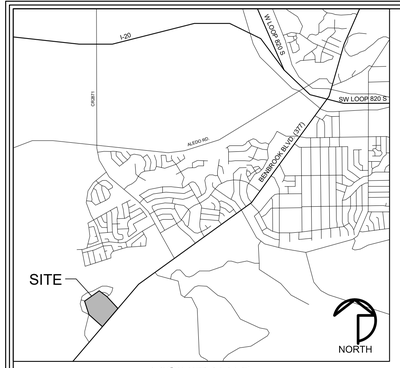
Preliminary Plat

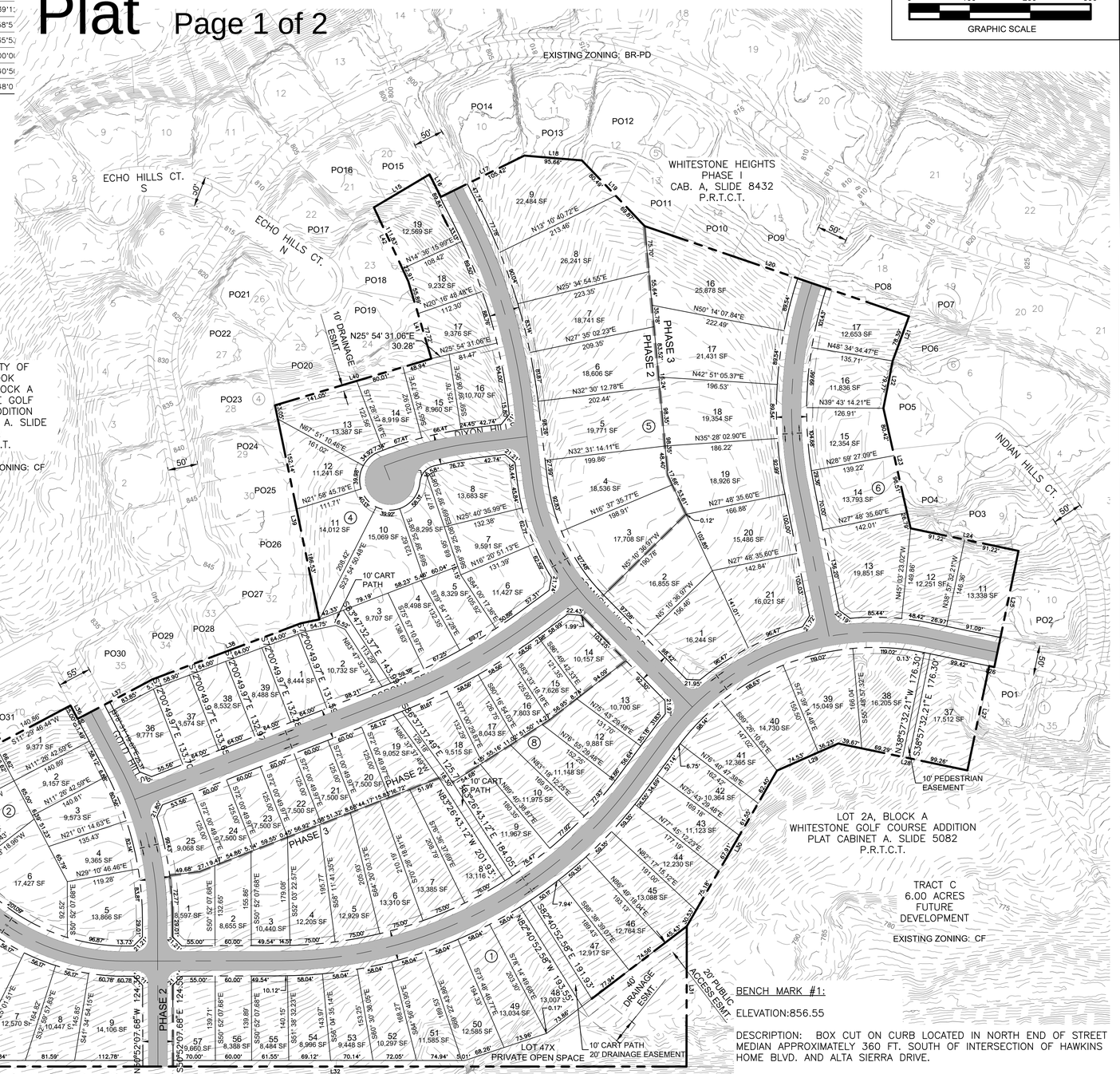


VICINITY MAP
N.T.S.

Line Table		
Line #	Len.	Brng.
L1	106.36	S78°33'20"E
L2	258.26	N39°07'52"E
L3	91.82	N14°16'31"W
L4	118.04	N51°02'28"E
L5	99.60	S78°31'20"E
L6	243.45	S50°52'08"E
L7	456.88	S17°59'10"W
L8	97.35	N03°00'19"E
L9	25.00	S72°05'39"E
L10	82.74	S32°30'13"W
L11	47.93	N77°29'47"W
L12	126.25	N57°29'47"W
L13	234.84	S84°49'23"W
L14	244.93	N62°11'24"W
L15	106.93	N08°35'10"E
L16	41.81	S77°26'44"E
L17	154.16	N12°56'49"E
L18	95.66	N44°05'50"E
L19	150.36	N85°36'55"E
L20	462.06	N58°08'47"E

Line Table		
Line #	Len.	Brng.
L22	79.77	S39°32'13"E
L23	203.72	S63°28'09"E
L24	182.44	N51°05'31"E
L25	196.28	S38°54'29"E
L26	8.60	S51°05'31"W
L27	176.29	S38°54'29"E
L28	218.22	S51°01'56"W
L29	110.76	S15°25'14"W
L30	297.57	S20°33'22"E
L31	232.03	S50°36'08"E
L32	1301.03	S39°18'05"W
L33	134.67	N50°41'36"W
L34	277.48	N78°30'08"W
L35	464.99	N11°29'46"E
L36	25.00	S78°30'17"E
L37	140.00	N11°29'43"E
L38	262.22	N18°36'00"E
L39	361.72	N62°26'06"W
L40	270.00	N22°41'28"E
L41	133.61	N67°18'32"W

Curve Table			
Curve #	Length	Radius	Delta
C1	380.65'	350.00'	62°18'4
C2	675.78'	725.00'	53°24'2
C3	490.19'	430.00'	65°18'5
C4	265.45'	550.00'	27°39'1
C5	261.47'	1000.00'	14°58'5
C6	159.24'	625.00'	14°35'5
C7	324.11'	928.50'	20°00'0
C8	236.75'	360.00'	37°40'5
C9	348.37'	669.80'	29°48'0



PROPERTY OWNERS	
NO.	OWNER INFORMATION
PO1	MELISSA R. BECKER
PO2	KATHERINE RENEE CICCARINO
PO3	SIDNEY WHITENER
PO4	SAMMY GOVEA, SR.
PO5	SAM GOVEA, SR.
PO6	JOANNE RANDOLPH
PO7	DONALD E. MCCLUSKEY
PO8	HANKS HARRIS
PO9	ANTHONY G. HARRIS
PO10	GIANCARLA R. ADDISON
PO11	RAJEN B. NARAN
PO12	JANET J. BENNETT
PO13	MARLA BUCKLES
PO14	VINCENT R. NIESWIADOMY
PO15	STEPHEN JAMES FARROW
PO16	SJ DOMINION DEVELOPMENT, LP
PO17	SJ DOMINION DEVELOPMENT, LP
PO18	MILTON HUMPHERIES
PO19	ROBERTS FAMILY TRUST
PO20	STEVE HAWKINS CUSTOM HOMES, LP
PO21	ALBERT DALE CATHEY
PO22	WILLIAM JOHN DILDAY
PO23	ANGELA CONLEY
PO24	SID WHITENER
PO25	DOUGLAS E. PRCE
PO26	STEVEN C. KOLMAN
PO27	DANA PRATHER
PO28	JOHN COX
PO29	MASON L. TOWNSEND
PO30	SJ DOMINION DEVELOPMENT, LP
PO31	JAMES FRANK ANSLEY
PO32	STEVE HAWKINS CUSTOM HOMES, LP
PO33	EDDIE BROWN
PO34	MARCIA D. GIRTON
PO35	RAND E. TOULOUSE
PO36	STEPHEN ZETTLER
PO37	ROBERT J. BECKMAN, JR.
PO38	DAVID RAMSEY

BENCH MARK #1:

ELEVATION:856.55

DESCRIPTION: BOX CUT ON CURB LOCATED IN NORTH END OF STREET MEDIAN APPROXIMATELY 360 FT. SOUTH OF INTERSECTION OF HAWKINS HOME BLVD. AND ALTA SIERRA DRIVE.

BENCH MARK #2:

ELEVATION:841.10

DESCRIPTION: BOX CUT ON NORTH CURB LINE OF GOLD HILL DR. +/- 100 FT. EAST OF THE EAST CURB LINE OF HAWKINS HOME BLVD.

A PRELIMINARY PLAT FOR

WHITESTONE HEIGHTS

CONTAINING: LOTS 37-57, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-19 & LOTS 39-59, BLOCK 4; LOTS 1-9 & 16-21, BLOCK 5; LOTS 11-17, BLOCK 6; LOTS 2-9, BLOCK 7; LOTS 1-25, BLOCK 8

EXISTING 'BR-PD' ZONING

BEING 37.94 ACRES OF LAND
LOCATED IN THE E.M. O. R.R. CO. SURVEY, ABSTRACT NUMBER 1565,
SITUATED IN THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS
PREPARED AUGUST 2019

SURVEYOR / ENGINEER
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

DEVELOPER
SJ DOMINION DEVELOPMENT, LP
A TEXAS LIMITED PARTNERSHIP
7201 HAWKINS VIEW, CT. STE. 101
FORT WORTH, TEXAS 76132
(817) 737-4446

OWNER
THRESHOLD DEVELOPMENT CO.
6050 SOUTHWEST BLVD, SUITE 210
FORT WORTH,TX 76109

PROJECT NO.	HCH18003
FILE PATH	G:\JOB\HCH18003\MASTER DEV_ENTITLEMENTS\
DRAWN BY	CMM
REVIEWED BY	RG
DATE	OCTOBER 24, 2019
DATE	REVISIONS

April 23, 2019 10:16 AM RGERGES

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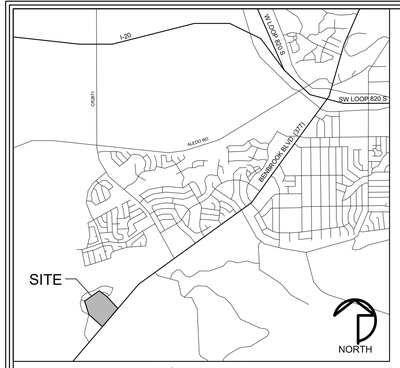
Preliminary Plat



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE T. & N. O. RR. SURVEY, ABSTRACT NUMBER 1565, TARRANT COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO SJ DOMINION DEVELOPMENT, LP. RECORDED IN INSTRUMENT NUMBER D211314749 HERE IN AFTER REFERRED TO AS TRACT 1 AND INSTRUMENT NUMBER D219112699 HERE IN AFTER REFERRED TO AS TRACT 2, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2 AND THE SOUTHWESTERLY RIGHT-OF-WAY OF BENBROOK BOULEVARD KNOWN AS U.S. HIGHWAY 377 SOUTH (VARIABLE WIDTH RIGHT-OF-WAY);
THENCE S 39°18'04" W, 1,301.03 FEET WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THRESHOLD DEVELOPMENT COMPANY (TRACT 3) RECORDED IN INSTRUMENT NUMBER D205344442 OF SAID COUNTY RECORDS;
THENCE N 50°41'36" W, 134.68 FEET DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID TRACT 3;
THENCE N 78°30'08" W, 277.48 FEET CONTINUING ALONG THE NORTH LINE OF SAID TRACT 3 TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, WHITESTONE HEIGHTS ADDITION PHASE 1, AN ADDITION TO THE CITY OF BENBROOK, RECORDED IN INSTRUMENT NUMBER D203205813 OF SAID COUNTY RECORDS;
THENCE DEPARTING THE NORTH LINE OF SAID TRACT 3, ALONG THE WEST LINE OF SAID TRACT 1 AND WITH THE EAST LINE OF SAID WHITESTONE HEIGHTS ADDITION THE FOLLOWING BEARINGS AND DISTANCES:
N 11°29'46" E, 464.99 FEET;
S 78°30'17" E, 25.00 FEET;
N 11°29'43" E, 140.00 FEET;
N 18°36'00" E, 262.22 FEET;
N 27°35'29" E, 31.71 FEET;
N 62°26'06" W, 361.72 FEET;
N 22°41'28" E, 270.00 FEET;
N 67°18'32" W, 133.61 FEET;
N 75°39'52" W, 134.74 FEET;
N 08°35'10" E, 106.93 FEET;
S 77°26'44" E, 41.81 FEET;
N 12°56'49" E, 154.16 FEET;
N 44°05'50" E, 95.66 FEET;
N 85°36'55" E, 150.36 FEET;
N 58°08'47" E, 462.06 FEET;
S 30°32'52" E, 78.39 FEET;
S 39°32'13" E, 79.77 FEET;
S 63°28'09" E, 203.72 FEET;
N 51°05'31" E, 182.44 FEET;
S 38°54'29" E, 196.28 FEET;
S 51°05'31" W, 8.60 FEET;
THENCE S 38°54'29" E, 176.01 FEET, TO THE NORTHWESTERLY CORNER OF LOTS 1 AND 2, BLOCK A, WHITESTONE GOLF COURSE ADDITION, AN ADDITION TO THE CITY OF BENBROOK, RECORDED IN INSTRUMENT NUMBER D199145186 OF SAID COUNTY RECORDS;
THENCE S 50°57'26" W, 218.22 FEET;
THENCE S 15°25'14" W, 110.76 FEET;
THENCE S 20°33'22" E, 297.57 FEET;
THENCE S 50°36'08" E, 232.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,652,641 SQUARE FEET OR 37.939 ACRES OF LAND MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PROVIDE FOR THE GENERAL LAYOUT AND LOCATION OF PROPOSED LOTS, STREETS, ACCESS APPROACHES; ACCESS, UTILITY, AND DRAINAGE EASEMENTS; AND OTHER REQUIREMENTS NECESSARY FOR DEVELOPMENT PRIOR TO FULL CIVIL ENGINEERING REQUIRED PRIOR TO FINAL PLAT. CHANGES TO THE GENERAL LAYOUT AND LOCATION OF THESE DEVELOPMENT FEATURES, EXCLUDING PROVIDING MORE THAN THE MAXIMUM NET DENSITY SPECIFIED, IS ACCEPTABLE AT THE TIME OF FINAL PLATTING PROVIDED THAT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENT NECESSARY FOR DEVELOPMENT OF EACH LOT ARE PROVIDED WITH THE FINAL PLAT AND THAT THE MINIMUM DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT AND OTHER STANDARDS OF BENBROOK'S MUNICIPAL CODE ARE PRESERVED.
2. APPROVAL OF A PRELIMINARY PLAT BY THE COMMISSION SHALL BE DEEMED AN EXPRESSION OF APPROVAL OF THE GENERAL LAYOUT SUBMITTED ON THE PRELIMINARY DRAWINGS AS A GUIDE TO THE INSTALLATION OF STREETS, WATER, SEWER AND OTHER REQUIRED IMPROVEMENTS, AND THE THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION OR LOT DESIGN, BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL CIVIL PLANS AND FINAL PLAT. THE FINAL PLAT MUST CONFORM TO ALL THE CONDITIONS OF THE PRELIMINARY PLAT APPROVAL AND TO ALL THE DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT AND OTHER STANDARDS OF BENBROOK'S MUNICIPAL CODES AND ORDINANCES.

DATA TABLE

TOTAL AREA (AC)	37.94
PROPOSED MAXIMMUM GROSS DENSITY	107
PROPOSED MAXIMUM NET DENSITY	107
RESIDENTIAL LOTS	107
HOA LOTS	6
AVERAGE LOT SIZE (SF)	13000
MINIMUM LOT WIDTH (LF)	60
MINIMUM LOT INTERIOR LOT SIZE (SF)	7000
MINIMUM CORNER LOT SIZE (SF)	8400

0 100' 200' 300'
GRAPHIC SCALE

A PRELIMINARY PLAT FOR
WHITESTONE HEIGHTS
CONTAINING: LOTS 37-57, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-19 & LOTS 39-99, BLOCK 4; LOTS 1-9 & 16-21, BLOCK 5; LOTS 11-17, BLOCK 6; LOTS 2-9, BLOCK 7; LOTS 1-25, BLOCK 8
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PREPARED AUGUST 2019

SURVEYOR / ENGINEER
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

DEVELOPER
SJ DOMINION DEVELOPMENT, LP
A TEXAS LIMITED PARTNERSHIP
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FORT WORTH, TEXAS 76132
(817) 737-4446

OWNER
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6050 SOUTHWEST BLVD, SUITE 210
FORT WORTH,TX 76109

PROJECT NO. HCH18003
FILE PATH G:\JOB\HCH18003\MASTER DEV_ENTITLEMENTS\
DRAWN BY CMM
REVIEWED BY RG
DATE OCTOBER 24, 2019
DATE REVISIONS

April 23, 2019 10:16 AM SRAY

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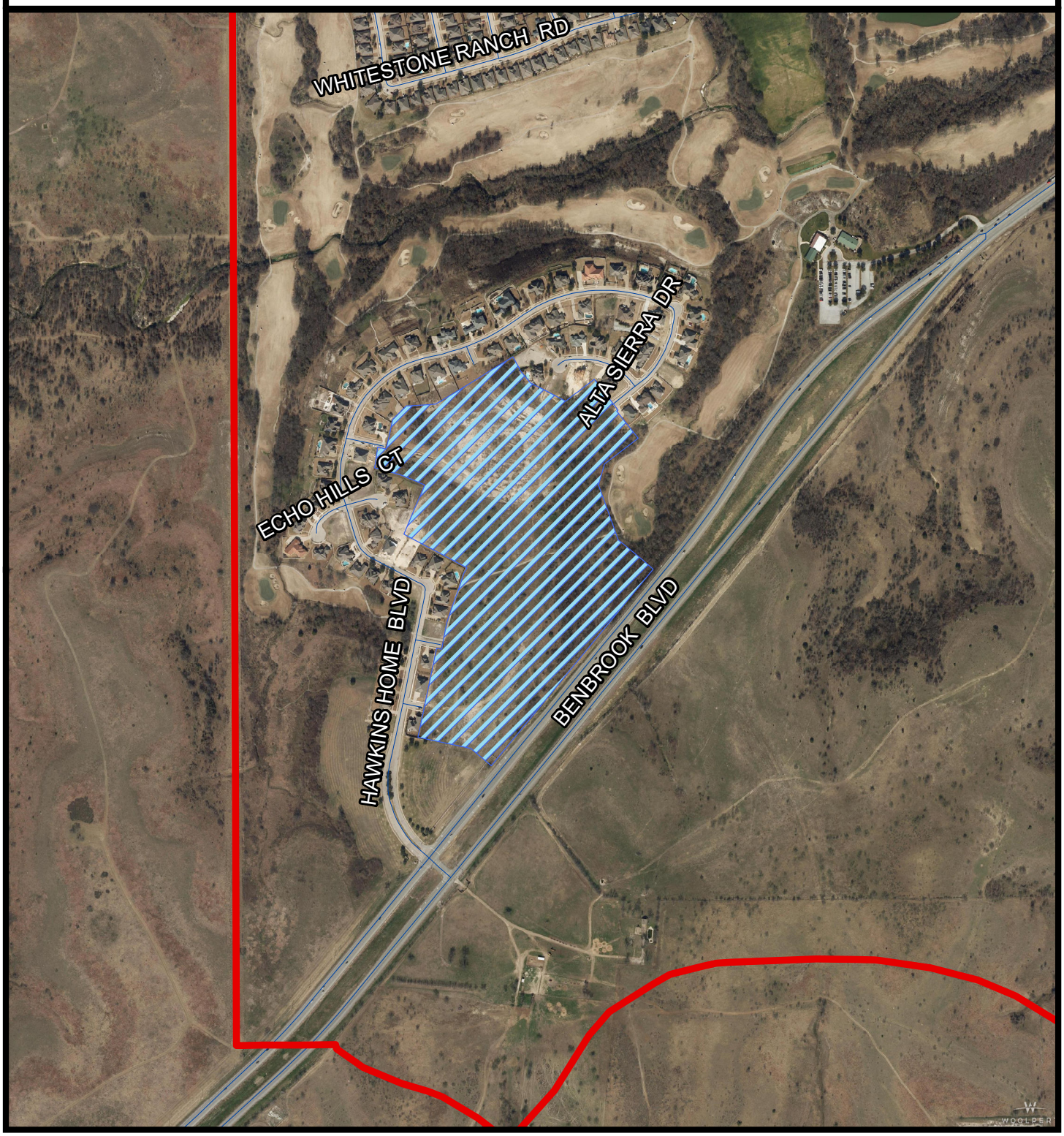
Location Map



P-20-01 - Whitestone Heights
Phases 2 and 3

Staff Comments and Stipulations

Project: (P-20-01) Whitestone Heights PH2 and PH3
Request Type: Preliminary Plat
P&Z Date: Jan. 9, 2020

I. **Preliminary Plat Comments:**

This section contains a list of staff recommended revisions in order to show compliance with preliminary plat regulations. If approved by the Planning and Zoning Commission (P&Z), the applicant must submit revised copies of the Preliminary Plat, including any revised grading, drainage, utility, tree survey plans or any other element of the Preliminary Plat that requires revision, reflecting the conditions set forth by the P&Z. In accordance with Section 16.16.020.B.4.f of the Benbrook Municipal Code, revisions shall be delivered to Planning Staff within 60 days of approval. If the required submission is not made within 60 days, the preliminary plat shall be considered void.

Planning Comments

1. Label tracts (i.e. "Tract A", "Tract B", etc.). Identify the purpose of each tract *(16.16.020.B.3.j).*
2. Golf cart path is to be located in a separate tract(s) dedicated to the City and maintained by the golf course. City Council and golf course approval is required to extinguish the existing golf cart path easement and to authorize a new golf cart path alignment.
3. The preliminary plat must show all existing easements, including the golf cart path. The preliminary plat must identify the current golf cart path easement as "to be extinguished" *(16.16.020.B.3.f).*
4. Label the F2 buffer yard on the preliminary plat. An F2 masonry wall (ornamental/textured wall min. 6ft in height) and buffer yard is required when the rear yards and/or side yards of a residential subdivision abut a frontage road, arterial, or collector street (Benbrook Blvd). The screening wall and landscaping should be located in a separate HOA tract, with the wall located to the back of this tract between the landscaping and the residential lots. A minimum of seven and a half feet is required for landscaping *(17.98.030; Table 17.98.030-D).*
5. Corner lots shall be wider than interior lots so that dwellings can be placed further from the street. Corner lots shall be 10% to 20% wider than interior lots; or 6ft to 12ft when interior lots are a minimum of 60ft *(16.16.030.B.6).* Below are lots that may need to be widened:
    a. Block 7 Lot 9
    b. Block 1 Lot 57
    c. Block 8 Lots 1, 13, 14, 25
    d. Block 4 Lots 6, 8, 16, 36
    e. Block 5 Lots 1, 21
    f. Block 6 Lot 13
    g. Block 2 Lot 5
6. Verify interior lots are a minimum of 60ft in width, measured at the front build line. The lot width is the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80% of the required lot width except in the case of lots

on the turning circle of cul-de-sacs, where the 80% requirement shall not apply (17.44.030 and 17.08.020; Definition of "Lot measurements").

Engineering Comments

1. Add a note to the plat stating that Lot-to-Lot drainage is prohibited without a drainage easement *(16.28.030.B.7).*
2. Add a note to the plat stating that the City of Benbrook is not responsible for the surface maintenance of drainage easements. Surface maintenance of drainage easements is the responsibility of the property owner *(16.28.020.A and 16.28.035).*
3. Provide a 10' Drainage Easement along the northwest side of Lot 17, Block 6 due to the existing drainage from Lot 6, Block 6 *(16.28.030.B.7, 16.28.020.A, and 16.28.035)*.
4. Provide 10' Drainage Easements through Lots 2 & 3, Block 7 to accept future, allowable surface drainage from the commercial Tract 2A07 *(16.28.030.B.7, 16.28.020.A, and 16.28.035).*
5. Portions of Lots 36 to 39, Block 4 drain to the Cart Path tract. A drainage easement will be required on the cart path tract for any individual lots that drain to the Cart Path tract *(16.28.030.B.7)*.

II. <u>Alternative Tree Preservation Plan</u>

This section contains comments and stipulations for the alternative tree preservation and mitigation plan.

Planning Comments

1. If the applicant's alternative tree preservation plan is approved, all trees planted to meet mitigation requirements shall be canopy trees measuring a minimum of 2 caliper inches and at least 5 feet in height at the time of planting *(16.28.010.H.6).*
2. A notation shall be placed on the final plat referencing the tree preservation and mitigation plan on file with the City. The notation shall limit any future unauthorized land disturbing activity or construction that would negatively affect and/or damage the tree(s) to be preserved or protected *(16.16.020.C.3.ii)*.
3. If approved, and prior to removing any trees, the applicant must obtain a tree removal permit (16.28.010.J
4. Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, may be submitted in conjunction with the final subdivision construction plans *(16.28.010.D.5 and 16.28.010.J).*

III. <u>Preliminary Flood Study Comments:</u>

As required, the applicant submitted a preliminary flood study. This section does not contain an exhaustive list of all required revisions, but is meant to assist the applicant in the creation of the final plans.

Floodplain/Public Services Comments

1. Benbrook floodplain maps were revised on 3/21/2019.
2. How do the Atlas 14 rainfall amounts alter the model results?
3. How will the floodplain react as Ventana is developed?
4. Table 2.3 – why does the ultimate 100-yr Q drop on Dutch Branch creek and did this ultimate value include complete build out of Ventana and other developments outside of Benbrook City limits?

5. Table 3.1 – J OS 2 is marked at two different locations on the map 2.2
6. Table 3.1 – J OS 1b is not shown on map 2.2
7. Table 3.1 – Location UT needs to be better defined in the table since there are multiple UTs on the map.
8. Exhibit 3-1 shows floodplain being created by this development so a LOMR will need to be submitted to FEMA for approval *(15.40.330.I).* The floodplain needs to be shown on the plat.
9. The headings on HEC-HMS Global Summary Tables overlap and are difficult to read.
10. The City is implementing an Erosion Hazard Zone (EHZ) along channels, ditches, etc. The EHZ's starting point is at the toe of the channel, ditch, etc., then take a 4:1 slope up to ground level. The first 60% of the EHZ starting at the channel is a no development zone and the remaining 40% of the EHZ is limited development. Please put the EHZ on the plat and maps *(15.42.040.D.12).*
11. Larissa Knapp-Scott with LJA is working on a LOMR for Ventana which uses the Benbrook City Limits as the LOMR boundary. Peloton should review that LOMR to make sure everything is consistent.

IV. Final Construction Plans Comments:

This section does not contain an exhaustive list of all items to include in the final construction plans, but is meant to assist the applicant in the preparation of the final engineering plans. All final construction documents must be in compliance with all city ordinances.

Engineering Comments

Preliminary comments for Engineering Review submittal:

1. On Sht. 019, change to Phase 2 and Phase 3.
2. Clarify the extents of the grading for Phase 2 and Phase 3.
3. Add note on all grading sheets that Lot-to-Lot drainage is prohibited without a drainage easement.
4. Add the grading details on Sht. 020 to all grading sheets.
5. Designate each individual lot with the appropriate Lot Grading Type (A, B, or other).
6. Enlarge the drainage arrows for better readability and add drainage arrows at all common property corners and rear property lines to illustrate no Lot-to-Lot drainage.
7. Show contours on Sht. 023.
8. Provide TXDOT approval for drainage.
9. Provide the Geotechnical Report.
10. On Sht. 028, Sta. 1+95.01 of Spanish Hills Drive does not match up with existing.
11. Clarify the grading and storm sewer to be installed for each phase.
12. What is the outfall velocity for storm drain line SD-B?
13. Provide Erosion Control Plans.
14. Remove all references to the City of Celina.
15. Provide approvals from the Benbrook Water Authority.

Fire Dept. Comments

1. Fire hydrant locations must comply with City standards.

Staff Comments and Stipulations

V. Miscellaneous Comments:

Parkland Dedication

1. Section 16.04.045.B.2, of the Subdivision Ordinance, states, "The City Council declares that development of an area smaller than 2 acres for public park purposes is impractical. Therefore, if fewer than 200 units are proposed by a plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amount." The parkland dedication fee is $600 per dwelling unit. This fee will be required during the final plat process *(16.04.045. C)*.
2. The Whitestone Heights PH1 parkland dedication was returned (approved by City Council on 05/16/19). A Whitestone Heights PH1 parkland dedication fee is required prior to any final plan application acceptance for Whitestone Heights PH2. Whitestone Height PH1 requires a parkland dedication fee of $600 per lot; 86 lots x $600 = $51,600 *(16.04.045.C*)

Benbrook Water Authority (BWA) Comments

1. The engineering reports for the water and wastewater utilities have been received and are under staff review.
2. The Preliminary Utility Plans have been reviewed, marked up and returned to the engineer for corrections.
3. Next steps (BWA)
   a. BWA approval of all Preliminary Documents required by the Authority.
   b. Submittal of construction documents or approval of proposed service connection(s), (BWA Policies and Procedures 4.02- F).
   c. Upon completion of above, approval of contract between Developer and Developer's Engineer as stated in the BWA Policies and Procedures 4.03-A, 1-4.
   d. Please refer to the BWA Policies and Procedures (effective October 1, 2019) regarding processes required for approval of the improvements proposed, including submittals and applicable review fees. Policies and Procedures can be downloaded from BWA's website (http://benbrookwater.com/208/BWA-Policies-Procedures).

PELOTON
LAND SOLUTIONS

November 15, 2019

Mr. Alfredo Valverde
Chairman, Place 3
City of Benbrook
911 Winscott Road
Benbrook, TX

Re: Whitestone Heights Garden Homes Preliminary Plat – Waiver Request

Chairman Valverde:

On behalf of the Developer, Steve Hawkins Custom Homes, Peloton Land Solutions has submitted a Preliminary Plat for a single-family development referred to as Whitestone Heights, Phase 2. The plat is expected to be heard at the January 9th, 2020 Planning and Zoning Commission meeting.

We are respectfully requesting this Preliminary Plat be approved with the following waivers:

- Subdivision Ordinance Section 16..28.010(F): Waive the 20% minimum preservation requirements for large secondary trees. Due to constraints imposed by the existing topography and proposed grading, it will not be possible to meet this requirement. Accompanying this preliminary plat is a tree inventory and mitigation calculations, that shows the proposed plan is currently 1 large secondary tree away from meeting the 20% requirement. However, the developer is planning on planting 2-3" trees per lot to mitigate the trees that will be removed.

We appreciate your consideration for approval of the Preliminary Plat.

Sincerely,
Peloton Land Solutions, Inc.

Casey Stevenson, P.E.
Project Manager, Associate
Peloton Land Solutions, Inc.

PELOTON
LAND SOLUTIONS

December 31, 2019

City of Benbrook
911 Winscott Road
Benbrook, Texas 76126

RE: Whitestone Heights (Phases 2 & 3)

To Whom It May Concern:

This letter pertains to the proposed Whitestone Heights (Phases 2 & 3) single-family residential development located in the City of Benbrook, Tarrant County, Texas. The proposed development includes 107 single-family residential lots as well as associated infrastructure such as roads, utilities, and drainage.

The majority of the subject property is sparsely wooded, dominated by American elm, cedar elm, hackberry, honey locust, mesquite, and Osage orange. Site visits were conducted on November 1 and 4, 2019 to conduct a tree inventory on the subject property (**Attachment A**). The subject property includes non-disturbance areas of hardwoods along the edges of the development where no tree impacts will occur.

The development is approximately 38 acres with 5.29 acres of existing canopy. The applicant has made a good faith effort to preserve the natural landscape in its natural state and is proposing to preserve excess large quality trees and secondary trees. However, due to constraints imposed by the existing topography and proposed grading, including locations of required cut and fill to meet City of Benbrook standards, (**Attachment B**), preservation within these areas are not feasible. The applicant is unable to preserve the minimum quality tree and large secondary tree requirements by approximately one tree for each classification, and is requesting approval from the planning and zoning commission to waive the minimum preservation requirement for quality and large secondary trees. By preserving in excess of the minimum requirement for large quality and secondary trees, the proposed alternative tree preservation plan is an improvement on the intent of the City of Benbrook.

- Quality Tree Preservation
  - Preservation Requirement = 18 trees.
  - Total Trees Preserved = 17 trees.
  - Short by 1 tree.
- Large Secondary Trees
  - Preservation Requirement = 2 trees.
  - Total Trees Preserved = 1 tree.
  - Short by 1 tree.
- Large Quality Trees
  - Preservation Requirement = 6 trees.
  - Total Trees Preserved = 8 trees.

Based on the required mitigation for trees removed from the site, the applicant is proposing to mitigate for approximately 885 caliper inches through plantings and payment in lieu of planting into the tree fund. Approximately 214 3-inch caliper trees at minimum 5-foot height (642 caliper inches) will be planted throughout the project area, two trees planted on each single-family residential lot. The remaining 243 caliper inches will be mitigated for by making a $6,075.00 payment in lieu of planting. A summary of the preservation and mitigation for the Whitestone Heights single-family residential development is located in **Attachment C**.

We are more than willing to provide any additional information about the project you need. I can be contacted at the phone numbers below or via e-mail at paul.kelly@pelotonland.com.

Sincerely,

Paul A. Kelly
Associate Wildlife Biologist
Peloton Land Solutions
Office: 817.562.3350
Cell: 954.609.4440

Attachment A

Tree Inventory and Tree Replacement/Mitigation Plan

Whitestone Heights Tree Survey

Tag Number	Common Name	Scientific Name	Multiple Trunk	Diameter at Breast Height	Classification	Proposed Status
647	Mesquite	*Prosopis glandulosa*	No	17	Secondary Tree	Exempt (ROW/Utility Easement)
648	Mesquite	*Prosopis glandulosa*	No	12	Secondary Tree	Remove
649	Mesquite	*Prosopis glandulosa*	Yes	9	Secondary Tree	Remove
650	Mesquite	*Prosopis glandulosa*	No	8	Secondary Tree	Remove
651	Mesquite	*Prosopis glandulosa*	Yes	15	Secondary Tree	Remove
652	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Exempt (ROW/Utility Easement)
653	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
654	American Elm	*Ulmus americana*	No	6	Quality Tree	Remove
655	Cedar Elm	*Ulmus crassifolia*	Yes	11	Quality Tree	Remove
656	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
657	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
658	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
659	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
660	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
661	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
662	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Remove
663	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
664	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
665	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
666	Cedar Elm	*Ulmus crassifolia*	No	11	Quality Tree	Remove
667	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
668	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
669	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
670	Osage orange	*Maclura pomifera*	No	37	Large Secondary Tree	Remove
671	Mesquite	*Prosopis glandulosa*	Yes	10	Secondary Tree	Remove
672	Cedar Elm	*Ulmus crassifolia*	No	11	Quality Tree	Remove
673	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
674	Cedar Elm	*Ulmus crassifolia*	No	14	Quality Tree	Remove
675	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Remove
676	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
677	Cottonwood	*Populus deltoides*	No	6	Secondary Tree	Remove
678	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
679	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
680	Hackberry	*Celtis laevigata*	No	12	Secondary Tree	Remove
681	Hackberry	*Celtis laevigata*	No	9	Secondary Tree	Remove
682	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
683	American Elm	*Ulmus americana*	No	6	Quality Tree	Remove
684	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
685	Hackberry	*Celtis laevigata*	No	14	Secondary Tree	Remove
686	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
687	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
688	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
689	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
690	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
691	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
692	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
693	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Remove
694	Mesquite	*Prosopis glandulosa*	No	12	Secondary Tree	Remove
695	Honey Locust	*Gleditsia triacanthos*	No	8	Secondary Tree	Exempt (ROW/Utility Easement)
696	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
697	Mesquite	*Prosopis glandulosa*	No	6	Secondary Tree	Remove
698	Mesquite	*Prosopis glandulosa*	No	6	Secondary Tree	Remove
699	American Elm	*Ulmus americana*	No	15	Quality Tree	Remove
700	American Elm	*Ulmus americana*	No	17	Quality Tree	Remove
701	American Elm	*Ulmus americana*	No	8	Quality Tree	Remove
702	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
703	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
704	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
705	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
706	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
707	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
708	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
710	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
711	Osage orange	*Maclura pomifera*	No	18	Large Secondary Tree	Remove
712	Mesquite	*Prosopis glandulosa*	No	28	Large Secondary Tree	Remove
713	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
714	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
715	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
716	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
717	Mesquite	*Prosopis glandulosa*	Yes	11	Secondary Tree	Remove
718	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
719	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
720	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Exempt (ROW/Utility Easement)
721	American Elm	*Ulmus americana*	No	6	Quality Tree	Remove
722	Hackberry	*Celtis laevigata*	No	12	Secondary Tree	Exempt (ROW/Utility Easement)
723	Mesquite	*Prosopis glandulosa*	No	11	Secondary Tree	Exempt (ROW/Utility Easement)
724	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Exempt (ROW/Utility Easement)
725	Hackberry	*Celtis laevigata*	No	10	Secondary Tree	Exempt (ROW/Utility Easement)
726	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Exempt (ROW/Utility Easement)
727	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
728	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
729	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Remove
730	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
731	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
732	Hackberry	*Celtis laevigata*	No	9	Secondary Tree	Remove
733	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
734	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
735	Hackberry	*Celtis laevigata*	Yes	8	Secondary Tree	Remove
736	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
737	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
738	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
739	Osage orange	*Maclura pomifera*	No	10	Secondary Tree	Remove
740	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
741	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
742	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Remove
743	Hackberry	*Celtis laevigata*	No	13	Secondary Tree	Remove
744	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
745	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
746	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
747	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Exempt (ROW/Utility Easement)
748	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Exempt (ROW/Utility Easement)
749	Hackberry	*Celtis laevigata*	No	9	Secondary Tree	Exempt (ROW/Utility Easement)
750	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Exempt (ROW/Utility Easement)
751	Hackberry	*Celtis laevigata*	No	18	Large Secondary Tree	Exempt (ROW/Utility Easement)
752	Osage orange	*Maclura pomifera*	No	16	Secondary Tree	Remove
753	Osage orange	*Maclura pomifera*	Yes	14	Secondary Tree	Remove
754	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Remove
755	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
756	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
757	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
758	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove

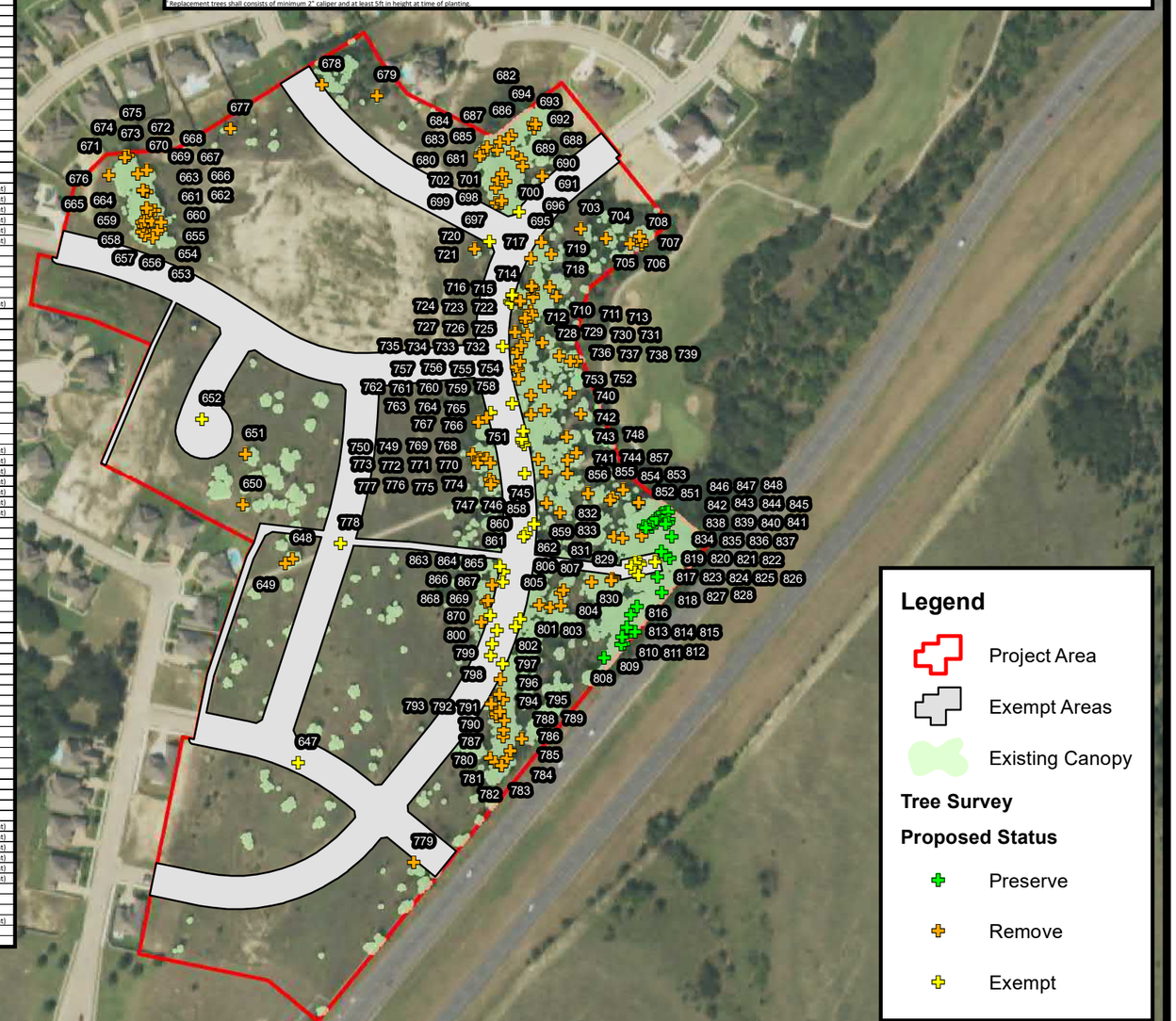
Whitestone Heights Tree Survey

Tag Number	Common Name	Scientific Name	Multiple Trunk	Diameter at Breast Height	Classification	Proposed Status
759	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Remove
760	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
761	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Remove
762	Chinaberry	*Melia azedarach*	No	11	Quality Tree	Exempt (ROW/Utility Easement)
763	Cedar Elm	*Ulmus crassifolia*	No	11	Quality Tree	Remove
764	Cedar Elm	*Ulmus crassifolia*	No	No	Large Quality Tree	Exempt (ROW/Utility Easement)
765	Chinaberry	*Melia azedarach*	No	13	Quality Tree	Exempt (ROW/Utility Easement)
766	Chinaberry	*Melia azedarach*	No	11	Quality Tree	Remove
767	Gum Bumelia	*Sideroxylon lanuginosum*	Yes	22	Large Secondary Tree	Remove
768	Cedar Elm	*Ulmus crassifolia*	No	14	Quality Tree	Remove
769	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
770	Mesquite	*Prosopis glandulosa*	No	11	Secondary Tree	Remove
771	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
772	Cedar Elm	*Ulmus crassifolia*	No	16	Quality Tree	Remove
773	Hackberry	*Celtis laevigata*	Yes	14	Secondary Tree	Remove
774	Hackberry	*Celtis laevigata*	No	11	Secondary Tree	Remove
775	Hackberry	*Celtis laevigata*	No	13	Secondary Tree	Remove
776	Hackberry	*Celtis laevigata*	No	14	Secondary Tree	Remove
777	Mesquite	*Prosopis glandulosa*	Yes	13	Secondary Tree	Remove
778	Mesquite	*Prosopis glandulosa*	No	10	Secondary Tree	Exempt (ROW/Utility Easement)
779	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
780	Osage orange	*Maclura pomifera*	No	8	Secondary Tree	Remove
781	American Elm	*Ulmus americana*	No	6	Quality Tree	Remove
782	American Elm	*Ulmus americana*	No	6	Quality Tree	Remove
783	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
784	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
785	Cedar Elm	*Ulmus crassifolia*	Yes	12	Quality Tree	Remove
786	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Remove
787	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
788	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Remove
789	Cedar Elm	*Ulmus crassifolia*	No	15	Quality Tree	Remove
790	Hackberry	*Celtis laevigata*	No	12	Secondary Tree	Remove
791	Gum Bumelia	*Sideroxylon lanuginosum*	Yes	17	Secondary Tree	Remove
792	Osage orange	*Maclura pomifera*	Yes	31	Large Secondary Tree	Remove
793	Hackberry	*Celtis laevigata*	No	9	Secondary Tree	Remove
794	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Remove
795	Cedar Elm	*Ulmus crassifolia*	No	8	Quality Tree	Remove
796	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Remove
797	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Exempt (ROW/Utility Easement)
798	Cedar Elm	*Ulmus crassifolia*	No	7	Quality Tree	Exempt (ROW/Utility Easement)
799	Cedar Elm	*Ulmus crassifolia*	No	11	Quality Tree	Exempt (ROW/Utility Easement)
800	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Exempt (ROW/Utility Easement)
801	Cedar Elm	*Ulmus crassifolia*	No	17	Quality Tree	Exempt (ROW/Utility Easement)
802	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Exempt (ROW/Utility Easement)
803	Cedar Elm	*Ulmus crassifolia*	No	13	Quality Tree	Remove
804	Osage orange	*Maclura pomifera*	Yes	21	Large Secondary Tree	Remove
805	Hackberry	*Celtis laevigata*	No	7	Secondary Tree	Remove
806	Osage orange	*Maclura pomifera*	No	12	Secondary Tree	Remove
807	Osage orange	*Maclura pomifera*	Yes	29	Large Secondary Tree	Remove
808	American Elm	*Ulmus americana*	Yes	10	Quality Tree	Exempt (ROW/Utility Easement)
809	Cedar Elm	*Ulmus crassifolia*	No	20	Large Quality Tree	Preserve
810	Cedar Elm	*Ulmus crassifolia*	No	11	Quality Tree	Preserve
811	Cottonwood	*Populus deltoides*	No	15	Secondary Tree	Preserve
812	American Elm	*Ulmus americana*	No	10	Quality Tree	Preserve
813	Hackberry	*Celtis laevigata*	Yes	21	Large Secondary Tree	Preserve
814	Black Willow	*Salix nigra*	Yes	20	Large Quality Tree	Preserve
815	Black Willow	*Salix nigra*	No	18	Large Quality Tree	Preserve
816	American Elm	*Ulmus americana*	No	35	Large Quality Tree	Preserve
817	American Elm	*Ulmus americana*	No	29	Large Quality Tree	Preserve
818	Cedar Elm	*Ulmus crassifolia*	No	12	Quality Tree	Preserve
819	American Elm	*Ulmus americana*	No	37	Large Quality Tree	Preserve
820	American Elm	*Ulmus americana*	Yes	34	Large Quality Tree	Preserve
821	Cedar Elm	*Ulmus crassifolia*	No	16	Quality Tree	Preserve
822	Hackberry	*Celtis laevigata*	No	11	Secondary Tree	Exempt (ROW/Utility Easement)
823	Hackberry	*Celtis laevigata*	No	9	Secondary Tree	Exempt (ROW/Utility Easement)
824	Hackberry	*Celtis laevigata*	Yes	14	Secondary Tree	Exempt (ROW/Utility Easement)
825	Hackberry	*Celtis laevigata*	Yes	22	Large Secondary Tree	Exempt (ROW/Utility Easement)
826	Hackberry	*Celtis laevigata*	Yes	13	Secondary Tree	Exempt (ROW/Utility Easement)
827	Hackberry	*Celtis laevigata*	No	6	Secondary Tree	Exempt (ROW/Utility Easement)
828	Hackberry	*Celtis laevigata*	No	13	Secondary Tree	Exempt (ROW/Utility Easement)
829	Osage orange	*Maclura pomifera*	No	6	Secondary Tree	Remove
830	Hackberry	*Celtis laevigata*	Yes	13	Secondary Tree	Remove
831	Hackberry	*Celtis laevigata*	No	10	Secondary Tree	Remove
832	Osage orange	*Maclura pomifera*	Yes	14	Secondary Tree	Remove
833	Hackberry	*Celtis laevigata*	No	15	Secondary Tree	Remove
834	American Elm	*Ulmus americana*	No	14	Quality Tree	Remove
835	American Elm	*Ulmus americana*	No	9	Quality Tree	Preserve
836	American Elm	*Ulmus americana*	No	13	Quality Tree	Preserve
837	American Elm	*Ulmus americana*	No	10	Quality Tree	Preserve
838	American Elm	*Ulmus americana*	No	11	Quality Tree	Preserve
839	American Elm	*Ulmus americana*	No	13	Quality Tree	Preserve
840	American Elm	*Ulmus americana*	No	16	Quality Tree	Preserve
841	American Elm	*Ulmus americana*	Yes	11	Quality Tree	Preserve
842	American Elm	*Ulmus americana*	No	10	Quality Tree	Preserve
843	American Elm	*Ulmus americana*	No	13	Quality Tree	Preserve
844	American Elm	*Ulmus americana*	No	18	Large Quality Tree	Preserve
845	American Elm	*Ulmus americana*	No	16	Quality Tree	Preserve
846	American Elm	*Ulmus americana*	No	6	Quality Tree	Preserve
847	American Elm	*Ulmus americana*	No	8	Quality Tree	Preserve
848	Black Willow	*Salix nigra*	No	13	Quality Tree	Preserve
851	Osage orange	*Maclura pomifera*	No	6	Secondary Tree	Remove
852	Osage orange	*Maclura pomifera*	No	6	Secondary Tree	Remove
853	Osage orange	*Maclura pomifera*	No	10	Secondary Tree	Remove
854	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
855	Osage orange	*Maclura pomifera*	Yes	14	Secondary Tree	Remove
856	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Remove
857	Honey Locust	*Gleditsia triacanthos*	No	12	Secondary Tree	Remove
858	Cedar Elm	*Ulmus crassifolia*	Yes	14	Quality Tree	Remove
859	Osage orange	*Maclura pomifera*	Yes	17	Secondary Tree	Remove
860	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Exempt (ROW/Utility Easement)
861	Cedar Elm	*Ulmus crassifolia*	No	6	Quality Tree	Exempt (ROW/Utility Easement)
862	Hackberry	*Celtis laevigata*	No	12	Secondary Tree	Exempt (ROW/Utility Easement)
863	Cedar Elm	*Ulmus crassifolia*	No	10	Quality Tree	Exempt (ROW/Utility Easement)
864	American Elm	*Ulmus americana*	No	20	Large Quality Tree	Exempt (ROW/Utility Easement)
865	American Elm	*Ulmus americana*	Yes	13	Quality Tree	Exempt (ROW/Utility Easement)
866	American Elm	*Ulmus americana*	No	7	Quality Tree	Remove
867	Hackberry	*Celtis laevigata*	No	8	Secondary Tree	Remove
868	Osage orange	*Maclura pomifera*	No	6	Secondary Tree	Remove
869	Cedar Elm	*Ulmus crassifolia*	No	9	Quality Tree	Exempt (ROW/Utility Easement)
870	Hackberry	*Celtis laevigata*	Yes	10	Secondary Tree	Remove

Whitestone Heights Preservation and Mitigation

Tree Category	Preservation/Mitigation Requirement	Total Tree Count	Minimum Preservation Requirement	Total Trees Preserved	Total Removed Trees/DBH Inches	Mitigation Requirement (Inches)	Mitigation Plan[1] Tree Plantings (Two 3-inch trees per lot) = 214 trees (642 caliper inches)	Mitigation Fee
Quality Tree	• 20% of Quality Trees (6 caliper-inches (dbh) to 18 caliper-inches) • Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.	88	18	17	71 Trees/601 Inches	1:1 601 Inches	601 inchs mitigated through provided replantings.	$0
Large Quality Tree	• 70% of Large Quality Trees (18 caliper-inches (dbh) or greater) • Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.	8	6	8	0 Trees/0 Inches	1:1 0 Inches	No mitigation required.	$0
Large Secondary Tree	• 20% of Large Secondary Trees (18 caliper-inches (dbh) or greater) • Trees shall be mitigated by planting 0.75 caliper-inch for every 1 caliper-inch (dbh) removed.	8	2	1	7 Trees/186 Inches	0.75:1 140 Inches	41 inches mitigated through provided replantings. 99 inches mitigated through mitigation fee @ $25/caliper inch.	$2,475
Secondary Tree	• 0% of Secondary Trees • Trees (12 caliper-inches (dbh) up to 18 caliper-inches (dbh) shall be mitigated by planting 0.5 caliper-inches for every 1 caliper-inch (dbh) removed.	78	0	1	77 (288 caliper inches to be mitigated)	0.5:1 144 Inches	144 inches mitigated through mitigation fee @ $25/caliper inch.	$3,600
Total	-	**182**	-	**27**	**155 Trees/1,075 Inches**	**885**	-	**$6,075**

[1]Replacement trees shall consists of minimum 2" caliper and at least 5ft in height at time of planting.



0 150 300 Feet
Graphic Scale

Whitestone Heights
Tree Preservation & Mitigation Plan

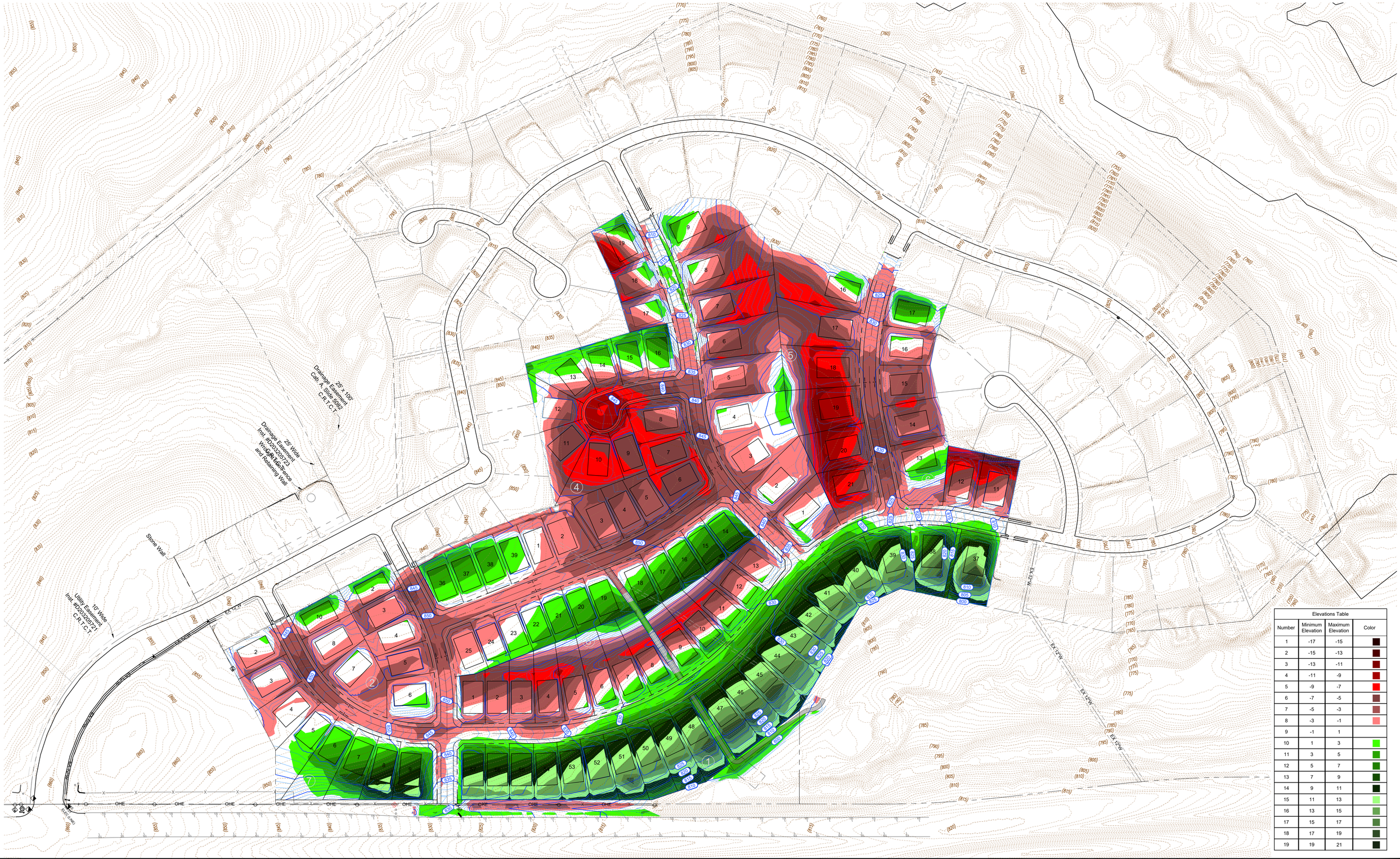
PELOTON LAND SOLUTIONS

Path: G:\JOB\HCH18003_Whitestone_Heights\Master Dev_Enviro\GIS\MXD\Whitestone Heights Tree Preservation & Mitigation.mxd

Date: 12/23/2019

Attachment B

Overall Grading Heatmap



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-17	-15	
2	-15	-13	
3	-13	-11	
4	-11	-9	
5	-9	-7	
6	-7	-5	
7	-5	-3	
8	-3	-1	
9	-1	1	
10	1	3	
11	3	5	
12	5	7	
13	7	9	
14	9	11	
15	11	13	
16	13	15	
17	15	17	
18	17	19	
19	19	21	

PELOTON
LAND SOLUTIONS

WHITESTONE HEIGHTS - PH2 & 3

OVERALL GRADING HEATMAP

BENBROOK, TX
DECEMBER 2019

0' 100' 200' 300'

Plot Date/Time: 12/27/2019 1:59 PM

G:\JOB\HCH18003_Whitestone_Heights\Master Dev\Civil\Exhibits\20191227 HEATMAP\HCH18003-HEATMAP

Attachment C

Tree Preservation and Mitigation Summary

Whitestone Heights Phase 2 and 3
Tree Preservation and Replacement/Mitigation

Tree Category	Preservation/Mitigation Requirement	Total Tree Count	Minimum Preservation Requirement	Total Trees Preserved	Total Removed Trees/DBH Inches	Mitigation Requirement (Inches)	Mitigation Plan[1] Tree Plantings (Two 3-inch trees per lot) = 214 trees (642 caliper inches)	Mitigation Fee
Quality Tree	• 20% of Quality Trees (6 caliper-inches (dbh) to 18 caliper-inches) • Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.	88	18	17	71 Trees/601 Inches	1:1 601 Inches	601 inchs mitigated through provided replantings.	$0
Large Quality Tree	• 70% of Large Quality Trees (18 caliper-inches (dbh) or greater) • Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.	8	6	8	0 Trees/0 Inches	1:1 0 Inches	No mitigation required.	$0
Large Secondary Tree	• 20% of Large Secondary Trees (18 caliper-inches (dbh) or greater) • Trees shall be mitigated by planting 0.75 caliper-inch for every 1 caliper-inch (dbh) removed.	8	2	1	7 Trees/186 Inches	0.75:1 140 Inches	41 inches mitigated through provided replantings. 99 inches mitigated through mitigation fee @ $25/caliper inch.	$2,475
Secondary Tree	• 0% of Secondary Trees • Trees (12 caliper-inches (dbh) up to 18 caliper-inches (dbh) shall be mitigated by planting 0.5 caliper-inches for every 1 caliper-inch (dbh) removed.	78	0	1	77 (288 caliper inches to be mitigated)	0.5:1 144 Inches	144 inches mitigated through mitigation fee @ $25/caliper inch.	$3,600
Total	-	**182**	-	**27**	**155 Trees/1,075 Inches**	**885**	-	**$6,075**

[1] Replacement trees shall consists of minimum 2" caliper and at least 5ft in height at time of planting.