POINTS										
POINT#	NORTHING	EASTING	SPECIES	SIZE	DESCRIPTION	MULIT-TRUNK	SIZE CLASS	LOCATION CLASS	CONDITION	LOCATION
3002	13708845.02	2104781.56	MESQUITE	11	TYPICAL	YES	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3003	13708852.70	2104926.81	MESQUITE	21	TYPICAL	NO	SIGNIFICANT	NON-EXEMPT	REMOVED	UPLAND
3004	13708692.55	2104850.31	HUISACHE	10	TYPICAL	YES	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3005	13708674.93	2104945.93	MESQUITE	18	DEAD/IN-DECLINE	NO	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3006	13708668.81	2104959.85	MESQUITE	13	TYPICAL	YES	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3007	13708610.05	2104940.20	HUISACHE	20	TYPICAL	YES	SIGNIFICANT	NON-EXEMPT	REMOVED	UPLAND
3008	13708602.78	2104874.08	HUISACHE	10	TYPICAL	YES	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3009	13708469.85	2104908.53	HUISACHE	20	TYPICAL	YES	SIGNIFICANT	NON-EXEMPT	REMOVED	UPLAND
3010	13708340.48	2104909.39	HUISACHE	18	TYPICAL	YES	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3011	13708347.62	2104842.72	HUISACHE	15	TYPICAL	NO	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3012	13708128.12	2104904.40	HUISACHE	32	TYPICAL	YES	HERITAGE	NON-EXEMPT	SAVED	UPLAND
3013	13708109.99	2104889.17	HUISACHE	14	TYPICAL	NO	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3014	13708083.30	2104865.85	HUISACHE	12	TYPICAL	YES	SIGNIFICANT	NON-EXEMPT	REMOVED	UPLAND
3015	13708164.56	2104828.77	HUISACHE	12	TYPICAL	NO	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3016	13708153.37	2104813.41	HUISACHE	15	TYPICAL	NO	SIGNIFICANT	EXEMPT	REMOVED	UPLAND
3019	13708046.88	2104756.74	HACKBERRY	10	TYPICAL	NO	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3020	13708039.74	2104842.70	MESQUITE	11	TYPICAL	NO	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3021	13708050.51	2104854.98	MESQUITE	10	TYPICAL	NO	SIGNIFICANT	NON-EXEMPT	SAVED	UPLAND
3022	13708357.16	2104722.72	HUISACHE	10	TYPICAL	NO	SIGNIFICANT	EXEMPT	REMOVED	UPLAND

TREE PRESERVATION REQUIREMENTS:

HERITAGE TREE MITIGATION CALCULATIONS:
HERITAGE TREES REMOVED (3:1 MITIGATION)
TOTAL HERITAGE INCHES: 32 INCHES
HERITAGE INCHES EXEMPT: 0 INCHES
HERITAGE INCHES PRESERVED: 32 INCHES (100%)
REQUIRED MITIGATION: 0 INCHES

SIGNIFICANT TREE MITIGATION CALCULATIONS:
SIGNIFICANT INCHES: 250 INCHES
SIGNIFICANT INCHES EXEMPT: 108 INCHES
TOTAL SIGNIFICANT INCHES: 142 INCHES
SIGNIFICANT INCHES REMOVED: 73 IN (51.41%)
SIGNIFICANT INCHES PRESERVED: 69 IN (48.59%)
REQUIRED MITIGATION: 0 INCHES (GREATER THAN 35% PRESERVATION)

OVERALL MITIGATION REQUIRED = 0 INCHES

MITIGATION CALCULATIONS:
2–1.5" TREES PER LOT WILL BE PLANTED. RECEIVE MITIGATION CREDIT IF GREATER THAN 1½".
1 ADDITIONAL 1.5" TREE WILL BE PLANTED ON 14 LOTS
14 LOTS X 1 TREE/LOT X 1.5" PER TREE = 21 INCHES

TOTAL MITIGATION PROVIDED = 21 INCHES

FINAL TREE CANOPY COVER REQUIREMENTS:

TOTAL SITE ACREAGE: 4.56 ACRES (OUTSIDE OF FLOODPLAIN)
REQUIRED FINAL TREE CANOPY COVER: 4.56 ACRES X (38% MIN.) = 1.73 ACRES

PRESERVED TREE CANOPY CALCULATIONS:
HACKBERRY: 1 TREES X (875 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.02 ACRES
MESQUITE: 4 TREES X (550 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.05 ACRES
HUISACHE: 1 TREES X (550 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.013 ACRES
HUISACHE HERITAGE: 1 TREE X (1100 SQFT/TREE) X (1 ACRE/ 43,560) = 0.025 ACRES
TOTAL PRESERVED TREE CANOPY: 0.11 ACRES

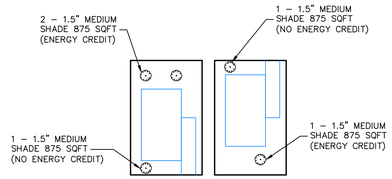
PER UDC: 2–1.5" TREES PER LOT WILL BE PLANTED
28 LOTS X 2 TREES/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% = 1.01 ACRES
14 LOTS X 1 TREE/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% = 0.25 ACRES
TOTAL PLANTING PROVIDED: 1.26 ACRES

ENERGY CREDITS: 45 TREES X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% X 50% = 0.41 ACRES
TOTAL ENERGY CREDITS: 0.41 ACRES

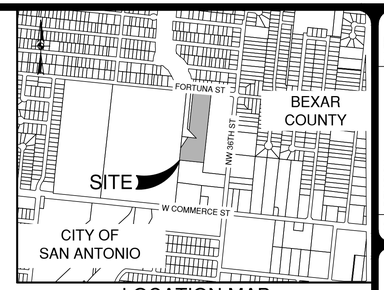
TOTAL PROPOSED TREE CANOPY COVER: 0.11 ACRES + 1.26 ACRES + 0.41 ACRES = 1.78 ACRES (39.04%)

NOTES

1. THIS TREE PLAN WAS DONE IN ACCORDANCE TO THE 2023 TREE ORDINANCE.
2. PROPOSED TREES USED FOR ENERGY CONSERVATION CREDIT SHALL BE PLANTED ON THE SOUTHERN OR WESTERN EXPOSURE OF THE HOUSE AND WITHIN 30 FEET OF THE HOUSE.
3. 2 ~ 1.5" TREES PER LOT ARE TO BE PLANTED AS REQUIRED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (UDC) AND LANDSCAPE ORDINANCE. HOWEVER, DUE TO MITIGATION, AN ADDITIONAL 1~1.5" TREE PER LOT IS TO BE PLANTED ON 14 LOTS.



TYPICAL TREE PLANTING
SCALE: 1"=50'

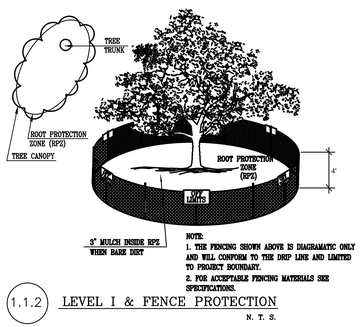


LOCATION MAP
NOT–TO–SCALE

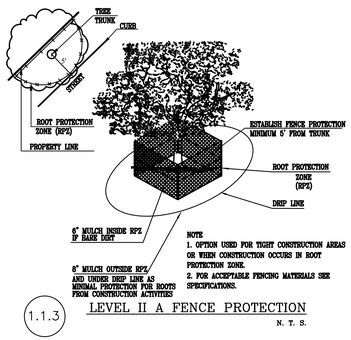
SCALE: 1"= 50'
0' 50' 100' 150'

LEGEND

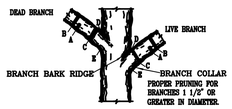
- EXISTING TREES TO BE PRESERVED
- EXISTING TREES TO BE REMOVED
- EXISTING EXEMPT TREES TO BE REMOVED
- EXISTING OFF LOT TREES TO REMAIN
- PROPOSED 1.5" MEDIUM SHADE 875 SQFT (ENERGY CREDIT)
- PROPOSED 1.5" MEDIUM SHADE 875 SQFT (NO ENERGY CREDIT)
- PROJECT BOUNDARY
- 100 YR EXISTING FEMA FLOODPLAIN
- 1% AC CORRECTED UD FLOODPLAIN PER PAPE–DAWSON STUDY
- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (11) 10' BUILDING SETBACK



1.1.2 LEVEL I & FENCE PROTECTION
N. T. S.



1.1.3 LEVEL II A FENCE PROTECTION
N. T. S.

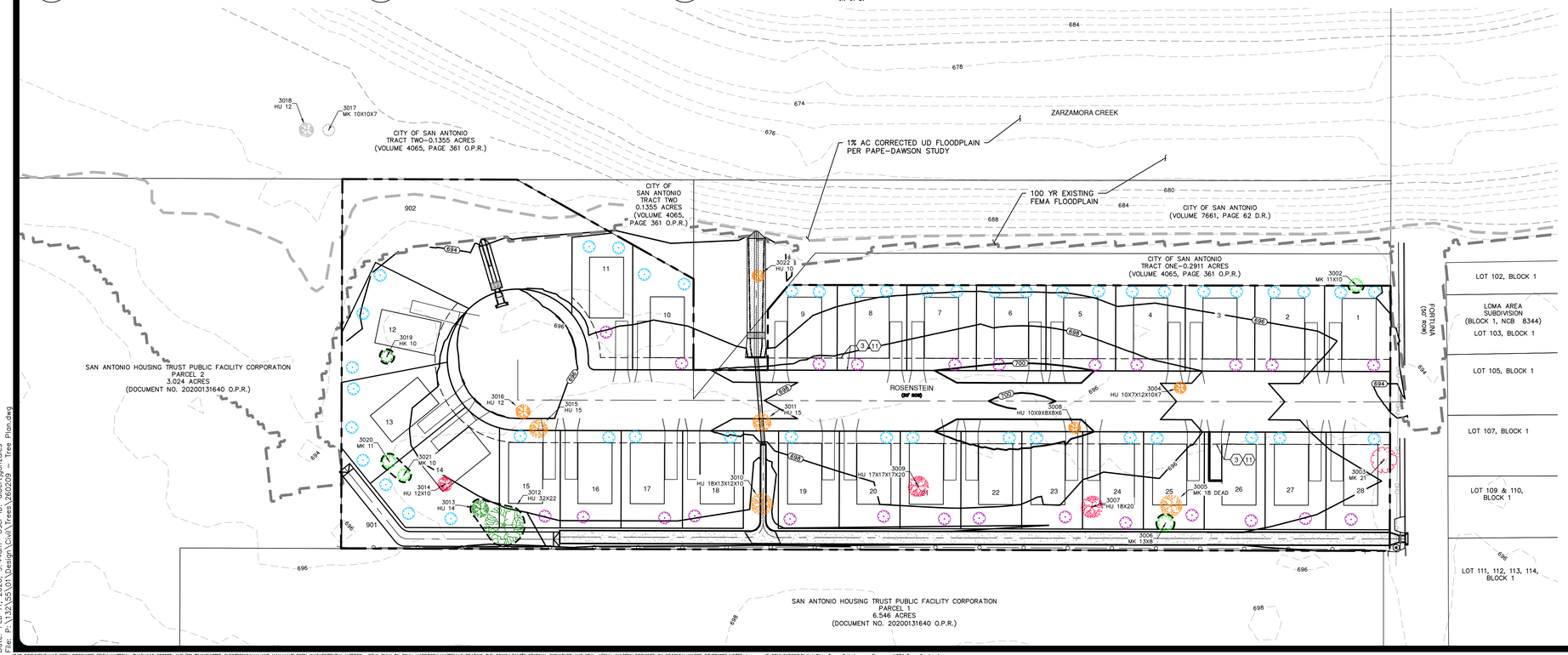


NOTE: DO NOT CUT FROM D to E.

A. FIRST CUT – TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT – TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT – ALLOW FOR HEALING COLLAR BUT NO STUBS
D. BRANCH RIDGES – INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

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

1.4 BRANCH PRUNING DETAIL
N. T. S.



TREE PROTECTION AND PRESERVATION GENERAL NOTES:

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
9. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-71, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
10. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
11. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
12. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
14. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.

15.1.1 TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT AL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE EQUAL SIZE AND SPECIES.

SOIL NOTE:

1. TREE PLANTING SOIL REQUIREMENT NOTE: PER 35-523(M)(7), ALL TREE PLANTING SUBJECT TO SECTION 35-523(M) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS, IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERYONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL.

NO.	REVISION	DATE

PAPE–DAWSON
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

FORTUNA
SAN ANTONIO, TEXAS
TREE PRESERVATION PLAN

PLAT NO. 25-11800510
JOB NO. 13255–01
DATE FEBRUARY 2026
DESIGNER RG
CHECKED BL DRAWN AG
SHEET 1 OF 1

Date: Feb 11, 2026, 9:44am User ID: albertgonzales
File: P:\132\55\01\Design\Civil\Trees\260209 – Tree Plan.dwg

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