



Permit Issuance Information

Report Date: 9/7/2024

Application No TRE-APP-APP24-38801701

Permit No TRE-PMT-24-38901701

Site Address

Type of Record Building/Permits/Tree Permit/Permit

Date Issued 09/07/2024

Record Status Active

Primary Applicant Jonathan Groff

Scope of Work LAND-PLAT-24-11800063 - Espada Tract Unit 16 & 19 Construction of single family subdivision including water, sewer, streets, and drains

Approval Comments

Completeness Review

Comments Completeness review approved, required documents submitted. No tree removal permitted with this approval including in the right-of-way or easements. Technical review pending payment of invoiced tree permitting fees and passed preliminary tree inspection.



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Technical Review - Tree Land Development

Comments BSA Tree
TRE-APP-APP24-38801701 //
Plat-24-11800063 / Espada
Tract Unit 16 and 19 // Tied
to Master Tree Preservation
Plan
TRE-APP-APP22-38802006
// Street Scape
Requirements: Streetscape
Not Required // A4 // OCL //
2015 // 9/7/2024 / CGJ

STATUS: APPROVED FOR
ONLY PLATTING AND TREE
REMOVAL IN UNIT(S) 16 and
19 ONLY RESIDENTIAL USE.
COMMERCIAL AND
AMENITY CENTER NOT
INCLUDED.

APPLICATION IS FOR
PLATTING AND TREE
REMOVAL PURPOSES.
TREE REVIEW APPROVAL
IS FOR TREE REMOVAL
WITHIN UNIT(S) 16 and 19
ONLY. ANY SITE WORK OR
TREE REMOVAL OUTSIDE
OF UNIT(S) 16 and 19
SHALL REQUIRED A
SEPARATE TREE
APPLICATION BE
SUBMITTED AND
APPROVED PRIOR TO
START OF WORK. EACH
FUTURE PLATTED AREA
MUST SUBMIT A TREE
PERMIT APPLICATION AND
GRADING PLAN FOR THE
PLATTED AREA AND 1":50'
ENLARGEMENT OF ANY
TREE SAVE AREAS WITHIN
THE PLATTED AREA.

PLANTING: ALL TREES
SHALL BE A MINIMUM OF
4.0" CALIPER INCH
DIAMETER NATIVE SHADE
TREES. NO TREE SPECIES
SHALL BE MORE THAN 25%



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OF THE TOTAL. GREEN DOT LOTS SHALL RECEIVE 2 LARGE SHADE VALUE TREES PLANTED ON THE SOUTH OR WEST SIDE OF STRUCTURE FOR ENERGY CREDIT. BLUE DOT LOTS: SHALL RECEIVE 2 LARGE SHADE TREES PLANTED ON THE SOUTH OR WEST SIDE OF STRUCTURE PLUS ONE ADDITIONAL MEDIUM SHADE VALUE TREE. SEE APPROVED PLAN FOR PLANTING LOCATIONS AND DETAILS
APPROVAL VALID FOR 180 DAYS

TREE NOTE ON PLAT
TREE SAVE NOTE ON PLAT
NO STREETSCAPE BOND REQUIRED
NO FINAL CANOPY COVER BOND REQUIRED
MUST SCHEDULE AND PASS FINAL TREE INSPECTION AFTER OTHER DISCIPLINE HOLDS ARE REMOVED AND WITHIN THREE (3) WEEKS PRIOR TO RECORDATION. SCHEDULE VIA ACCELA. A DO NOT RECORD IS PLACED ON THIS PLAT.

//TREE PERMIT REQUIREMENTS:
FUTURE PLATS MUST CONTAIN THE FOLLOWING TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN
TE-APP-APP22-38802006 WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND



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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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE

CONSTRUCTION ON INDIVIDUAL LOT(S), WITHIN EXTRATERRITORIAL JURISDICTION, ARE REQUIRED TO SUBMIT A TREE PERMIT APPLICATION REFERENCING THE APPROVED TREE PRESERVATION PLAN TO VERIFY COMPLIANCE AT BUILDING STAGE.

TREE SAVE AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVE AREAS MUST BE DESIGNATED AS SUCH WHEN AREA IS PLATTED. 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



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OR MITIGATION TREES
(CAN BE SCHEDULED WITH
TREE FENCING
INSPECTION).
INSPECTIONS CAN BE
SCHEDULED ONLINE
THROUGH ACCELA.
THE PERMIT HOLDER
SHALL 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.

1) A ROOT PROTECTION
ZONE MUST BE
ESTABLISHED AROUND
THE TRUNK OF EACH TREE
PRESERVED OR
MITIGATION TREE. THE
AREA IS DEFINED BY A
RADIUS DISTANCE OF ONE
(1) LINEAR FOOT FOR
EACH INCH (DBH).

2) MATERIAL OR
EQUIPMENT STORAGE OR
NO CUTTING, FILLING,
TRENCHING, ROOT OR
SOIL DISTURBANCE, OR
CONSTRUCTION IMPACTS
SHALL OCCUR CLOSER TO
THE TRUNK THAN
ONE-HALF ($\frac{1}{2}$) THE ROOT
PROTECTION ZONE
RADIUS

// 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



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TO THE CONTRACTOR ON SITE WITH A COPY OF THE PLAT OR PLAN (IF APPLICABLE) FOR POSTING ON SITE.

// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT CHARLES.JOHNSON2@SANANTONIO.GOV OR (210) 207-0170.

Required Inspections

Tree - Fencing
Tree - Fencing Follow Up
Tree - Final
Tree - Pre-Construction Meeting

Inspection Status

Pending
Pending
Pending
Pending

Related Records

(This is other Permits Created from the Applications, Amendments etc)

Record Number	Record Type	Status
LAND-PLAT-24-11800063	Major Plat	Under Review
TRE-APP-APP22-38802006	Tree Affidavit/Permit Application	Issued