

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 GRADES 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)

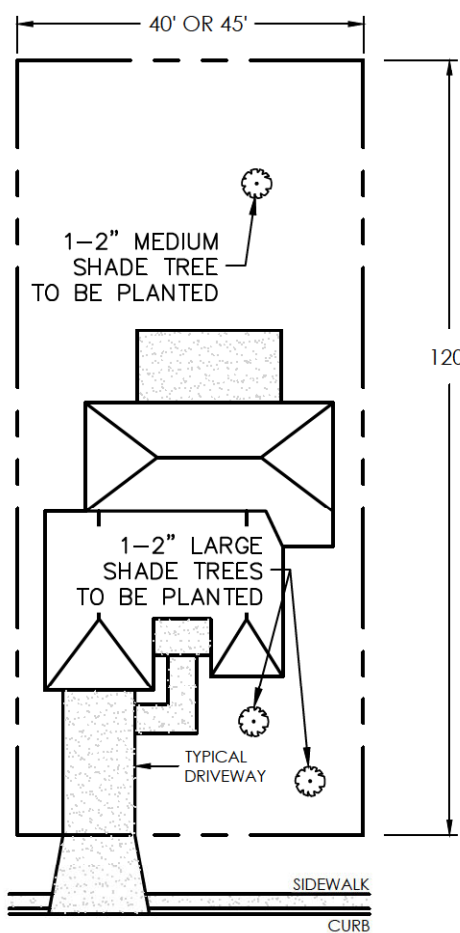
Please forward a copy to the contractor on site with a copy of the plat or plan (if applicable) for posting on site. A copy of the approved permit and plan must be on site during site work.

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

POINT #	POINTS						CONDITION
	NORTHING	EASTING	SPECIES	SIZE	SIZE CLASS	LOCATION CLASS	
1001	13689441.66	2045531.52	HK	12	Significant	Non-Exempt	Removed
1002	13689065.87	2045335.28	RET	8	Significant	Exempt	Removed
1003	13689065.87	2045335.28	RET	8	Significant	Exempt	Removed
1004	13687625.24	2044967.64	MK	11	Significant	Off-Site*	Saved
1004	13689316.63	2045867.28	MK	16	Significant	Non-Exempt	Removed
1005	13689461.35	2045559.19	HK	13	Significant	Non-Exempt	Removed
2001	13687780.10	2046075.79	HU	10	Significant	Exempt	Removed
2002	13687676.01	2044600.30	HK	11	Significant	Non-Exempt	Saved
2003	13687806.45	2044386.31	MK	10	Significant	Exempt	Removed
2003	13687806.45	2044386.31	MK	10	Significant	Exempt	Removed
2004	13687857.49	2044266.13	MK	10	Significant	Non-Exempt	Removed
2005	13687811.97	2044235.32	HU	10	Significant	Exempt	Removed
2006	13688363.50	2043979.08	MK	10	Significant	Non-Exempt	Removed
2007	13690411.78	2044203.94	HK	10	Significant	Off-Site*	Saved
3001	13687718.31	2045029.89	MK	10	Significant	Non-Exempt	Saved
3002	13688800.81	2043898.26	MK	11	Significant	Non-Exempt	Saved
3003	13690377.44	2044315.49	WL	8	Significant	Off-Site*	Saved

TREE PLANTING

TOTAL LOTS WITHIN THE TREE PERMIT AREA	= 505 LOTS
REQUIRED TREES PLANTED PER LOT PER UDC WITHIN ALL UNITS (NOT COATED TOWARDS INGRESS MITIGATION)	= 2 LARGE SHADE TREES / LOT X 505 LOTS = 1,110 TREES 1,110 TREES @ 1.5" MIN = 1,665
ADDITIONAL TREES PLANTED (COUNTED TOWARD MITIGATION & FINAL CANTOY REQUIREMENTS)	= 1 MEDIUM SHADE TREES / LOT X 505 LOTS = 505 TREES 505 TREES @ 1.5" MIN = 757.5
ADDITIONAL PLANTING 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

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 AREA UNDER REQUIRED TREES = 505 LOTS @ 2 LARGE TREES/LOT = 1,110 TREES
@ 1080 SQUARE FEET OF SHADE AREA/TREE = 27.52 ACRES

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

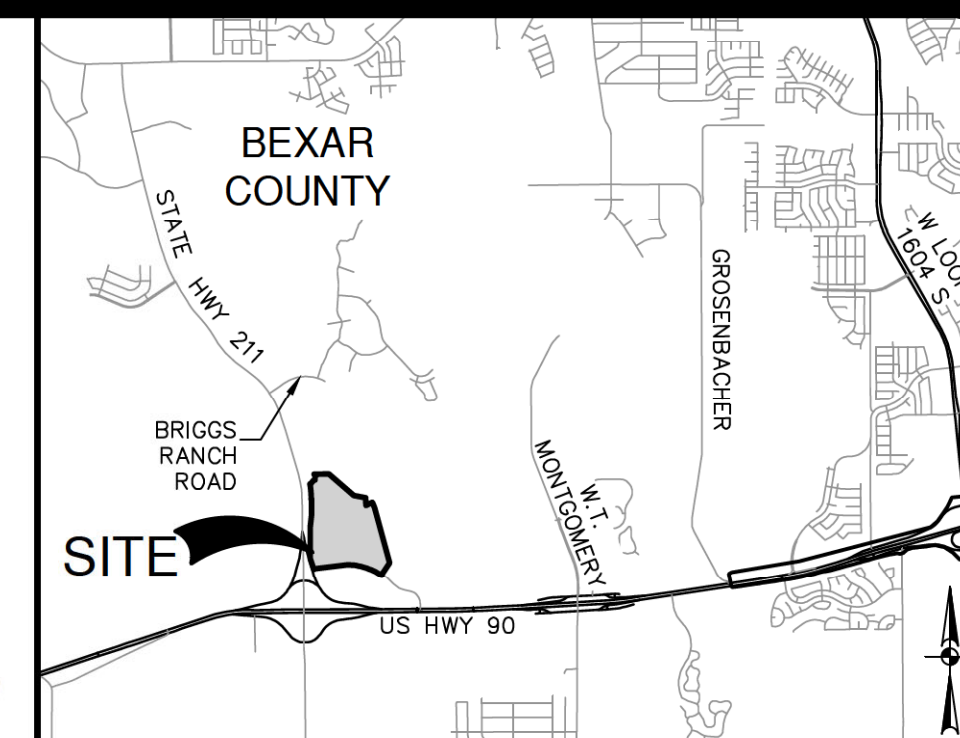
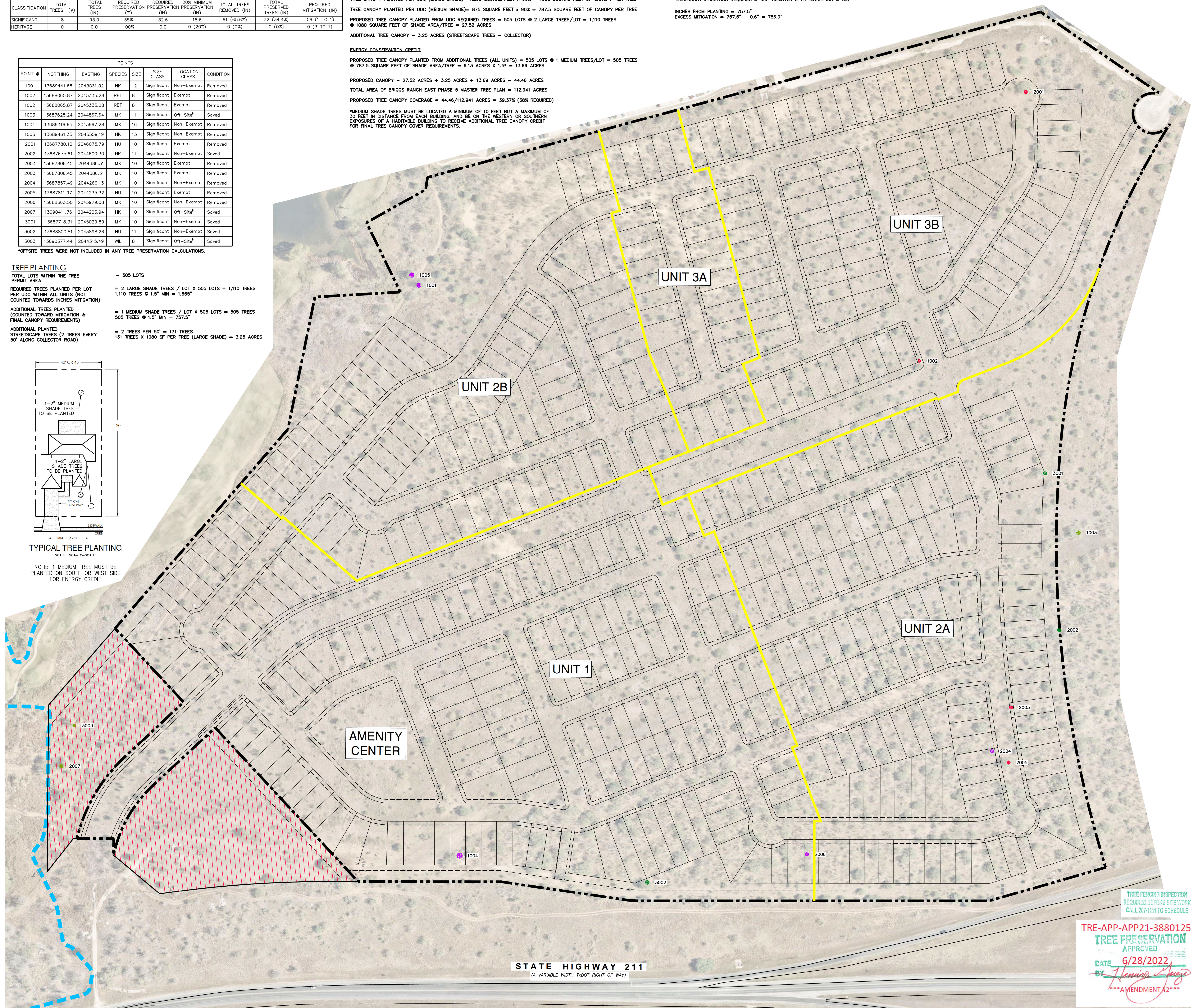
PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES (ALL UNITS) = 505 LOTS @ 1 MEDIUM TREES/LOT = 505 TREES
 @ 787.5 SQUARE FEET OF SHADE AREA/TREE = 9.13 ACRES X 1.5* = 13.69 ACRES

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

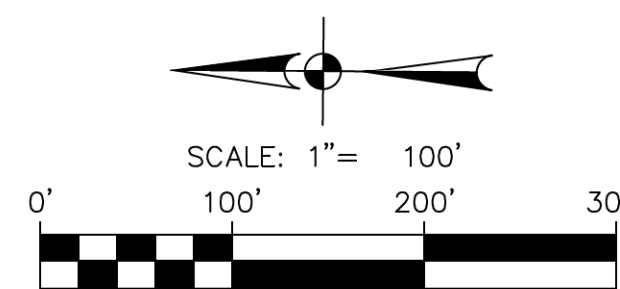
PROPOSED TREE CANOPY COVERAGE = 44.46/112.941 ACRES = 39.37% (38% REQUIRED)

*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.



LOCATION MAP

NOT-TO-SCALE



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 GEISTWEIDT, P.E.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

DATE OF PRINT:

June 14, 2022

LEGAL DESCRIPTION:

A 112941 ACRES, OR 4,919,706 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF THAT 14,182 ACRES, OF THE PUBLIC RECORDS DESCRIBED IN DEED TO MAJOR MAGIC HOLDINGS, LP, RECORDED IN VOLUME 14682, PAGES 763-782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 62,394 ACRES, OR 2,721,168 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF THAT 14,182 ACRES, OF THE PUBLIC RECORDS DESCRIBED IN DEED TO CONVERGENCE BRASS, LLC, RECORDED IN VOLUME 17108, PAGE 28 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 |
| | ESMT LINE |
| | PROPOSED 10' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT |

GENERAL NOTES

2. PROJECT COMPLETION IS BASED ON THE 2010 TREE ORDINANCE.
3. TREES SHOWN WERE FIELD LOCATED AND INVENTORIED BASED ON AN ON THE GROUND TREE SURVEY.
4. LAND USE FOR THE PURPOSES OF TREE CALCULATIONS SHALL BE SINGLE FAMILY RESIDENTIAL.
5. TREES LIES IN SURROUNDING PRESERVATION REQUIREMENTS FOR THE ENTIRETY OF THE 411294 AC TRACT ARE SUBJECT TO USE IN FUTURE AMENDMENTS TO THIS PRESERVATION PLAN.
6. CONTRACTOR SHALL VERIFY CONDITION OF ALL TREES ON SITE AND MAKE CORRECTIONS FOR ANY LOCATIONS, ERRORS, OR OMISSIONS IMMEDIATELY AND PRIOR TO THE REMOVAL OF ANY TREES WITHIN THE PROJECT LIMITS.
7. 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 OF ANY DAMAGE TO TREES.
8. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SAN ANTONIO ARBORIST'S OFFICE FOR COMPLIANCE WITH THIS TREE PERMIT.
9. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR DEVIATIONS FROM THIS TREE PLAN.
10. A SUPPLEMENTAL EXHIBIT IS TO BE SUBMITTED WITH EACH PLAT TO VERIFY COMPLIANCE WITH THE APPROVED MASTER TREE PLAN. THE EXHIBIT SHOULD SHOW THE LOCATION OF EACH TREE ON EACH INDIVIDUAL UNIT ALONG WITH THE TREES TO BE SAVED AND REMOVED.
11. 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.



**PAPE-DAWSON
ENGINEERS**

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
T1.00
SHEET

Path: C:\Users\jg\OneDrive\Documents\Projects\Briggs Ranch\Briggs Ranch Master Tree Preservation Plan.dwg
File: P:\23\2300\Design\Civil\Tree\23000000_BRE_TPS_Master Tree Preservation Plan.dwg

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 EARTH UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO Digital Data, Texas Orthoregistry Program, USDA Farm Service Agency.

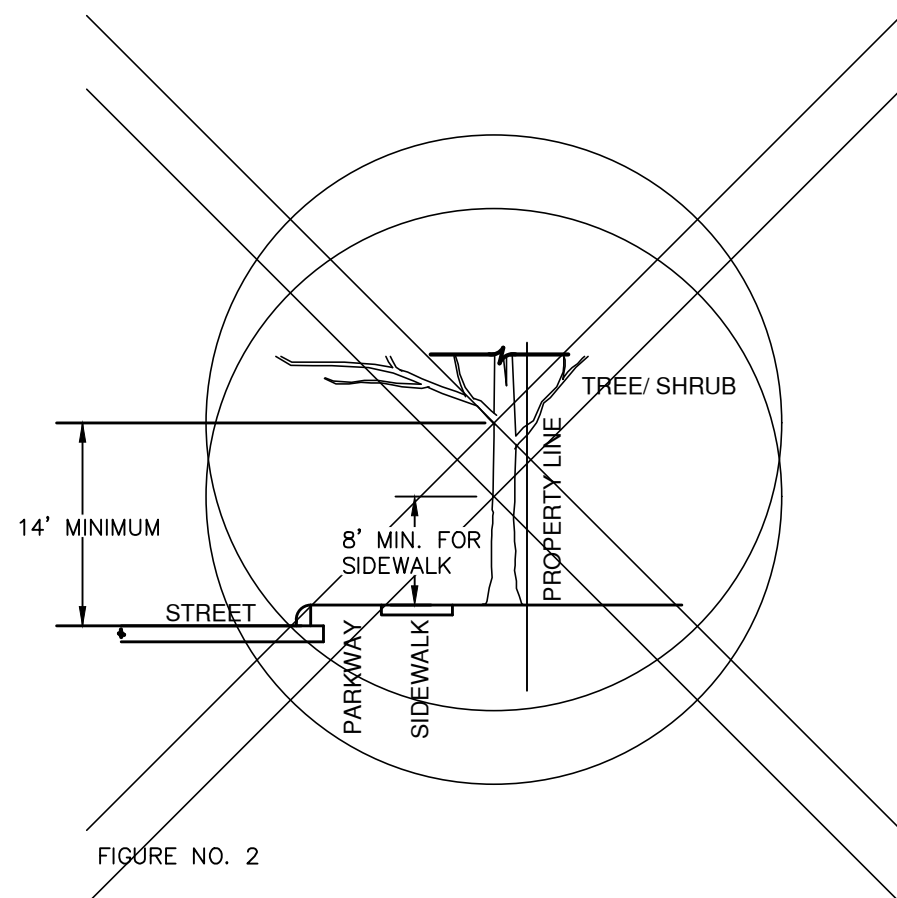
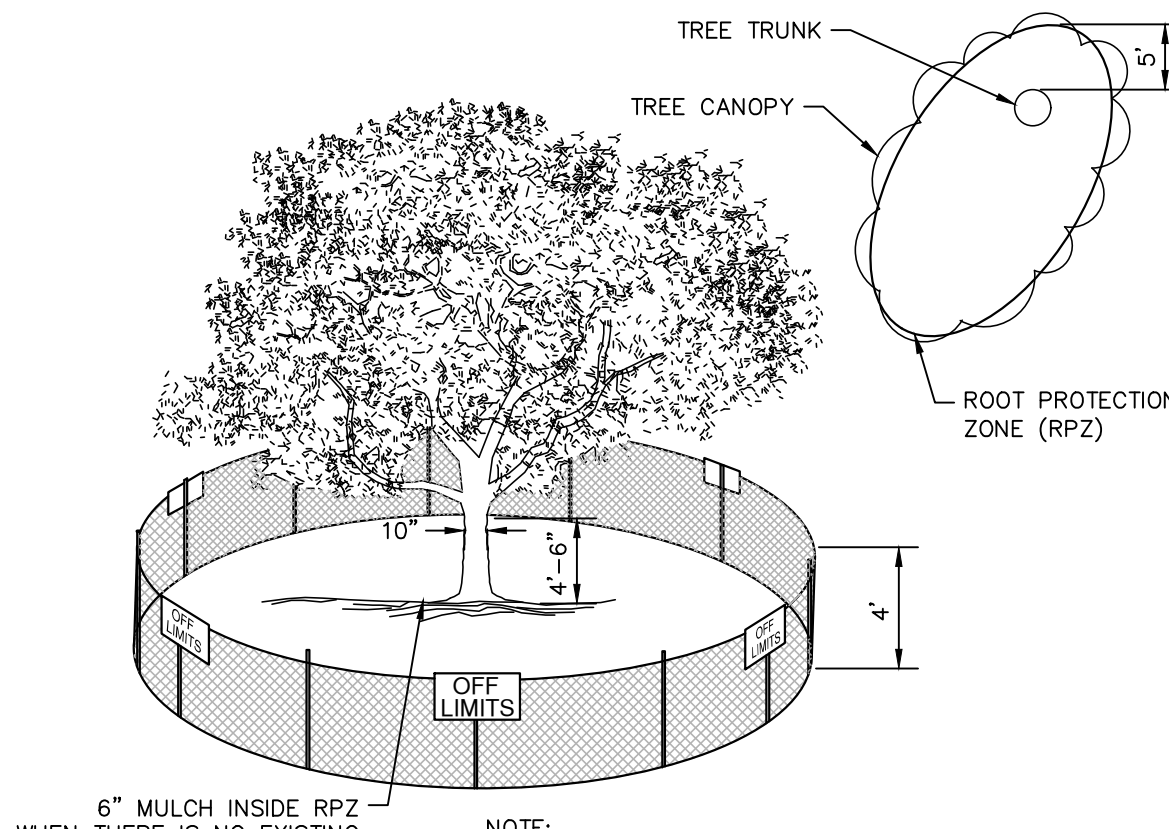


FIGURE NO. 2
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE, AS PRESCRIBED BY PROJECT MANAGER.

BRANCH CLEARANCE DETAIL

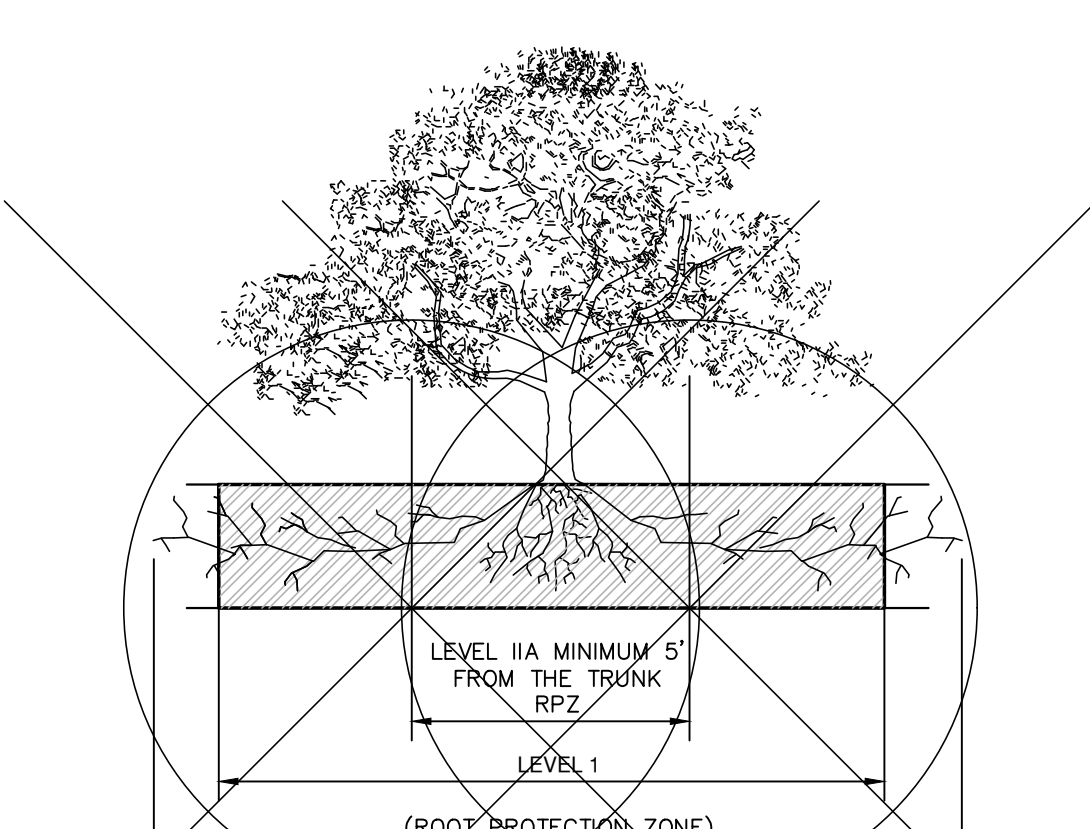
NOT TO SCALE



NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY. WILL CONFORM TO THE DRIP LINE AND IS LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECS.

TREE PROTECTION ZONE

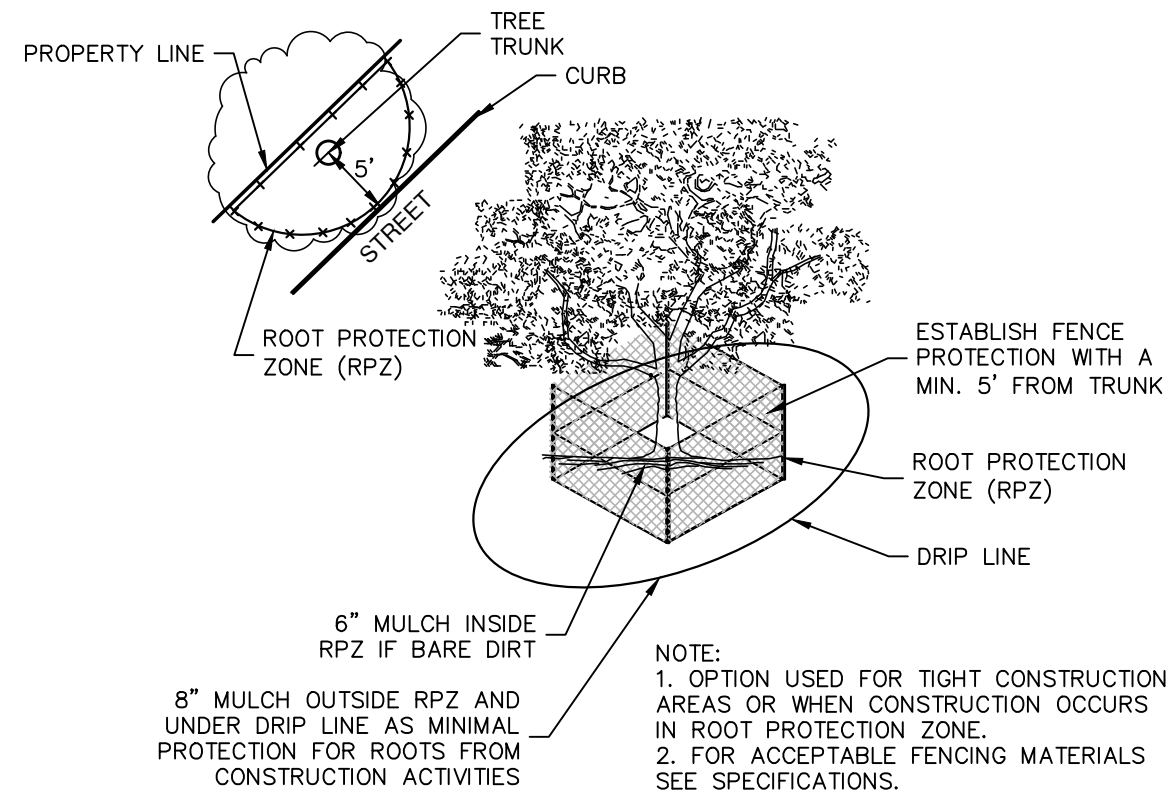
NOT TO SCALE



ROOT PROTECTION ZONE - THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION

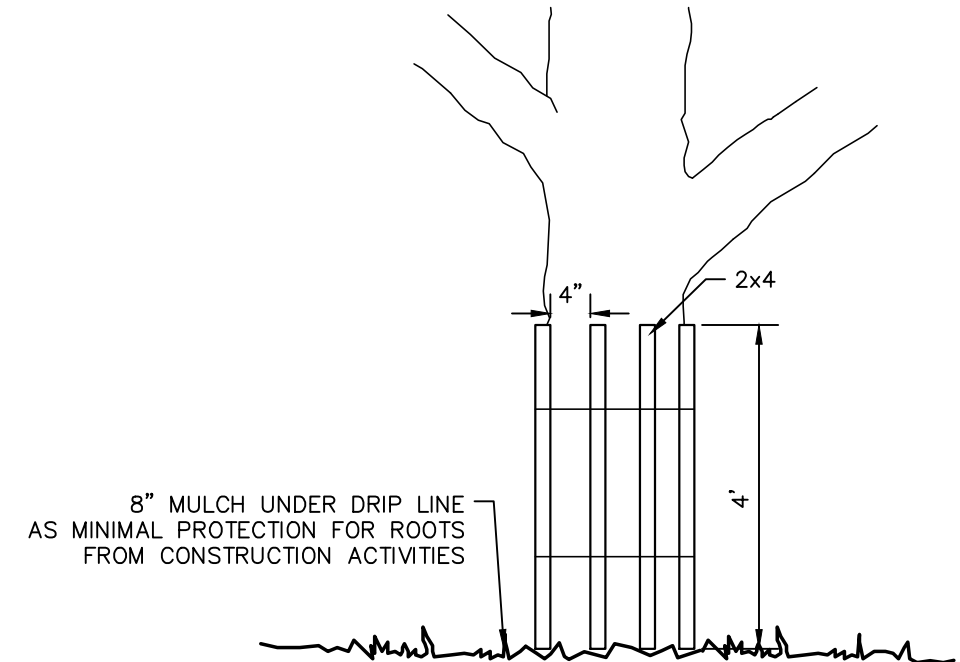
NOT TO SCALE



NOTE:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL II A FENCE PROTECTION

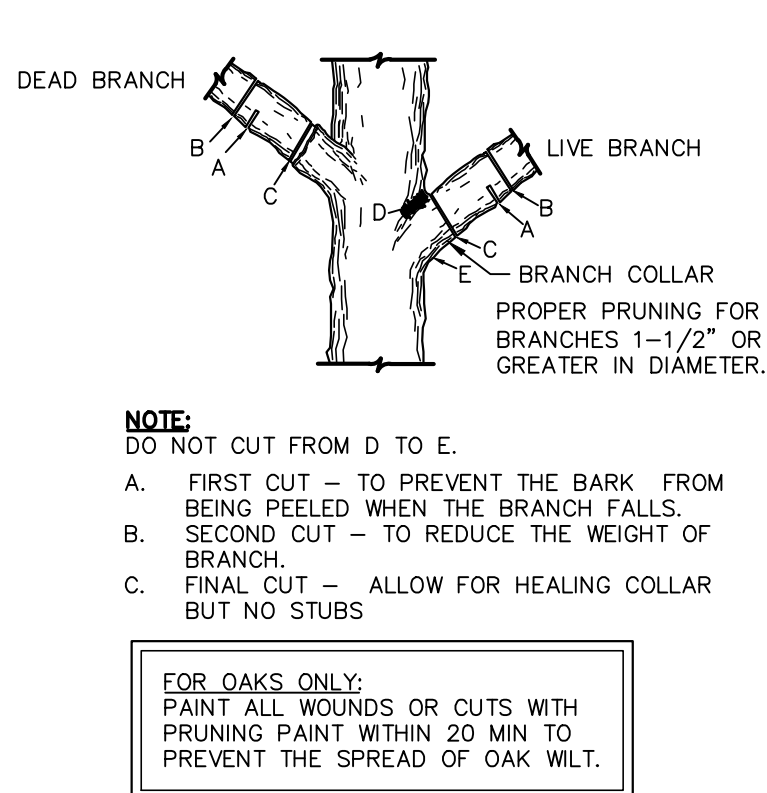
NOT TO SCALE



NOTE:
WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

LEVEL II B FENCE PROTECTION

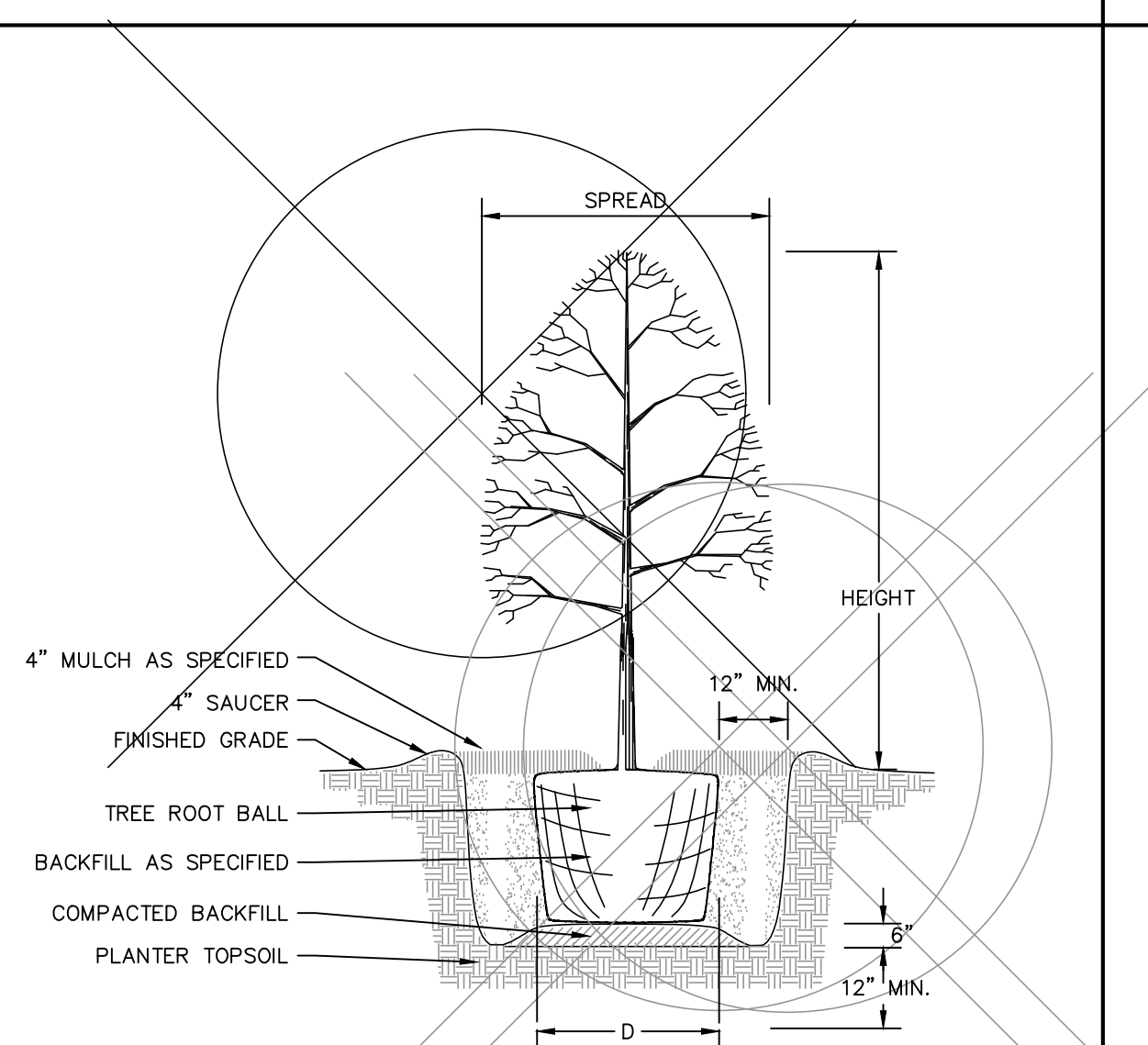
NOT TO SCALE



FOR OAKS ONLY:
PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING

NOT TO SCALE



NEW TREE PLANTING DETAIL

NOT TO SCALE

COSA GENERAL NOTES

1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802. TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON THIS SHEET.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
7. ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
8. GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
9. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
10. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
11. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
12. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.



- 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 §35-623 (k)(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

BRIGGS RANCH EAST PHASE 5

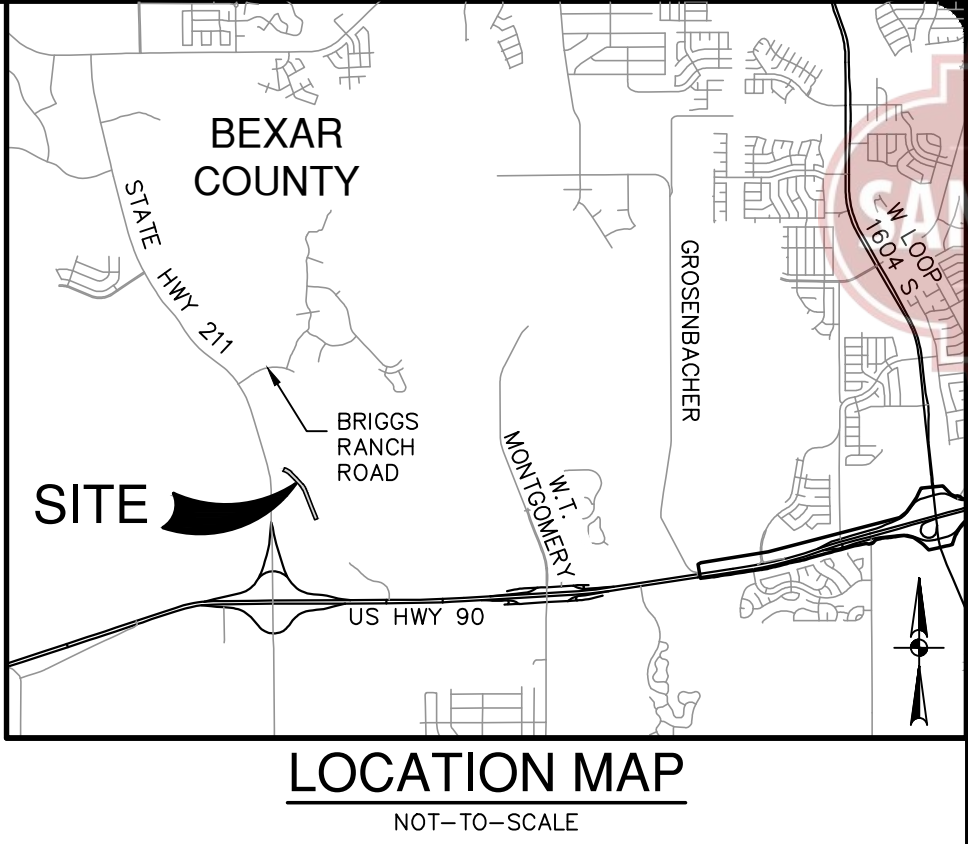
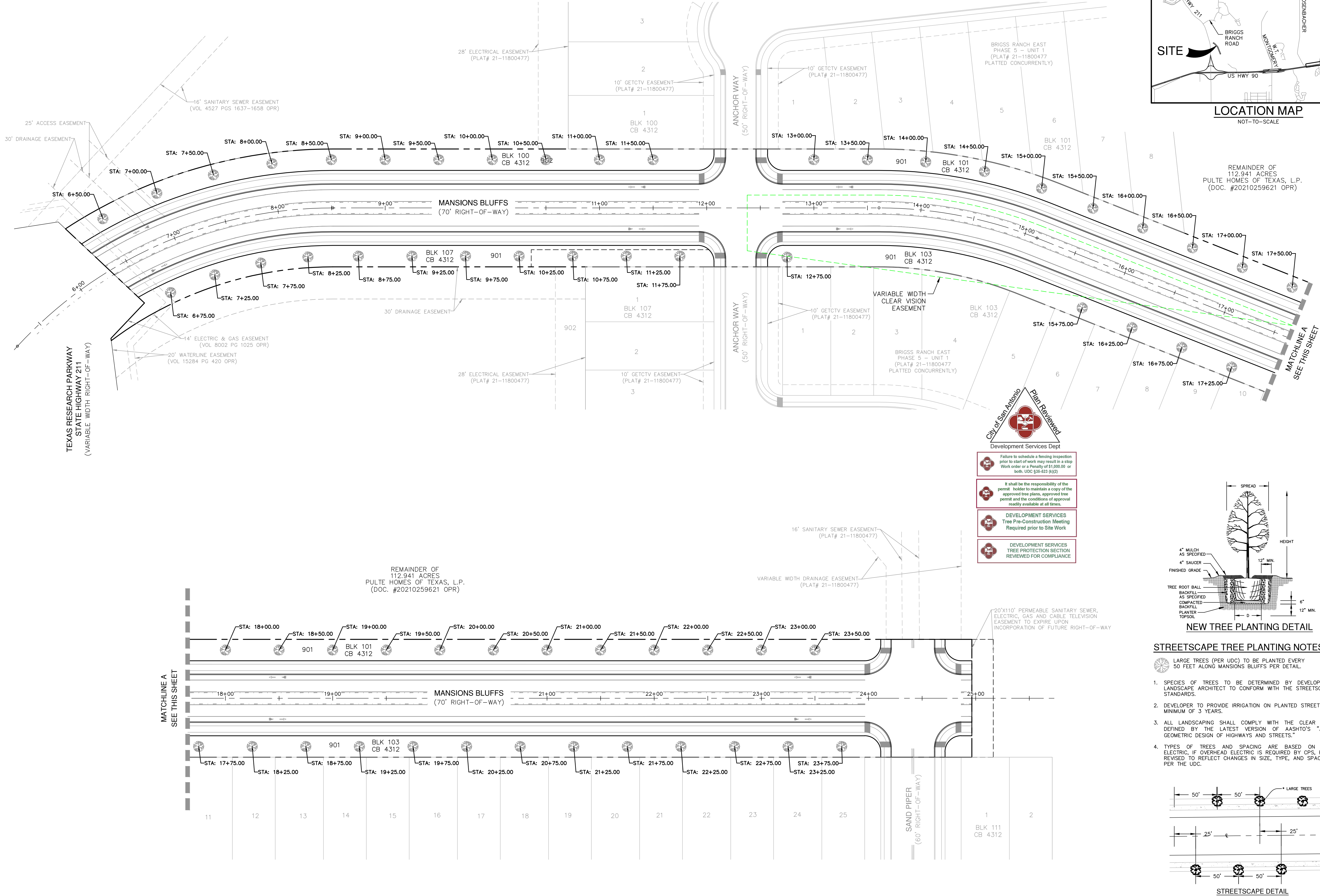
BEXAR COUNTY, TEXAS

MASTER TREE PRESERVATION PLAN DETAILS

PLAT NO.	---
JOB NO.	12361-00
DATE	SEPTEMBER 2021
DESIGNER	EDK
CHECKED	MG_DRAWN_EDK
SHEET	T2.00

PAPE-DAWSON ENGINEERS

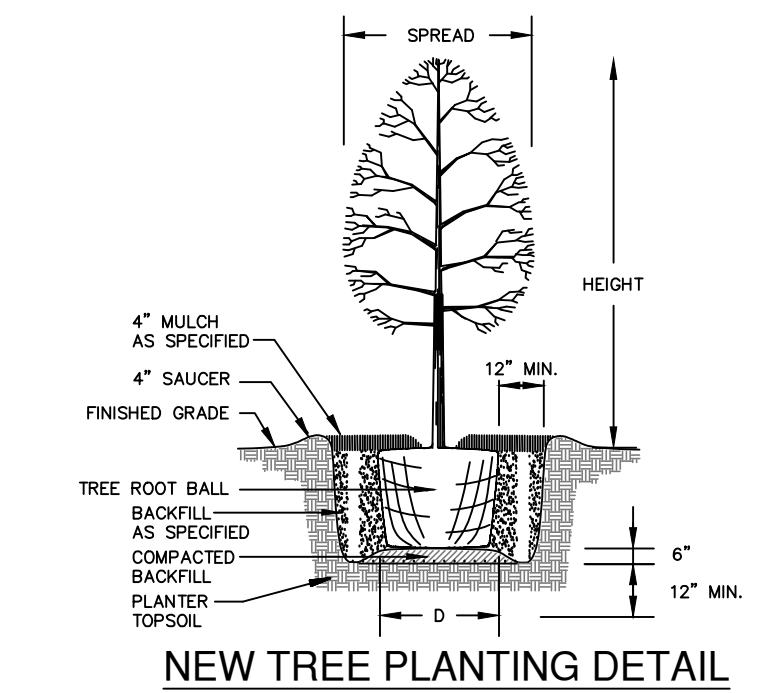
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600



REMAINDER OF
112.941 ACRES
PULTE HOMES OF TEXAS, L.P.
(DOC. #20210259621 OPR)

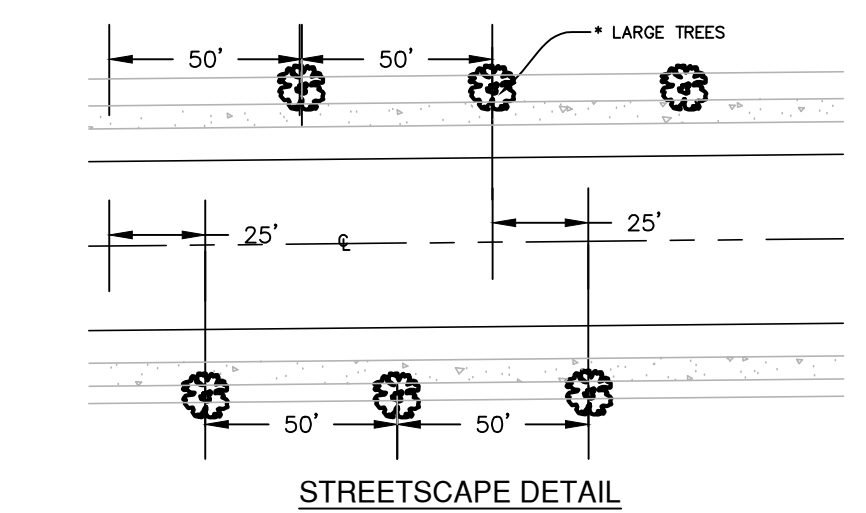


- Failure to schedule a fencing inspection prior to start of work may result in a stop work order or a penalty of \$1,000.00 or both. UDC §38-623 (9)(2)
- It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval 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.

- SPECIES OF TREES TO BE DETERMINED BY DEVELOPER'S PROJECT LANDSCAPE ARCHITECT TO CONFORM WITH THE STREETSCAPE PLANTING STANDARDS.
- DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET TREES FOR A MINIMUM OF 3 YEARS.
- 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."
- 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.



NO.	REVISION

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 #1028800

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