

LOCATION MAP
N.T.S.

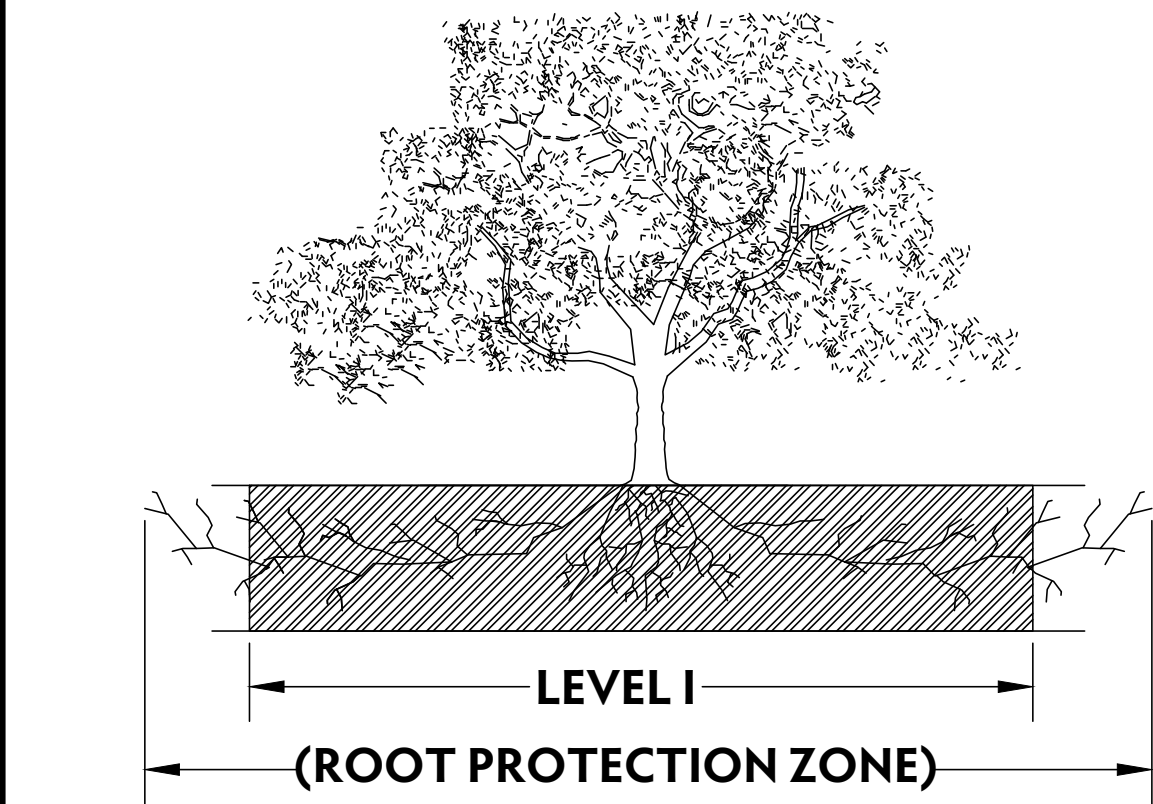
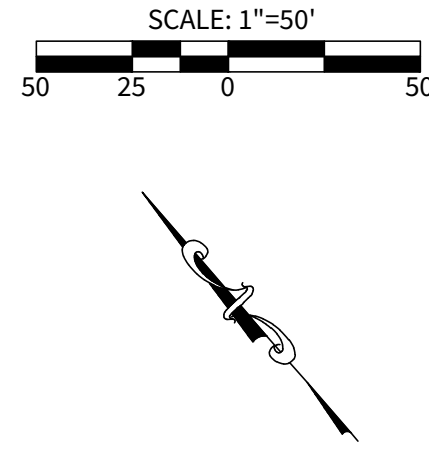
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442

LEGEND

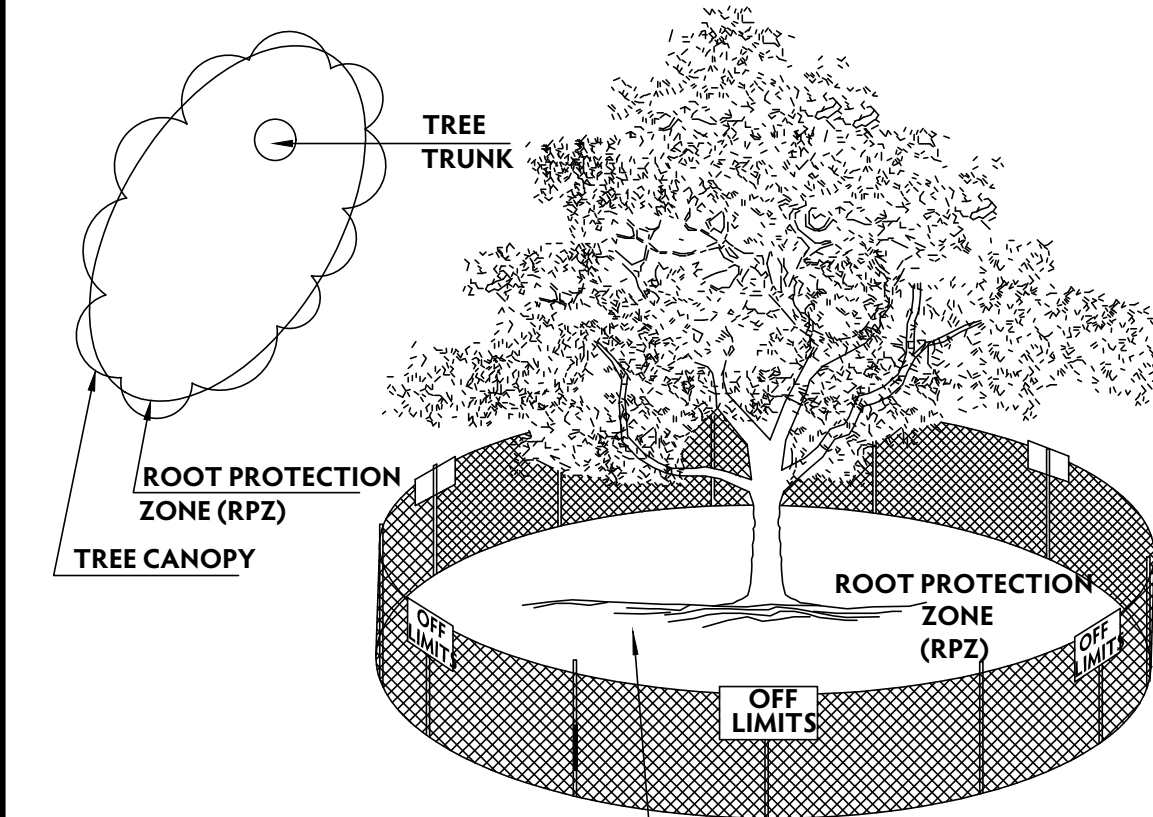
- REMOVED HERITAGE TREE
- REMAINING HERITAGE TREE
- REMOVED TREE
- REMAINING TREE
- <6" CUT/FILL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LANDSCAPING MITIGATION PLANTING AREA

NOTES:

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
- THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THEN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
- THE TREE TABLE AND TREE CALCULATIONS ARE LOCATED ON SHEET 2 OF THIS DOCUMENT.
- THE POSS LANDING SUBDIVISION IS SUBJECT TO THE CITY OF LEON VALLEY (COLV) CODE OF ORDINANCES (ADOPTED JANUARY 17, 2023), CHAPTER 13 TREE PRESERVATION (ARTICLE 13.02).



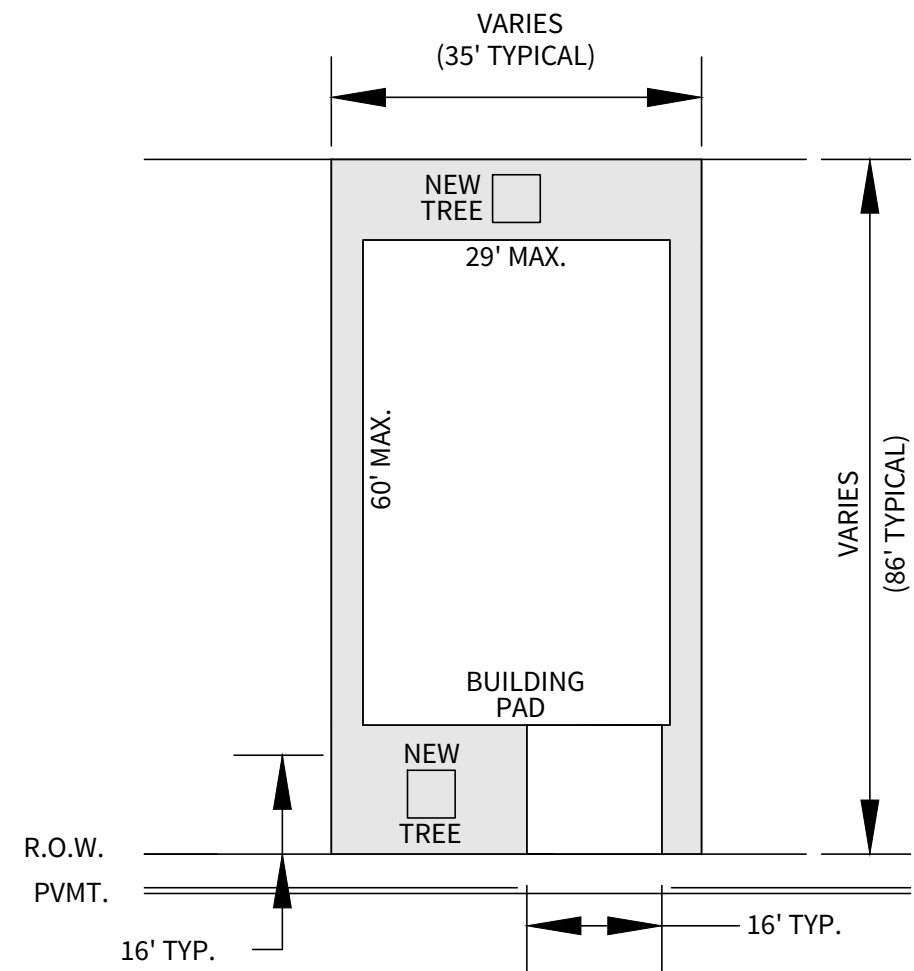
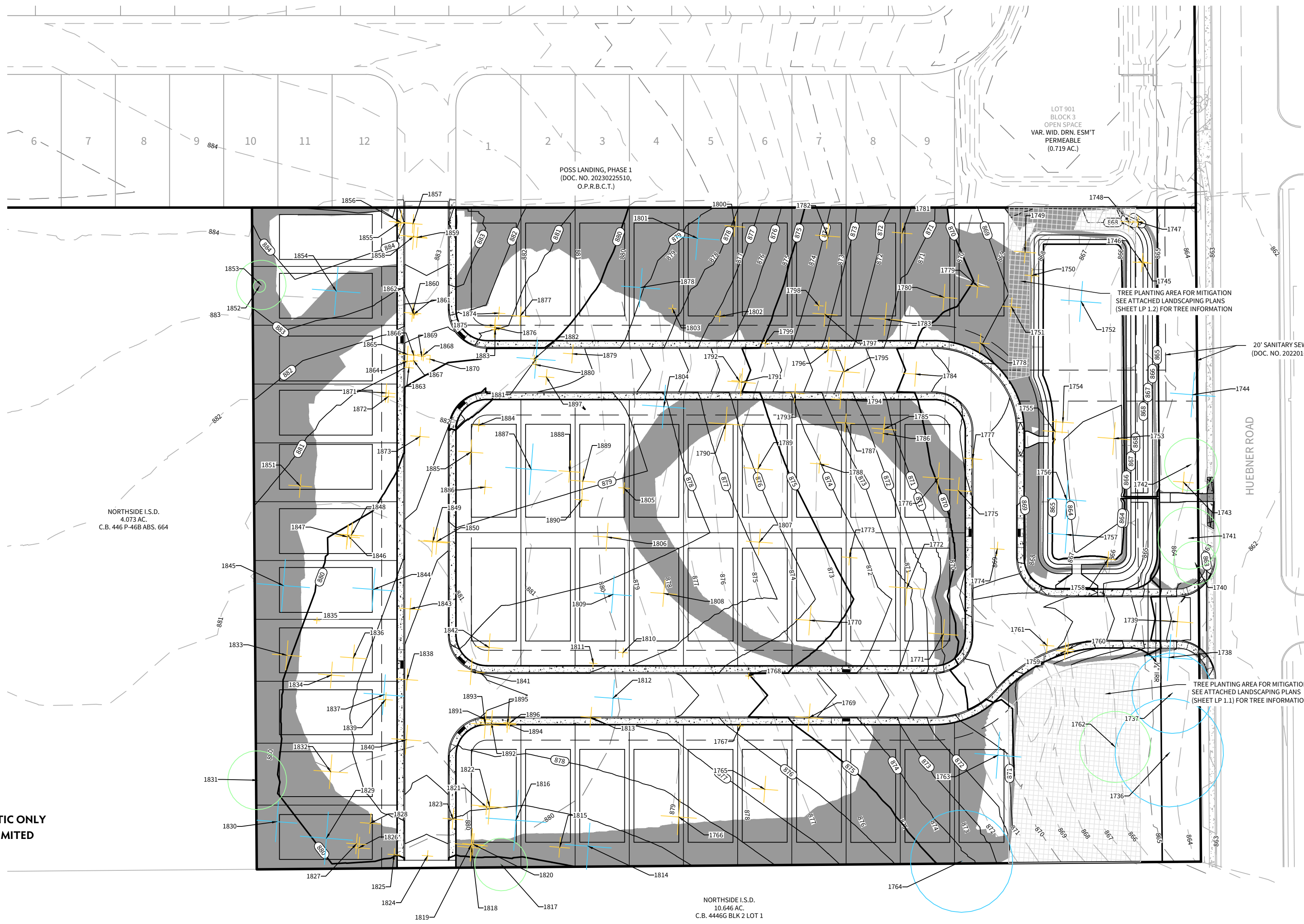
ROOT PROTECTION ZONE
THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.



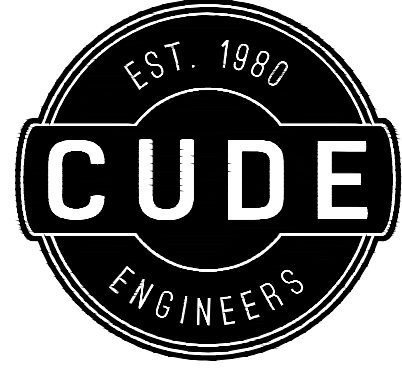
NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

3" MULCH INSIDE RPZ WHEN BARE DIRT

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



TYPICAL LOT LAYOUT
(N.T.S.)



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION PHASE 2 TREE PRESERVATION PLAN

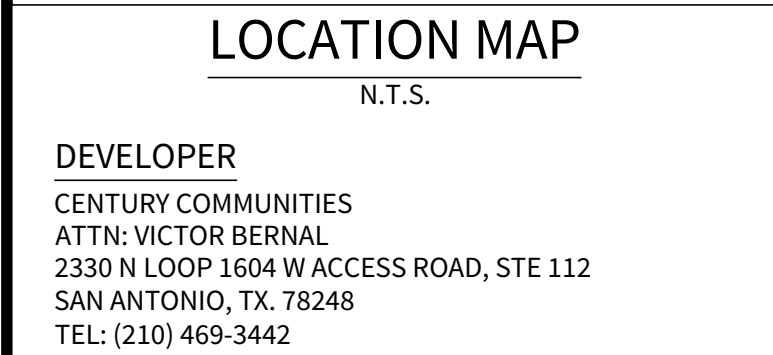
DATE
9/11/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16


TPP-1



REQUIRED MITIGATION (INCHES)	
HERITAGE	598
LARGE	576
MEDIUM	132
TOTAL INCHES	1306
TOTAL COST	\$ 130,600.00

REVISED MITIGATION PROVIDED		
LOT TREES	DIA. NEW TREES	3
	# LOTS	49
	# TREE/LOT	2
		294
LANDSCAPE	DIA. NEW TREES	3
	# TREES	52
		156
	SMALL TREE CREDIT	4
	REMAINING (INCHES)	852
	MITIGATION FEE	\$ 85,200.00
MITIGATION %	10%	

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EST. 1980

CUDE

ENGINEERS

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9/11/2024

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DRAWN BY
MAS

CHECKED BY
KMH

1. _____
2. _____
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4. _____
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PLAT NO.
PZ-2024-16

TPP-2