
Rosebury Tree Mitigation

From Curtis Young [REDACTED]
Date Wed 1/21/2026 10:58 AM
To Sarah Hensley <shensley@cityofkeller.com>; Alexis Russell <arussell@cityofkeller.com>
Cc David R. Washington Jr. [REDACTED]; Richard DeOtte [REDACTED]

 2 attachments (3 MB)

260121 Rosebury-Tree Mitigation Plan.pdf; 260121 Rosebury-Tree Cons Plan.pdf;

Sarah & Alexis,

Attached is my attempt to show how the trees that have to be removed during the development of Rosebury would qualify for either being exempt or non-exempt (from the mitigation requirements), and easily communicate how we determined it. This is a revised plan from the one I sent a week ago, because of a water line easement which has been added.

We understand, as we discussed, that the ordinance addresses it in two parts; first for the development, and then, on a one-by-one basis the lot trees. Unfortunately, because of the grades, the lots where most of the trees are must be graded with the development, so we are asking for the two phases be considered as one.

So, using color to show the different types of exempt areas, here's my description of how we did it:

1. The blue shaded area is exempt because it is in the street ROW, a 10' utility easement along the street frontage, and a water line easement through the Commercial tract.
2. The yellow areas are exempt because that is the "building pad" areas within the setbacks.
3. The purple areas show the "additional 20%" area on the lots which could also be designated exempt. You said we could place that wherever we want, so we've chosen areas where removed trees are.

All "exempt" trees are uncolored. The trees we're saving are colored green- consistent with the also attached Tree Conservation Plan. There are no "non-exempt trees" remaining, to need mitigation.

I tried adding these exhibits to the portal, but there appears no way to do that at this point, so please add these to the record. Please let me know if this makes sense to you, and is acceptable. Thanks.

Regards-

Curtis W. Young, AIA

Sage Group, Inc.

1130 N. Carroll Avenue, Suite 200

Southlake, Texas 76092

Tel: [817-424-2626](tel:817-424-2626) (Metro)

Fax: [817-424-2890](tel:817-424-2890)

Cell: [817-909-0909](tel:817-909-0909)

Email: [REDACTED]

Residential & Commercial Area

Trees to be removed	45
Trees to remain	22

Trees to be removed

Trees to be saved

TREES TO REMAIN	
Tree #	Size & Species
1500	10" Oak
1501	34" Oak
1502	34" Oak
1503	22" Oak
1510	8" Crape Myrtle
1511	16" Oak
1512	16" Oak
1513	30" Oak
1514	22" Oak
1516	20" Oak
1517	6" Magnolia
1518	6" Magnolia
1519	8" Magnolia
1550	24" Oak
1551	36" Oak
1553	18" Oak
1554	32" Oak
1557	123" Oak
1558	8" Crape Myrtle
1559	8" Crape Myrtle
1560	8" Crape Myrtle
1561	14" Pecan

TREES TO BE REMOVED	
Tree #	Size & Species
1504	24" Oak
1505	30" Oak
1506	20" Oak
1507	15" Oak
1508	34" Oak
1509	17" Oak
1520	8" Peach
1521	6" Oak
1522	6" Oak
1523	8" Crape Myrtle
1524	32" Oak
1525	8" Oak
1526	24" Oak
1527	26" Oak
1528	6" Oak
1529	24" Oak
1530	12" Oak
1531	20" Oak
1532	8" Oak
1533	20" Oak
1534	17" Oak
1535	18" Oak
1536	22" Oak
1537	8" Oak
1538	12" Oak
1539	20" Oak
1540	15" Oak
1541	28" Oak
1542	8" Crape Myrtle
1543	8" Crape Myrtle
1544	20" Oak
1545	26" Oak
1546	24" Oak
1547	26" Oak
1548	9" Oak
1549	10" Oak
1552	14" Pecan
1555	22" Oak
1556	6" Oak
1574	4" Crape Myrtle
1570	30" Oak
1571	15" Oak
1572	40" Oak
1573	22" Maple
1569	15" Maple

MAIN STREET (S.H. NO. 377)

Existing Zoning: SF-36
L.U.D.=SP

Existing Zoning: SF-8.4
L.U.D.=HD-SF

JOHNSON ROAD

Mark & Chryste Keel
McDonnell Building Materials Co., Inc.
550 N. Main Street
Keller, TX 76248

Applicant:

Contact: David Washington, Jr.

TEL. 817-337-8899
Contact: Richard DeOtte, P.E.



817-424-2626

$$1'' = 50'$$

0 50'

100' 200'

Tree Conservation Plan

Rosebury

Keller, Tarrant County, Texas

EXEMPT TREES	
Tree #	Size & Species
1504	24" Oak
1505	30" Oak
1506	20" Oak
1507	15" Oak
1508	34" Oak
1509	17" Oak
1520	8" Peach
1521	6" Oak
1522	6" Oak
1523	8" Crape Myrtle
1524	32" Oak
1525	8" Oak
1526	24" Oak
1527	26" Oak
1528	6" Oak
1529	24" Oak
1530	12" Oak
1531	20" Oak
1532	8" Oak
1533	20" Oak
1534	17" Oak
1535	18" Oak
1536	22" Oak
1537	8" Oak
1538	12" Oak
1539	20" Oak
1540	15" Oak
1541	28" Oak
1542	8" Crape Myrtle
1543	8" Crape Myrtle
1544	20" Oak
1545	26" Oak
1546	24" Oak
1547	26" Oak
1548	9" Oak
1549	10" Oak
1552	14" Pecan
1555	22" Oak
1556	6" Oak
1574	4" Crape Myrtle
1571	15" Oak
1572	40" Oak
1573	22" Maple
1569	15" Maple
1570	30" Oak
Total = 787"	

TREES TO REMAIN	
Tree #	Size & Species
1500	10" Oak
1501	34" Oak
1502	34" Oak
1503	22" Oak
1510	8" Crape Myrtle
1511	16" Oak
1512	16" Oak
1513	30" Oak
1514	22" Oak
1516	20" Oak
1517	6" Magnolia
1518	6" Magnolia
1519	8" Magnolia
1550	24" Oak
1551	36" Oak
1553	18" Oak
1554	32" Oak
1557	123" Oak
1558	8" Crape Myrtle
1559	8" Crape Myrtle
1560	8" Crape Myrtle
1561	14" Pecan

Site Data Summary Chart
Residential & Commercial Area

Total Number of Trees

67

Exempt Trees

45

Non-Exempt Trees

0

Trees to be Remain

22

Tree Conservation Legend

Exempt Trees

Non-Exempt Trees

Trees to be remain

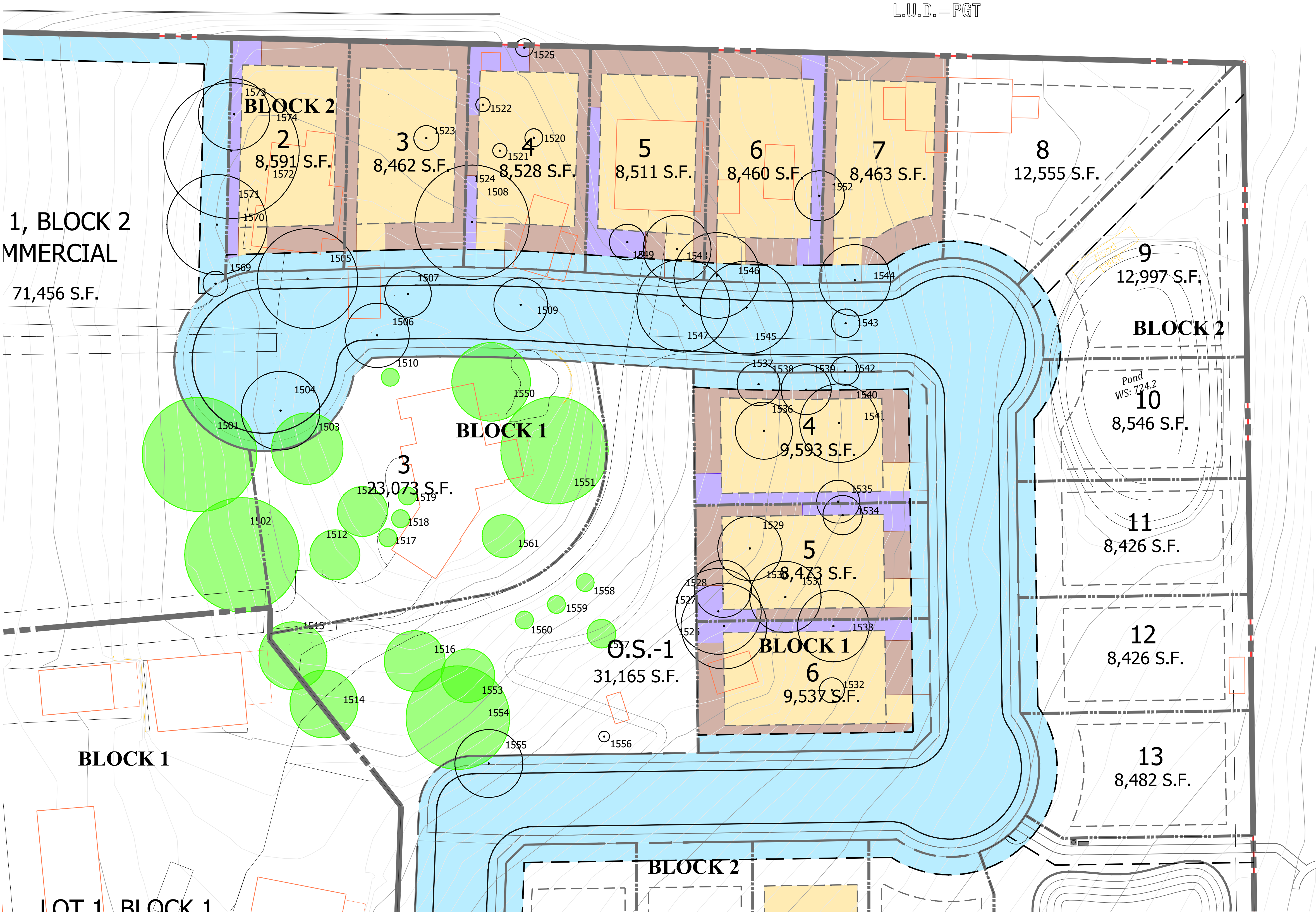
Exempt Areas

R.O.W.'s & Easements

Building Pad & Drives

20% Of Pad Area

Non - Exempt Areas

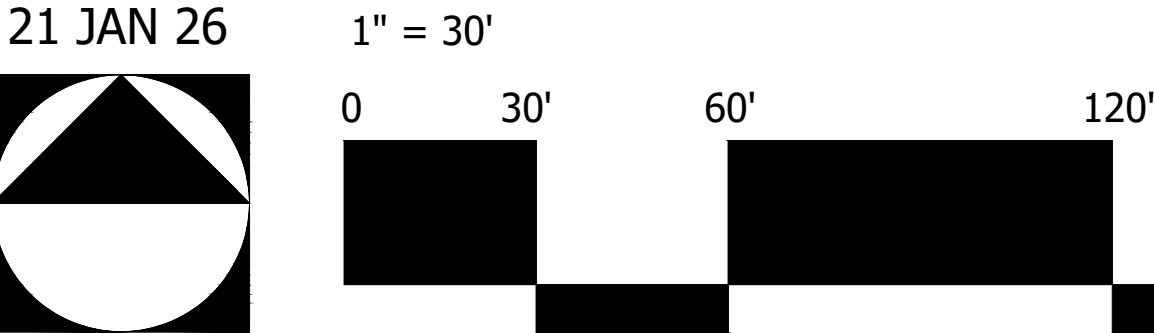


Owner:
Mark & Chryste Keel
McDonnell Building Materials Co.,Inc.
550 N. Main Street
Keller, TX 76248
817 - 992 - 5071

Applicant:
DW Commercial, LLC.
P.O. Box 466
Keller, TX 75244
Contact: David Washington, Jr.

Engineer:
Deotte, Inc.
112 Keystone Dr.
Southlake, TX 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Tree Mitigation Detail

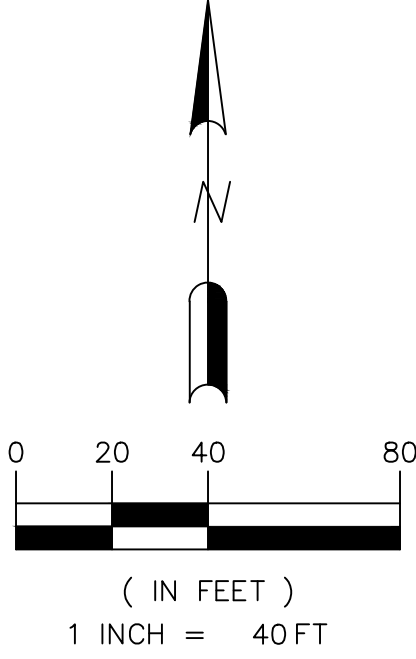
Rosebury

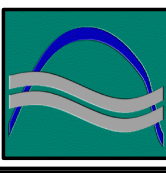
Keller, Tarrant County, Texas



LEGEND

	DIRECTION OF RUNOFF FLOW
	EXISTING GRADE CONTOUR
	PROPOSED GRADE CONTOUR
	PROPOSED CURLEX (8") WITH SEED, APPLIED AFTER PAVING & FINAL GRADING
	PROPOSED SILT FENCE
	PROPOSED INLET EROSION PROTECTION BY PAVING CONTRACTOR



**DEOTTE, INC.**
CIVIL ENGINEERING
112 Keystone Drive
Southlake, Texas 76092
817.567.5899 (Office)

PREPARED FOR: DW COMMERCIAL, LLC
11222 W. Highway 112
Keller, Texas 76244
PHONE: (817) 728-6266
CONTACT: DAVID WASHINGTON

EROSION CONTROL PLAN
ROSEBURY ADDITION
KELLER, TEXAS

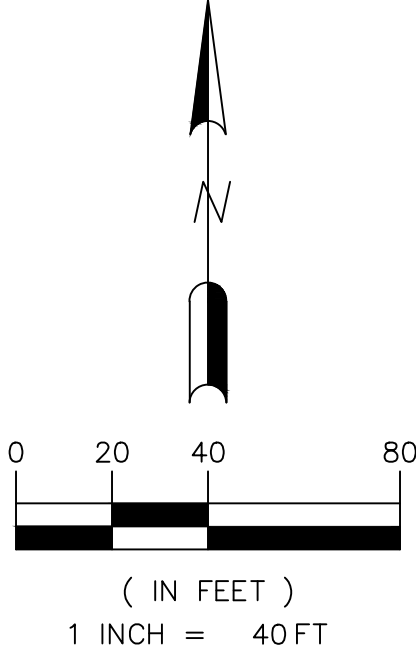
BENCHMARKS:

BM #1					
△					
△					
△					
△					
△					

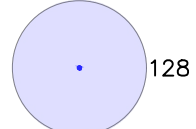
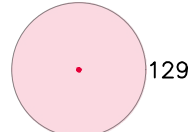
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT TO BE USED FOR CONSTRUCTION.
BY: Richard W. Deotte
Date: 1/27/2026

DOI No. 2024104-00

EC-1

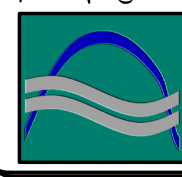


LEGEND

-  128 TREE TO BE PRESERVED
-  129 TREE TO BE REMOVED
- 129 TREE TAG NUMBER
-  TREE PROTECTION FENCING

TREES TO REMAIN

TREE #	SIZE & SPECIES
1501	34" OAK
1502	34" OAK
1503	22" OAK
1511	16" OAK
1512	16"
1513	30" OAK
1514	22" OAK
1515	34" OAK
1516	20" OAK
1517	6" MAGNOLIA
1518	6" MAGNOLIA
1519	8" MAGNOLIA
1550	24" OAK
1551	36" OAK
1553	18" OAK
1554	32" OAK
1556	6" OAK
1557	12"
1561	14" PECAN



DEOTTE, INC.
CIVIL ENGINEERING | TREE No. E-003116
112 Keystone Drive
Southlake, Texas 76092
817-337-8699 (Office)

PREPARED FOR: DW COMMERCIAL, LLC.
KELLER, TEXAS 76244
PHONE: (817) 728-6266
CONTACT: DAVID WASHINGTON

TREE PRESERVATION PLAN
ROSEBURY ADDITION
KELLER, TEXAS

BENCHMARKS:

BM #1			
			
			
			
			
			

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT TO BE USED FOR CONSTRUCTION.
BY: Richard W. Deotte
Date: 1/22/2026

DOI No. 2024104-00

TP-1