



## DEVELOPMENT SERVICES

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# TRE-APP-APP21-38800703 - PLAT-20-11800227 - Rancho Carlota Unit 2

\*\*\*SCOPE OF WORK: PLATTING AND TREE REMOVAL FOR RESIDENTIAL DEVELOPMENT\*\*\*

\*\*\*APPROVED TREE PLAN FOR UNITS 2, 3, 5 & 8 ONLY\*\*\*

// STATUS: APPROVED (2010 TREE SURVEY METHOD)

\*\*\*AMENDMENT #1 APPROVED 2.1.22 HG\*\*\*

\*\*\*AMENDMENT #2 APPROVED 11.30.22 HG\*\*\*

\*\*\*AMENDMENT #3 APPROVED 11.29.23 HG\*\*\*

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

-(4)-1.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER LOT AT BUILDING STAGE WITHIN UNITS 6, 7, & 8 FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OUT OF THE 4 TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(3)-1.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER LOT AT BUILDING STAGE WITHIN UNITS 2, 3, 4, & 5 FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OUT OF THE 3 TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-NO STREETScape OR TREE CANOPY BOND REQUIRED.

-THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800703) 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).

-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))



## DEVELOPMENT SERVICES

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-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 PLATTING AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL WITHIN UNIT 2 ONLY. ANY SITE WORK OR TREE REMOVAL OUTSIDE OF UNIT 2 SHALL REQUIRE A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

// APPLICABLE UDC CODES:

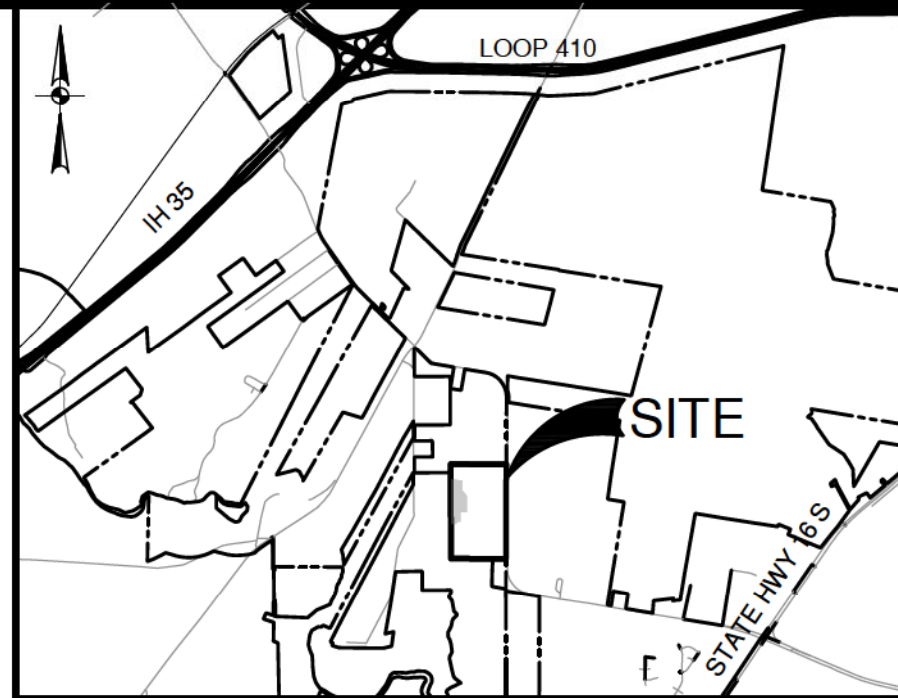
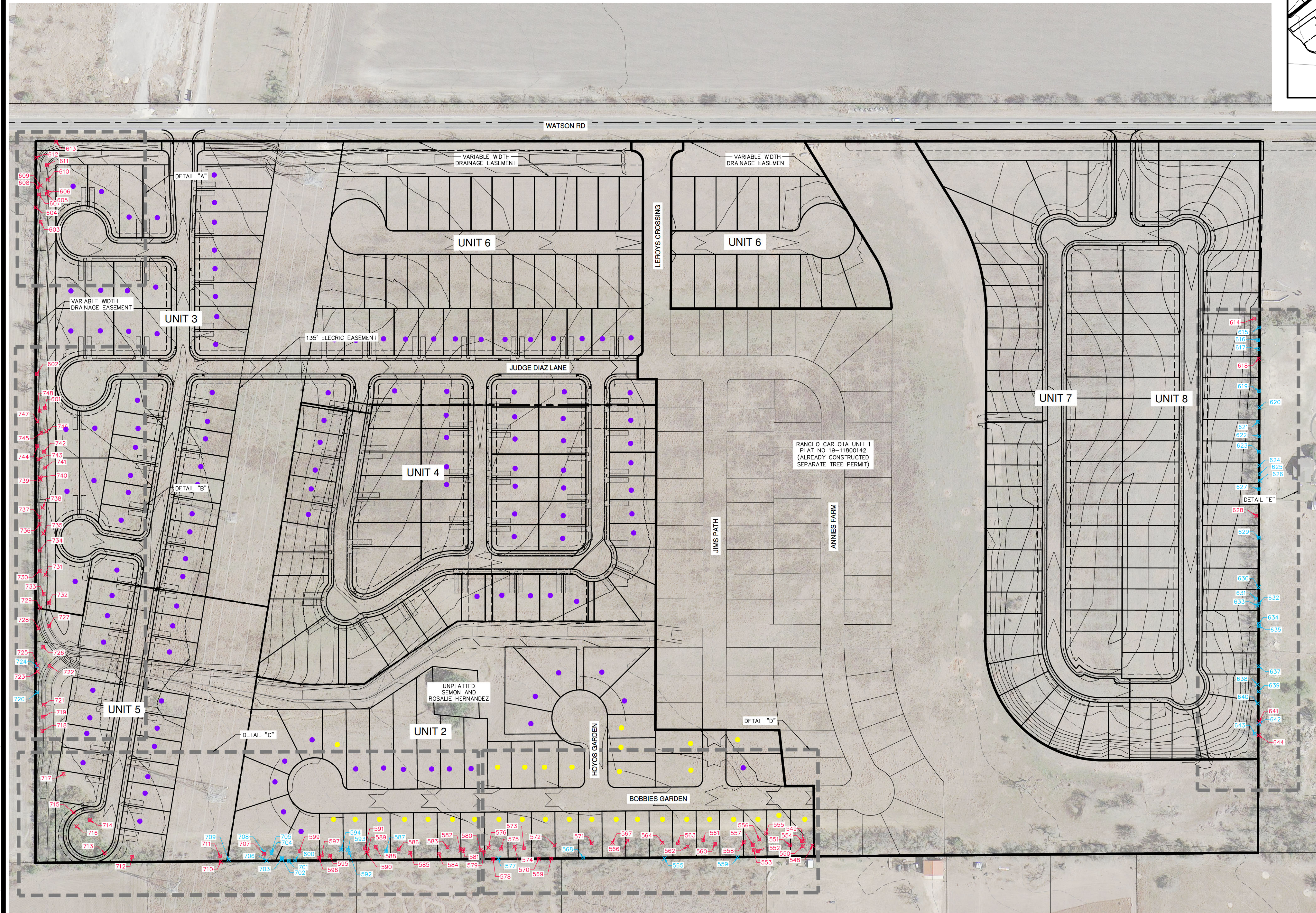
35-523 (k) (5), 35-477 (j), 35-523 (k) (4), 21-170 (b), 35-511 (e), 35-523 (k) (2), 35-477 (5) (c), 35-477 (h) and 35-523 (j) (1)

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.

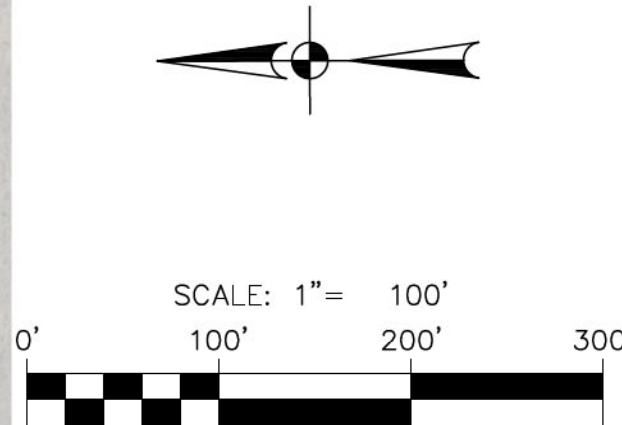
// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT [HERMINIO.GRIEGO@SANANTONIO.GOV](mailto:HERMINIO.GRIEGO@SANANTONIO.GOV) OR (210) 207-6042.



Date: Nov 16, 2023, 2:47pm User ID: gpcrcs  
File: C:\Users\LOCAL-2\Temp\VePub\10456\231101 - Overall Tree Plan.dwg



LOCATION MAP  
NOT-TO-SCALE



LEGEND

- TREES REMOVED
- TREES PRESERVED

SEE SHEET 3 FOR NOTES, DETAILS, AND  
TREE PRESERVATION CALCULATIONS

- LOTS WITH A TOTAL  
OF 3 ~ 1.5" TREES  
(125 LOTS)
- LOTS WITH A TOTAL  
OF 2 ~ 1.5" TREES  
(32 LOTS)

NOTE:

UNMARKED LOTS TO PLANT A TOTAL OF  
4 ~ 1.5" TREES (163 LOTS).

TRE-APP-APP21-38800703

TREE PRESERVATION  
APPROVED

DATE 11/29/2023

BY *Hernandez*  
\*\*\*AMENDMENT #3\*\*\*

TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #070 | TBPUS FIRM REGISTRATION #10028600

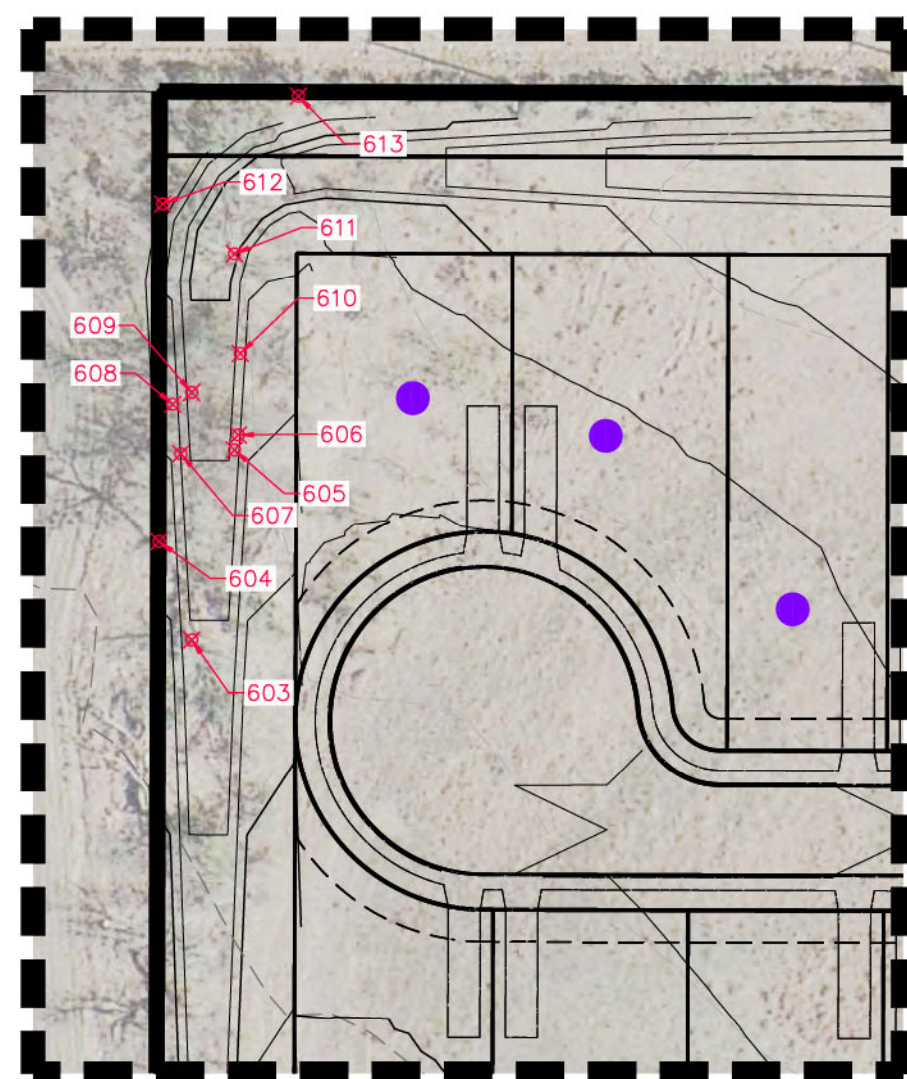
**RANCHO CARLOTA**  
SAN ANTONIO, TEXAS

TREE PRESERVATION PLAN

PLAT NO.	-
JOB NO.	12386-00
DATE	MAY 2021
DESIGNER	AW
CHECKED	AL DRAWN RC
SHEET	1 OF 3

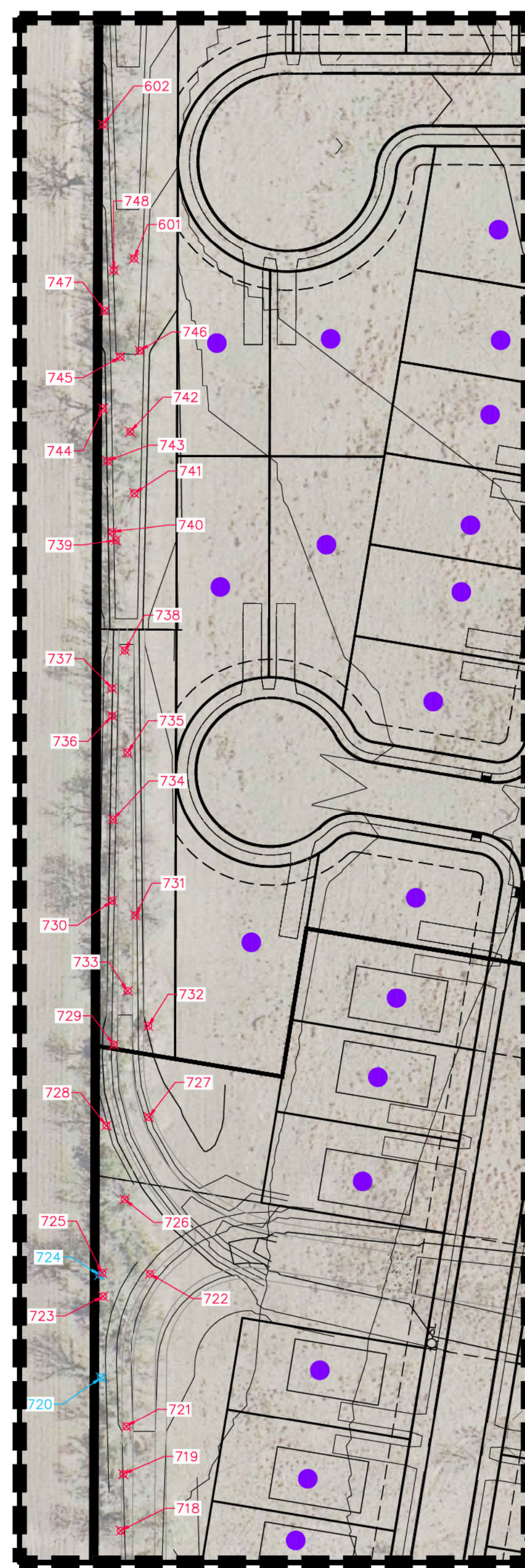
NO.	REVISION	DATE
1	REVISED TREE PLAN	1/19/2022
2	REVISED UNIT 2 TREE PLANTING	4/15/2022
3	REVISED TREE PRESERVATION	10/2/2022
4	REVISED TREE PRESERVATION, CONTOURS	11/27/2022
5	REVISED TREE PRESERVATION	9/9/2023
6	REVISED TREE PLANTING	11/16/2023





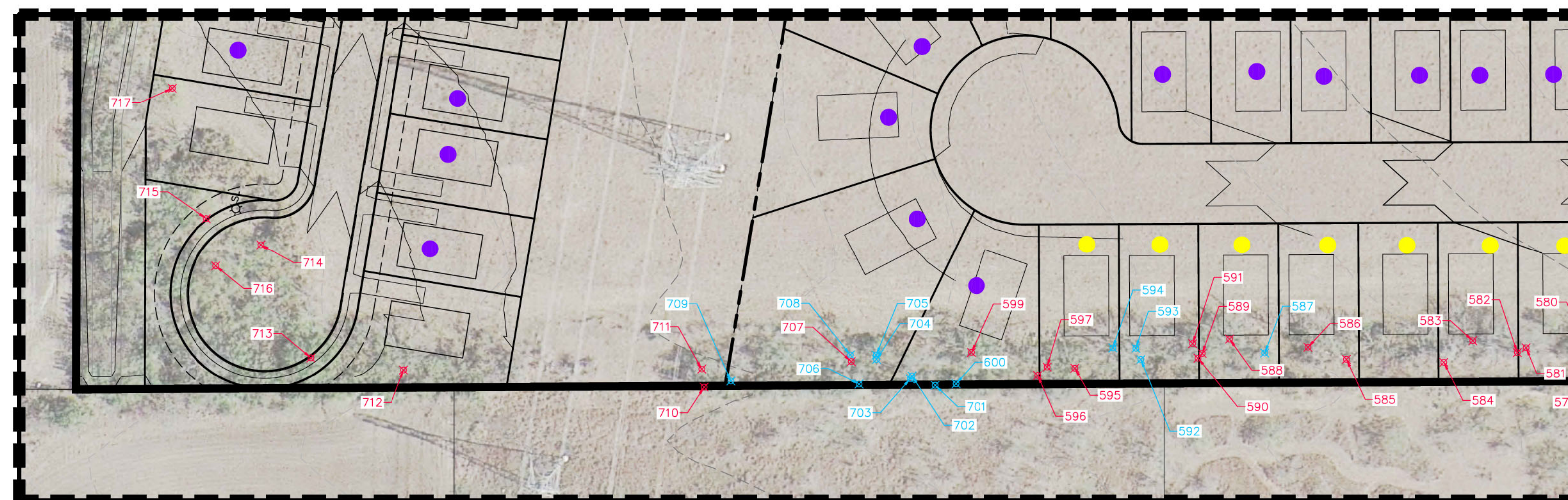
DETAIL "A"

SCALE: 1" = 60'



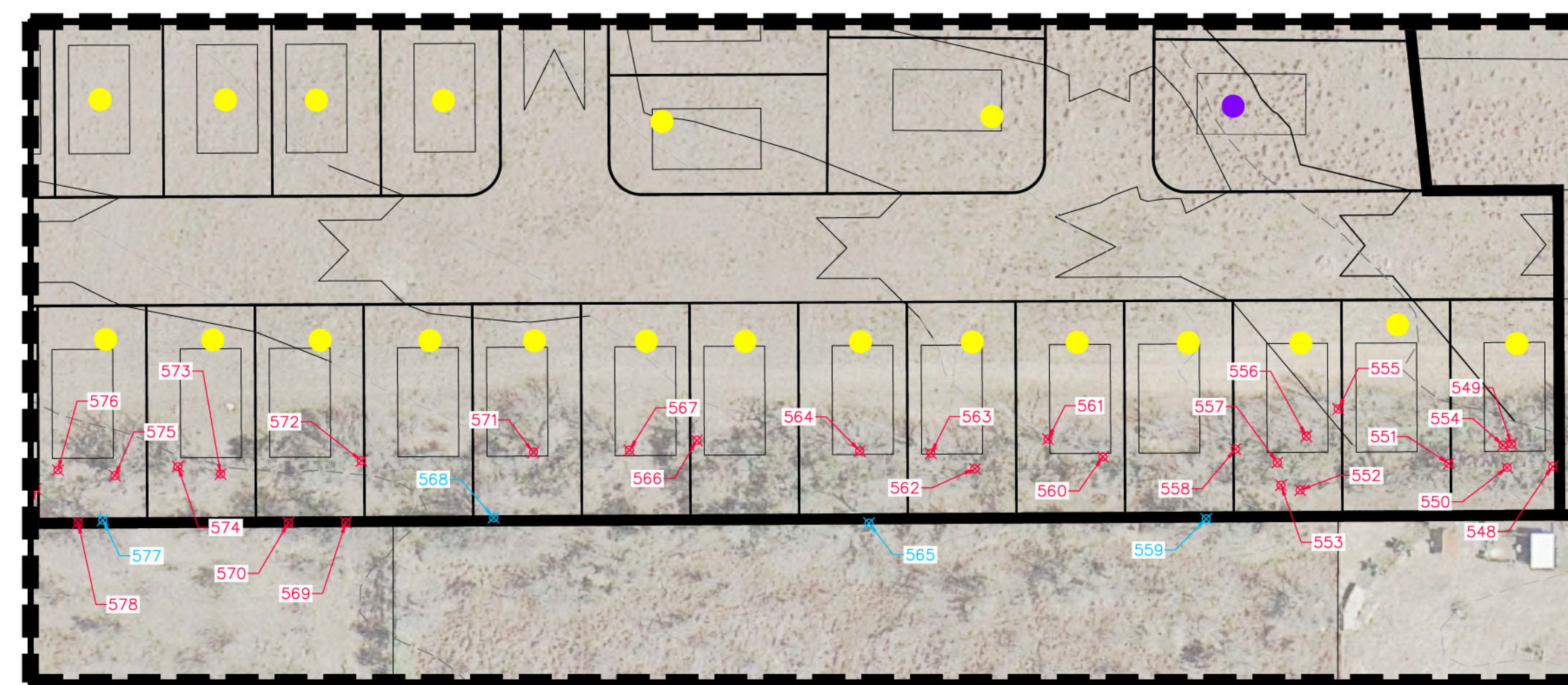
DETAIL "B"

SCALE: 1" = 60'



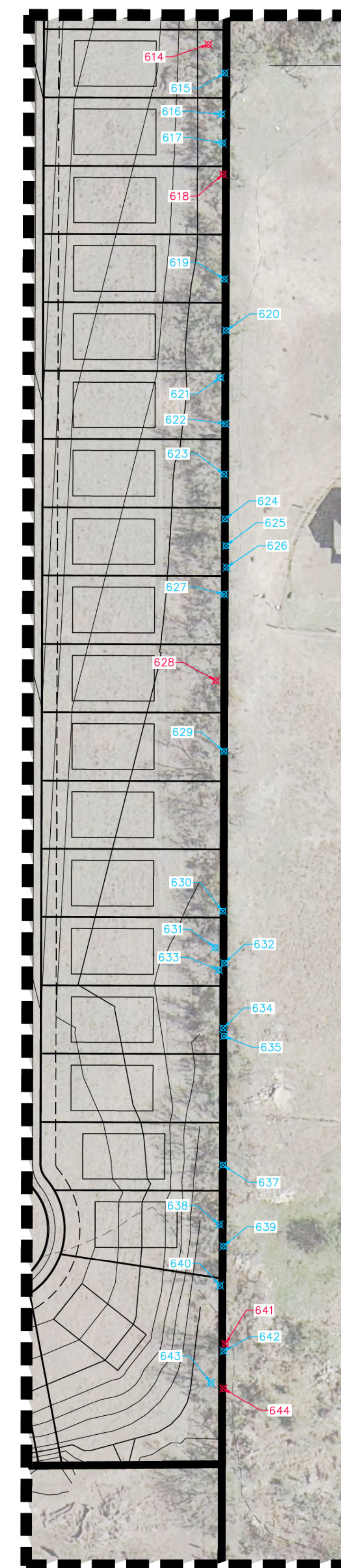
DETAIL "C"

SCALE: 1" = 60'



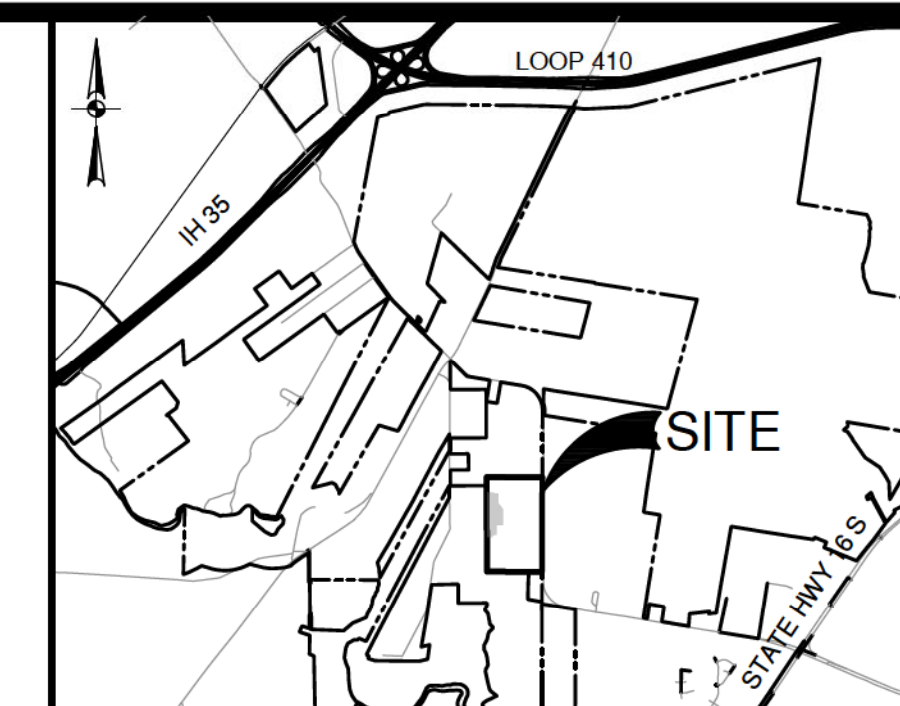
DETAIL "D"

SCALE: 1" = 60'

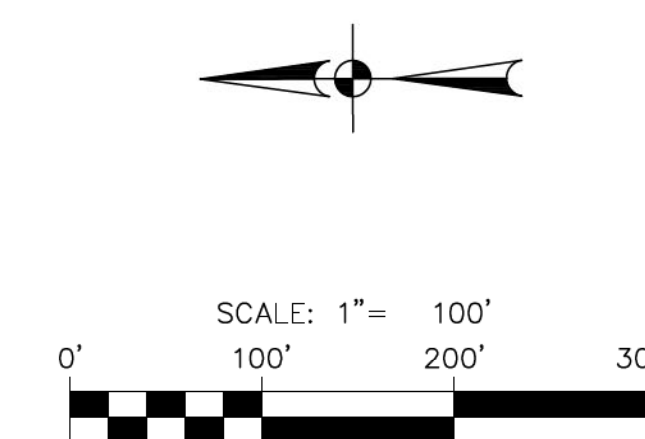


DETAIL "E"

SCALE: 1" = 60'



**LOCATION MAP**  
NOT-TO-SCALE



**LEGEND**

-  TREES REMOVED  
 TREES PRESERVED

SEE SHEET 3 FOR NOTES, DETAILS, AND  
TREE PRESERVATION CALCULATIONS

- LOTS WITH A TOTAL OF 3 ~ 1.5" TREES (125 LOTS)
- LOTS WITH A TOTAL OF 2 ~ 1.5" TREES (32 LOTS)

**NOTE:**

UNMARKED LOTS TO PLANT A TOTAL OF  
4 ~ 1.5" TREES (163 LOTS).

4

NO.	REVISION	DATE
A	REVISED TREE PLAN	1/19/2022
A	REVISED UNIT 2 TREE PLANTING	4/15/2022
A	REVISED TREE PRESERVATION	10/5/2022
A	REVISED TREE PRESERVATION: CONTIGUOUS	11/21/2022
A	REVISED TREE PRESERVATION	9/5/2023
A	REVISED TREE PLANTING	11/16/2023



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 0000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 © 2006 FIRM REGISTRATION #45000000

**RANCHO CARLOTA**  
**SAN ANTONIO, TEXAS**

## TREE PRESERVATION PLAN

**TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE**

PLAT NO. \_\_\_\_\_ - \_\_\_\_\_  
JOB NO. \_\_\_\_\_ 12386-00  
DATE \_\_\_\_\_ MAY 2021  
DESIGNER \_\_\_\_\_ AW  
CHECKED \_\_\_\_\_ AL \_\_\_\_\_ DRAWN \_\_\_\_\_  
SHEET \_\_\_\_\_ 2 OF 3



SIGNIFICANT TREES PRESERVED		
TAG	DIAMETER (in)	TYPE
559	17	MESQUITE
565	13	MESQUITE
568	17	HACKBERRY
577	17	HACKBERRY
592	16	MESQUITE
593	11	MESQUITE
594	15	MESQUITE
615	13	MESQUITE
616	18	MESQUITE
617	12	MESQUITE
619	12	MESQUITE
620	18	MESQUITE
621	22	MESQUITE
622	9	MESQUITE
623	19	MESQUITE
624	15	MESQUITE
625	11	MESQUITE
626	10	MESQUITE
627	15	MESQUITE
629	10	MESQUITE
MISSING	12	MESQUITE
630	8	MESQUITE
631	11	MESQUITE
632	10	MESQUITE
633	10	MESQUITE
634	7	MESQUITE
635	15	MESQUITE
637	12	MESQUITE
638	11	MESQUITE
639	14	MESQUITE
640	12	MESQUITE
642	12	HACKBERRY
643	11	HACKBERRY
702	12	MESQUITE
703	10	MESQUITE
704	11	MESQUITE

SMALL SPECIES TREES PRESERVED		
TAG	DIAMETER (in)	TYPE
587	7	CONDALIA
600	5	CONDALIA
701	6	CONDALIA
705	5	CONDALIA
706	6	CONDALIA
708	7	CONDALIA
709	5	CONDALIA
<b>TOTAL TREES PRESERVED: 41</b>		
HERITAGE TREES PRESERVED		
TAG	DIAMETER (in)	TYPE
724	30	MESQUITE
<b>TOTAL TREES PRESERVED: 30</b>		

HERITAGE TREES REMOVED		
TAG	DIAMETER (in)	TYPE
585	25	MESQUITE
602	25	MESQUITE
604	24	MESQUITE
747	30	MESQUITE
TOTAL TREES REMOVED: 104		
TREES PRESERVED WITHIN EASEMENT (E)		
TAG	DIAMETER (in)	TYPE
720	18	MESQUITE
TREES PRESERVED (EXEMPT): 18		
DEAD/IN DECLINE TREES		
TAG	DIAMETER (in)	TYPE
599	18	MESQUITE
614	6	RETAMA
618	16	MESQUITE
628	10	MESQUITE
641	12	HACKBERRY
644	31	MESQUITE
707	11	MESQUITE
723	18	MESQUITE
725	16	HACKBERRY
TOTAL TREES: 138		

**TREE PRESERVATION REQUIREMENTS:**

HERITAGE TREE MITIGATION CALCULATIONS:  
 HERITAGE TREES REMOVED (1:1 MITIGATION FOR MESQUITE TREES)  
 TOTAL HERITAGE INCHES: 134 INCHES  
 HERITAGE INCHES REMOVED: 104 IN (77.6%)  
 HERITAGE INCHES PRESERVED: 30 IN (22.4%)  
 REQUIRED MITIGATION: 104 INCHES

SIGNIFICANT TREE MITIGATION CALCULATIONS:  
SIGNIFICANT INCHES: 1393 INCHES  
SIGNIFICANT INCHES EXEMPT: 502 INCHES  
TOTAL SIGNIFICANT INCHES: 891 INCHES  
SIGNIFICANT INCHES REMOVED: 423 IN (47.5%)  
SIGNIFICANT INCHES PRESERVED: 468 IN (52.5%)  
REQUIRED MITIGATION: 0 INCHES (GREATER THAN 35% PRESERVATION)

SMALL SPECIES TREE MITIGATION CALCULATIONS:  
TOTAL SMALL SPECIES INCHES: 127 INCHES  
SMALL SPECIES INCHES REMOVED: 86 IN (67.7%)  
SMALL SPECIES INCHES PRESERVED: 41 IN (32.3%)  
REQUIRED TREE PRESERVATION: 127 INCHES X 35% = 45 INCHES  
REQUIRED MITIGATION: 4 INCHES

OVERALL MITIGATION REQUIRED = 108 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 125 LOTS  
 125 LOTS X 1 TREE/LOT X 1.5" PER TREE = 187 INCHES  
 2 ADDITIONAL 1.5" TREES WILL BE PLANTED ON 163 LOTS  
 163 LOTS X 2 TREES/LOT X 1.5" PER TREE = 489 INCHES  
 TOTAL MITIGATION PROVIDED = 676 INCHES

FINAL TREE CANOPY COVER REQUIREMENTS:

TOTAL SITE ACREAGE: 68.52 ACRES  
REQUIRED FINAL TREE CANOPY COVER: 68.52 ACRES X (38% MIN.) = 26.04 ACRES

PRESERVED TREE CANOPY CALCULATIONS:  
 CONDALIA: 7 TREES X (275 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.04 ACRES  
 HACKBERRY: 4 TREES X (875 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.08 ACRES  
 MESQUITE: 33 TREES X (550 SQFT/TREE) X (1 ACRE/43,560 SQFT) = 0.42 ACRES  
 TOTAL PRESERVED TREE CANOPY: 0.54 ACRES

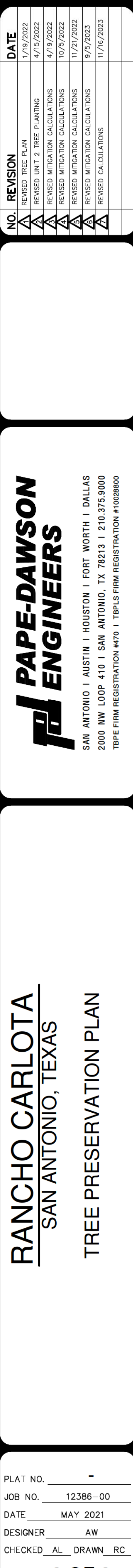
PER UDC: 2-1.5" TREES PER LOT WILL BE PLANTED  
 32 LOTS X 2 TREES/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% = 1.16 ACRES  
 125 LOTS X 3 TREES/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% = 6.78 ACRES  
 163 LOTS X 4 TREES/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% = 11.79 ACRES  
 TOTAL PLANTING PROVIDED: 19.73 ACRES

ENERGY CREDITS: 320 LOTS X 2 TREES/LOT X 875 SQFT/TREE X 1 ACRE/43,560 SQFT X 90% X 50% = 5.79 ACRES  
TOTAL ENERGY CREDITS: 5.79 ACRES

TOTAL PROPOSED TREE CANOPY COVER: 0.54 ACRES + 19.73 ACRES + 5.79 ACRES = 26.06 ACRES

## NOTES

1. THIS TREE PLAN WAS DONE IN ACCORDANCE TO THE 2010 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 ARE TO BE PLANTED ON 125 LOTS AND 2 ~ 1.5" TREES PER LOT ARE TO BE PLANTED ON 163 LOTS.



**TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE**

TYPICAL TREE PLANTING  
SCALE: 1"=50'

3 - 1.5" MEDIUM  
- TO LARGE SHADE  
TREES TO BE PLANTED