

Current Status	Status Date	In Possession Time (hrs)
Approved	06/21/2023	198.69
Action By	Action by Department	
Eric Rodriguez	Tree Plan Reviewer	
Assigned to	Assigned to Department	
Eric Rodriguez	Tree Plan Reviewer	
Assigned Date	Due Date	
03/08/2023	03/10/2023	

Comments

Originally Approved on 5/26/2022 as A4, 2015 Tree Ordinance. *Master Tree Permit* E. Rodriguez

*AEVR Approved on 5/18/2023

*Revised 6/21/2023 ER

*Copy of approval and stamped plans must be posted on site during site work

*Tree fencing inspection required before site work. Call to schedule at 207-1111.

*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)

*TREE NOTE: This subdivision is subject to a Master Tree Plan (TRE-APP-APP21-38801916) 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).

*Use Master Tree Permit TRE-APP-APP21-38801916 on Tree Permits for future submittals to avoid permit fees. A \$100.00 review fee will be assessed for each individual lot at building stage – tree permit required.

*A Tree Final Inspection will be required for each plat prior to plat recordation to verify overall compliance with the Approved Tree Preservation Plans.

**TWO, 1.5 INCH CALIPER, MEDIUM TO LARGE SHADE TREES PER LOT REQUIRED TO BE PLANTED AT BUILDING STAGE (ON ALL 300 LOTS) TO MEET UDC & TREE CANOPY REQUIREMENTS. ONE OF THE TREES SHALL BE LARGE SPECIES, AND THE OTHER TREE SHALL BE MEDIUM SPECIES.

*AN ADDITIONAL THIRD, 1.5 INCH CALIPER, MEDIUM TO LARGE SHADE TREE PER LOT REQUIRED TO BE PLANTED AT BUILDING STAGE (ON ALL 300 LOTS) TO MEET TREE CANOPY & TREE MITIGATION REQUIREMENTS. THIS THIRD TREE SHALL BE PLANTED ON THE SOUTHERN OR WESTERN EXPOSURE OF THE HOUSE IN ORDER TO UTILIZE THE ENERGY CONSERVATION CREDIT. WITH REGARDS TO

THE THIRD TREE, ALL LOTS IN PHASE 2 (74 LOTS) SHALL PLANT 1 ENERGY CREDIT TREE WITH A SHADE VALUE OF 875. ALL LOTS IN PHASES 1, 3 AND 4 (226 LOTS) SHALL PLANT 1 ENERGY CREDIT TREE WITH A SHADE VALUE OF 1200.

*TREES LOCATED IN THE FLOODPLAIN ARE NOT BEING USED TO MEET TREE CANOPY REQUIREMENTS

*PROPOSED AND EXISTING GRADING CONTOURS SHALL BE PROVIDED AT THE PLATTING STAGE TO VERIFY THAT MINIMUM RPZ REQUIREMENTS ARE BEING MET

*SECTION 35-477 (h) Amendments. Notification and approval of the city arborist are required if changes need to be made to an approved tree preservation plan. Approval of the changes must be received from the city arborist, in writing, before commencement of any work that is the subject of the change or field adjustment. This includes creation of new easements at platting stage which may require the tree preservation plans to be revised.

*CONSTRUCTION ON INDIVIDUAL RESIDENTIAL LOTS OUTSIDE OF CITY LIMITS AND WITHIN EXTRATERRITORIAL JURISDICTION 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. A TREE FINAL INSPECTION IS REQUIRED TO BE SCHEDULED FOR EACH LOT TO VERIFY TREE PLANTINGS.

// NOTE: APPLICATION IS FOR MDP, SITE WORK AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL ONLY. A SEPARATE TREE PERMIT IS REQUIRED FOR EACH PLATTED UNIT PRIOR TO TREE REMOVAL WITHIN THAT UNIT.