

TRE-APP-APP21-38801251 - Briggs Ranch East Phase 5

SCOPE OF WORK: TREE REMOVAL FOR RESIDENTIAL DEVELOPMENT

OVERALL TREE PLAN FOR BRIGGS RANCH EAST PHASE 5 UNITS 1, 2A, 2B, 3A & 3B

// STATUS: APPROVED (UNIT 1 ONLY - 2010 TREE SURVEY METHOD)

AMENDMENT #1 APPROVED 11.24.21. HG

AMENDMENT #2 APPROVED 6.28.22. HG

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

-(2)-1.5" CALIPER NATIVE LARGE SPECIES SHADE TREES AND (1)-1.5" CALIPER NATIVE MEDIUM SPECIES SHADE TREE REQUIRED PER LOT AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 1 OUT OF THE 3 TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(62)-1.5" CALIPER NATIVE LARGE SPECIES STREETScape TREES REQUIRED ALONG MANSIONS BLUFFS IN UNIT 1. ESTIMATE BOND AMOUNT \$24,800.00. STREETScape BOND REQUIRED AT TIME OF UNIT 1 PLAT.

-(69)-1.5" CALIPER NATIVE LARGE SPECIES STREETScape TREES REQUIRED ALONG MANSIONS BLUFFS IN UNIT 3B. ESTIMATE BOND AMOUNT \$27,600.00. STREETScape BOND REQUIRED AT TIME OF UNIT 3B PLAT.

-THE OVERALL TREE PLAN SHALL BE REVISED WITH EACH PLAT TO VERIFY COMPLIANCE WITH APPROVED TREE PLAN. THE EXHIBIT IS TO SHOW THE EXISTING AND FINAL GRAES FOR EACH INDIVIDUAL UNIT ALONG WITH THE TREES TO BE PRESERVED AND REMOVED. A \$100 AMENDMENT TO PLAN FEE SHALL BE ASSESSED FOR EACH PLAN REVISION.

-THE FOLLOWING TREE NOTE SHALL BE REQUIRED ON PLAT:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801251) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

-CONSTRUCTION ON INDIVIDUAL RESIDENTIAL LOTS OUTSIDE OF CITY LIMITS ARE REQUIRED TO SUBMIT A TREE PERMIT APPLICATION REFERENCING APPROVED TREE PRESERVATION PLAN TO VERIFY COMPLIANCE AT BUILDING STAGE. FAILURE TO DO SO COULD INCUR CESSATION OF ON-SITE CONSTRUCTION, ADDITIONAL MITIGATION, AND/OR WORK WITHOUT PERMIT PENALTIES.

-PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES (CAN BE SCHEDULED WITH TREE FENCING INSPECTION).

-CALL 207.1111, OR GO ONLINE, TO SCHEDULE A PRE-CONSTRUCTION & FENCING INSPECTION (PER SECTION 35-477 OF THE UDC, SUBSECTION TREE PERMITS (5) (C)

-IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO MAINTAIN A COPY OF THE APPROVED

TREE PLANS, APPROVED TREE PERMIT AND THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH AUTHORIZED WORK IS IN PROGRESS. ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. IS REQUIRED APPLY FOR A TEMPORARY USES APPLICATION AND TO COMPLY WITH THE TERMS AND CONDITIONS OF THE APPROVED TREE PERMIT.

-**FAILURE TO SCHEDULE A FENCING INSPECTION PRIOR TO START OF WORK MAY RESULT IN A STOP WORK ORDER OR A PENALTY OF \$1000.00 OR BOTH.

// NOTE: APPLICATION IS FOR TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL WITHIN UNIT 1 ONLY. ANY SITE WORK OR TREE REMOVAL OUTSIDE OF UNIT 1 SHALL REQUIRE A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

// APPLICABLE UDC CODES:

35-523 (k) (5), 35-477 (j), 35-523 (k) (4), 21-170 (b), 35-511 (e), 35-523 (k) (2), 35-477 (5) (c), 35-477 (h) and 35-523 (j) (1)

Please forward a copy to the contractor on site with a copy of the plat or plan (if applicable) for posting on site. A copy of the approved permit and plan must be on site during site work.

// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT HERMINIO.GRIEGO@SANANTONIO.GOV OR (210) 207-6042.

CLASSIFICATION	TOTAL TREES (#)	TOTAL PRESERVATION (%)	REQUIRED PRESERVATION (N)	20% MINIMUM PRESERVATION (N)	TOTAL TREES REMOVED (N)	TOTAL PRESERVED TREES (N)	REQUIRED MITIGATION (N)
SIGNIFICANT	8	93.0	35.6	32.6	18.6	61 (65.6%)	32 (34.4%)
HERITAGE	0	0.0	100%	0.0	0 (0%)	0 (0%)	0 (3 TO 1)

PROPOSED TREE CANOPY CALCULATIONS

TREE CANOPY PLANTED PER UDC (LARGE SHADE) = 1,200 SQUARE FEET x 90% = 1080 SQUARE FEET OF CANOPY PER TREE
 TREE CANOPY PLANTED PER UDC (MEDIUM SHADE) = 875 SQUARE FEET x 90% = 787.5 SQUARE FEET OF CANOPY PER TREE
 PROPOSED TREE CANOPY PLANTED FROM UDC REQUIRED TREES = 505 LOTS @ 2 LARGE TREES/LOT = 1,110 TREES
 @ 1080 SQUARE FEET OF SHADE AREA/TREE = 27.52 ACRES
 ADDITIONAL TREE CANOPY = 3.25 ACRES (STREETSCAPE TREES - COLLECTOR)

TREE PRESERVATION MITIGATION CALCULATIONS

SIGNIFICANT MITIGATION REQUIRED = 0.6" REMOVED X 1:1 MITIGATION = 0.6"
 INCHES FROM PLANTING = 757.5"
 EXCESS MITIGATION = 757.5" - 0.6" = 756.9"

ENERGY CONSERVATION CREDIT

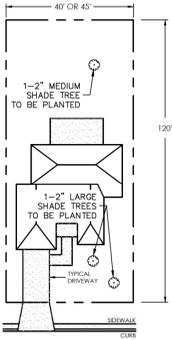
PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES (ALL UNITS) = 505 LOTS @ 1 MEDIUM TREES/LOT = 505 TREES
 @ 787.5 SQUARE FEET OF SHADE AREA/TREE = 9.13 ACRES X 1.5" = 13.69 ACRES
 PROPOSED CANOPY = 27.52 ACRES + 3.25 ACRES + 13.69 ACRES = 44.46 ACRES
 TOTAL AREA OF BRIGGS RANCH EAST PHASE 5 MASTER TREE PLAN = 112.941 ACRES
 PROPOSED TREE CANOPY COVERAGE = 44.46/112.941 ACRES = 39.37% (38% REQUIRED)

*MEDIUM SHADE TREES MUST BE LOCATED A MINIMUM OF 10 FEET BUT A MAXIMUM OF 30 FEET IN DISTANCE FROM EACH BUILDING, AND BE ON THE WESTERN OR SOUTHERN EXPOSURES OF A HABITABLE BUILDING TO RECEIVE ADDITIONAL TREE CANOPY CREDIT FOR FINAL TREE CANOPY COVER REQUIREMENTS.

POINT #	NORTHING	EASTING	SPECIES	SIZE	SIZE CLASS	LOCATION CLASS	CONDITION
1001	13689441.66	2045531.52	HK	12	Significant	Non-Exempt	Removed
1002	13688065.87	2045335.28	RET	8	Significant	Exempt	Removed
1003	13688065.87	2045335.28	RET	8	Significant	Exempt	Removed
1004	13687625.24	2044867.64	MK	11	Significant	Off-Site*	Saved
1005	13689316.65	2043967.28	MK	16	Significant	Non-Exempt	Removed
1006	13689461.35	2045559.19	HK	13	Significant	Non-Exempt	Removed
2001	13687780.10	2046075.79	HU	10	Significant	Exempt	Removed
2002	13687675.61	2044600.30	HK	11	Significant	Non-Exempt	Saved
2003	13687806.45	2044386.31	MK	10	Significant	Exempt	Removed
2004	13687806.45	2044386.31	MK	10	Significant	Exempt	Removed
2005	13687811.97	2044235.32	HU	10	Significant	Exempt	Removed
2006	13688363.50	2043979.08	MK	10	Significant	Non-Exempt	Removed
2007	13690411.76	2044203.94	HK	10	Significant	Off-Site*	Saved
3001	13687718.31	2045029.89	MK	10	Significant	Non-Exempt	Saved
3002	13688800.81	2043898.26	HU	11	Significant	Non-Exempt	Saved
3003	13690377.44	2044315.49	WL	8	Significant	Off-Site*	Saved

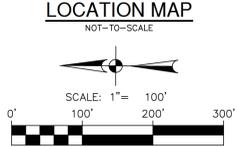
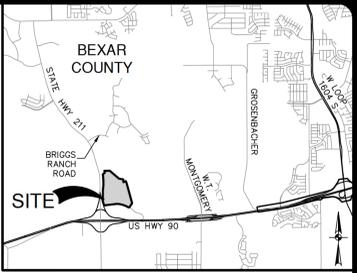
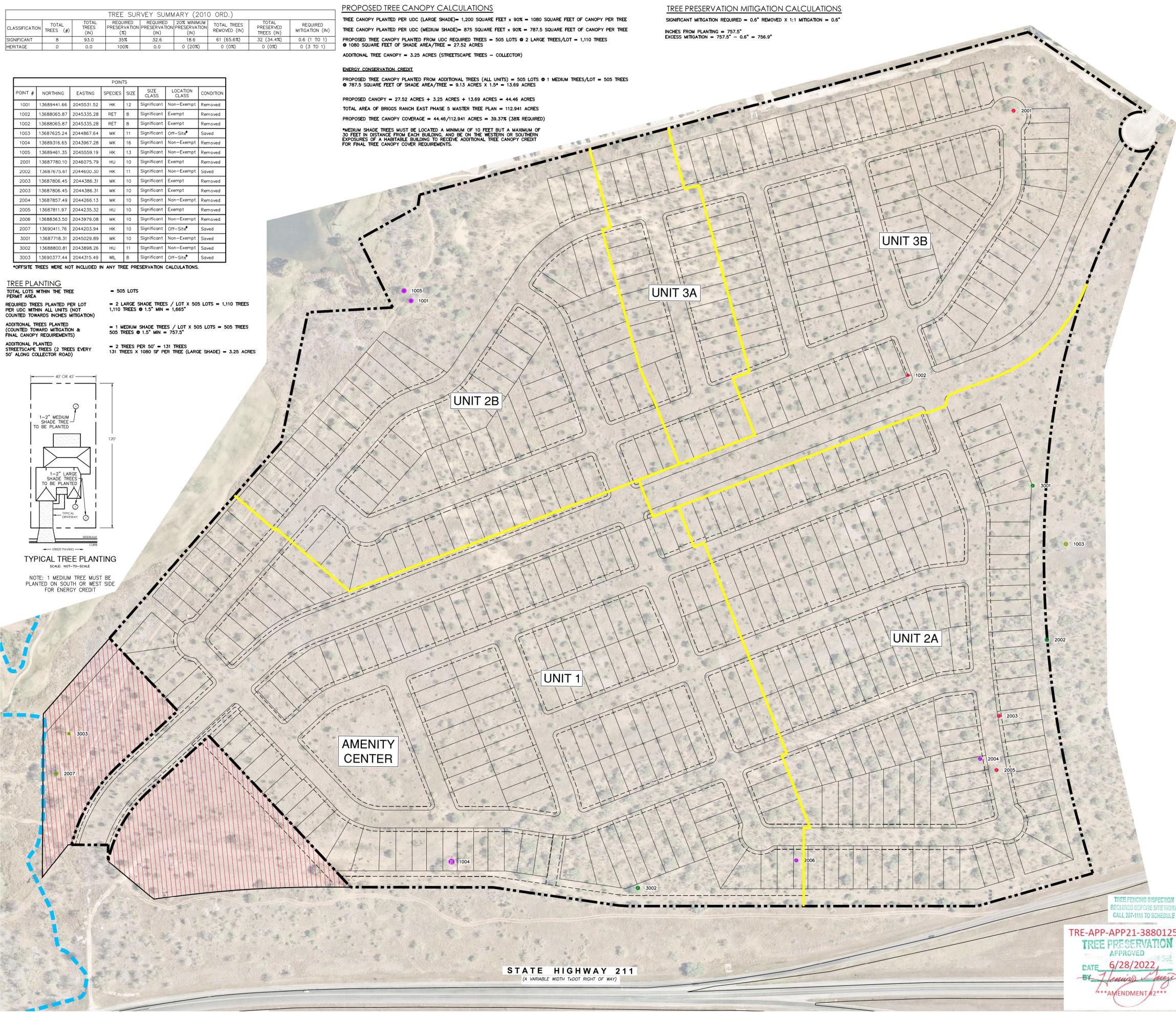
*OFFSITE TREES WERE NOT INCLUDED IN ANY TREE PRESERVATION CALCULATIONS.

TREE PLANTING
 TOTAL LOTS WITHIN THE TREE PERMIT AREA = 505 LOTS
 REQUIRED TREES PLANTED PER LOT PER UDC WITHIN ALL UNITS (NOT COUNTED TOWARDS INCHES MITIGATION)
 = 2 LARGE SHADE TREES / LOT X 505 LOTS = 1,110 TREES @ 1.5" MIN = 1,665"
 ADDITIONAL TREES PLANTED (COUNTED TOWARD MITIGATION & FINAL CANOPY REQUIREMENTS)
 = 1 MEDIUM SHADE TREES / LOT X 505 LOTS = 505 TREES @ 1.5" MIN = 757.5"
 ADDITIONAL PLANTED STREETSCAPE TREES (2 TREES EVERY 50' ALONG COLLECTOR ROAD)
 = 2 TREES PER 50' = 131 TREES
 131 TREES X 1080 SF PER TREE (LARGE SHADE) = 3.25 ACRES



TYPICAL TREE PLANTING SCALE: NOT-TO-SCALE

NOTE: 1 MEDIUM TREE MUST BE PLANTED ON SOUTH OR WEST SIDE FOR ENERGY CREDIT



DEVELOPER/OWNER:
 PULTE HOMES OF TEXAS, LP
 C/O FELIPE GONZALEZ
 1718 DRY CREEK WAY, SUITE 120
 SAN ANTONIO, TEXAS 78259
 (210) 496-1985

ENGINEER/PLAN PREPARER:
 PAPE-DAWSON ENGINEERS, INC
 TBPE # 470
 C/O MATTHEW GEISTWEID, P.E.
 2000 NW LOOP 410
 SAN ANTONIO, TEXAS 78213
 (210) 375-9000

DATE OF PRINT:
 June 14, 2022

LEGAL DESCRIPTION:
 A 112.941 ACRE, OR 4,919,706 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 14,182 ACRE TRACT DESCRIBED IN DEED TO MAJOR MAGIC HOLDINGS, LP, RECORDED IN VOLUME 14682, PAGES 763-782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 62.468 ACRE TRACT DESCRIBED IN DEED TO SWS BRIGGS RANCH, LLC, RECORDED IN VOLUME 13882, PAGE 1351 AND DOCUMENT NO. 20090337875, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 62.394 ACRE TRACT DESCRIBED IN DEED TO CONVERGENCE BRASS, LLC, RECORDED IN VOLUME 17108, PAGE 282 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S. C. CRAIG SURVEY NO. 13-3/4, ABSTRACT 1077, COUNTY BLOCK 4345 AND THE C. BUNDICK SURVEY NO. 13-1/2, ABSTRACT 992, COUNTY BLOCK 4325, BOTH IN BEXAR COUNTY, TEXAS.

PARCEL NUMBERS:
 PARCEL ID'S: 668136 & 668138

- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED UNIT BOUNDARY
 - 100-YR FEMA FLOODPLAIN
 - AREA NOT INCLUDED WITH THIS PLAN AND MUST COMPLY WITH THE TREE ORDINANCE SEPARATELY
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXEMPT & REMOVED TREES (NOT COUNTED)
 - SIGNIFICANT & REMOVED TREES
 - HERITAGE & REMOVED TREES
 - EXEMPT BUT SAVED TREES (NOT COUNTED)
 - SIGNIFICANT & SAVED TREES
 - HERITAGE & SAVED TREES
 - OFF-SITE TREES (NOT PROTECTED & NOT INCLUDED)
 - ROW LINE
 - PROPOSED 10' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
 - ESMT LINE

- GENERAL NOTES**
- PROJECT COMPLIANCE IS BASED ON THE 2010 TREE ORDINANCE.
 - TREES SHOWN WERE FIELD LOCATED AND INVENTORIED BASED ON AN ON THE GROUND TREE SURVEY.
 - LAND USE FOR THE PURPOSES OF TREE CALCULATIONS SHALL BE SINGLE FAMILY RESIDENTIAL.
 - TREES LEFT IN SURPLUS OF PRESERVATION REQUIREMENTS FOR THE ENTIRETY OF THE ±112.94 AC. TRACT ARE SUBJECT TO USE IN FUTURE AMENDMENTS TO THIS PRESERVATION PLAN.
 - CONTRACTOR SHALL VERIFY CONDITION OF ALL TREES ON SITE AND NOTIFY ENGINEER OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS IMMEDIATELY AND PRIOR TO THE REMOVAL OF ANY TREES WITHIN THE PROJECT LIMITS.
 - DURING CONSTRUCTION THE CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE AND PROTECT FROM DAMAGE ANY AND ALL EXISTING TREES AS INDICATED ON THE PLANS AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS THAT MAY OCCUR.
 - THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SAN ANTONIO ARBORISTS OFFICE FOR COMPLIANCE WITH THIS TREE PERMIT.
 - THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR DEVIATIONS FROM THIS TREE PLAN.
 - A SUPPLEMENTAL EXHIBIT IS TO BE SUBMITTED WITH EACH PLAT TO VERIFY COMPLIANCE WITH THE APPROVED MASTER TREE PLAN. THE EXHIBIT IS TO SHOW THE EXISTING AND FINAL GRADE FOR EACH INDIVIDUAL UNIT ALONG WITH THE TREES TO BE SAVED AND REMOVED.
 - A STREETSCAPE EXHIBIT WILL BE PROVIDED WITH EACH PLAT CONTAINING A COLLECTOR ROAD TO VERIFY COMPLIANCE WITH THE STREETSCAPE REQUIREMENTS OF THE APPROVED MASTER TREE PLAN.

TREE FENCING INSPECTION REQUIRED BEFORE SITE WORK CALL 207-4111 TO SCHEDULE

TRE-APP-APP21-38801251

TREE PRESERVATION APPROVED

DATE 6/28/2022

By *Matthew Geistweid*

AMENDMENT #2

STATE HIGHWAY 211
 (A VARIABLE WIDTH TxDOT RIGHT OF WAY)

DATE: _____ NO. REVISION: _____

DATE: _____ NO. REVISION: _____

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210-375-9000
 TEXAS ENGINEERING FIRM #201100880

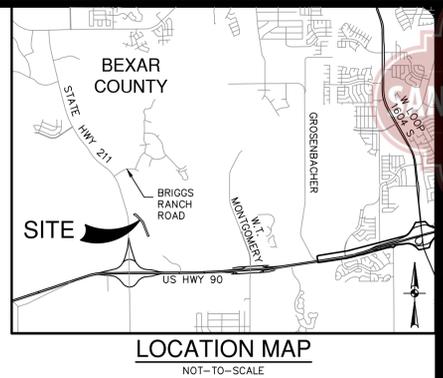
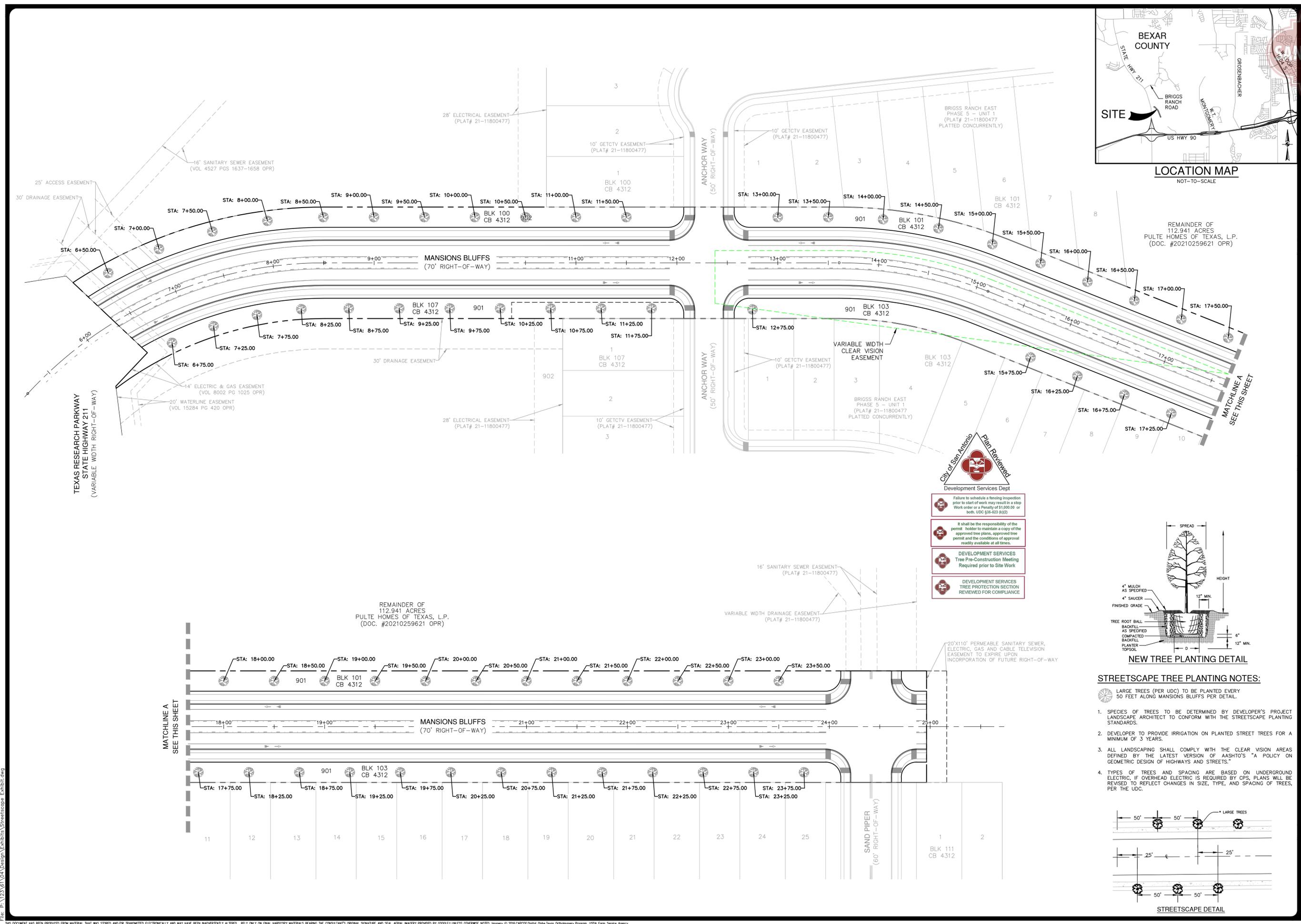
BRIGGS RANCH EAST PHASE 5
 BEXAR COUNTY, TEXAS

MASTER TREE PRESERVATION PLAN

PLAT NO. ---
 JOB NO. 12361-00
 DATE JUNE 2022
 DESIGNER EDK
 CHECKED MG_DRAWN_EDK
 SHEET T1.00

File: P:\13\13000\BRI\Draw\Tree\Tree_P5_Master Tree Preservation Plan_220614.dwg
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 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, LAROCOL/Google, Google Earth, Imagery Program, USDA Farm Service Agency.

Plot: Oct 19, 2021, 12:53pm User: ID: NACDINA
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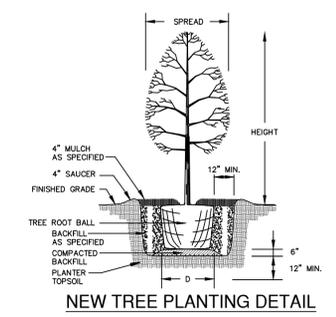
NO.	REVISION	DATE

CITY OF ANTONIO
 TEXAS

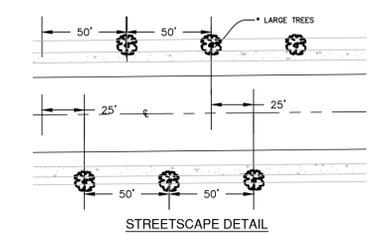
PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10088800



- Failure to schedule a fencing inspection prior to start of work may result in a stop work order or a penalty of \$1,000.00 or both. UDC §38-623 (9)(2)
- It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.
- DEVELOPMENT SERVICES Tree Pre-Construction Meeting Required prior to Site Work
- DEVELOPMENT SERVICES TREE PROTECTION SECTION REVIEWED FOR COMPLIANCE



- STREETSCAPE TREE PLANTING NOTES:**
- LARGE TREES (PER UDC) TO BE PLANTED EVERY 50 FEET ALONG MANSIONS BLUFFS PER DETAIL.
 - 1. SPECIES OF TREES TO BE DETERMINED BY DEVELOPER'S PROJECT LANDSCAPE ARCHITECT TO CONFORM WITH THE STREETSCAPE PLANTING STANDARDS.
 - 2. DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET TREES FOR A MINIMUM OF 3 YEARS.
 - 3. ALL LANDSCAPING SHALL COMPLY WITH THE CLEAR VISION AREAS DEFINED BY THE LATEST VERSION OF AASHTO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS."
 - 4. TYPES OF TREES AND SPACING ARE BASED ON UNDERGROUND ELECTRIC, IF OVERHEAD ELECTRIC IS REQUIRED BY CPS, PLANS WILL BE REVISED TO REFLECT CHANGES IN SIZE, TYPE, AND SPACING OF TREES, PER THE UDC.



BRE PHASE 5 - COLLECTOR PHASE 1
 SAN ANTONIO, TEXAS
 STREETSCAPE EXHIBIT

PLAT NO.	21-11800481
JOB NO.	12361-04
DATE	OCTOBER 2021
DESIGNER	EDK
CHECKED	DRAWN_MG
SHEET	EX 1.0

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