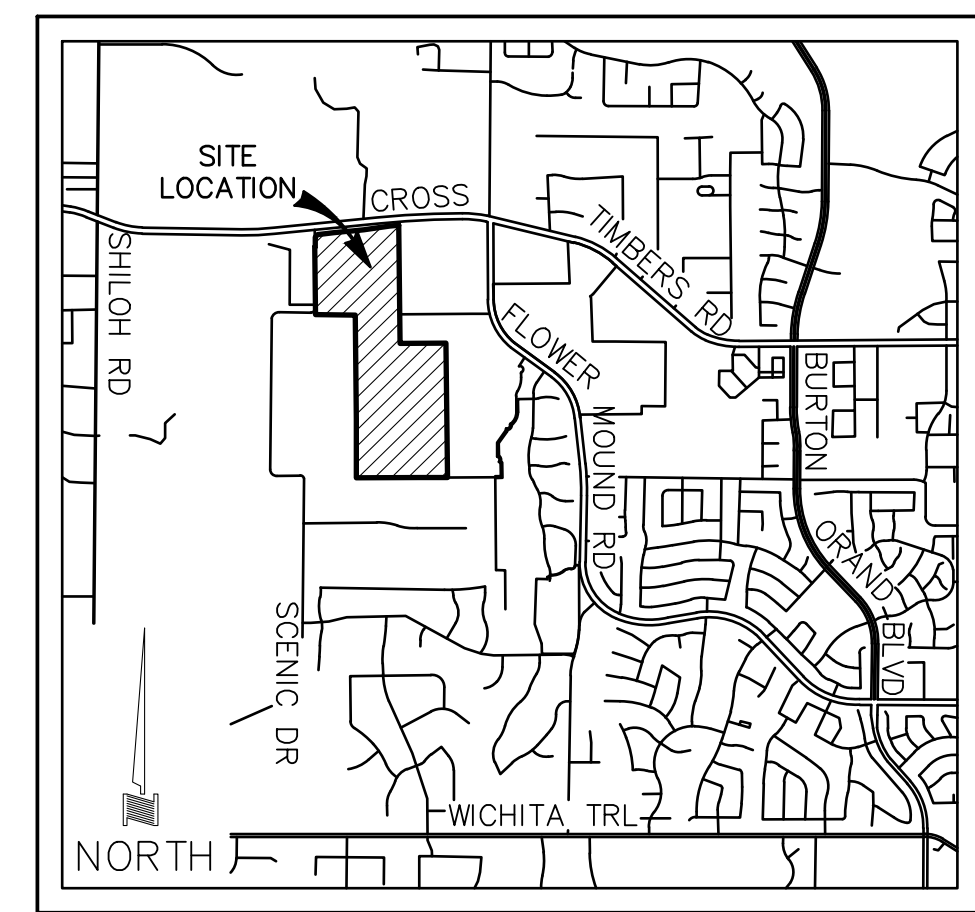
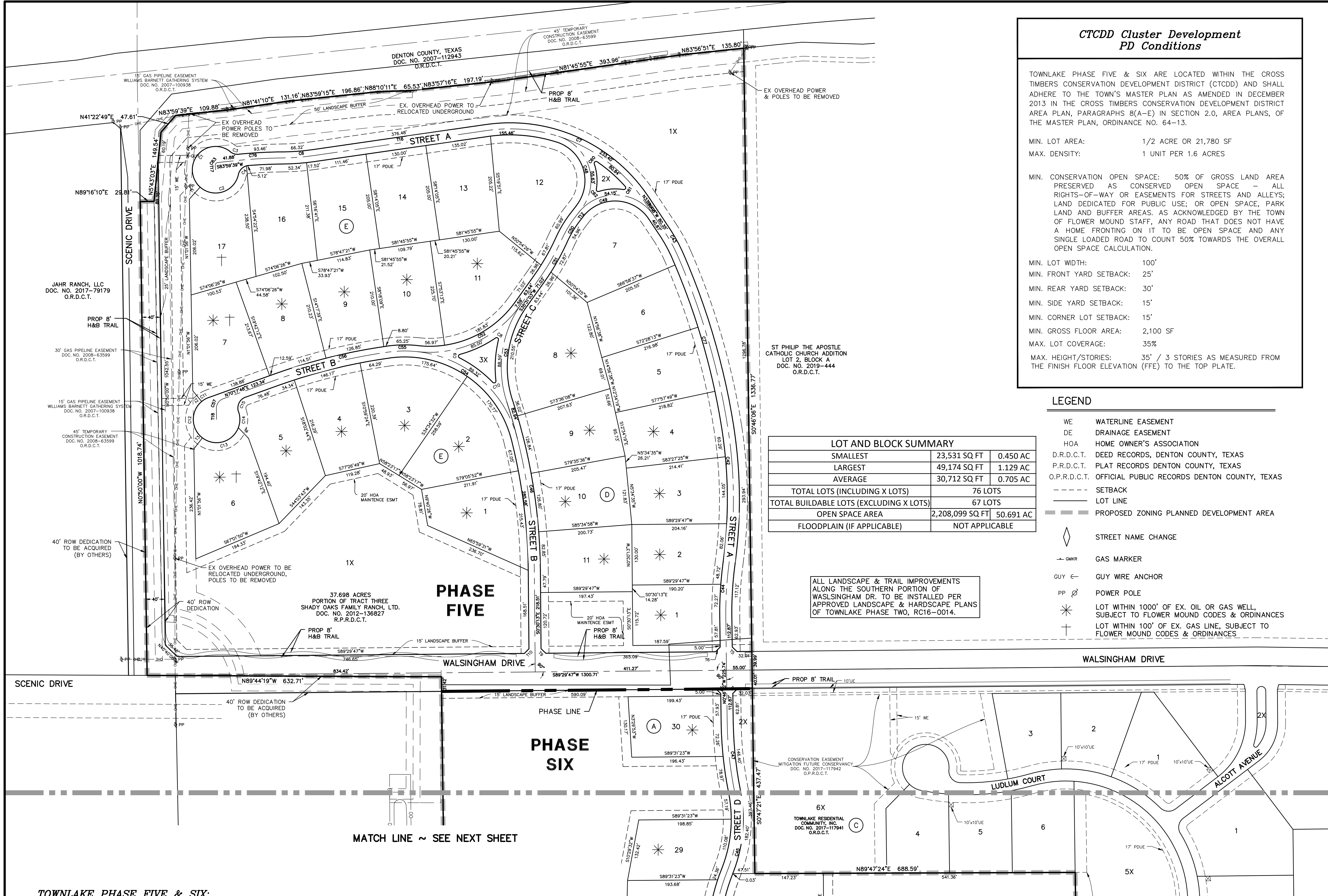
The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Development Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

Please contact Michael Dowdey or myself should you have any questions regarding this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Hunsaker', followed by a horizontal line.

Aaron Hunsaker



TYPICAL RESIDENTIAL LOT DETAIL

NOT TO SCALE

1. KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
2. ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

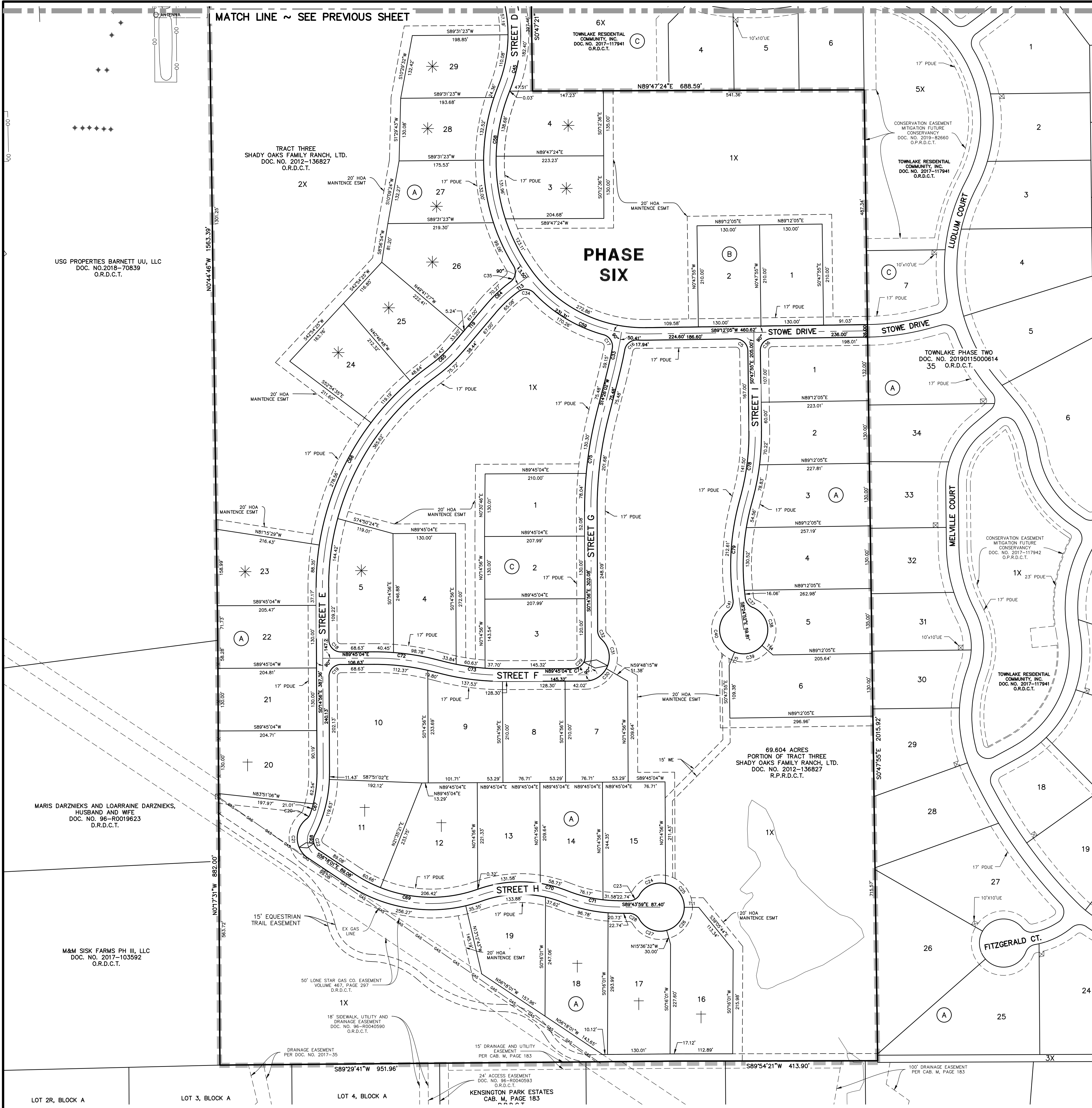
ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
DECEMBER 2021 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER





CTCDD Cluster Development PD Conditions

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

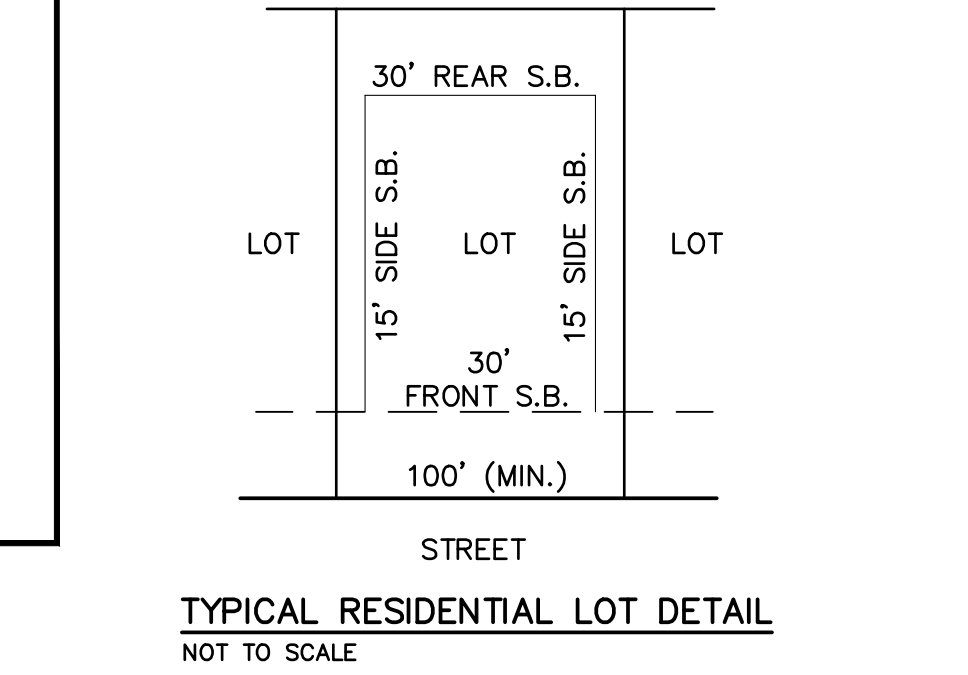
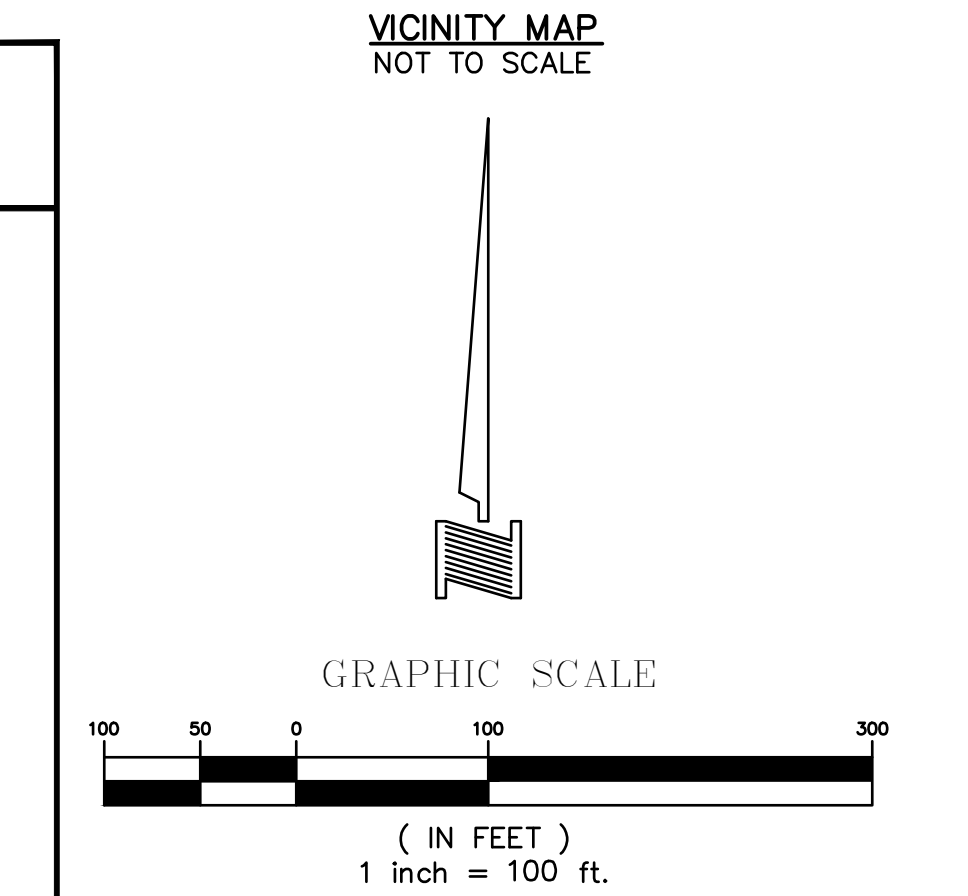
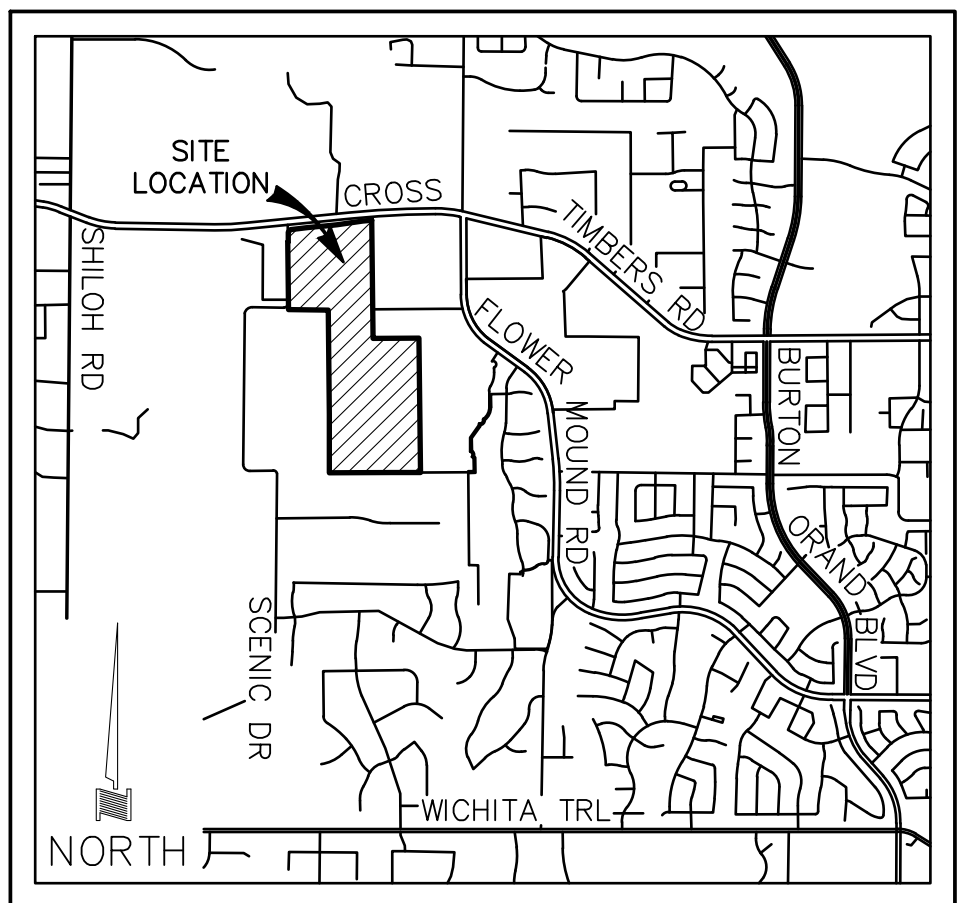
MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE; OR OPEN SPACE, PARK LAND AND BUFFER AREAS, AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.

MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 15'
MIN. CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%

MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
---	SETBACK
---	LOT LINE
---	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◇	STREET NAME CHANGE
✕	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE



NOTES:

- KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
- ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
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DENTON COUNTY, TEXAS
DECEMBER 2021 SCALE: 1"=100'

OWNER
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2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
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DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 935, IN DENTON COUNTY, TEXAS, AND BEING PART OF ALL OF THAT TRACT THREE CONVEYED IN DEED TO SHADY OAKS FAMILY RANCH, LTD, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2012-136827, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MONUMENT FOUND STAMPED '3257'; FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RECORD PLAT OF ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-444, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; ALSO BEING ON THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171, PER DEEDS TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENTS OF RECORD FILED IN DOCUMENT NUMBER 2007-112943 AND 2007- 106352, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 1,366.77 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND FOR THE COMMON WEST CORNER OF SAID LOT 1, BLOCK A OF THE ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION AND THE AMENDED RECORD PLAT OF TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-308, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 00 DEGREES 47 MINUTES 21 SECONDS EAST, 437.47 TO A METAL FENCE POST;

NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, 688.59 TO A 1/2 INCH IRON ROD FOUND;

SOUTH 00 DEGREES 47 MINUTES 55 SECONDS EAST, 2,015.92 TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND ON THE NORTH LINE OF THE RECORD PLAT OF KENSINGTON PARK ESTATES, ACCORDING TO THE DOCUMENT OF RECORD FILED IN CABINET M, PAGE 183, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, A DISTANCE OF 413.90 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, AND WITH THE NORTH LINE OF THE REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-35, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 191.84 FEET A 1/2 INCH REBAR WITH CAP, DEFACED FOUND FOR THE NORTH COMMON CORNER OF LOTS 1 AND 2 OF SAID KENSINGTON PARK ESTATES, AND PASSING AT A DISTANCE OF 802.71 FEET A 5/8 INCH REBAR WITH CAP, STAMPED 'KHA' FOUND FOR THE NORTH COMMON CORNER OF LOTS 3 AND 4, BLOCK A OF SAID REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 951.96 FEET TO A CONCRETE HOLE OF A FENCE POST REMAIN FOR THE SOUTHEAST OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-103592, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR BEARS NORTH, A DISTANCE OF 0.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID M&M SISK FARMS PH III TRACT, AND WITH THE EAST LINE OF A TRACT OF LAND CONVEYED IN DEED TO MARIS DARZNIKES AND LORRAINE DARZNIKS, HUSBAND AND WIFE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 96-R0019623, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 882.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MARIS DARZNIKS AND LORRAINE DARZNIKS TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-70839, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, A DISTANCE OF 1,563.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT AND AN ELL CORNER OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, PASSING AT DISTANCE OF 571.98 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED 'SEMPCO SURVEYING INC' FOUND FOR THE NORTHWEST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT , ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-25710, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 632.71 FEET TO A 1/2 INCH IRON ROAD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, ACROSS THE EXISTING SCENIC DRIVE, A DISTANCE OF 1,018.74 FEET TO A PK NAIL WITH WASHER FOUND ON THE ROAD FOR THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171 PER SAID DEED TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2007-112943, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE IN AN EASTERLY NORTHEASTERLY DIRECTION ALONG THE SAID NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1171 (A VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 05 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 149.54 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 41 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 47.61 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.88 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.16 FEET TO A 5/8 INCH IRON ROAD FOUND;

NORTH 83 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 196.86 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 197.19 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 393.96 FEET TO A 1/2 IRON ROD WITH CAP STAMPED 'AG PROP COR' SET;

NORTH 83 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 135.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,672,339.6 SQUARE FEET OR 107.262 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESUS J. LAJARA, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of the Town of Flower Mound, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2021.

Notary Public in and for the State of Texas

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	N41°53'00"E	34.73'
T2	N39°42'52"W	30.00'
T3	N37°39'00"E	30.00'
T4	S43°35'07"E	31.94'
T5	N45°38'07"W	14.17'
T6	S44°21'53"W	14.11'
T7	N44°21'53"E	14.11'
T8	S45°38'07"E	14.17'
T9	N45°30'13"W	14.14'
T10	S44°29'47"W	14.14'
T11	S89°43'59"E	30.00'
T14	S49°20'00"E	30.00'
T15	S22°17'11"W	30.00'
T16	S81°45'55"W	376.48'
T17	S6°00'21"E	9.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T12	S37°39'17"W	20.91'
T13	S53°10'19"W	36.36'
T18	N01°01'56"W	23.43'
T19	S40°18'33"W	105.43'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	177°09'38"	50.00'	2017.52'	154.60'	S40°27'49"W 99.97'
C2	119°48'06"	50.00'	86.26'	104.55'	N71°58'57"E 86.52'
C3	44°45'45"	25.00'	10.29'	19.53'	N73°20'14"W 19.04'
C4	61°34'41"	25.00'	14.90'	26.87'	N42°52'14"E 25.59'
C5	90°00'00"	25.00'	25.00'	39.27'	N45°47'55"W 35.36'
C6	7°48'08"	500.00'	34.10'	68.09'	S85°39'59"W 68.03'
C7	64°34'46"	345.00'	218.01'	388.86'	N65°56'42"W 368.60'
C8	137°57'32"	4.00'	10.41'	9.63'	S55°23'45"E 7.47'
C9	138°24'05"	4.00'	10.53'	9.66'	N5°49'39"E 7.48'
C10	142°43'25"	4.00'	11.86'	9.96'	S84°43'23"W 7.58'
C11	20°00'41"	50.00'	8.82'	17.46'	S60°17'28"W 17.37'
C12	102°38'08"	50.00'	62.45'	89.57'	S1°01'56"E 78.06'
C13	106°52'52"	50.00'	67.42'	93.27'	N74°12'33"E 80.32'
C14	39°42'29"	50.00'	18.05'	34.65'	N0°54'53"E 33.96'
C15	89°14'10"	25.00'	24.67'	38.94'	N25°40'43"E 35.12'
C16	81°38'06"	25.00'	21.59'	35.62'	S51°40'02"W 32.68'
C17	85°35'51"	25.00'	23.15'	37.35'	N31°47'55"W 33.97'
C18	90°00'00"	25.00'	25.00'	39.27'	S45°14'56"E 35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	N44°45'04"E 35.36'
C20	32°44'58"	25.00'	7.35'	14.29'	S35°30'25"W 14.10'
C21	108°10'55"	50.00'	69.05'	94.41'	S21°2'33"E 80.99'
C22	83°33'29"	25.00'	22.34'	36.46'	N14°31'16"W 33.31'
C23	59°33'29"	25.00'	14.31'	25.99'	S60°29'17"W 24.83'
C24	72°00'56"	50.00'	36.34'	62.85'	S66°43'01"W 58.79'
C25	77°32'33"	50.00'	40.16'	67.67'	N38°30'15"W 62.62'
C26	74°07'27"	50.00'	37.76'	64.69'	N37°19'45"E 60.27'
C27	75°26'02"	50.00'	38.67'	65.83'	S67°53'31"E 61.18'
C28	59°33'29"	25.00'	14.31'	25.99'	S59°57'14"E 24.83'
C29	90°00'00"	25.00'	25.00'	39.27'	S44°45'04"W 35.36'
C30	60°53'31"	50.00'	29.39'	53.14'	N59°18'18"E 50.67'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	27300	0.63
2	B	27300	0.63
3	B	28307	0.65
4	B	28785	0.66

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	76°15'52"	50.00'	39.25'	66.55'	N9°16'23"W 61.75'
C32	47°09'23"	25.00'	10.91'	20.58'	N23°49'38"W 20.00'
C34	83°16'02"	25.00'	22.22'	36.33'	N85°03'50"W 33.22'
C35	85°01'17"	25.00'	22.92'	37.10'	N10°39'43"E 33.79'
C36	90°00'00"	25.00'	25.00'	39.27'	N44°12'05"E 35.36'
C37	60°08'05"	25.00'	14.47'	26.24'	N37°52'58"W 25.05'
C38	108°37'00"	50.00'	69.60'	94.79'	N13°38'30"W 81.22'
C39	71°37'11"	50.00'	36.07'	62.50'	N76°28'36"E 58.51'
C40	118°52'35"	50.00'	84.67'	103.74'	S8°16'31"E 86.11'
C41	59°03'36"	25.00'	14.16'	25.77'	S21°37'59"W 24.84'
C42	16°37'31"	1000.00'	146.11'	290.17'	N0°33'12"W 289.15'
C43	10°03'18"	345.00'	30.35'	60.55'	N28°37'39"W 60.47'
C44	8°31'35"	800.00'	59.64'	119.05'	N3°29'46"E 118.94'
C45	33°23'40"	300.00'	89.99'	174.85'	N5°16'19"E 172.39'
C47	10°39'30"	800.00'	74.62'	148.82'	N6°05'47"W 148.60'
C58	58°17'39"	400.00'	223.07'	406.97'	N7°10'41"W 389.64'
C59	54°28'24"	300.00'	154.42'	285.22'	N6°33'43"W 274.60'
C60	142°56'22"	4.00'	11.93'	9.98'	S52°50'23"W 7.59'
C61	141°02'56"	4.00'	11.31'	9.85'	N28°47'04"E 7.54'
C62	117°43'24"	4.00'	6.82'	8.22'	S49°17'04"E 6.85'
C63	90°00'00"	6.00'	6.00'	9.42'	S38°59'39"W 8.49'
C76	5°34'24"	1000.00'	48.67'	97.27'	S86°46'51"W 97.23'
C77	14°44'02"	1500.00'	193.94'	385.73'	N16°13'59"W 384.67'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C33	5°33'59"	1000.00'	48.61'	97.15'	N11°39'02"E 97.11'
C46	13°38'07"	1200.00'	143.47'	285.58'	S07°19'17"E 284.90'
C48	11°04'19"	100.00'	143.01'	192.11'	S17°22'52"E 163.90'
C49	108°41'24"	100.00'	139.40'	189.70'	S88°00'00"E 162.51'
C50	13°17'13"	250.00'	29.12'	57.98'	S31°00'41"W 57.85'
C51	11°08'59"	500.00'	48.80'	97.30'	S29°56'34"W 97.15'
C52	60°48'37"	238.00'	139.66'	252.60'	S65°55'21"W 240.91'
C53	53°37'00"	238.00'	120.27'	222.72'	S08°42'33"W 214.68'
C54	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C55	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C56	11°48'59"	1200.00'	124.18'	247.48'	N76°12'17"E 247.04'
C57	71°19'44"	21.77'	15.62'	27.10'	N34°37'56"E 25.38'
C64	12°51'46"	300.00'	33.82'	67.35'	S46°44'26"W 67.21'
C65	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C66	54°25'08"	550.00'	282.78'	522.38'	S26°57'38"W 502.97'
C67	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C68	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C69	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C70	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C71	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C72	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C73	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C74	90°00'00"	38.00'	38.00'	59.69'	N44°45'04"E 53.74'
C75	14°40'58"	800.00'	103.07'	205.01'	S07°05'33"W 204.45'
C78	16°38'49"	500.00'	73.15'	145.27'	S07°31'29"W 144.76'
C79	24°15'46"	500.00'	107.48'	211.73'	S03°43'01"W 210.15'

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
DECEMBER 2021 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

PLANNER/ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: AARON HUNSAKER



OPEN SPACE MANAGEMENT PLAN Townlake, Ph. 5

Maintenance of Common Areas:

Townlake Ph. 5 is comprised of 107.262 Acres total. Out of the 107.262 Acres (minus the ROW dedication) a sum of 2,213,321 square feet has been dedicated, which is equivalent to 47.7% of the required land. This exceeds the suggested 45% requirement by 110,771.27 sq. ft. Additionally, the ROW dedication area for Walsingham and Scenic are 2.786 acres. Out of the 104.476 Acres (minus the ROW dedication) this is 2,324,199 sq ft or 53.356 acres. This accomplishes a total of 50% open space.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (H.O.A.) by the Developer. The H.O.A. will be established by the Developer as a Nonprofit Corporation. The Members will be the **Townlake Lot** owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the H.O.A., including the conservation requirements of the Town.

<u>Open Space</u> <u>Lot</u>	<u>Block</u>	<u>Area (SF)</u>	<u>Area</u> <u>(AC)</u>
1X	A	743,566	17.070
1X	B	241,010	5.533
1X	C	177,035	4.064
1X	D	28,522	0.655
1X	E	533,814	12.255
2X	A	469,564	10.780
2X	B	13,698	0.314
2X	E	2,278	0.052
3X	E	3,834	0.088
		<u>2,213,321</u>	<u>50.811</u>

The structure and guidelines for the H.O.A. will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the H.O.A. Board of Directors. The Common Areas and their care will be as follows:

1. Entry Open Spaces

1) Entry Features and Open Space

a) Description:

- i) All Entry Hardscape Monuments, Masonry Columns, and Entry Fence.
Located on Lot 2X, Block A, Lot 2X, Block D.

- b) Maintenance:
 - i) Service and repairs of all the above items.
- c) Uses:
 - i) Locations for the major entrance/exit by the residence and guests.

2. Street Buffer Open Space

- 1) Street Buffer
 - a) Description:
 - i) Liner 50'-0" Landscape buffer along Cross Timbers Road, & Scenic Drive.
 - ii) Street buffer land shall include a 30'-0" pipeline easement, a 20'-0" H.O.A. Maintenance easement, and a varying width drainage easement.
 - iii) Street buffer area shall include an existing 8'-0" concrete trail, Primary Entry Monuments, Enhanced Landscape, Required Street Trees, and Split Rail Fencing.
 - iv) Street buffer area is comprised of approximately 6.94 acres (302,677.1 sf)
 - b) Maintenance:
 - i) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A., as outlined in the dedications and restrictions. Service and repairs of all the items listed above.
 - c) Uses:
 - i) Street buffer will be open to the public to contribute to the aesthetic rural vistas as well as for use of the 8'-0" hike and bike trail located along Cross Timbers Road, Scenic Drive, and Walsingham Drive.

3. Existing Woodland Upland Habitat

- 1) Woodland Upland Habitat
 - a) Description:
 - i) Outcrop of existing Wooded open space with trees covering 20%-100%
 - ii) Other mentionable species on site included American Elms, Eastern Red Cedars and Black Jack Oaks.
 - iii) Wooded open spaces make up approximately 16.49 acres (718,379.8 SF).
 - iv) All areas, a minimum of 10 acres in size, equal to or great than 50 trees per acre, which contains a predominant matrix of tree species identified on the town's protected tree list.
 - v) Current Most of the existing Wooded Upland Habitats are comprised of Post Oaks and Cedar Elms.
 - vi) proximity is located in an existing gas well easement.
 - b) Maintenance:
 - i) This Open Space will remain natural state with all wildlife habitats undisturbed.
 - ii) Gas well site will be under the supervision of the gas well site owner.
 - iii) Heavily treed areas will be under the supervision of a licensed arborist, forester or landscape architect retained by the Developer and/or the H.O.A.
 - c) Uses:

- i) In coordination with the Private Meadows Open Space, the Wooded Upland Habitat areas will contribute to buffering the sound of the active gas system adjacent to the residences.
- ii) The approved and finalized areas of the gas well easement shall be open to the homeowners and their guests to enjoy these areas for hiking, wildlife observations, and passive recreation.

4. Private Open Space Eco-Fringe

1) Private Wooded Open Space Eco-Fringe

a) Description:

- i) Wooded Upland Habitats with tree coverage ranging from 20%-100%. Eco-Fringe is considered within 10 foot off of a residential lot property line or trail system and within 25 foot of a Private Meadow, Entry Open Space or Street Buffer Open Space.
- ii) At this time, vines and undergrowth have been left to take over the trees which is causing damage by invading trees and their canopies. The Vines and undergrowth are mainly comprised of poison ivy and greenbrier – other notable vines present on site are Poison Oak, Carolina Snailseed, and Virginia Creeper. All vines should be managed by pruning, cutting or selected herbicides.
- iii) Private open space eco-fringe areas are comprised of approximately 2.88 acres (125,822.0SF)
- iv) Invasive and non-native brush, vines and undergrowth should be cleared and removed. Mistletoe, Oak Wilt, Oak Decline, relative Canker fungus', and leaf Mildew may be cleared or dealt with immediately to insure the health of the particular tree. Developer or H.O.A. should contact the local registered Arborists or Landscape Architect to help outline further maintenance schedules for appropriate trees.
- v) All non-native trees may be removed to allow appropriate room for native trees, plants, and groundcover – all applicable permits and regulations shall be considered and executed.
- vi) Eco-fridge areas may be seeded with shade friendly native grass mixes, wildflower mixes, and/or native vegetation to help establish groundcover and provide erosion control measures in appropriate areas.
- vii) Initial restoration measure may be done by the developer. The conservation restoration measures and maintenance will be overseen by the H.O.A.
- viii) Heavily treed areas will be under the supervision of a licensed landscape architect, arborist or forester, retained by the Developer and/or the H.O.A. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded habitat or native Prairie Habitat.

b) Uses:

- i) In coordination with the Private Meadows Open Space, the Wooded Open Space Eco-Fringe areas will contribute to buffering the sound of the active gas system adjacent to the residences.

5. Bar Ditch Open Space

1) Bar Ditch

a) Description:

- i) Located along streets in open space common areas approximately 17'-0" off of the Right-of-Way. Bar Ditch Open Space is currently comprising of 2.19 acres (95,506.0 SF)

- ii) Bar ditches are to be seeded with native mix, lined with Curlex erosion control blanket, or sodded with Bermuda grass.
- b) Maintenance:
 - i) Required mowing as needed per seasonal grass growth, and as outlined by developer and H.O.A. agreements.
 - ii) Edged between Bermuda grass or native mix and open space meadows or pastures should be maintained by a constant mowed 'natural' edge or shoveled edge.
 - iii) Supervision and maintenance of culverts or other natural drainage structures.
 - iv) To be maintained and cared for by the H.O.A.
- c) Uses:
 - i) Pedestrian access throughout the open spaces for the residents and guests
 - ii) Drainage and utilities

6. Private Meadow Open Space

- 1) Meadows
 - a) Description:
 - i) Open spaces within the development that lacks significant tree cover. Private Meadow Open Space will remain in its current native habitat. Portions of the open space will host residential lots. Town of Flower Mound to obtain ownership of Lot 1X, Block B.
 - b) Maintenance:
 - i) Undergrowth and unwanted controllable weeds shall be handled by cultivation or approved herbicides.
 - ii) Meadows shall be mowed once each spring and once each fall prior to the Town obtaining ownership of Lot 1X, Block B.
 - iii) Meadows shall be over-seeded with approved native grasses in the spring where construction activity has disturbed natural states.
 - iv) Lot 1X, Block B is to be maintained by the developer initially, then by the Town of Flower Mound once possession of Lot is obtained by the Town.
 - v) Private Meadows Open Space comprise approximately 1.50 acres (65,590.3)
 - c) Uses:
 - i) Scenic views are a significant function for the meadows, and may be used for passive recreation.
 - ii) Once Town obtains the Lot the uses will be outlined and carried out by the Town.

7. Native Prairie Habitat

- 1) Native Prairie Habitat
 - a) Description:
 - i) These meadows presently have Little and Big bluestem grass, Switch Grass, Muhly Grass and Indian Grasses. This can be expanded to include more wildflowers and native grasses, seasonally, to keep the concept of true conservation development.
 - ii) Native Prairie Habitat areas comprise approximately 21.15 acres (921,274.48 SF)
 - b) Maintenance:
 - i) Native mix groundcover, wildflowers, and other approved seed mixes shall be seeded seasonally.

- ii) The developer and H.O.A. to create a schedule to coincide with appropriate seasonal timing. Developer and H.O.A. to seek consultant supervision and information over appropriate seeding measures and specifications.
- c) Uses:
 - i) The rural pastoral open space vistas will be significant and the homeowners and their guests may enjoy these areas for picnics, parties and passive recreation.

- NATIVE PRAIRIE HABITAT
- WOODLAND UPLAND HABITAT
- PRIVATE OPEN SPACE ECO-FRIDGE
- ENTRY OPEN SPACE
- PRIVATE MEADOW OPEN SPACE
- BAR DITCH OPEN SPACE
- STREET BUFFER OPEN SPACE





Groundwater & Environmental Services, Inc.
101 East Southwest Parkway, Suite 114
Lewisville, TX 75067

T. 800.871.6417

October 27, 2021

Mike Boswell, V.P. Land Development
Toll Brothers
2555 SW Grapevine Parkway, Suite 100
Grapevine, Texas 76051

Re: Environmental Protection Plan for Proposed Town Lake Phase 5 & 6 Developments
in Flower Mound, Texas

Dear Mr. Boswell:

This Environmental Protection Plan (EPP), for the proposed Town Lake Phase 5 & 6 Developments of the project site (Site), was prepared to satisfy the Town of Flower Mound (Town) development requirements and in accordance with the Town of Flower Mound SMARTGrowth Program, Category E (6) Environmental Quality. This EPP summarizes a field assessment performed to identify the potential presence of any Environmentally Sensitive Areas (ESAs) on the project site. In addition, the EPP details mitigation efforts to compensate for impacts to those ESAs.

Site Description

On October 11, 2021, Ryan Cohen of Groundwater & Environmental Services, Inc. (GES), performed a site investigation of the proposed development property to assess environmental features, and to determine whether there are any ESAs, as described in the SMARTGrowth Program, located on site. The project site is an approximately 106-acre tract located at the southeast corner of Scenic Drive and Cross Timbers Road in Flower Mound, Denton County, Texas (**Figure 1**). The site is used as an active cattle ranch and consists of mostly undeveloped grassland and pasture with the exception of one residence in the northeastern portion of the site. In addition, one forested wetland in the southwestern portion, and two ponds (one in the northeastern portion and one in the southeastern portion) are also located onsite. The site is bordered by Cross Timbers Road followed by undeveloped land and a residential property to the north, a church construction site and residential properties followed by Flower Mound Road to the east, residential properties to the south, Scenic Drive and an active well pad and undeveloped land to the west. The proposed Town Lake Phase 5 & 6 development concept plans are provided as **Figure 2**.

The United States Geologic Survey (USGS) topographic map that includes the project site depicts one pond in the northeastern portion of the site and another pond in the southeastern portion of the site. Elevation of the project area ranges from 620 to 680 feet above mean sea level (msl) as indicated on the USGS topographic map (USGS 2021) (**Figure 3**).

The U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory Web Server map depicts surface waters regardless of their federal or state jurisdiction. The NWI map that includes the site depicts two Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded (PUBHh) features located in the northeastern and southeastern portions of the site. In addition, one Riverine, Intermittent Streambed, Seasonally Flooded (R4SBC) feature is depicted in the southeastern portion of the site and one Palustrine, Forested, Broad-

Leaved Deciduous, Temporary Flooded (PFO1A) feature is depicted in the southwestern portion of the site (**Figure 4**).

Five soil types are mapped for the site by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) for Denton County: Birome fine sandy loam, 3 to 5 percent slopes; Birome-Rayex-Aubrey complex, 2 to 15 percent slopes; Callisburg fine sandy loam, 1 to 3 percent slopes; Gasil fine sandy loam, 1 to 3 percent slopes; and Konsil fine sandy loam, 1 to 3 percent slopes (**Figure 5**). These soil types are not considered hydric by the NRCS.

The project site is located within “Zone X”, areas determined to be outside the 500-year floodplain as mapped by the Federal Emergency Management Agency (FEMA WMS Web Server Data 2020) (**Figure 6**).

Field Assessment

The site consists of mostly undeveloped grassland and pasture with the exception of one residence in the northeastern portion of the site. The majority of the site is undeveloped grassland with wooded riparian corridors along the drainage features on site. Dominant vegetation observed during the field reconnaissance included: *Chasmanthium latifolium* (inland sea oats), *Cynodon dactylon* (Bermuda grass), *Echinochloa colona* (jungle rice), *Melilotus officinalis* (yellow sweet clover), *Quercus stellata* (post oak), and *Smilax bona-nox* (saw greenbrier).

The field evaluation identified two ponds, one in the northeastern and one in the southeastern portions of the site. One forested wetland is located in the southwestern portion of the site. The pond in the northeastern portion of the site (Pond 1) drains south into a pasture and ultimately transitions to sheet flow. The pond in the southeastern portion of the site (Pond 2) drains to the south into pasture and exits the site across the southern property boundary before draining into an unnamed ephemeral stream that flows to Grapevine Lake, and ultimately into the Trinity River, a traditionally navigable water. The forested wetland (Wetland 1) drains to the south into pasture and exits the site, via overland flow, across the southern property boundary before draining into an unnamed ephemeral stream that flows into Grapevine Lake, and ultimately into the Trinity River (**Figure 7**).

Habitat Evaluation

A habitat evaluation was conducted to assess the presence, or likely presence, of federal and state-listed threatened or endangered species potentially occurring at the site. Protected species lists for Denton County were obtained from the United States Fish and Wildlife Service (USFWS) and the Texas Parks and Wildlife Department (TPWD) prior to the site visit. The evaluation considered the habitat provided by the site compared to the location of critical habitat and habitat preferences of the listed species. There are ten species designated by the USFWS and/or the TPWD as threatened or endangered in Denton County, as shown in **Table 1**.

Table 1: Threatened and/or Endangered Species Listed for Denton County, Texas

Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Birds				
Black Rail (<i>Laterallus jamaicensis</i>) T, T	Prefers salt, and freshwater marshes, wet meadows, and grassy swamps; nests in or along edge of marsh, sometimes on damp ground, but usually on mat of previous years dead grasses.	No	No	No preferred habitat for this species is located within the project boundary.
Least Terns (<i>Sterna antillarum</i>) E, E	Migratory and breed along the river systems of Texas, especially the Red and Rio Grande River systems. Most often seen on sandbars in rivers and lakes or on pond edges free of vegetation, but may also breed on man-made structures such as water treatment plants. The birds nest in Texas during May through August, and winter in Central and South America.	No	No	No sandbars on lakes or rivers are present on site.
Piping Plover (<i>Charadrius melodus</i>) T, T	Breeding area extends along the eastern coast of the United States south to southern Texas and includes the Great Lakes region, the northern Midwestern states, and south central Canada. Winters along the eastern Mexico coast. Nests on sandy beaches along the ocean or inland lakes; bare to sparsely vegetated areas on dredge-created and natural alluvial islands in rivers; gravel pits along rivers; and salt-encrusted bare areas of sand, gravel, or pebbly mud on alkaline interior lakes and ponds.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No sandy beaches are located on site, nor is the project related to wind energy.
Red Knot (<i>Calidris canutus</i>) T, T	Migratory and may stopover in gulf coast. Breeding habitat consist of slightly vegetated land in tundra. Wintering habitats consist of large sandy tidal flats and coastlines.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No sandy tidal flats or coastlines are located on site. The project is not related to wind energy.

Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
White-faced Ibis (<i>Plegadis chihi</i>) NL, T	Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats. Species breeds in the northern-central portion of the country, migrating south in the winter months.	No	No	No preferred habitat for this species is located within the project boundary.
Whooping Crane (<i>Grus americana</i>) E, E	Prefers small ponds, marshes, and flooded grain fields for both roosting and foraging. Potential migrant via plains throughout most of the state to the coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.	Yes	No	Some ponds are present on site. However, the habitat present on the project site is not unique and the surrounding, undeveloped properties provide similar habitat..
Mollusks				
Louisiana Pigtoe (<i>Pleurobema riddellii</i>) NL, T	Moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity River basins.	No	No	No streams or rivers located on site.
Sandbank Pocketbook (<i>Lampsilis satura</i>) NL, T	Found in small streams to large rivers in slow to moderate current in sandy mud to sand and gravel substrate.	No	No	No streams or rivers located on site.
Texas Heelsplitter (<i>Potamilus amplichaenus</i>) NL, T	Typically found in quiet waters in mud or sand and also in reservoirs. Sabine Neches, and Trinity River basins.	No	No	No streams or rivers located on site.
Reptiles				
Texas Horned Lizard (<i>Phrynosoma cornutum</i>) NL, T	Prefers open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive.	No	No	No preferred habitat for this species is located within the project boundary.

T = Threatened NL = Not listed
E = Endangered

The potential for the presence of protected species discussed in this report is based on available resources and does not indicate whether a species is actually present or not present on the project site. Based on the resources available at the time of the evaluation, GES concludes that there is potential habitat available for one of the listed species to utilize the project site (Whooping Crane). Although habitat may be present on the site for the Whooping Crane, the majority of the habitat on the project site does not appear to be unique in the area and the surrounding, undeveloped properties appear to provide similar habitat to that of the project site. Therefore, the Whooping Crane is not likely to be affected by the project. Additionally, no Whooping Cranes were observed during the site visit.

Furthermore, the project area is not identified by the USFWS as critical habitat for any of the federally listed species. Therefore, it is GES's opinion that the proposed project will not result in a significant habitat modification or pose the risk of a "take" (i.e. harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of any threatened and/or endangered species listed as potentially present in Denton County.

Environmentally Sensitive Areas

GES conducted a desktop analysis and field verification of the site and identified the following ESAs on the site:

Upland Habitat

The Town defines upland habitat as:

"Areas, a minimum of ten (10) acres in size, equal to or exceeding 50 trees per acre, which contain a predominate matrix of tree species identified in the Town's Protected Tree List. Any tree species that makes up over thirty percent (30%) of the population within a complex is considered to be the predominate species."

The Town of Flower Mound's ESA Survey (**Appendix A**) indicated that there was no upland habitat located onsite. Although, there are many post oak and cedar elm trees on this site, the locations of the individuals were too sparse to meet the Upland Habitat ESA designation.

Riparian Habitat

The Town defines riparian habit as:

"Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominately native water related habitat. These areas include wetlands."

Neither GES, nor the Town of Flower Mound's ESA Survey (**Appendix A**), identified riparian habitat within the boundaries of the site.

Prairie Habitat

The Town defines prairie habitat as:

“Areas designated as containing onsite predominate distributions of climax or mid-successional native grass species underlain by intact (non-eroded) prairie and savannah soil types.”

Due to the site being used as an active cattle ranch, the vegetation has been extensively grazed and no areas on the property meet the Prairie Habitat ESA designation.

Waters of the State

The Town defines waters of the State as:

“Groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state.”

The Town of Flower Mound's ESA Survey (**Appendix A**) indicated one wetland in the southwestern portion of the site and two ponds; one in the northeastern portion and one in the southeastern portion of the site. In addition to evaluating for waters of the State, GES evaluated the site for the presence of wetlands and other potential waters of the United States (as defined by the Clean Water Act) of the project site and identified the two ponds (Pond 1 and Pond 2) and the forested wetland (Wetland 1) located onsite (**Figure 7**). Pond 1 encompasses approximately 0.106 acres and drains south into pasture ultimately transitioning to sheet flow. Pond 2 encompasses approximately 0.942 acres and drains to the south into pasture before exiting the site, via overland flow, across the southern property boundary and draining into an unnamed ephemeral stream. This ephemeral stream flows to Grapevine Lake, and ultimately into the Trinity River, a traditionally navigable water. Wetland 1 encompasses approximately 0.065 acres and drains to the south into pasture before exiting the site, via overland flow, across the southern property boundary and drains into an unnamed ephemeral stream. This ephemeral stream flows into Grapevine Lake, and ultimately into the Trinity River. Based on the desktop evaluation and field survey, Pond 2 and Wetland 1 are considered waters of the United States, and are therefore subject to Federal regulation under the jurisdiction of the USACE. Conversely, there does not appear to be a significant nexus between Pond 1 and a traditionally navigable water; therefore, the pond is not considered a water of the United States.

Although Pond 1 is not jurisdictional, it does meet the definition of a water of the State along with Pond 2 and Wetland 1. Therefore, these aquatic features are considered ESAs by the Town (**Figure 8a**). Approximately 0.106 acres of Pond 1 are proposed to be impacted by the development. However, neither of the Pond 2, nor Wetland 1, are proposed to be impacted by the development (**Figure 9a**).

Wetlands

The Town defines wetlands as:

“Jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the United States Army Corps of Engineers, including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.”

Wetland 1 meets the definition of a wetland and is considered an ESA by the Town (**Figure 8a**). However, Wetland 1 is not proposed to be impacted by the development (**Figure 9a**).

Developed Floodplain

The Town defines developed floodplain as:

“Any area defined as a floodplain within the FEMA 100-year floodplain and which has been channelized or the land within these areas have been graded, filled, or otherwise disturbed.”

The Federal Emergency Management Agency (FEMA) Web Mapping Service (WMS) Web Server Data 2020 depicts the project site entirely located in “Zone X”, areas determined to be outside the 500-year floodplain (**Figure 6**); therefore, no floodplain ESAs are located on site.

Topographical Slope Protection

The Town of Flower Mound’s SmartGrowth Implementation manual states:

“No development application or project shall be approved that proposes development on any existing topographical slopes of twelve percent (12.0%) or greater, or that proposes to alter any existing topographical slopes that are less than twelve percent (12.0%) but equal to or greater than five percent (5.0%) (other than within five feet of the footprint of the proposed structure or structures).”

Several locations on the proposed Town Lake Phase 5 & 6 residential development have been mapped by the Town as areas having between 5% and 12% topographic slopes (24.770 acres) or having greater than 12% slopes (1.206 acres). The areas with greater than 12% slopes and areas with slopes of between 5% and 12% are scattered throughout the entire site (**Figure 8b**). These areas are considered an ESA by the Town and meet the criteria for topographic slope protection.

Although approximately 12.457 acres with naturally occurring topographic slopes between 5% and 12% are proposed to be impacted by the development, only 9.217 acres of the impacted slopes are not located within 5 ft. of the footprint of the structures. In addition, approximately 0.499 acres with naturally occurring topographic slopes greater than 12% are proposed to be impacted by the development, but only 0.446 acres of the impacted slopes are not located within 5 ft. of the footprint of the structures (**Figure 9b**). Approximately 12.313 acres with naturally occurring topographic slopes between 5% and 12% and 0.707 acres with naturally occurring topographic slopes greater than 12% will be preserved onsite. Exceptions for the 9.217 acres of impacted land that have topographic slopes between 5% and 12% and for the 0.446 acres with naturally occurring topographic slopes greater than 12% are being requested.

Water Impoundment Protection

The Town of Flower Mound's SmartGrowth Implementation manual states:

"No development application or project shall be approved that proposes to eliminate, or to alter or discontinue recharge flows to, existing impoundments of water with a surface area capacity of one-half acre or more (regardless of whether such impoundments are naturally occurring or constructed). All such impoundments shall be integrated into the proposed development and addressed in the development's Environmental Protection Plan, if applicable, which shall at a minimum include such enhancements and restoration as are necessary to provide or maintain reasonable wildlife habitat, to improve the aesthetic quality in areas of shoreline transition and to stabilize shoreline areas subject to erosion."

Pond 1 and Pond 2 are both impoundments. However, the total surface area of Pond 1 is less than 0.5 acres. Therefore, Pond 1 does not meet the criterion for water impoundment protection. Pond 2 encompasses 0.942 acres and is considered an Impoundment ESA by the Town. Neither of the ponds are proposed to be impacted by the proposed development.

Proposed Development Plan

The proposed site plan calls for the property to be developed as a residential development. In an attempt to preserve the natural habitat on the proposed Town Lake Phase 5 & 6 residential development property, tree and vegetation removal will be limited to only those trees and natural vegetation that would be affected by the proposed construction of the onsite roads, utilities, and structures. Several mitigation strategies are proposed to compensate for any permanent impacts to environmentally sensitive areas. Best Management Practices (BMPs) will also be employed to retain sediments and other pollutants onsite during construction activities. A figure showing the overall development plan and impacts to the Town-defined ESAs is provided as **Figures 9a-b**.

Mitigation Measures During Project Planning and Construction

The following mitigation measures will be employed throughout the planning and construction of the project:

- The development plan has been designed to preserve as many trees and natural vegetation as possible while still allowing an economically viable development.
- The development plan has been designed to preserve 0.065 acres of forested wetland (Wetland 1) and 0.942 acres of waters of the State (Pond 2).
- Approximately 0.106 acres of Pond 1 will be filled to allow for the development of residential lots. Since Pond 1 is not jurisdictional, no USACE permit will be needed and no mitigation is required.
- Although every attempt has been made to minimize the number of trees damaged or removed during development, some impacts to trees will occur. The removal of trees

will be limited to stressed or dead trees, trees within the footprint of proposed structures and roads, and trees needed to be removed to level the building lots. To reduce impacts, roads will be constructed so as to minimize the number of trees needing to be removed. Mitigation for the impact to trees that must be removed will include tree preservation (where possible), additional tree and other native vegetation plantings, habitat improvement projects, and green space preservation.

- An exception of is being requested for the proposed impacted areas of land with slopes between 5% and 12% that are not located within 5 ft. of any proposed residential structure, and for the impacts to slopes greater than or equal to 12%.
- Silt fencing will be installed and maintained in compliance with TCEQ Construction General Permit requirements. This structural feature will minimize sediments from entering the Town's storm sewer system.
- Silt fencing will be installed perpendicular to the direction of flow, especially along roadways and drainage/low elevation areas.
- Stabilized construction entrances will be installed at appropriate locations onsite. These structural features will reduce the risk of transporting mud or sediment onto the adjacent roads and other nearby roadways.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- Storm water control devices will be installed to promote sedimentation onsite, limit runoff, and reduce the velocity of concentrated flows to reduce erosion and scouring to onsite and adjacent drainages.
- Storm water control devices will be maintained until disturbed areas have achieved final stabilization.
- Active migratory bird nesting areas will not be disturbed during site development. Although not anticipated, if a threatened or endangered species is encountered during site development, the USFWS and/or TPWD authorities will be contacted immediately.

Conclusions

Based on the site visit, ESA Survey performed by GES, and proposed zoning for the site, GES concludes the following:

- The project site contains potentially suitable habitat for the Whooping Crane (*Grus americana*). This species was not observed onsite. Potential habitat for this species does exist on site, however, the habitat on the project site is not unique and surrounding, undeveloped properties will provide adequate habitat to prevent negative impacts to this species.
- Town-defined Environmentally Sensitive Areas exist on the project site. Waters of the State, wetlands, water impoundments, and topographical slope protection areas have been identified on site. No other environmentally sensitive areas were observed on the site. Although some impacts to these areas are anticipated, mitigation measures that

compensate for these impacts will be conducted.

- The project will strictly adhere to the Town's tree ordinance and other environmental mandates.

The proposed Town Lake Phase 5 & 6 residential developments will be designed to allow for the partial preservation of existing natural habitat. The preserved trees will provide an aesthetic value to the site and continue to provide habitat for a variety of biota including songbirds, mammals, reptiles, and insects.

Please let either of us know if additional information would be helpful.

Groundwater & Environmental Services, Inc.

Sincerely,

A handwritten signature in black ink that reads 'Ryan Cohen'.

Ryan Cohen, REM
Staff Environmental Scientist

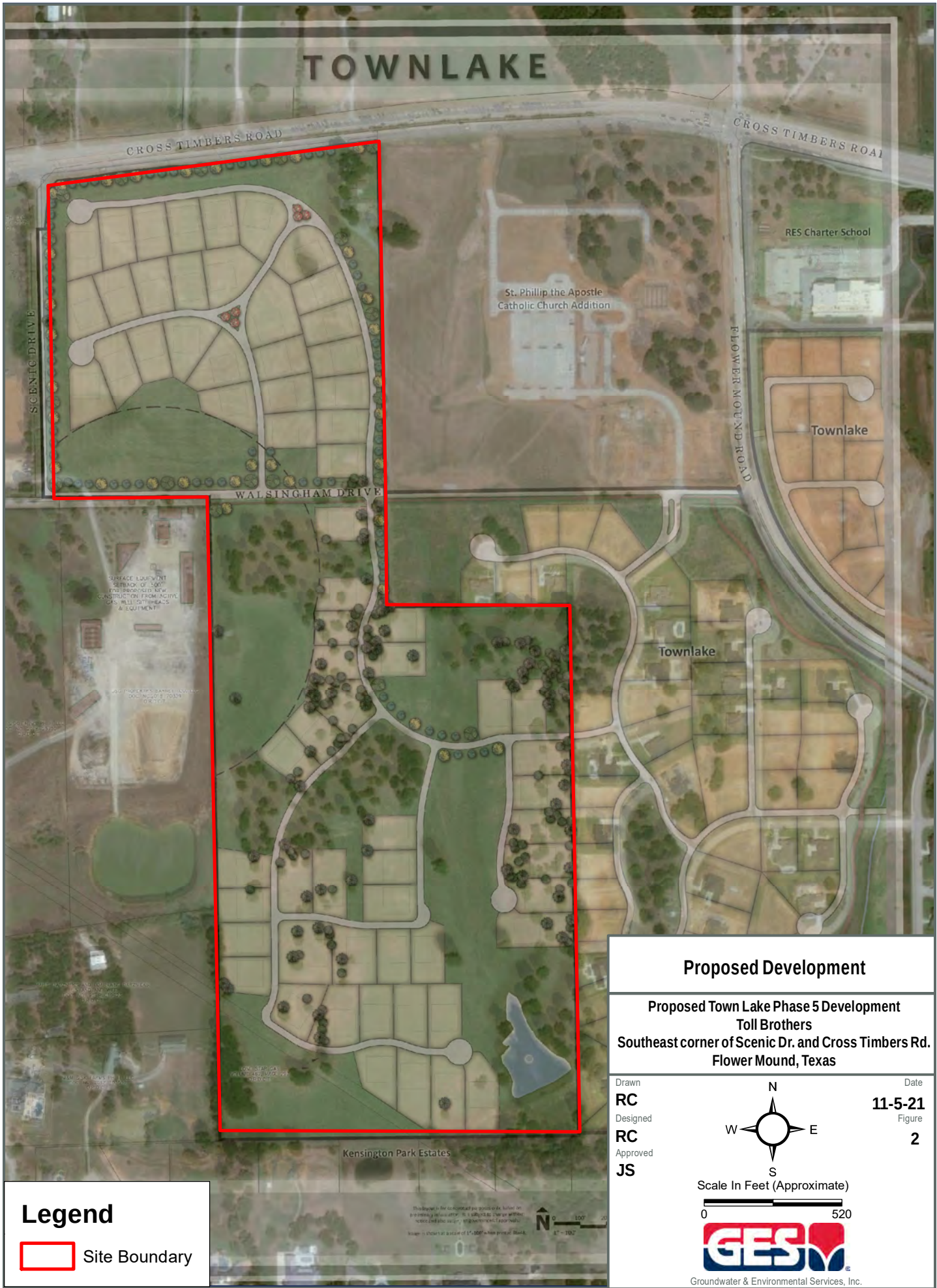
A handwritten signature in blue ink that appears to read 'Joseph Schwartz'.

Joseph Schwartz
Principal Environmental Scientist

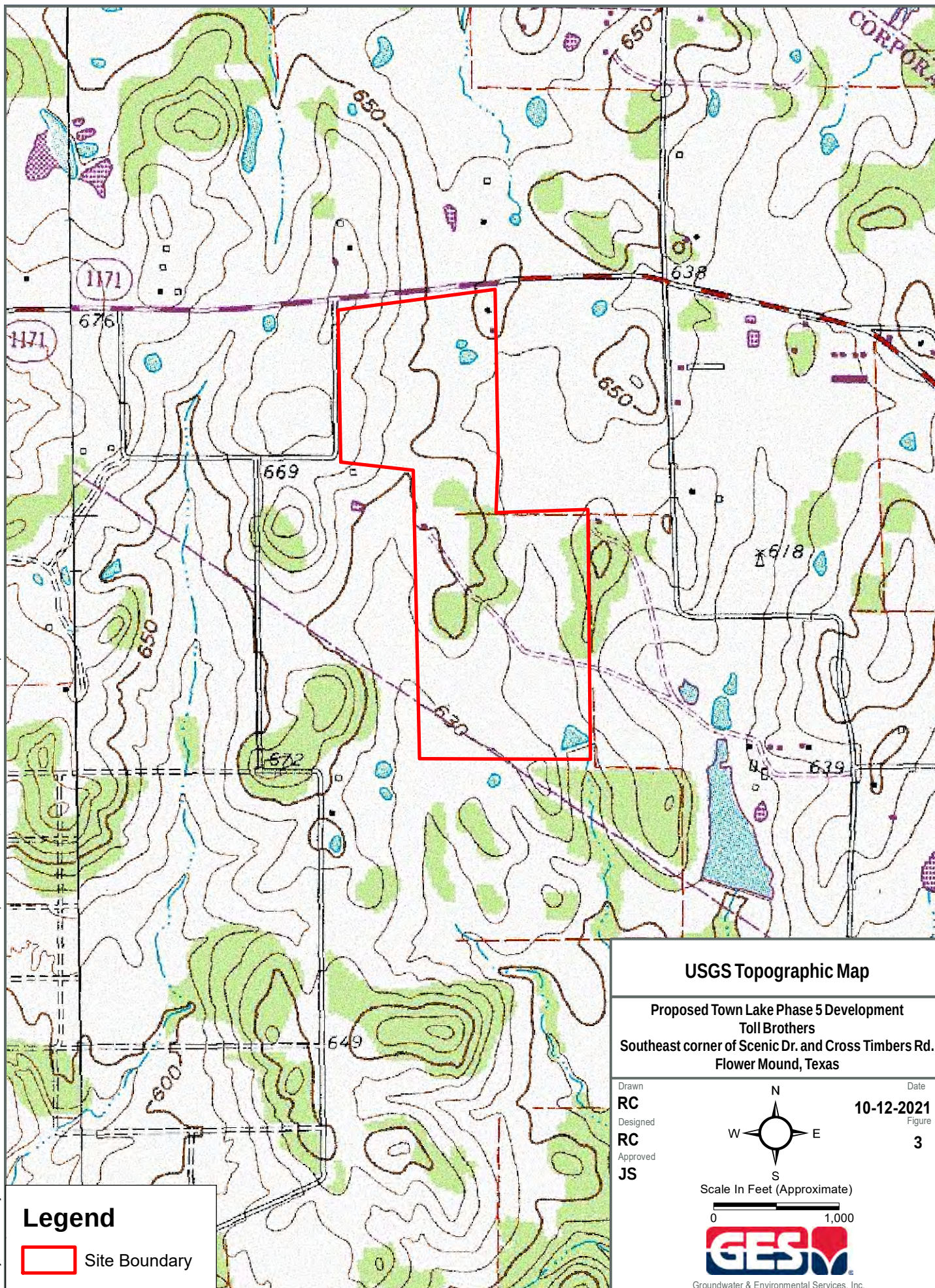
FIGURES



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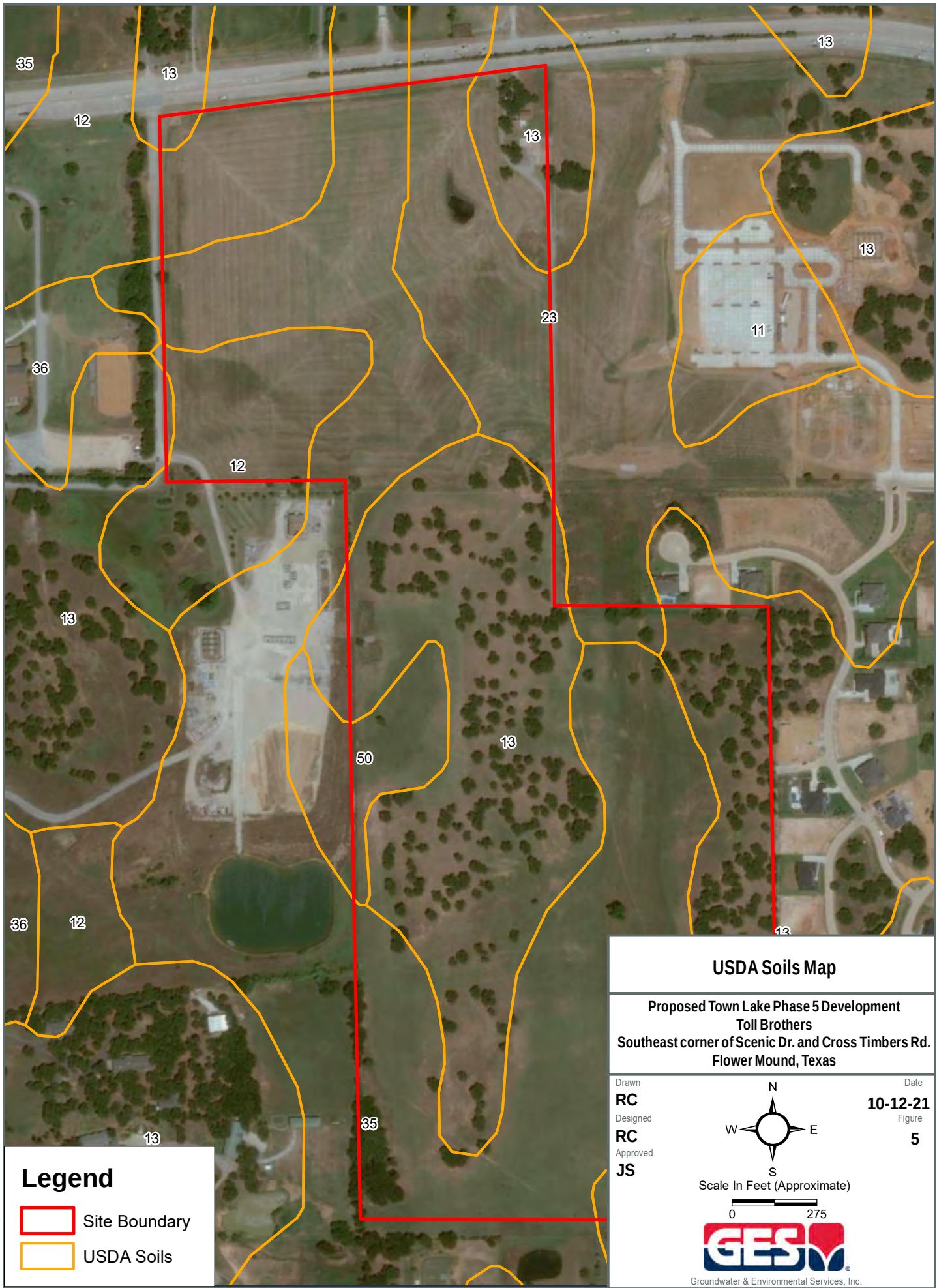
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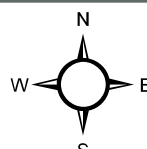
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Site Boundary

USDA Soils

USDA Soils Map

Proposed Town Lake Phase 5 Development
Toll Brothers
Southeast corner of Scenic Dr. and Cross Timbers Rd.
Flower Mound, Texas

Drawn RC		Date 10-12-21
Designed RC		Figure 5
Approved JS		

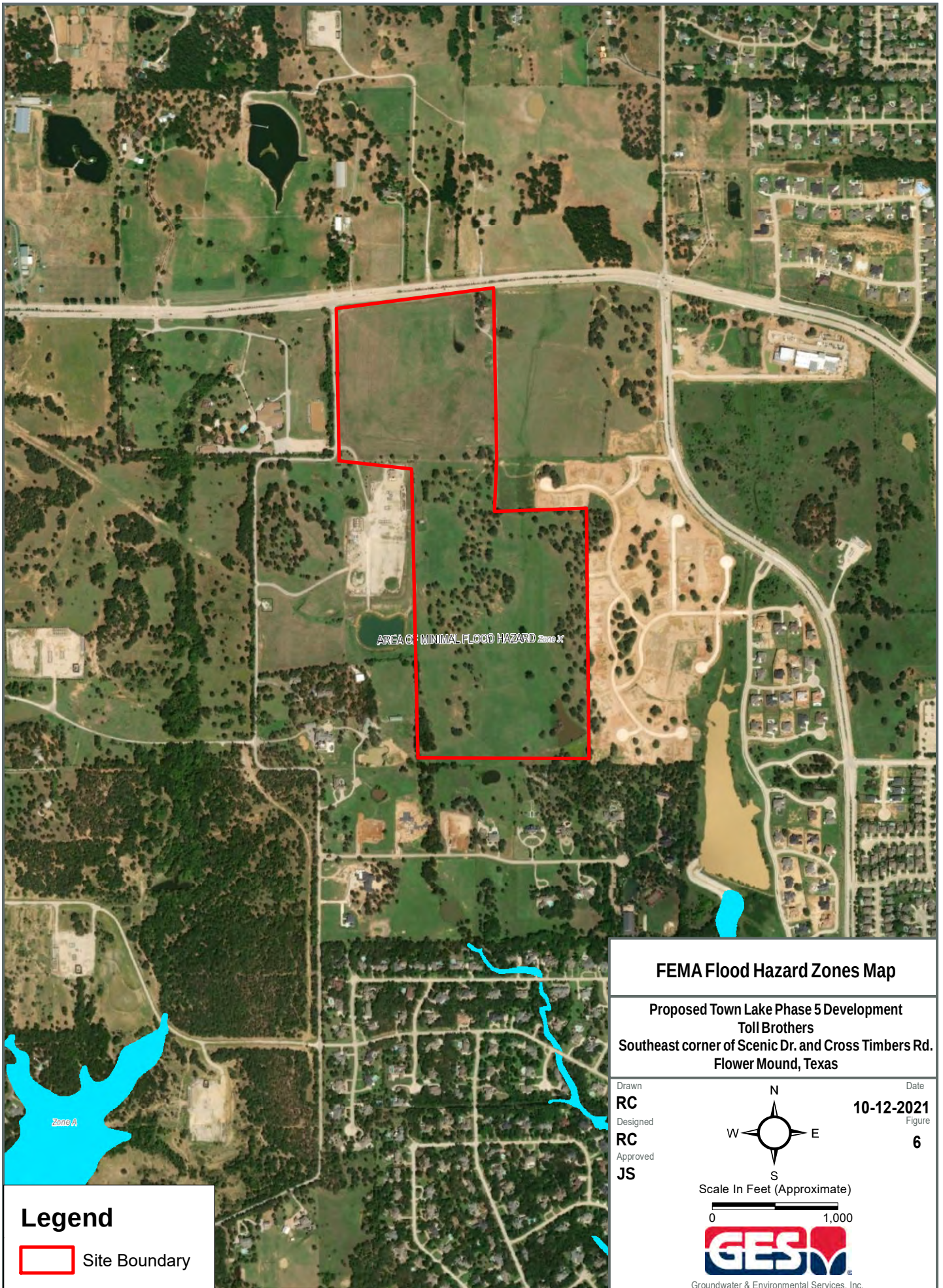
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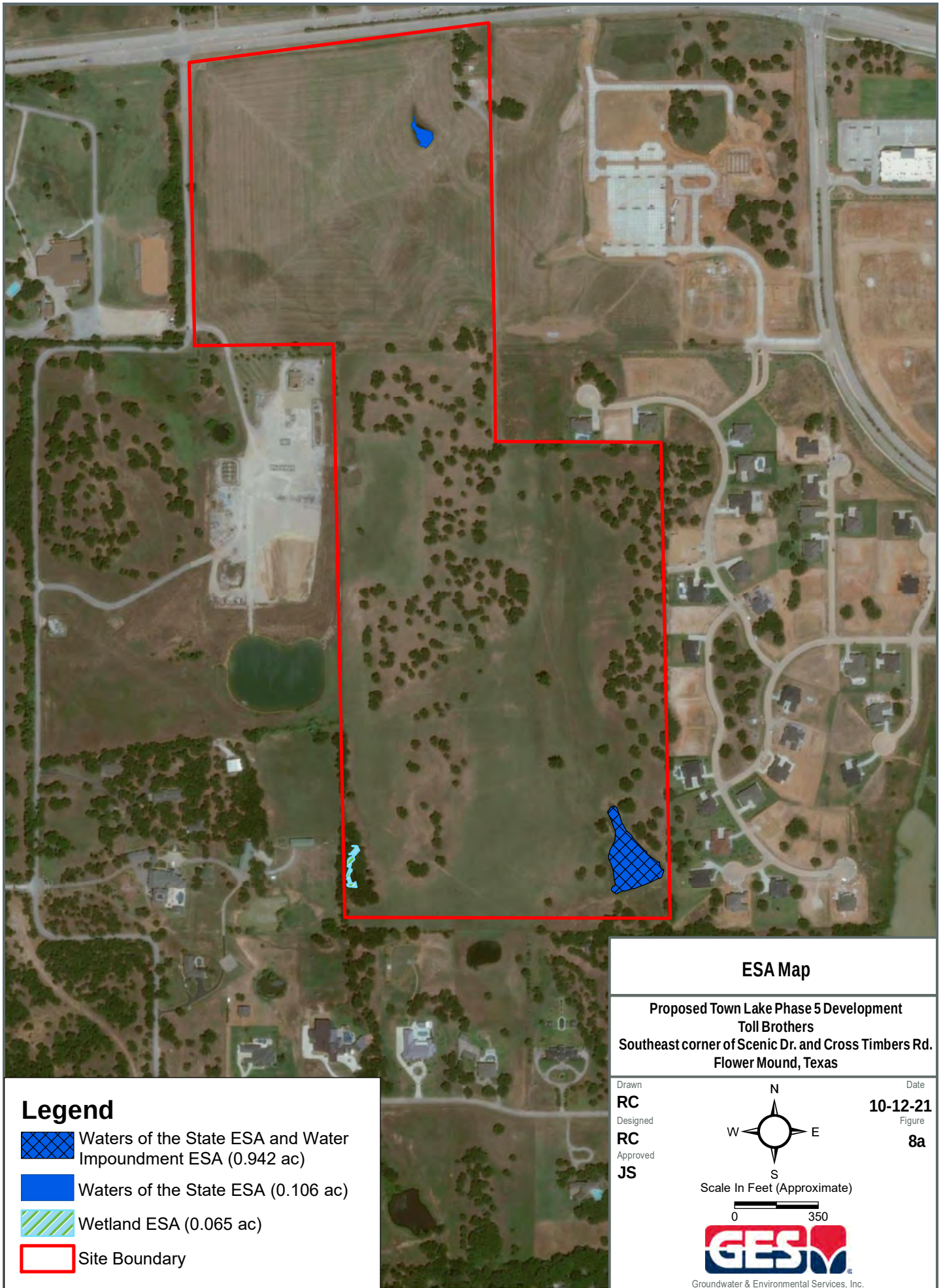


Groundwater & Environmental Services, Inc.

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Legend

-  Waters of the State ESA and Water Impoundment ESA (0.942 ac)
-  Waters of the State ESA (0.106 ac)
-  Wetland ESA (0.065 ac)
-  Site Boundary

ESA Map

Proposed Town Lake Phase 5 Development
Toll Brothers
 Southeast corner of Scenic Dr. and Cross Timbers Rd.
 Flower Mound, Texas

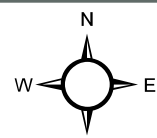
Drawn
RC
 Designed
RC
 Approved
JS

Date

10-12-21

Figure

8a

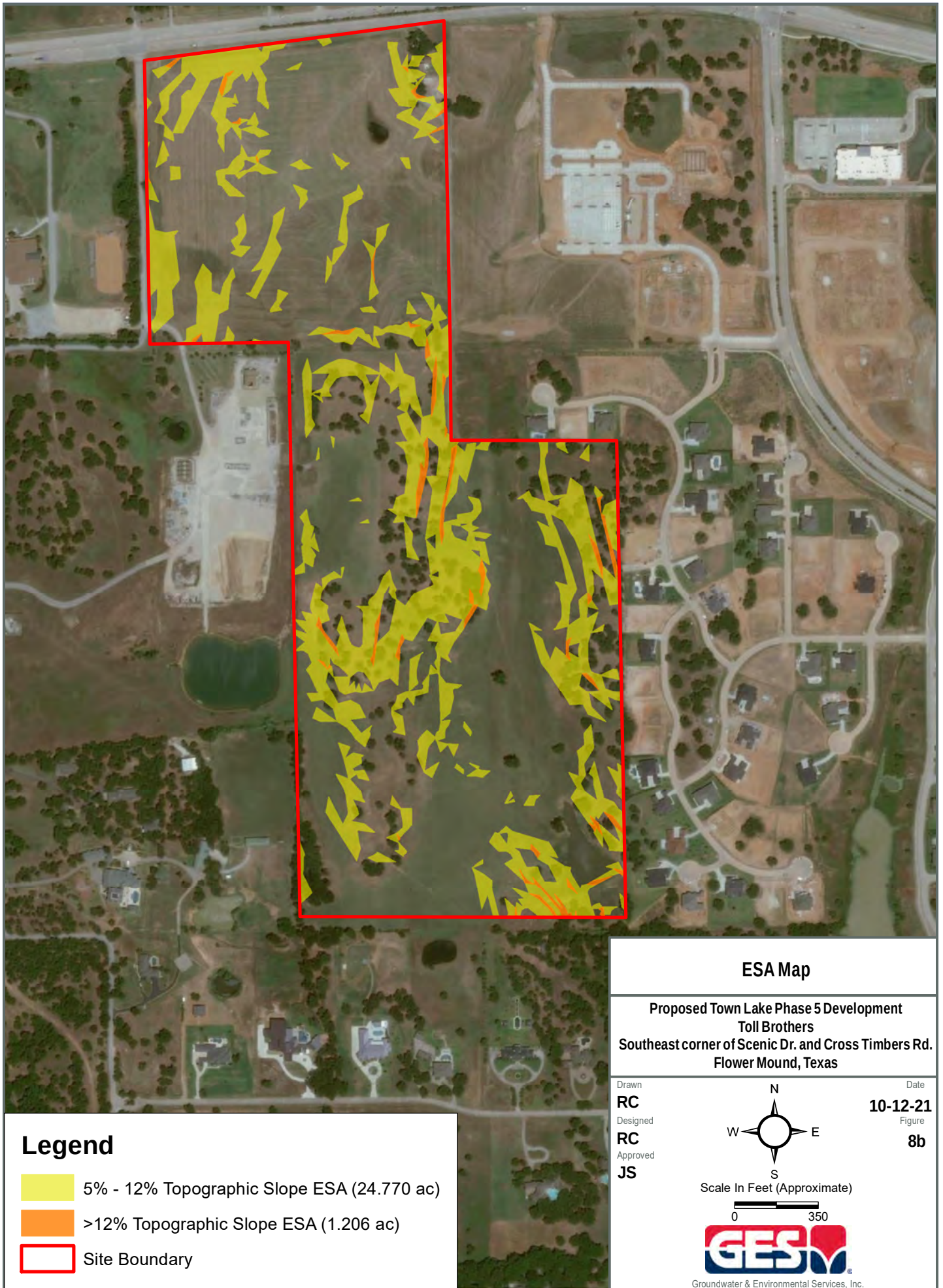


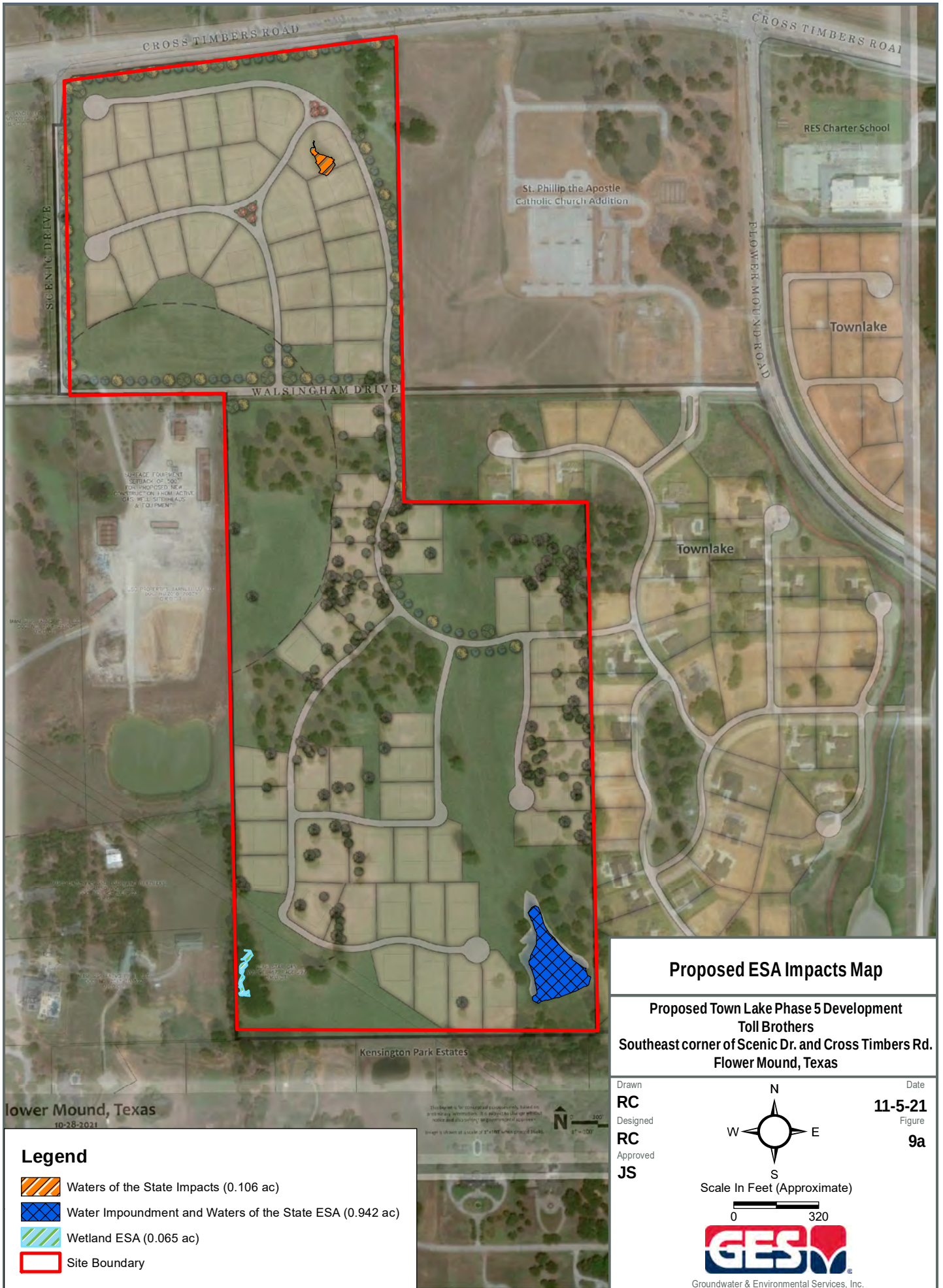
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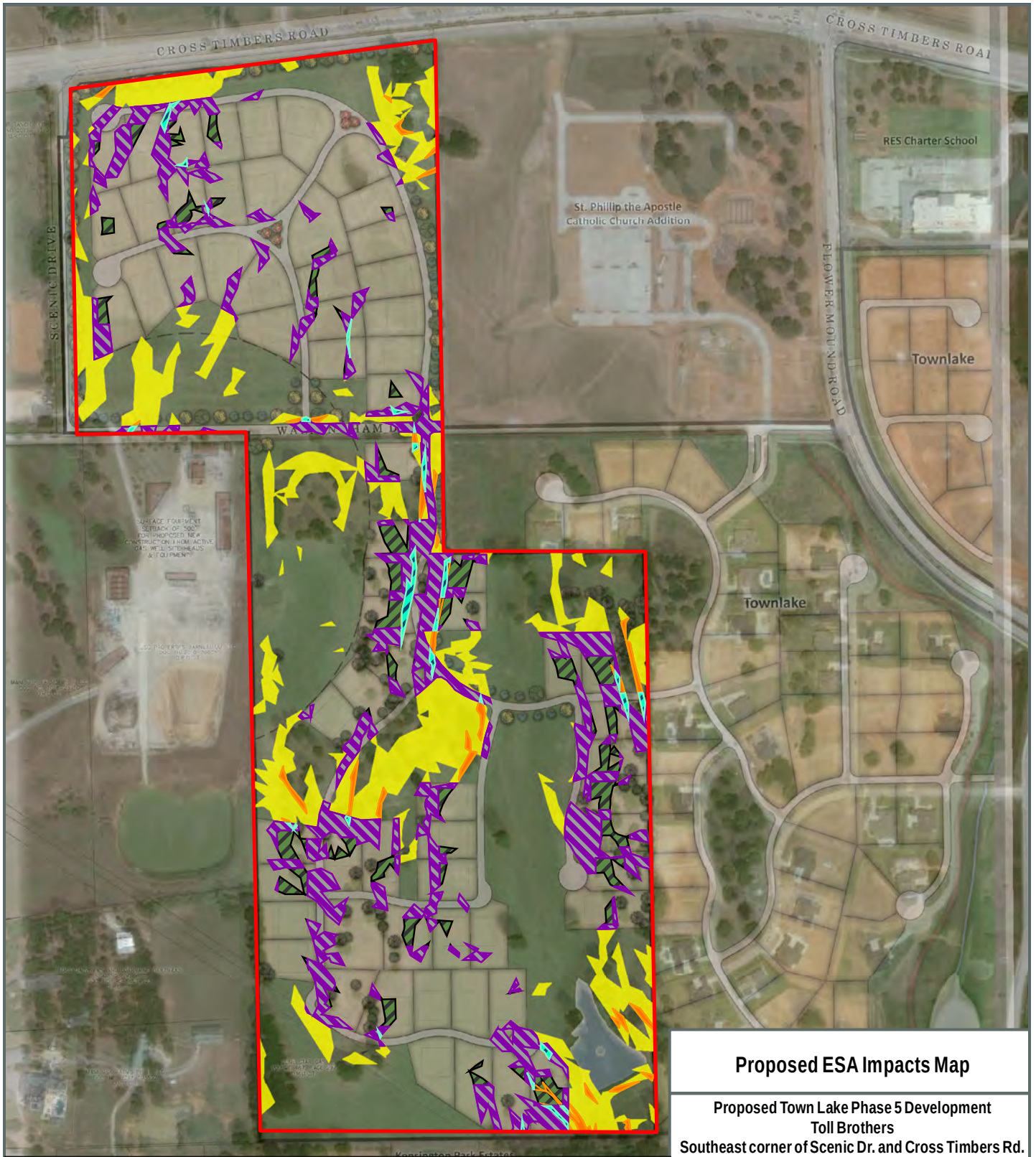
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Groundwater & Environmental Services, Inc.







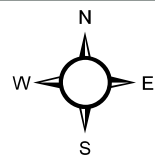
Legend

- 5% - 12% Topographic Slope Impacts (9.217 ac)
- >12% Topographic Slope Impacts (0.446 ac)
- 5% - 12% Topographic Slope Impacts within the Footprint of the Proposed Structures (3.240 ac)
- >12% Topographic Slope Impacts within the Footprint of the Proposed Structures (0.053 ac)
- 5% - 12% Topographic Slope ESA (Preserved) (12.313 ac)
- >12% Topographic Slope ESA (Preserved) (0.707 ac)
- Site Boundary

Proposed ESA Impacts Map

Proposed Town Lake Phase 5 Development
Toll Brothers
 Southeast corner of Scenic Dr. and Cross Timbers Rd.
 Flower Mound, Texas

Drawn
RC
 Designed
RC
 Approved
JS



Scale In Feet (Approximate)

0 320



Date
11-5-21
 Figure
9b

Groundwater & Environmental Services, Inc.



Appendix A

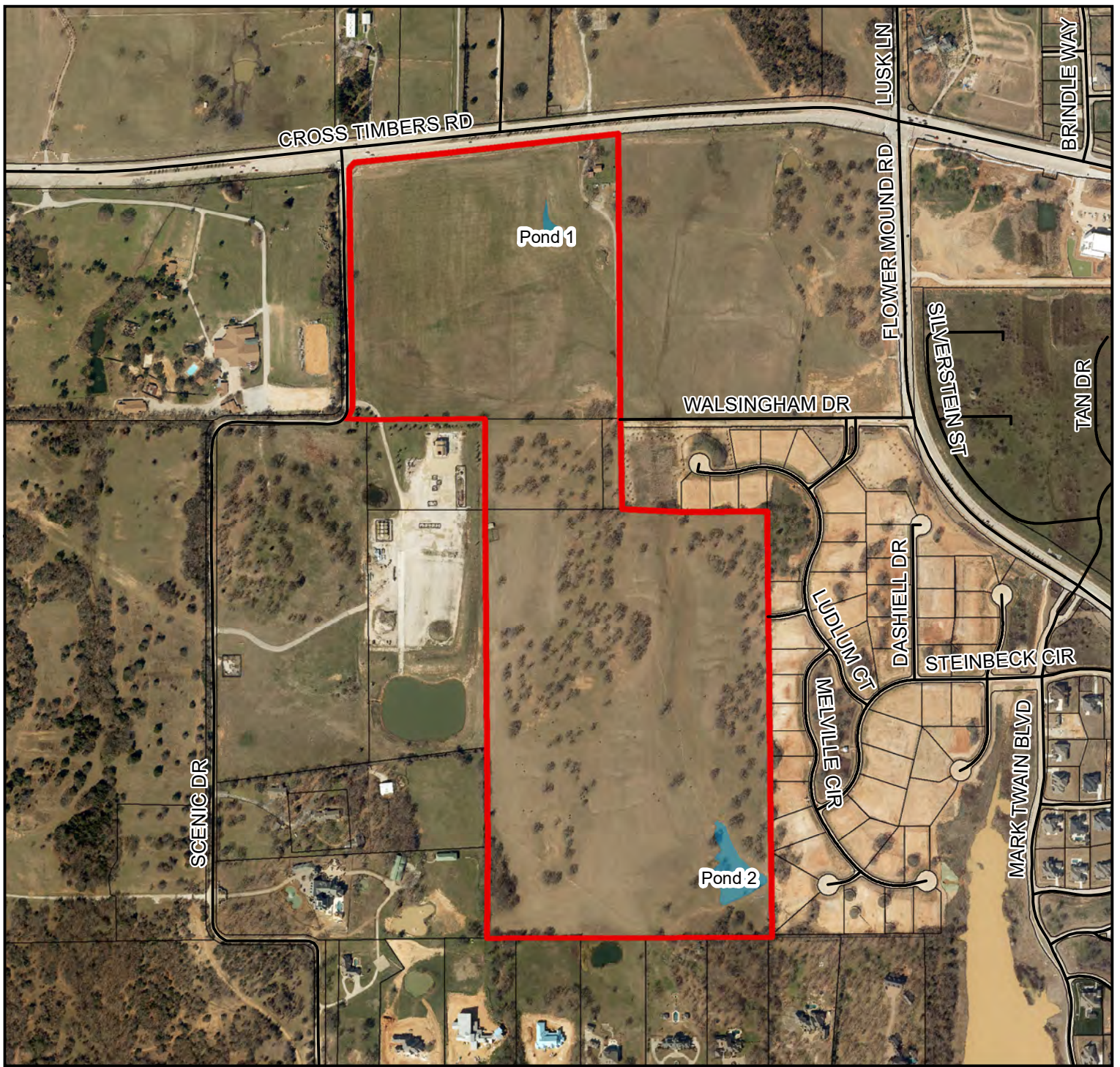
Town of Flower Mound ESA Survey



Environmentally Sensitive Area Survey

Property Name: Townlake PH 5		Contact: Mike Boswell, with Toll Brothers
Property Address: Generally located south of Cross Timbers Road and east of Scenic Drive		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☐ Yes ☒ No	While there many post oak and cedar elm trees on this site, they are not clustered together enough to meet the Upland Habitat designation.	
<u>Riparian Habitat</u> Criteria Present? ☐ Yes ☒ No	There is a large pond on the SE corner of the site, but there is no well-defined stream feeding that pond. The watershed to the north of the pond slopes gradually enough to obscure any ephemeral stream. The overflow to the south of pond might constitute Riparian Habitat but has been dry for such a long period that I did not observe any wetland type flora in that area of the site.	
<u>Prairie Habitat</u> Criteria Present? ☐ Yes ☒ No	The site has been either hayed or extensively grazed by cattle for many years.	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	There are two (2) ponds located on this site.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Wetlands</u> Criteria Present? ☒ Yes ☐ No	There are is a large wetland on the southern portion of this site. The proposed road extension does not appear to be impacting the wetland.	
<u>Water Impoundment Protection</u> Criteria Present? ☒ Yes ☐ No	The surface area capacity of the pond on the SE corner of the site is over a ½ acre in size. The Open Space Exhibit presently shows the pond to be included as part of Lot 1X (not sure which Block).	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No	There could be several areas on the site that are between 5% and 12% in slope. The estimated location of these areas is shown on the slope map provided. This map shows areas where these slope conditions could exist. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. It is the responsibility of the applicant / developer to locate these areas and design accordingly.	
Action Steps/Additional Notes		
As mentioned above, the applicant's consultant must provide Town staff a thorough analysis of all areas on the site with slopes greater than or equal to 5% and what measures will be taken to mitigate impacts to those areas based on the proposed development. The construction plans will need to show that the developer is working with existing slopes on the site. The applicant needs to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section. Since there is an existing pond that is over a ½ acre is size, along with topographic slope protection, an EPP is required. Please have the EPP identify how the pond will be incorporated into an amenity for the new development, especially since it is presently being utilized as a stock pond for cattle. The topographic slope protection can be addressed by the developer's engineering consultant, with the drainage plan and grading plan		
EPP Required? ☒ Yes ☐ No	Attachments ☒ Site Orthographic Aerial Photograph ☐ Other:	

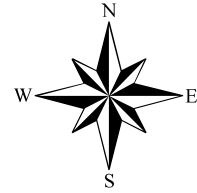
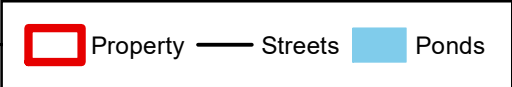
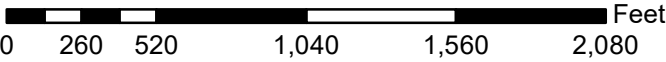
EPP Consultant: N/A			
Submitted by: (print) James Hoefert		Signature & Date: James Hoefert 9/29/2021	
Forwarded to EPP Consultant: N/A	Filed with Development Services & Environmental Services	Last Modified: 9/29/2021	

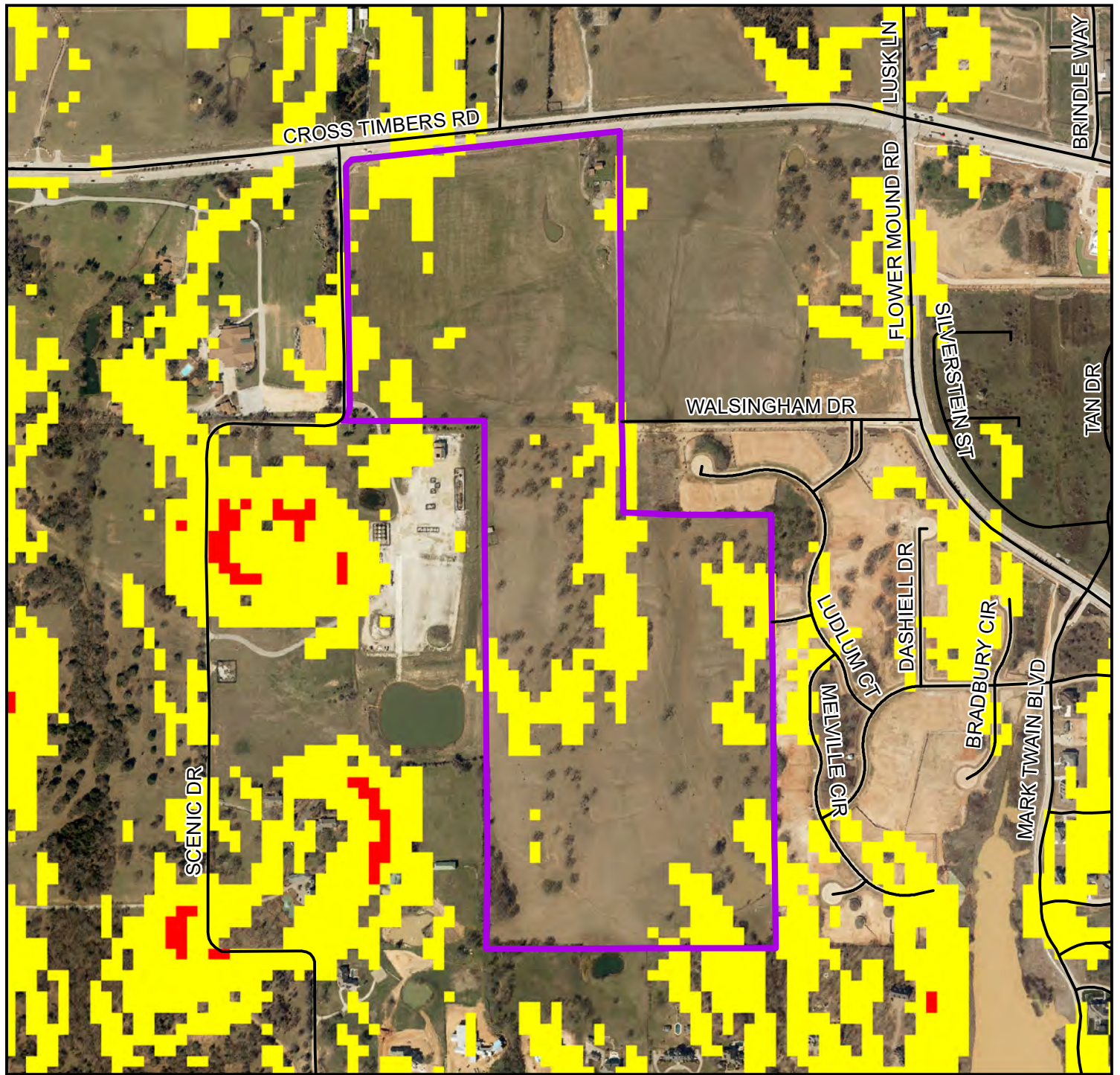


Environmentally Sensitive Area Survey Townlake PH 5

Map Created: September 24, 2021
Environmental Services Department
Town of Flower Mound

1 inch = 667 feet



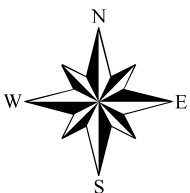


Townlake PH 5 - Slope Map

Map Created: September 24, 2021
Environmental Services Department
Town of Flower Mound

1 inch = 667 feet

0 260 520 1,040 1,560 2,080 Feet



Property
 Streets
 Slope Percent
 < 5.0
 > 5.0 - 12.0
 > 12.0