



## DEVELOPMENT SERVICES

---

# TRE-APP-APP21-38800769 - WW WHITE MASS GRADING MASTER TREE RECORD - UNITS 1-4 (AKA RED HAWK LANDING)

\*\*\*SCOPE OF WORK: ORIGINALLY SUBMITTED FOR TREE REMOVAL ASSOCIATED WITH MASS GRADING FOR RESIDENTIAL DEVELOPMENT AND SITE WORK. \*\*\* (APPROVED TREE PLAN)

\*\*LJA Engineers submitted original Tree Preservation Plan and is submitting plats for Units 1-3 only

\*\*MTR Engineers is submitting for Unit 4 only

// STATUS: APPROVED A4 - (2015 TREE SURVEY METHOD) \*\*\*ORIGINALLY APPROVED 11.01.2021 ER\*\*\*

//NOTE: A SEPARATE TREE APPLICATION IS REQUIRED TO BE SUBMITTED & APPROVED PRIOR TO START OF WORK IN EACH UNIT.

\*AMENDMENT #1 APPROVED 6.10.2022 ER \* \*AMENDMENT #2 APPROVED 7.20.2022 ER\*

\*AMENDMENT #3 APPROVED 9.15.2022 ER\* \*AMENDMENT #4 APPROVED 7.30.2025 ER\*

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

\*THREE, 1.5 INCH CALIPER TREES PER LOT REQUIRED TO BE PLANTED AT BUILDING STAGE TO MEET UDC, TREE MITIGATION (INCLUDING ROW TREES 6668 & 6669), AND TREE CANOPY REQUIREMENTS. TWO OF THE TREES SHALL BE PLANTED ON THE SOUTHERN AND WESTERN EXPOSURE OF THE HOUSE TO RECEIVE THE ENERGY CONSERVATION CREDIT.

\*A FOURTH, 1.5 INCH CALIPER TREE PER LOT REQUIRED TO BE PLANTED ON LOTS WITH AN ASTERISK (SEE PLANS) TO MEET TREE MITIGATION AND TREE CANOPY REQUIREMENTS, FOR A TOTAL OF FOUR TREES PER LOT SPREAD ACROSS A TOTAL OF 152 LOTS. BELOW IS A BREAKDOWN:

- UNIT 1 TO PLANT (1) ADDITIONAL TREE ON 44 LOTS.
- UNIT 2 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.
- UNIT 3 TO PLANT (1) ADDITIONAL TREE ON 42 LOTS.
- UNIT 4 TO PLANT (1) ADDITIONAL TREE ON 38 LOTS -see plans for additional planting of 5 trees in Unit 4 (included in 38 total) proposed by MTR Engineers for meeting remaining Tree Canopy Requirement & as part of 2nd AEVR Approval.

-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

---

-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.

\*1st AEVR Approved 10/14/2021

\*\*2nd AEVR Approved 4/30/2025 (Submitted by MTR Engineers for Unit 4 only)

\*Tree #5598 (Heritage Tree) in Unit 4 mitigated by paying \$5,600 into the Tree Mitigation Fund as part of 2nd AEVR submitted by MTR.

\*A GRADING PLAN WILL BE REQUIRED SHOWING EXISTING AND PROPOSED GRADING CONTOURS WITH ELEVATIONS FOR EACH UNIT PRIOR TO PLAT APPROVAL.

\*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.

-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.

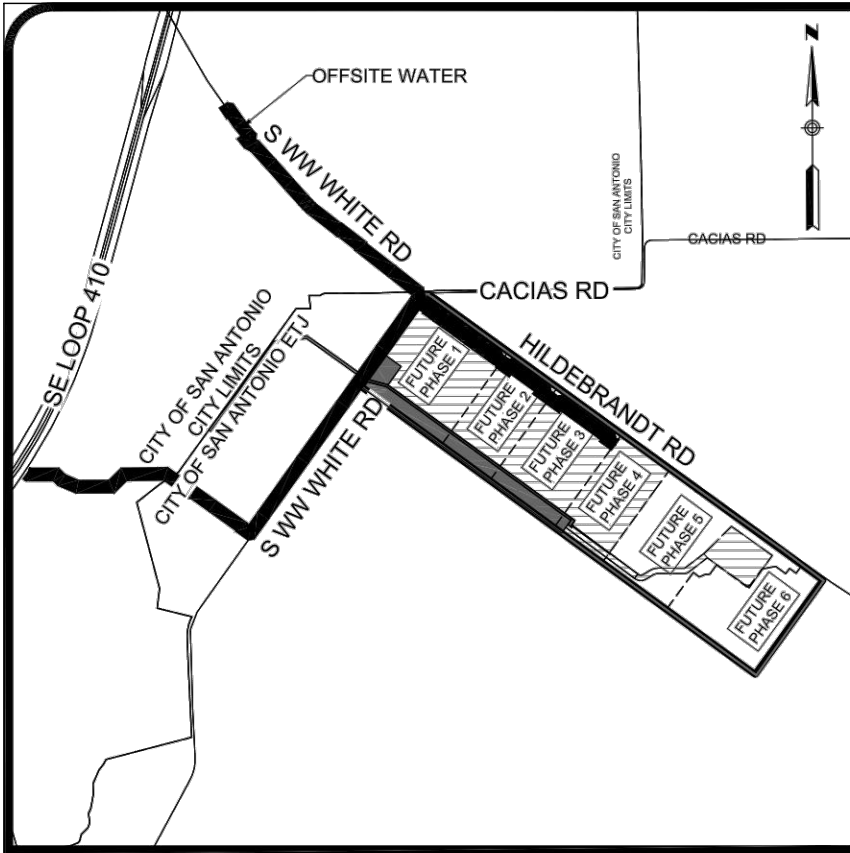
A DO NOT RECORD WILL BE PLACED ON FUTURE PLATS. THE APPLICANT/OWNER IS RESPONSIBLE FOR SCHEDULING A TREE FINAL INSPECTION PRIOR TO PLAT RECORDATION TO ENSURE THE PROJECT MEETS THE TERMS AND CONDITIONS OF APPROVAL PER 35-523.

// GENERAL NOTES, TERMS, AND CONDITIONS:

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  
ERIC.RODRIGUEZ3@SANANTONIO.GOV OR (210) 207-8265.



**DEVELOPMENT SERVICES  
TREE PROTECTION SECTION  
REVIEWED FOR COMPLIANCE**

**DEVELOPMENT SERVICES  
Tree Pre-Construction Meeting  
Required prior to Site Work**

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 readily available at all times.

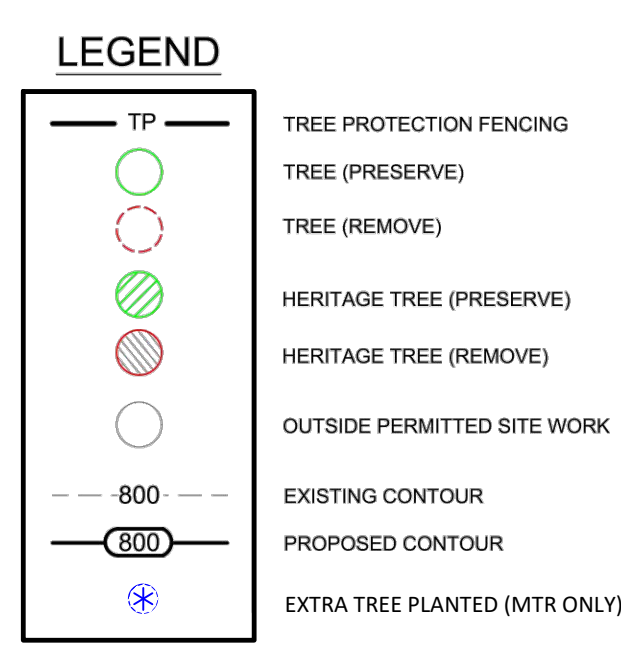
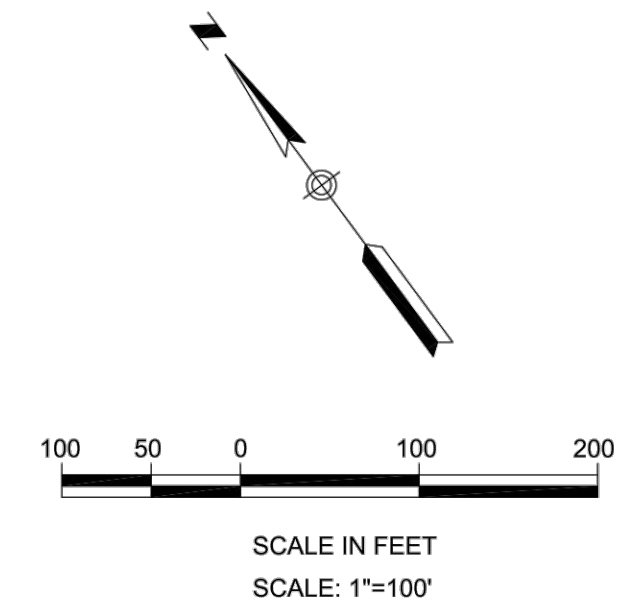
Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of \$1,000.00 or both. UDC §35-523 (k)(2)

TRE-APP-APP21-38800769

**TREE PRESERVATION  
APPROVED**

DATE 7/30/2025  
BY Eric Rodriguez

**Amendment #4 -  
submitted by MTR  
Engineers**

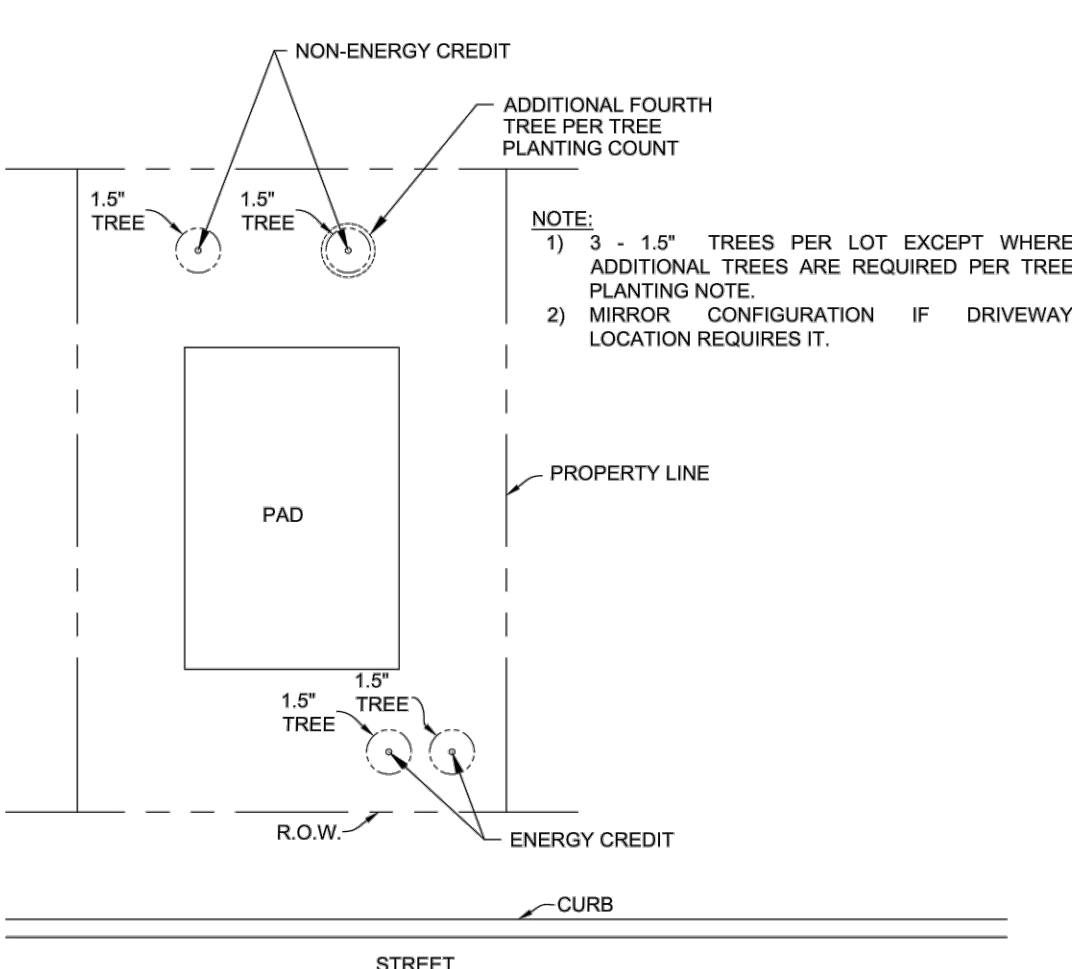


**6**  
**TREE PLANTING:**  
1. ALL 842 LOTS SHALL PLANT (3) NEW 1.5" TREES.  
2. UNIT 1 TO PLANT (1) ADDITIONAL TREE ON 44 LOTS.  
3. UNIT 2 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.  
4. UNIT 3 TO PLANT (1) ADDITIONAL TREE ON 42 LOTS.  
5. UNIT 4 TO PLANT (1) ADDITIONAL TREE ON 38 LOTS.

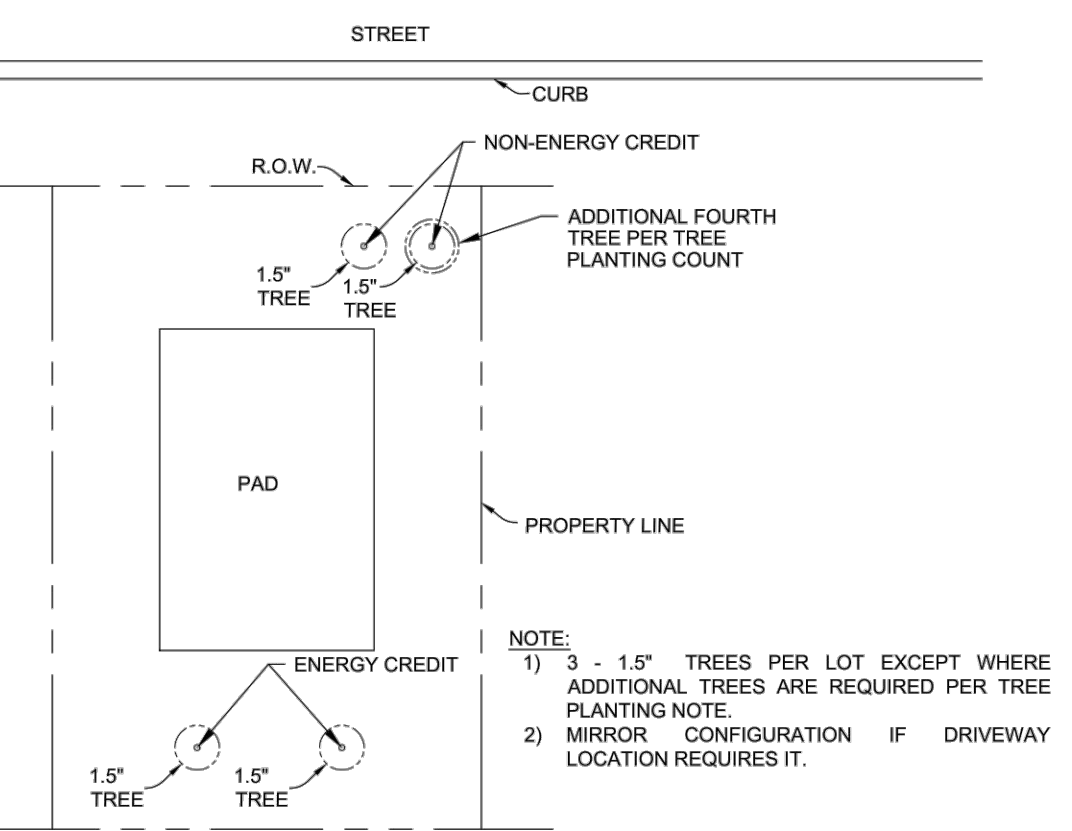
- NOTES:**
- EACH TREE PLANTED SHALL BE ONE AND HALF (1.5) INCH CALIPER NEW TREES, WHICH SHALL GENERALLY BE NATIVE, LARGE CANOPY TREES WITH A MINIMUM SHADE AREA VALUE OF 875 EXCEPT WHERE OTHERWISE NOTED.
  - AS SHOWN HEREIN, TREES PLANTED ON SOUTH AND WEST SIDE OF BUILDINGS SHALL QUALIFY FOR ENERGY CONSERVATION CREDIT.
  - ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATION (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATION (OR THREE-TO-ONE INCHES).
  - ALL TREE PROTECTION SHALL CONSIST OF LEVEL 1 FENCE PROTECTION UNLESS OTHERWISE NOTED.

- (A) OFF-LOT VARIABLE WIDTH WATER ESMT TO EXPIRE UPON INCORPORATION OF PUBLIC R.O.W. (1.11 AC)
- (B) OFF-LOT 16" WATER ESMT (0.24 AC)
- (C) 24" SANITARY SEWER ESMT (2.09 AC)
- (D) OFF-LOT 50" SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.12 AC)
- (E) OFF-LOT 10" SANITARY SEWER ESMT (0.15 AC)
- (F) OFF-LOT 80" PRIVATE DRAINAGE ESMT (4.25 AC)
- (G) OFF-LOT 80" PRIVATE DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.09 AC)
- (H) TEMPORARY DRAINAGE ESMT (10.36 AC)
- (I) EXIST 30" PIPELINE ESMT (VOL. 3361, PG. 175, DPR)
- (J) SBC TOWER HOLDINGS, LLC (VOL. 17151, PG. 1594, DPR)
- (K) VARIABLE WIDTH ELECTRIC EASEMENT VOL. 7517, PGS. 863-867 DPR

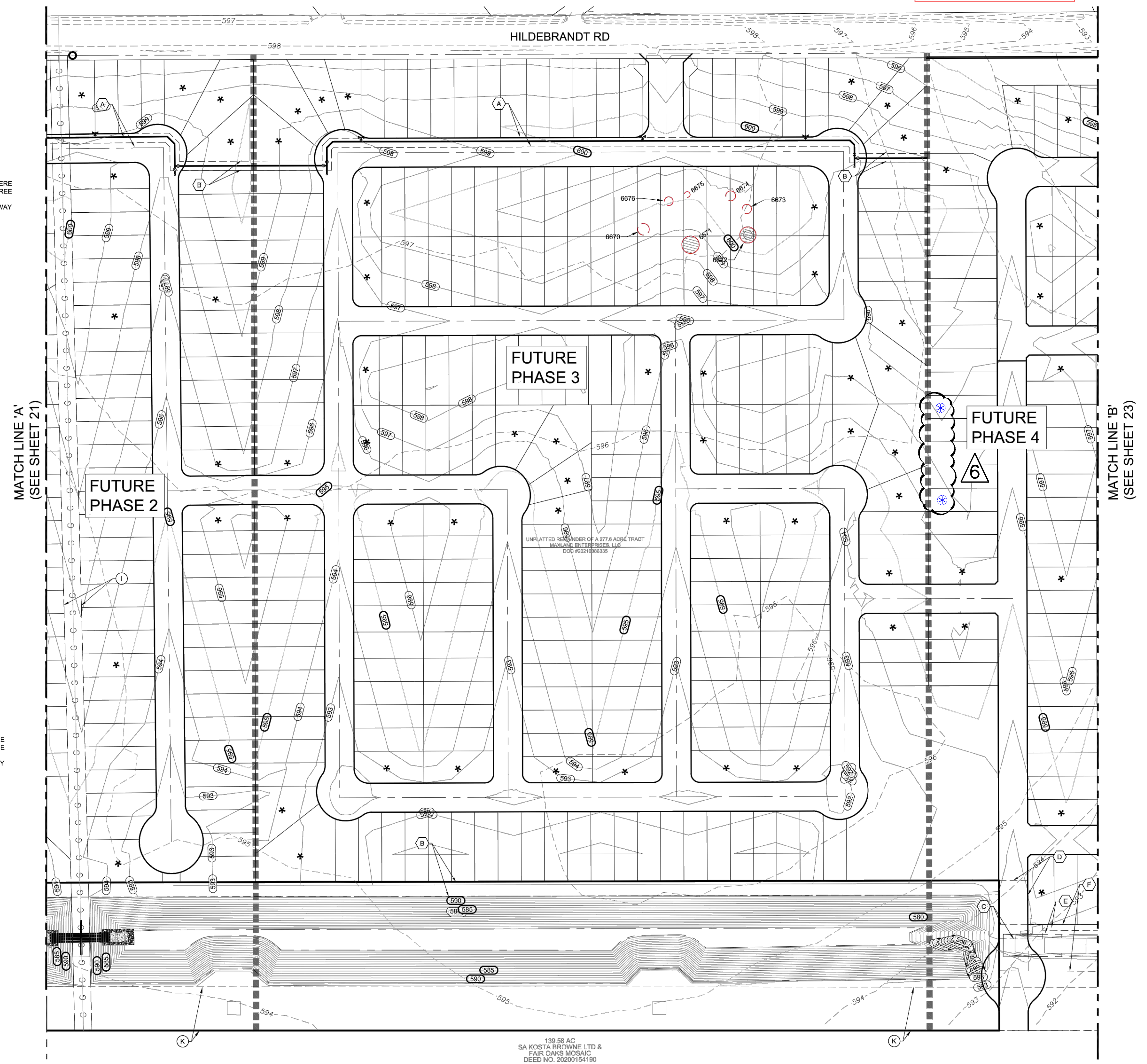
**LOCATION MAP**  
N.T.S.



**TYPICAL NORTH & EAST LOT TREE LOCATION**  
N.T.S.



**TYPICAL SOUTH & WEST LOT TREE LOCATION**  
N.T.S.



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

139.56 AC  
SA KOSTA BROWNE LTD &  
FAIR OAKS MOSAIC  
DEED NO. 20200154190

**WW WHITE SUBDIVISION  
PLAT # - 21-11800034  
TREE PRESERVATION PLAN  
(SHEET 2 OF 3)**

NO.	DATE	DESCRIPTION
5	4/14/25	UPDATED UNIT 4 TREE PRESERVATION TOTALS
6	4/15/25	UNIT 4 PLANTING INCREASED BY FIVE (5) TREES

NO.	DATE	DESCRIPTION
1	2021/07/15	ISSUE FOR PERMITS/REVISIONS/REVISIONS
2	2021/07/15	ISSUE FOR PERMITS/REVISIONS/REVISIONS
3	2021/07/15	ISSUE FOR PERMITS/REVISIONS/REVISIONS
4	2021/07/15	ISSUE FOR PERMITS/REVISIONS/REVISIONS

**LJA Engineering, Inc.**  
1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
TBPE No. F-1986

JOB NUMBER: SA190-403-426  
SHEET NO. **22**  
OF 25 SHEETS

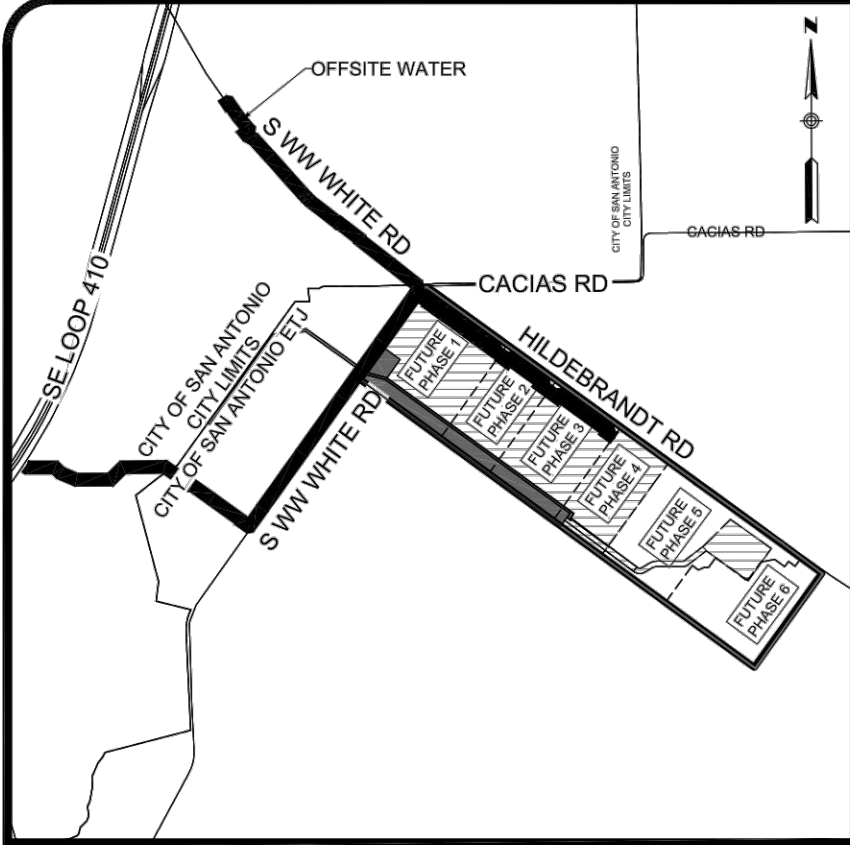
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
5	4/14/25	UPDATED UNIT 4 TREE PRESERVATION TOTALS	DMC		
6	4/15/25	UNIT 4 PLANTING INCREASED BY FIVE (5) TREES	DMC		

**MTR**  
Engineers  
Surveyors  
Planners  
**Moy Tarin Ramirez Engineers, LLC**  
12770 CHARBON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5085

**RED HAWK LANDING, UNIT 4  
TREE PRESERVATION PLAN**

City of San Antonio  
Development Services Dept

SHEET  
**TPP-1**



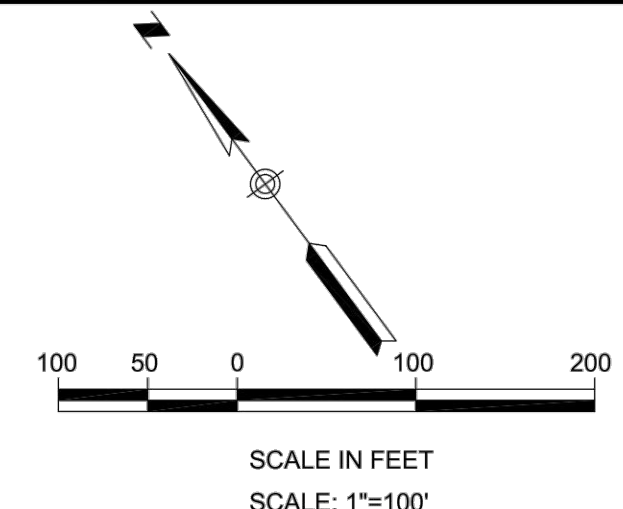
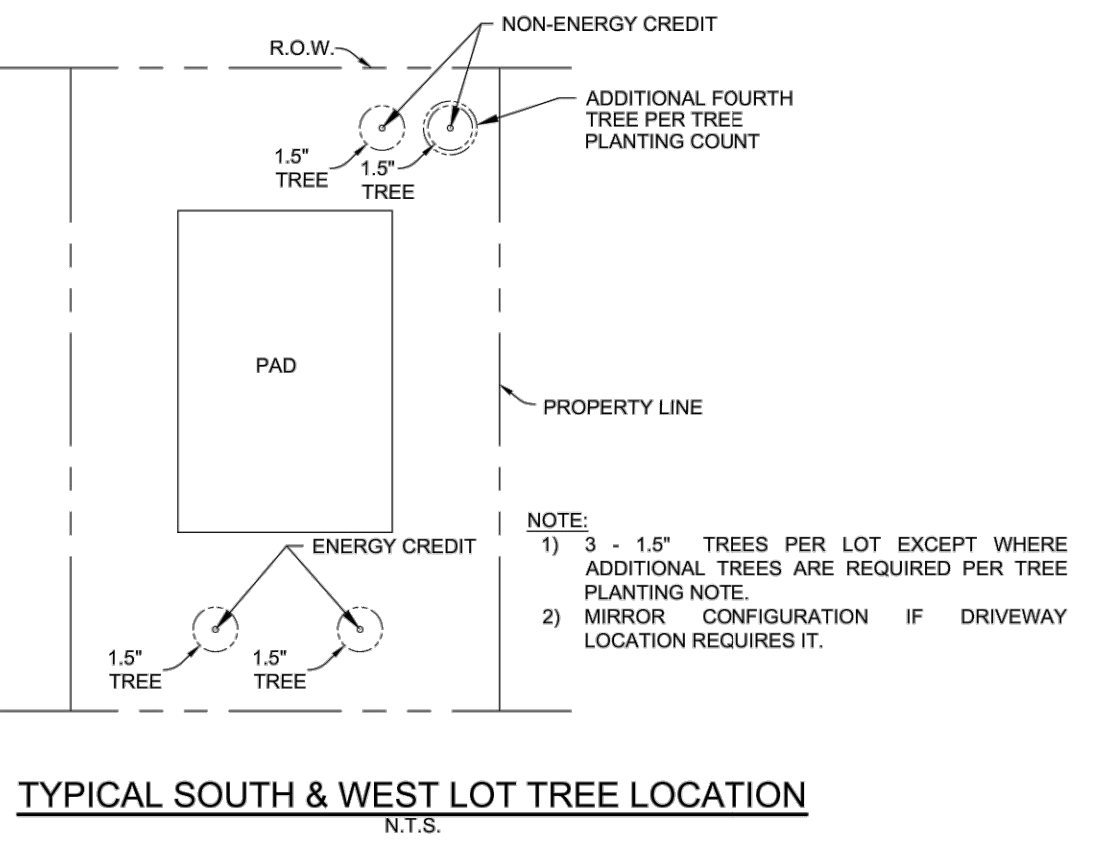
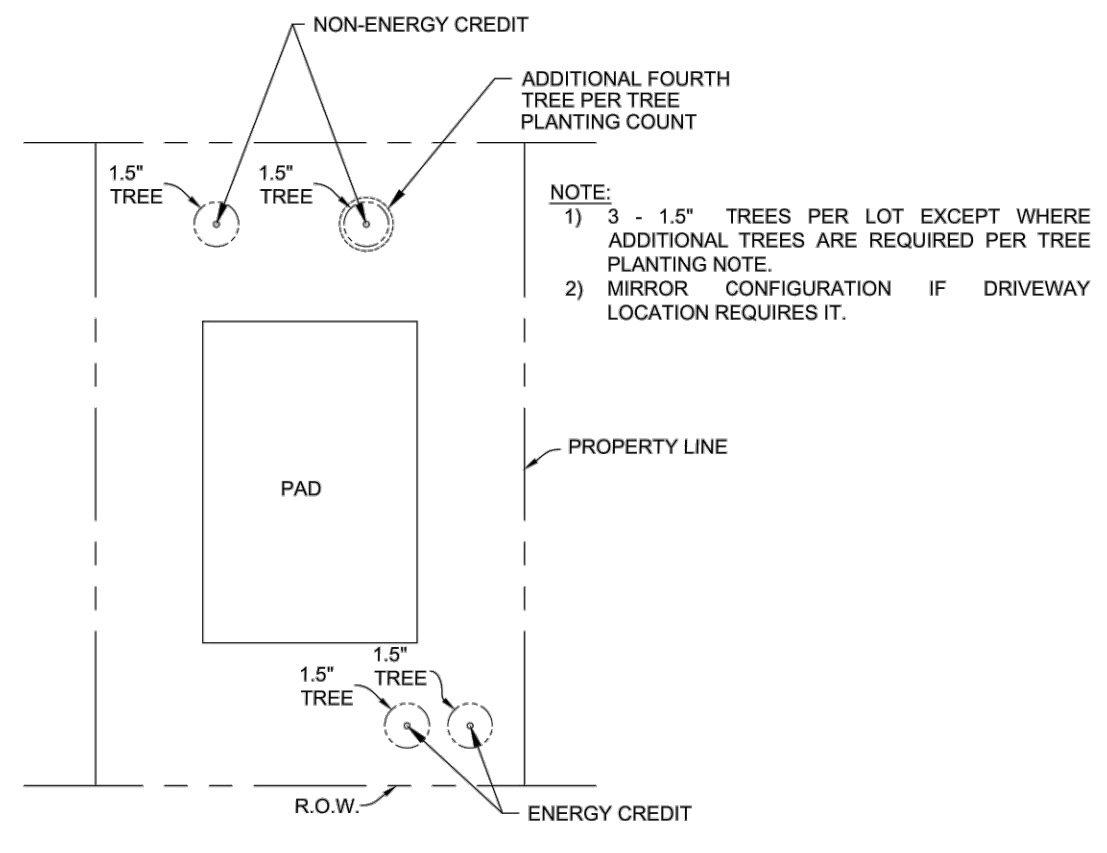
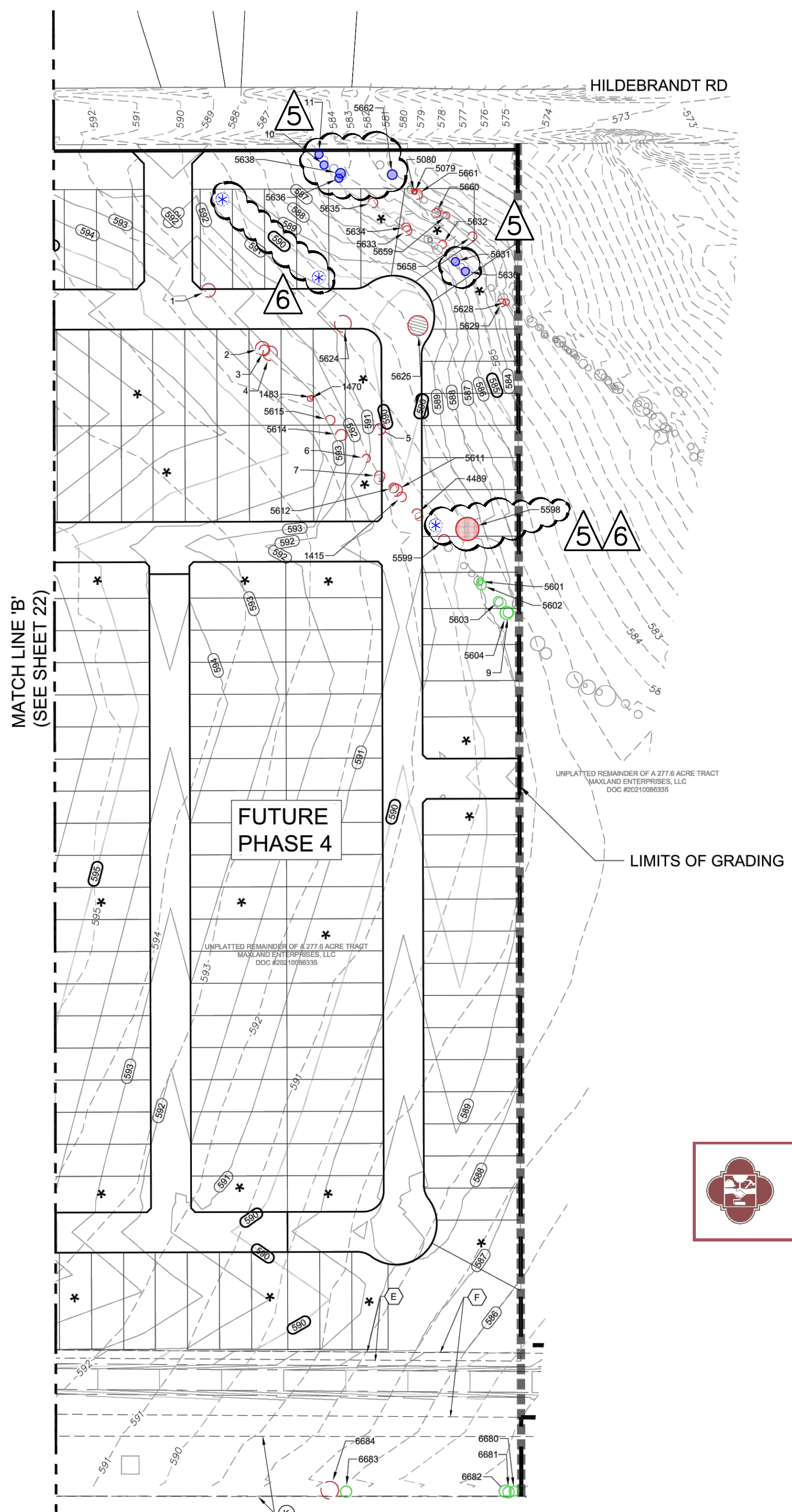
- LOCATION MAP**  
N.T.S.
- A OFF-LOT VARIABLE WIDTH WATER ESMT TO EXPIRE UPON INCORPORATION OF PUBLIC R.O.W. (1.11 AC)
  - B OFF-LOT 16" WATER ESMT (0.24 AC)
  - C 25" SANITARY SEWER ESMT (2.09 AC)
  - D OFF-LOT 50" SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.12 AC)
  - E OFF-LOT 10" SANITARY SEWER ESMT (0.15 AC)
  - F OFF-LOT 80" PRIVATE DRAINAGE ESMT (4.25 AC)
  - G OFF-LOT 80" PRIVATE DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.09 AC)
  - H TEMPORARY DRAINAGE ESMT (10.36 AC)
  - I EXIST 30" PIPELINE ESMT (VOL. 3351, PG. 175, DPR)
  - J SBC TOWER HOLDINGS, LLC (VOL. 17151, PG. 1564, OPR)
  - K VARIABLE WIDTH ELECTRIC EASEMENT VOL. 7517, PGS. 883-887 DPR

**6**

**TREE PLANTING:**

- ALL 842 LOTS SHALL PLANT (3) NEW 1.5" TREES.
- UNIT 1 TO PLANT (1) ADDITIONAL TREE ON 44 LOTS.
- UNIT 2 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.
- UNIT 3 TO PLANT (1) ADDITIONAL TREE ON 42 LOTS.
- UNIT 4 TO PLANT (1) ADDITIONAL TREE ON 38 LOTS.

- NOTES:**
1. EACH TREE PLANTED SHALL BE ONE AND HALF (1.5) INCH CALIPER NEW TREES, WHICH SHALL GENERALLY BE NATIVE, LARGE CANOPY TREES WITH A MINIMUM SHADE AREA VALUE OF 875 EXCEPT WHERE OTHERWISE NOTED.
  2. AS SHOWN HEREIN, TREES PLANTED ON SOUTH AND WEST SIDE OF BUILDINGS SHALL QUALIFY FOR ENERGY CONSERVATION CREDIT.
  3. ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATION (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATION (OR THREE-TO-ONE INCHES).
  4. ALL TREE PROTECTION SHALL CONSIST OF LEVEL I FENCE PROTECTION UNLESS OTHERWISE NOTED.



**LEGEND**

TP	TREE PROTECTION FENCING
(Green circle)	TREE (PRESERVE)
(Red circle)	TREE (REMOVE)
(Green circle with diagonal lines)	HERITAGE TREE (PRESERVE)
(Red circle with diagonal lines)	HERITAGE TREE (REMOVE)
(Circle with cross)	OUTSIDE PERMITTED SITE WORK
(Dashed line)	EXISTING CONTOUR
(Solid line)	PROPOSED CONTOUR
(Star symbol)	EXTRA TREE PLANTED (MTR ONLY)

**WW WHITE SUBDIVISION**  
**PLAT # - 21-1180034**  
**TREE PRESERVATION PLAN**  
(SHEET 3 OF 3)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	2021/10/13	REVISED PER COMMENTS FROM THE CITY OF SAN ANTONIO	JFM
2	2022/02/09	ADDED TREE PROTECTION FENCING TO DRIVEWAY	JFM
3	2022/02/09	UPDATED LOT LAYOUT FOR PHASE 4	JFM
4	2022/02/09	TREES WITHIN LOT # 4 ADDED TO WINDSHIELD	JFM

**DATE:** 8/8/2022  
**DESIGNED BY:** JFM/NB  
**DRAWN BY:** JFM/NB  
**CHECKED BY:** NC  
**DRAWING NAME:** at: Tree Preservation.dwg

**LJA Engineering, Inc.**  
1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
TBPE No. F-1386

**JOB NUMBER:** SA190-403-426  
**SHEET NO.:** 23  
OF 25 SHEETS

**DEVELOPMENT SERVICES**  
**TREE PROTECTION SECTION**  
**REVIEWED FOR COMPLIANCE**

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

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
5	4/14/25	UPDATED UNIT 4 TREE PRESERVATION TOTALS	DMC
6	4/15/25	UNIT PLANTING INCREASED BY FIVE (5) TREES	DMC

PROJ. # 20211  
DATE: 2/20/21  
CHKD. BY: LMR  
DATE: 2/20/21

**MTR**  
**Moy Tarin Ramirez Engineers, LLC**  
TBPELS ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CHARBON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5085

**RED HAWK LANDING, UNIT 4**  
**TREE PRESERVATION PLAN**



**SHEET**  
**TPP-2**

Tag #	Species	Understory Species* 5.0" - 11.5" Shade Value - 275 Sq. Ft.		Significant Tree 6" - 23.5" Shade Value - 875 sq. ft.		Significant Tree** 10.0" - 23.5" Shade Value 875 sq. ft.		Heritage 3:1 Shade Value 1200 HERITAGE TREES PRESERVED AT 100%		Heritage 1:1 Shade Value - 1200 HERITAGE TREES PRESERVED AT 100%	
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
1	17"HACKBERRY					17					
2	17"HACKBERRY					17					
3	13"HACKBERRY					13					
4	12"MESQUITE					12					
5615	12"HACKBERRY					12					
5614	11"HACKBERRY					11					
5	14"HACKBERRY					0					
6	10"HACKBERRY					10					
7	13"MESQUITE					0					
5611	13"HACKBERRY					0					
5612	12"HACKBERRY					0					
1415	10"MESQUITE			0							
1470	7" ELM			7							
9	14" MESQUITE						14				
1483	5" CONDALIA	5									
4489	12"HACKBERRY					0					
5599	12"HACKBERRY					12					
5601	11"HACKBERRY						11				
5602	10"HACKBERRY						10				
5603	10"HACKBERRY						10				
5604	14"HACKBERRY						14				
5598	28"MESQUITE									28	X
5624	21"MESQUITE					0					
5625	25"MESQUITE									0	
5628	6" CONDALIA	6									
5629	10" HACKBERRY					10					
5630	10" HACKBERRY					X 0					
5631	6" CONDALIA	X 0									
5632	10" HACKBERRY					10					
5633	12" HACKBERRY					12					
5634	11" HACKBERRY					11					
5635	12" HACKBERRY					12					
5636	10" HACKBERRY DISEASED					0					
10	10"MESQUITE					0	X				
11	10"MESQUITE					X 0		X			
5638	12"HACKBERRY					0		X			
5658	11" HACKBERRY					11					
5659	11" HACKBERRY					11					
5660	11" HACKBERRY					11					
5661	13" HACKBERRY					13					
5662	13" HACKBERRY					0	X				
5079	6" HACKBERRY					6					
5080	6" HACKBERRY					6					
6670	20"PALM			0							
6671	30"ASH (In Decline)									0	
6672	28"ASH (In Decline)									0	
6673	16"OAK			16							
6674	17"SYCAMORE			17							
6675	10"ASH			10							
6676	15"OAK			15							
6680	12"HACKBERRY					0					
6681	14"HACKBERRY					0					
6682	15"HACKBERRY					0					
6683	14"HACKBERRY					0					
6684	22"SPLIT ASH					0					
3351	12" MESQUITE						12				
3354	12" HACKBERRY CLUSTER					12					
3356	10" SPLIT MESQUITE					0					
3357	10" HACKBERRY CLUSTER					10					
3358	10" HACKBERRY CLUSTER					10					
3359	10" HACKBERRY					10					
3361	14" SPLIT MESQUITE					0					
3370	12" HACKBERRY					0					
3372	16" HACKBERRY					0					
Insert additional rows as needed											
Subtotal Inches		11	0	65	0	259	71	0	0	28	0
Subtotal Shade value		550	0	4375	0	20,125	5,250	0	0	0	0
Total Shade Value Calculation of Trees to Remain		5,250									
Total Shade Value of all Existing Trees		36150									

\* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees  
 \*\* Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees  
 \*\*\* Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed

NOTE:  
 - TREE TAGS #1-11 WILL BE MARKED WITH NEW ALUMINUM TAGS.  
 - TREES DENOTED WITH A ZERO ARE EXEMPT.

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

**DEVELOPMENT SERVICES  
 TREE PROTECTION SECTION  
 REVIEWED FOR COMPLIANCE**

5

5

5

5

5

5

Tree Preservation Calculation			TARGET	MIN	TOTAL EXIST	TOTAL SAVED	PERCENT SAVED	MITIGATE TARGET DELTA	TARGET SHADE MITIGATION
Preservation by Category:	Percent Preserved	Did You Meet the Requirements of the City Tree Ordinance?							
Understory Species	0%	No, please contact Development Services at (210) 207-8297 to discuss your options your mitigation options for Tree Preservation)	35%	20%	17	0	0.0%	35%	5.95
Significant Trees	21.5%	Yes	35%	20%	330	71	21.5%	13.5%	44.5
Heritage Trees (3:1)	100%	Yes	100%	20%	0	0	0%	300%	0
Heritage Trees (1:1)	0.0%	No	100%	20%	28	0	0.0%	100%	28
Mitigation Requirements									
28 Required Inches of Mitigation (Heritage Trees)									
44.5 Required Inches of Mitigation (Significant Trees)									
5.95 Required Inches of Mitigation needed (Understory Trees)									
78.45 Total Inches Required for Mitigation									

**DEVELOPMENT SERVICES DEPARTMENT  
 WORKSHEET TO DETERMINE IF YOU MEET FINAL TREE CANOPY  
 REQUIREMENT. COMPLETE INFORMATION HIGHLIGHTED IN YELLOW**

Project Address: Hildebrandt  
 AP Number: \_\_\_\_\_

Step 1 - Calculate Final Tree Canopy Cover Requirement (38% of the entire site)  
 What is the Size of Lot: 7318080 sq ft 168 ac  
**Final Canopy Required (38% of lot area) 2780870 sq ft**

Step 2 - Complete Preserved Tree Inventory Spreadsheet to Determine if You Meet Your  
 Preservation Category (from Worksheet) Met Requirement

Understory Species: No, please contact Development Services at (210) 207-8297 to discuss your options your mitigation options for Tree Preservation)

Significant Trees: Yes

Heritage Trees (3:1): Yes

Heritage Trees (1:1): Yes

Step 3 - Tree Inventory Spreadsheet Determination of Existing Canopy Preservation Credit  
 Total Square Footage of Existing Canopy Preserved: **5,250 sq ft**  
 Existing Tree Canopy Preservation Requirement (35% Requirement): 12653 sq ft

Step 4 - Calculation of Canopy Shade Area of New Tree Plantings (2 Trees Required)  
 TREES PLANTED ON NORTH OR EAST SIDE OF HOUSE - NO ENERGY CONSERVATION CREDIT

Shade Value of Tree(s) Selected from San Antonio Recommended Plant List	Number of Trees	Shade Value
Trees with Shade Value of 550 sq ft	0	0 sq ft
Trees with Shade Value of 875 sq ft	994	782775 sq ft
Trees with shade value of 1200 sq ft	0	0 sq ft
Total Square Footage of Planted Canopy		782775 sq ft

TREES PLANTED ON SOUTH OR WEST SIDE OF HOUSE - ENERGY CONSERVATION CREDIT

Shade Value of Tree(s) Selected from San Antonio Recommended Plant List	Number of Trees	Shade Value
Trees with Shade Value of 550 sq ft	0	0 sq ft
Trees with Shade Value of 875 sq ft	1684	1989225 sq ft
Trees with shade value of 1200 sq ft	0	0 sq ft
Total Square Footage of Planted Canopy		1989225 sq ft
Grand Total Canopy/Shade Area of Trees Planted		2772000 sq ft

Step 5 - Determine if you Met Final Tree Canopy Requirement  
 Canopy/Shade Area of Preservation & Planted: 2,781,188 sq ft  
 Final Canopy Required (38% of lot area): 2,780,870 sq ft  
 Net Canopy: 318 sq ft

Did you meet Tree Canopy Goal? YES, PLEASE SUBMIT WORKSHEET WITH RESIDENTIAL BUILDING PERMIT APPLICATION

**WW WHITE SUBDIVISION  
 PLAT # - 21-11800034  
 TREE PRESERVATION PLAN  
 CALCULATIONS**

NO.	DATE	DESCRIPTION	BY
1	4/14/25	UPDATED UNIT 4 TREE PRESERVATION TOTALS	DMC
2	4/15/25	UNIT 4 PLANTING INCREASED BY FIVE (5) TREES	DMC

**LJA Engineering, Inc.**  
 Phone 210.503.2700  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209  
 Fax 210.503.2749  
 TPPE No. F-1386

JOB NUMBER: SA190-403-426  
 SHEET NO. **24**  
 OF 25 SHEETS

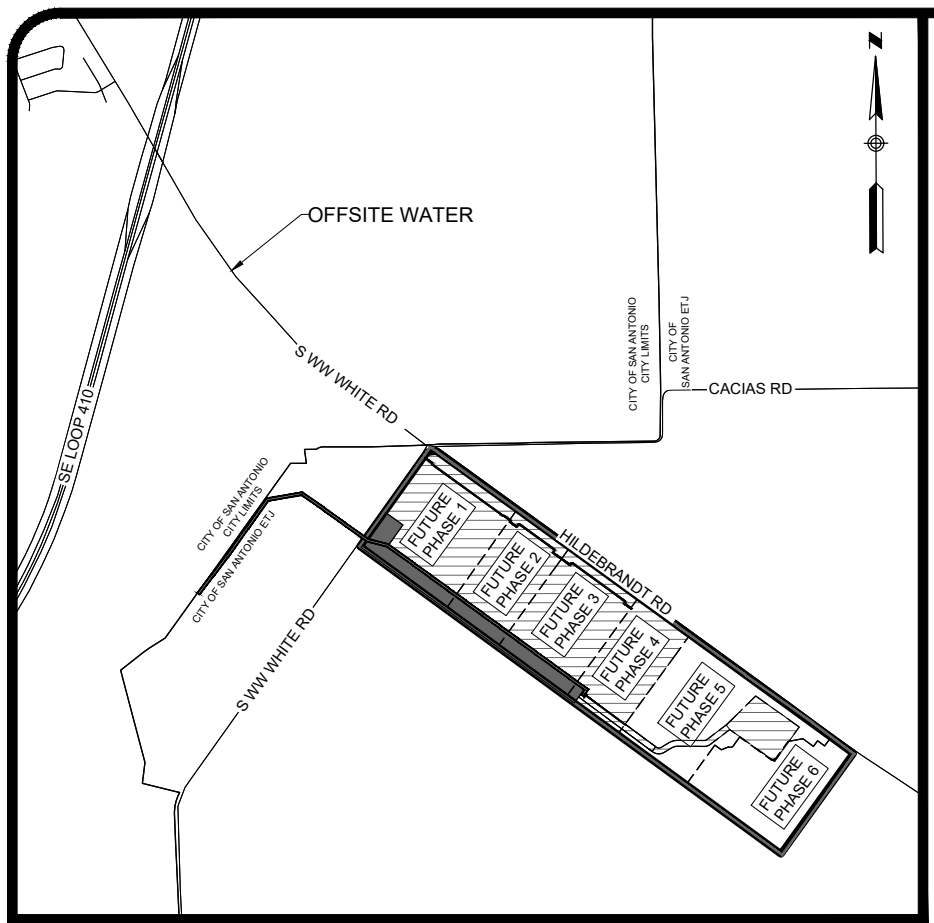
NO.	DATE	DESCRIPTION	BY
5	4/14/25	UPDATED UNIT 4 TREE PRESERVATION TOTALS	DMC
6	4/15/25	UNIT 4 PLANTING INCREASED BY FIVE (5) TREES	DMC

**MTR**  
 Engineers  
 Surveyors  
 Planners  
**Moy Tarin Ramirez Engineers, LLC**  
 TPPELS ENGINEERING F-5297/SURVEYING: F-10131500  
 12770 CHARBON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051  
 FAX: (210) 698-5085

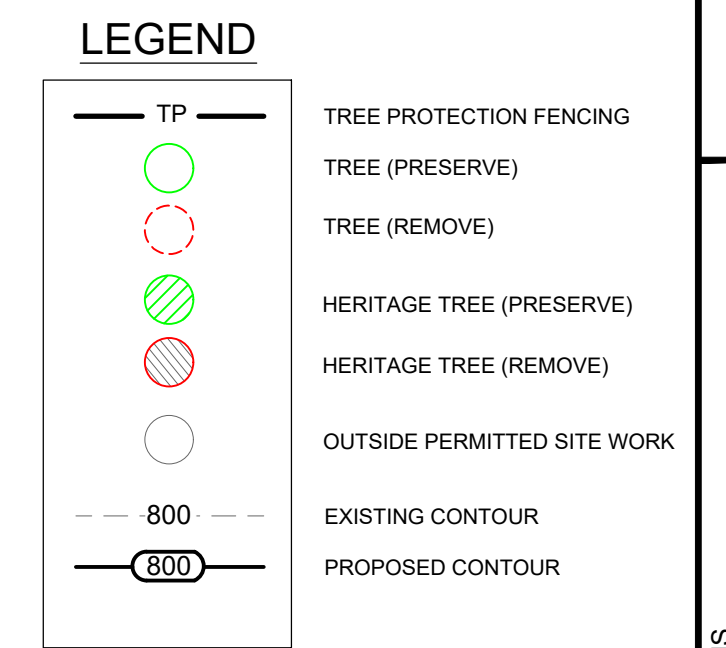
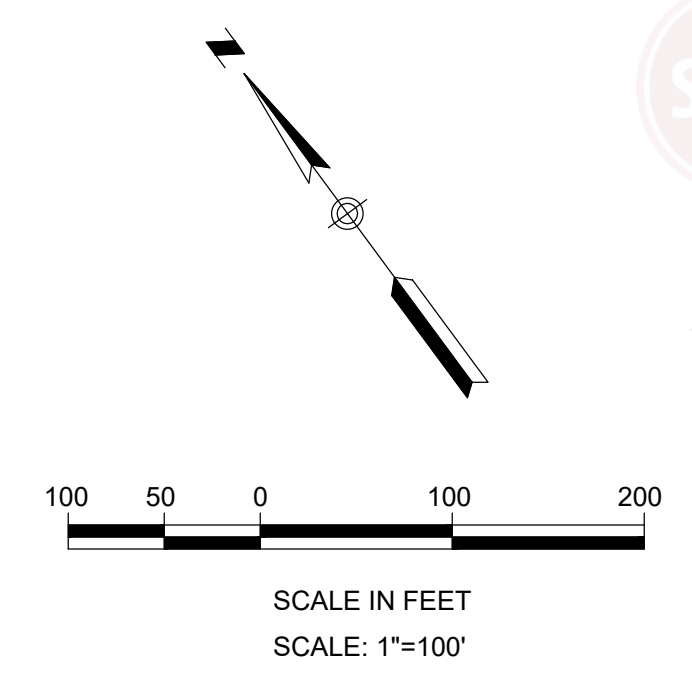
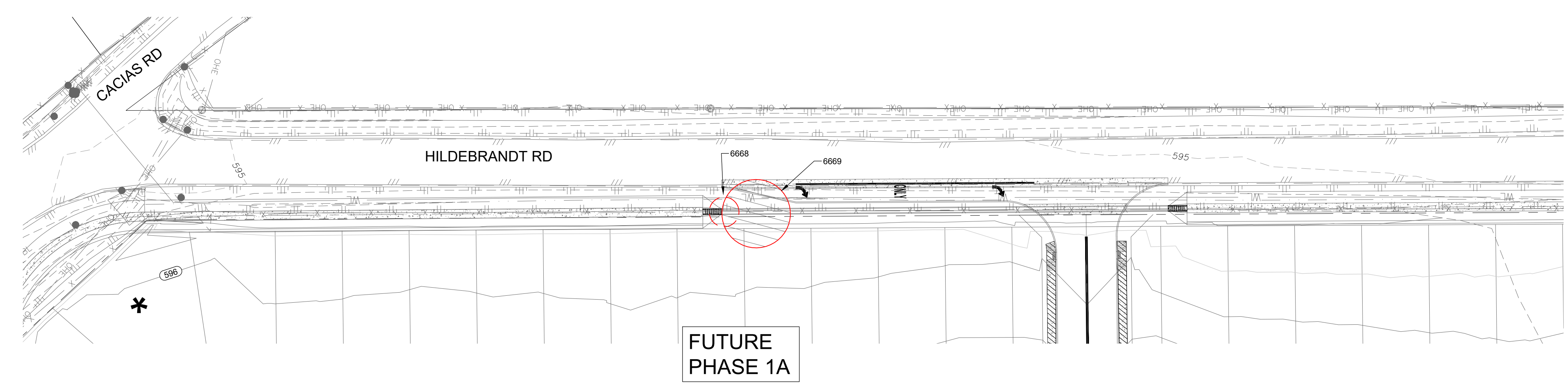
**RED HAWK LANDING, UNIT 4  
 TREE PRESERVATION PLAN TABLES**

City of San Antonio  
 Development Services Dept

SHEET  
**TPP-3**



LOCATION MAP  
N.T.S.



**Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage**

Tag #	Species	Understory Species* 5.0" - 11.5" Shade Value - 275 Sq. Ft.		Significant Tree 6" - 23.5" Shade Value - 875 sq. ft.		Significant Tree** 10.0" - 23.5" Shade Value 875 sq. ft.		Heritage 3:1 Shade Value 1200 HERITAGE TREES PRESERVED AT 100%		Heritage 1:1 Shade Value - 1200 HERITAGE TREES PRESERVED AT 100%		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
6668	21" OAK			21								
6669	34.5" MULTI-TRUNK OAK							34.5				
Insert additional rows as needed												
<b>Subtotal Inches</b>		0	0	21	0	0	0	34.5	0	0	0	0
<b>Subtotal Shade value</b>		0	0	875	0	0	0	1200	0	0	0	
<b>Total Shade Value Calculation of Trees to Remain</b>		0										
<b>Total Shade Value of all Existing Trees</b>		2075										

\* Small species: *Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw* - these are mitigated at 1:1 for Heritage Trees  
 \*\* *Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry* protected at 10" dbh and mitigated at 1:1 for heritage trees  
 \*\*\* Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed

**Tree Preservation Calculation**

Preservation by Category:	Percent Preserved	Did You Met the Requirements of the City Tree Ordinance?	TARGET	MIN	TOTAL EXIST	TOTAL SAVED	PERCENT SAVED	MITIGATE TARGET DELTA	TARGET SHADE
									MITIGATE
Understory Species	100%	Yes	35%	20%	0	0	0%	35%	0
Significant Trees	0%	No, please contact Development Services at (210) 207-8297 to discuss your mitigation options for Tree Preservation	35%	20%	21	0	0.0%	35.0%	21
Heritage Trees (3:1)	0%	No, please contact Development Services at (210) 207-8297 to discuss your mitigation options for Tree Preservation	100%	20%	34.5	0	0%	300%	103.5
Heritage Trees (1:1)	100%	Yes	100%	20%	0	0	0%	100%	0
<b>Mitigation Requirements</b>									Σ = 124.5

103.5 Required Inches of Mitigation (Heritage Trees)  
 21 Required Inches of Mitigation (Significant Trees)  
 0 Required Inches of Mitigation needed (Understory Trees)  
**124.5 Total Inches Required for Mitigation**  
 83 Plant additional 1-1.5" tree on 83 lots  
**83 Total trees planted for Mitigation**

- A OFF-LOT VARIABLE WIDTH WATER ESMT TO EXPIRE UPON INCORPORATION OF PUBLIC R.O.W. (1.11 AC)
- B OFF-LOT 16" WATER ESMT (0.24 AC)
- C 25" SANITARY SEWER ESMT (2.09 AC)
- D OFF-LOT 50" SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.12 AC)
- E OFF-LOT 10" SANITARY SEWER ESMT (0.15 AC)
- F OFF-LOT 80" PRIVATE DRAINAGE ESMT (4.25 AC)
- G OFF-LOT 80" PRIVATE DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (0.09 AC)
- H TEMPORARY DRAINAGE ESMT (10.36 AC)
- I EXIST 30" PIPELINE ESMT (VOL. 3351, PG.175, DPR)
- J SBC TOWER HOLDINGS, LLC (VOL.17151, PG.1564, OPR)
- K VARIABLE WIDTH ELECTRIC EASEMENT VOL. 7517, PGS. 863-867 DPR

**ON-SITE TREE PLANTING:**  
 1. ALL 842 LOTS SHALL PLANT (3) NEW 1.5" TREES.  
 - UNIT 1 TO PLANT (1) ADDITIONAL TREE ON 44 LOTS.  
 - UNIT 2 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.  
 - UNIT 3 TO PLANT (1) ADDITIONAL TREE ON 42 LOTS.  
 - UNIT 4 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.

- NOTES:**
- EACH TREE PLANTED SHALL BE ONE AND HALF (1.5) INCH CALIPER NEW TREES, WHICH SHALL GENERALLY BE NATIVE, LARGE CANOPY TREES WITH A MINIMUM SHADE AREA VALUE OF 875 EXCEPT WHERE OTHERWISE NOTED.
  - AS SHOWN HEREIN, TREES PLANTED ON SOUTH AND WEST SIDE OF BUILDINGS SHALL QUALIFY FOR ENERGY CONSERVATION CREDIT.
  - ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATION (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATION (OR THREE-TO-ONE INCHES).
  - ALL TREE PROTECTION SHALL CONSIST OF LEVEL I FENCE PROTECTION UNLESS OTHERWISE NOTED.



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

NO.	REVISIONS DESCRIPTION	DATE	BY

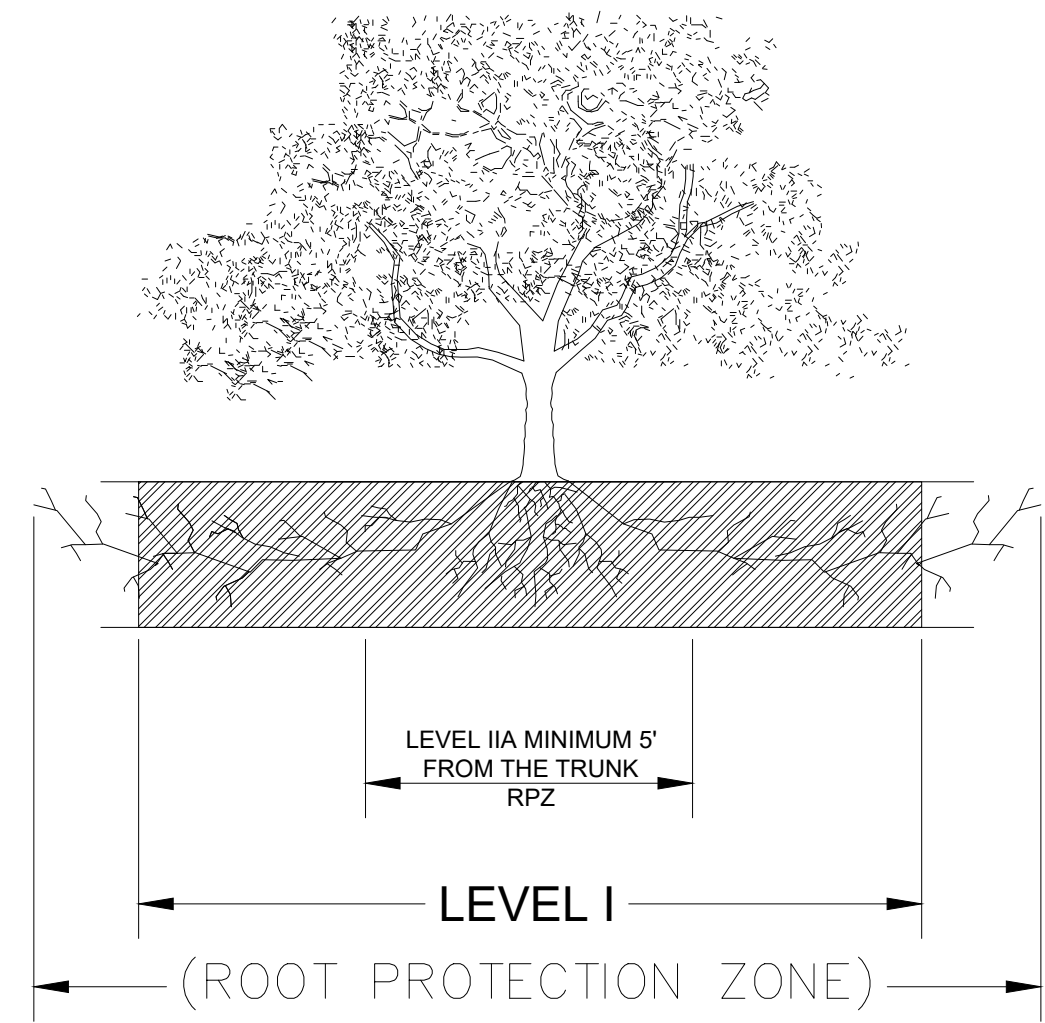
**LJA Engineering, Inc.**  
 Phone 210-503-2700  
 Fax 210-503-2749  
 1100 NE Loop 410  
 Suite 850  
 San Antonio, Texas 78209

JOB NUMBER:  
SA193-426

SHEET NO.  
**1**

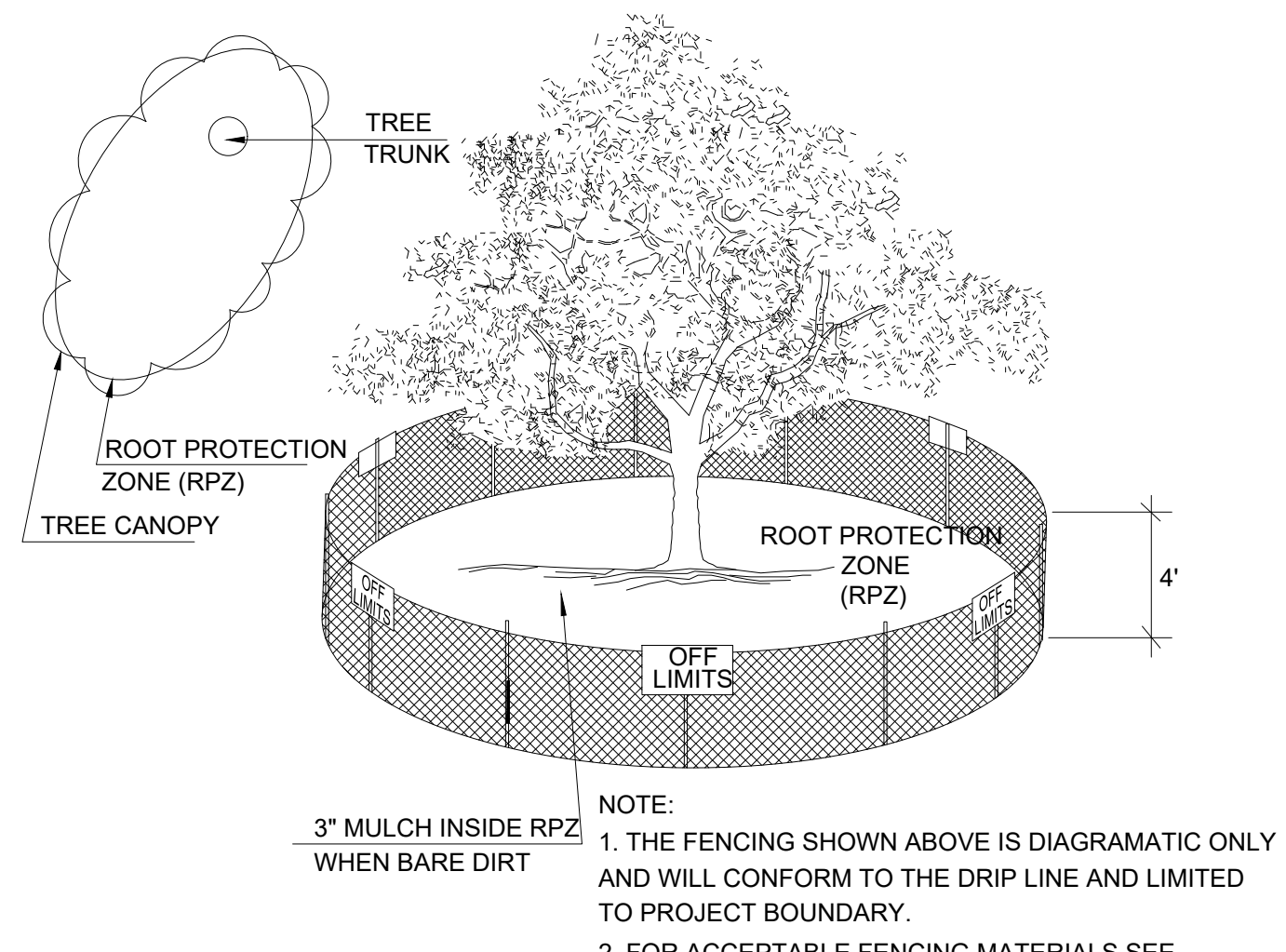
OF 2 SHEETS

C:\Users\ndelmon\Documents\Projects\2024\Tree\_Preservation\082424\Tree\_Preservation.dwg  
 User: ndelmon  
 Last Modified: Aug 31, 22 - 10:15  
 Plot Date/Time: Aug 31, 24 - 11:41:32



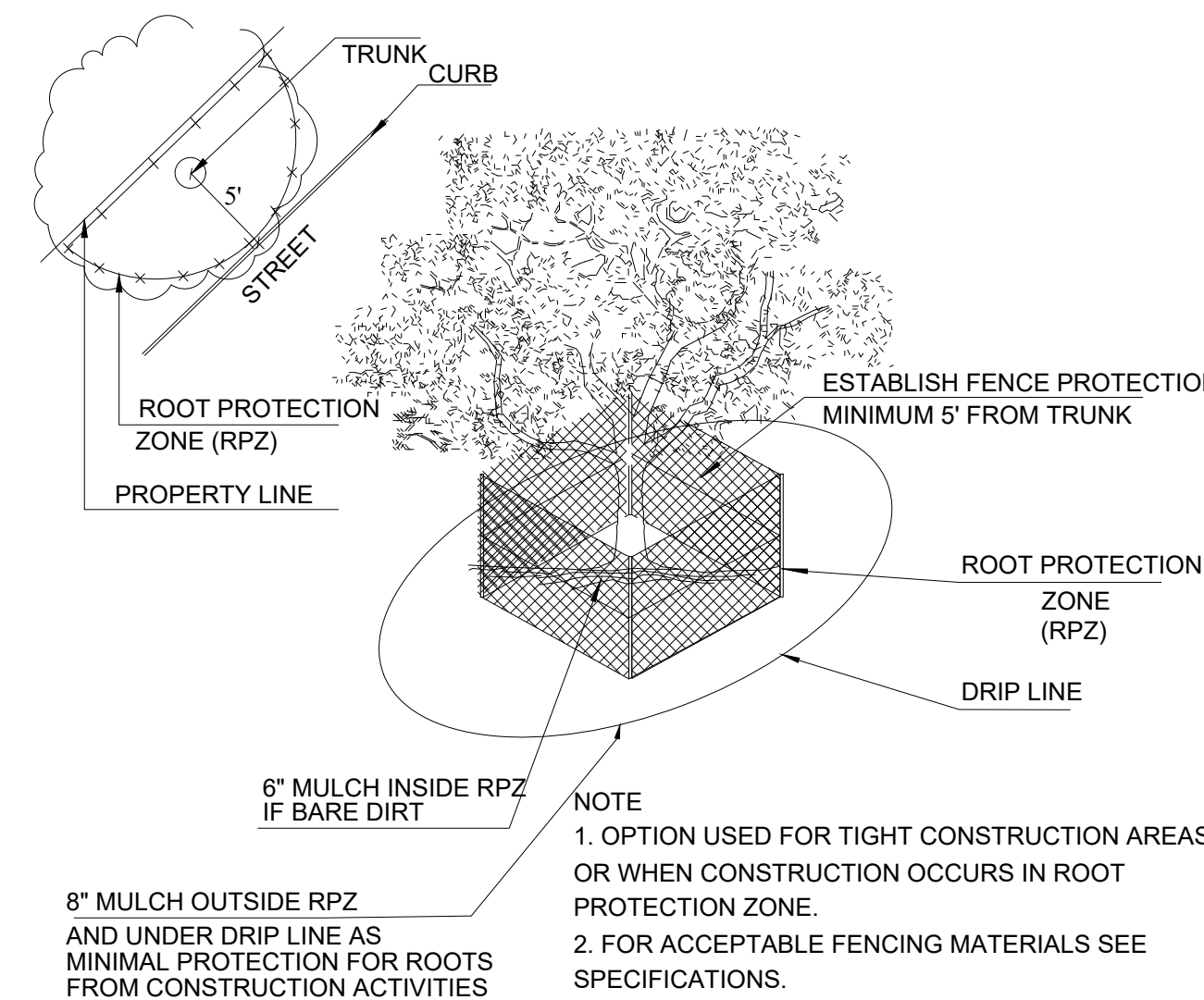
1.1.1 ELEVATION  
N. T. S.

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.



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

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.

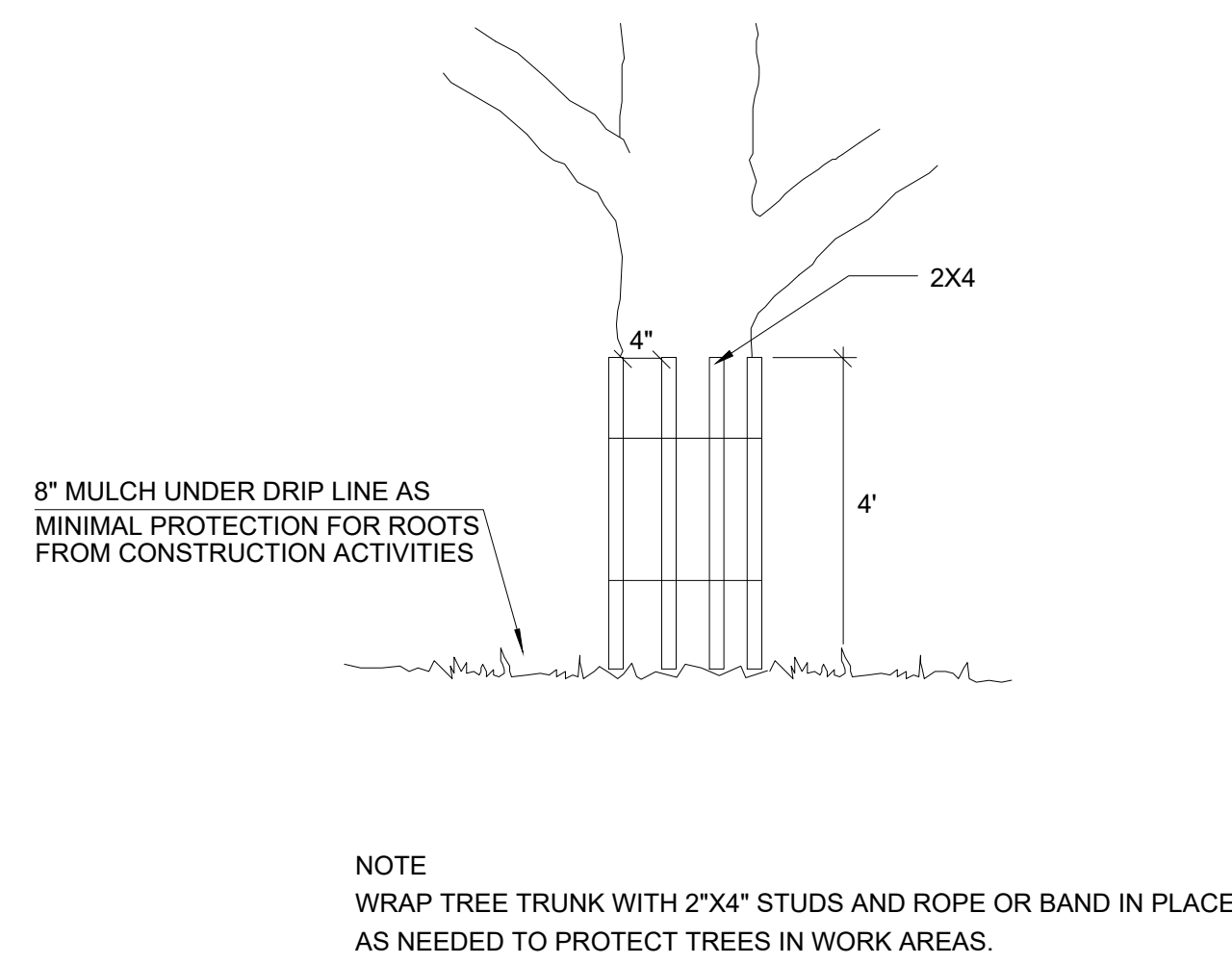


1.1.3 LEVEL II A FENCE PROTECTION  
N. T. S.

NOTE:  
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.  
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

GENERAL NOTES

- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No. 802. TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM No. 802. TREES TO RECEIVE LEVEL 2 A PROTECTION AS PER ITEM No. 802 ARE IDENTIFIED ON THE TREE PROTECTION PLAN.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
- THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEARLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.

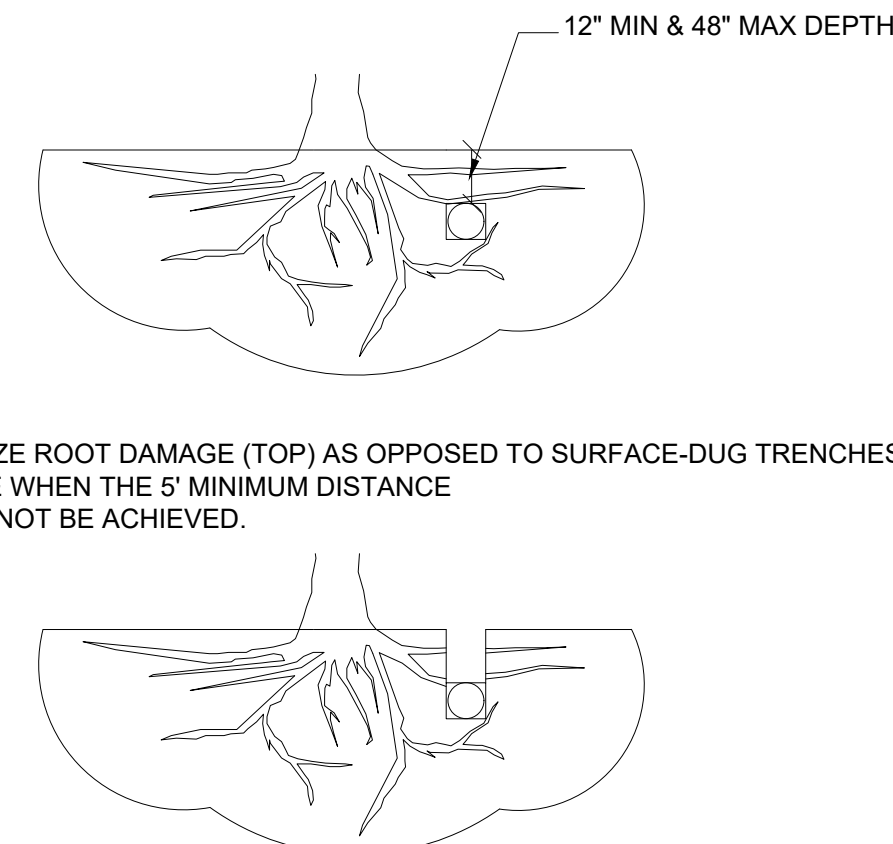


1.1.4 LEVEL II B FENCE PROTECTION  
N. T. S.

NOTE  
WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

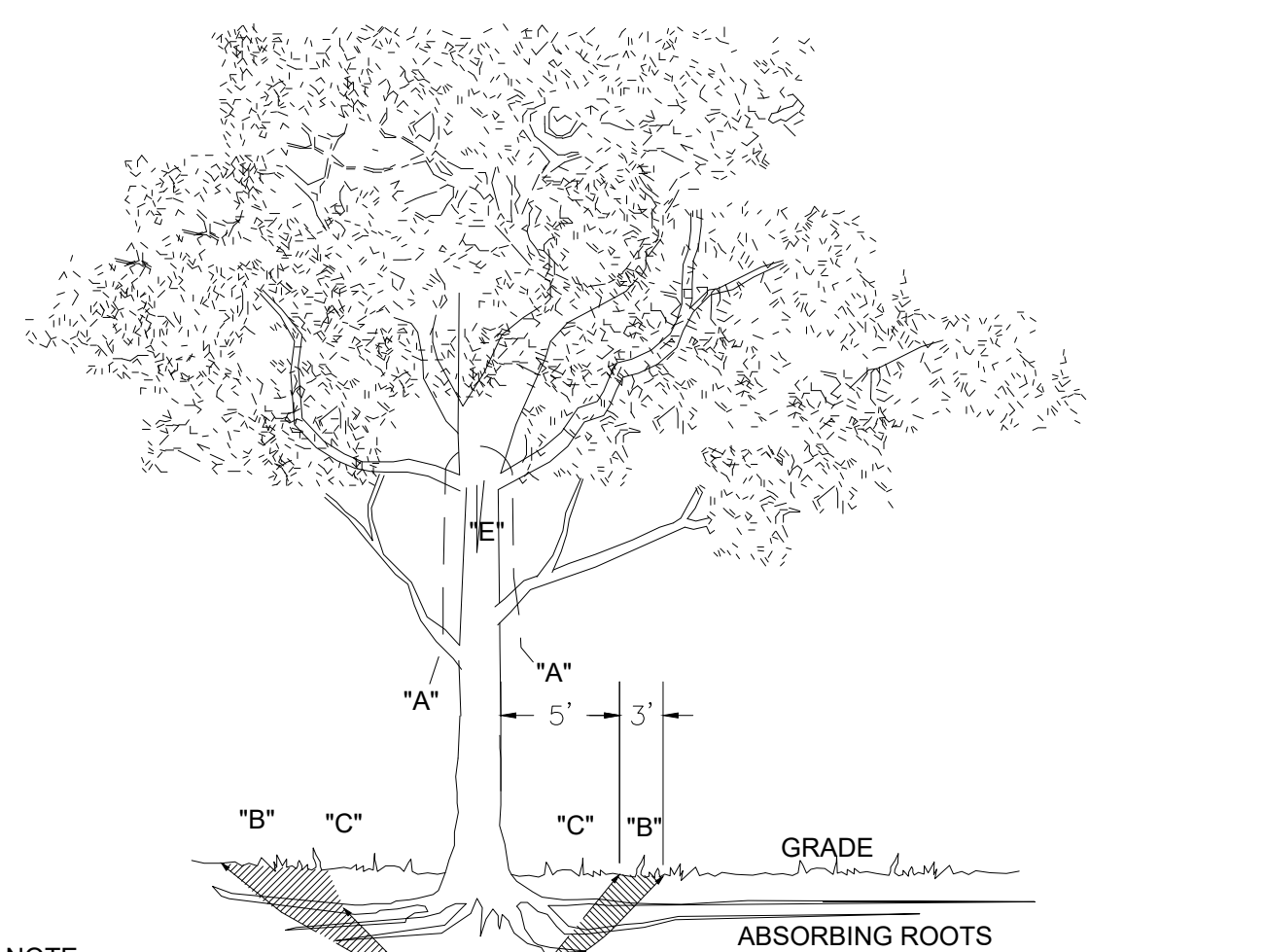
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



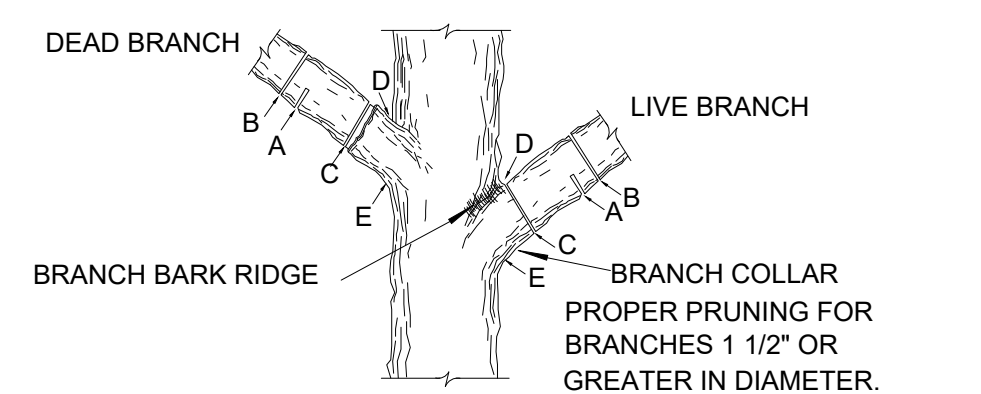
1.2 BORING THRU TREE ROOT ZONE  
N. T. S.

OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.



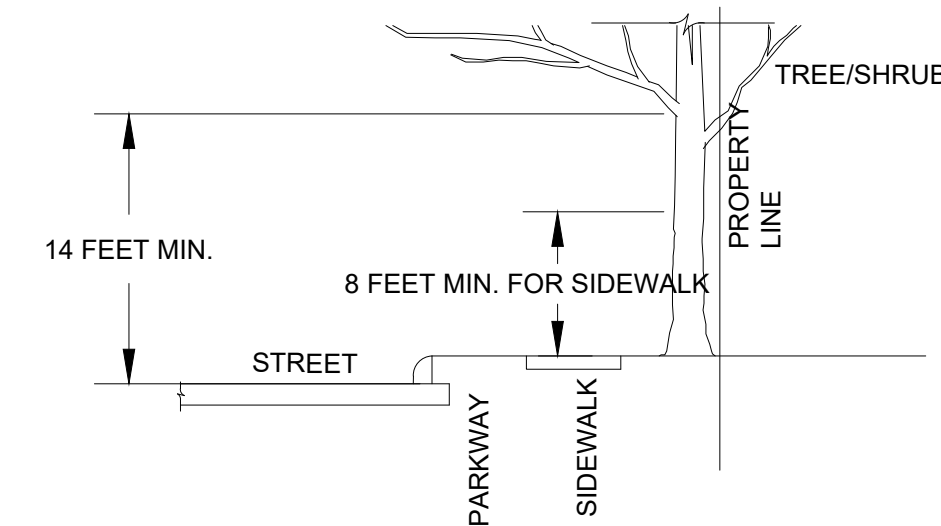
NOTE:  
"A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.  
"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3" TO 4" DEEP  
"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)  
"D" BACKFILL HOLE AND CLEAN UP.

1.3 TREE REMOVAL DIAGRAM  
N. T. S.



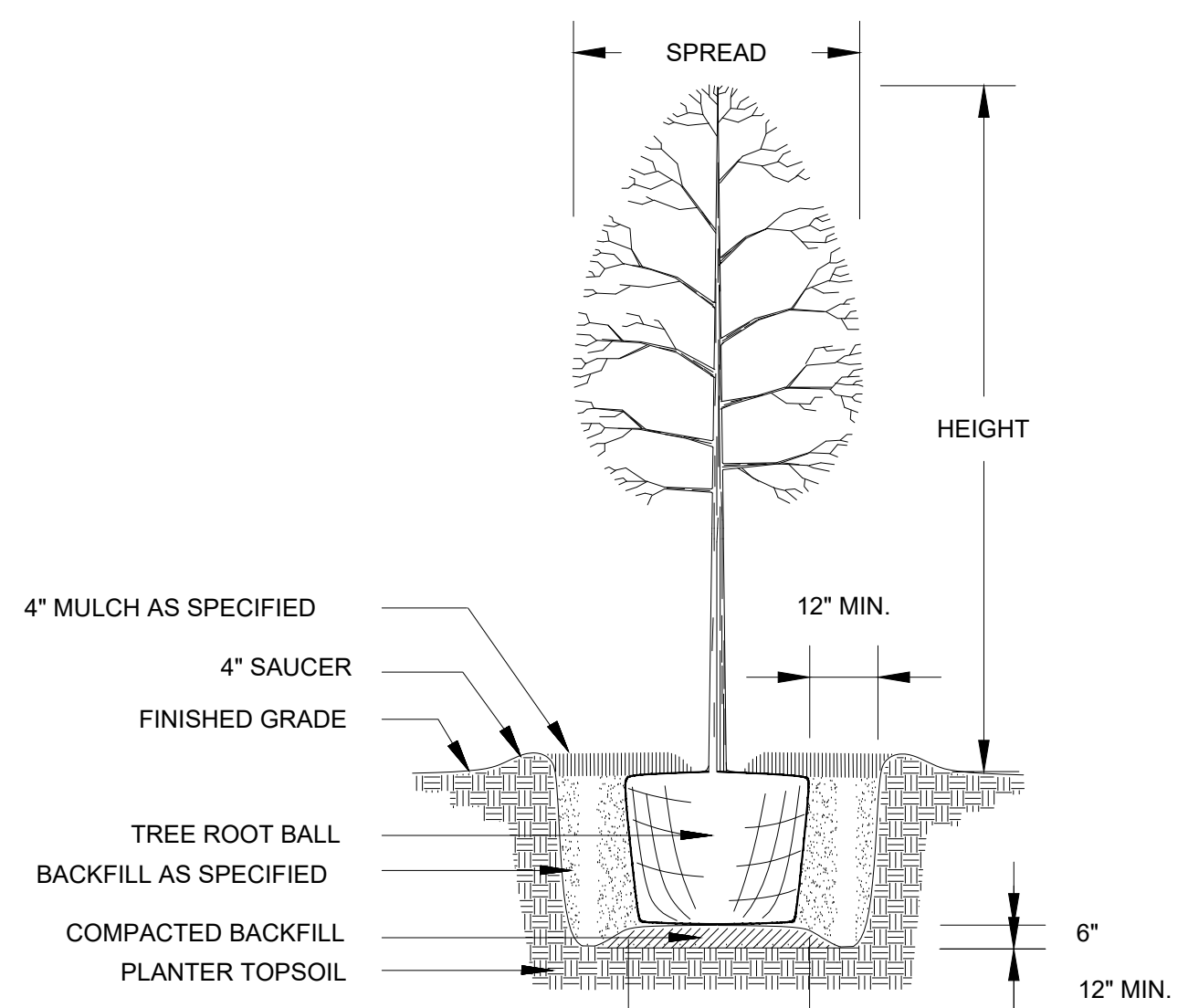
1.4 BRANCH PRUNING DETAIL  
N. T. S.

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.



1.5 BRANCH CLEARANCE DETAIL  
N. T. S.

FIGURE No.2:  
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.



1.6 NEW TREE PLANTING DETAIL  
N. T. S.

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

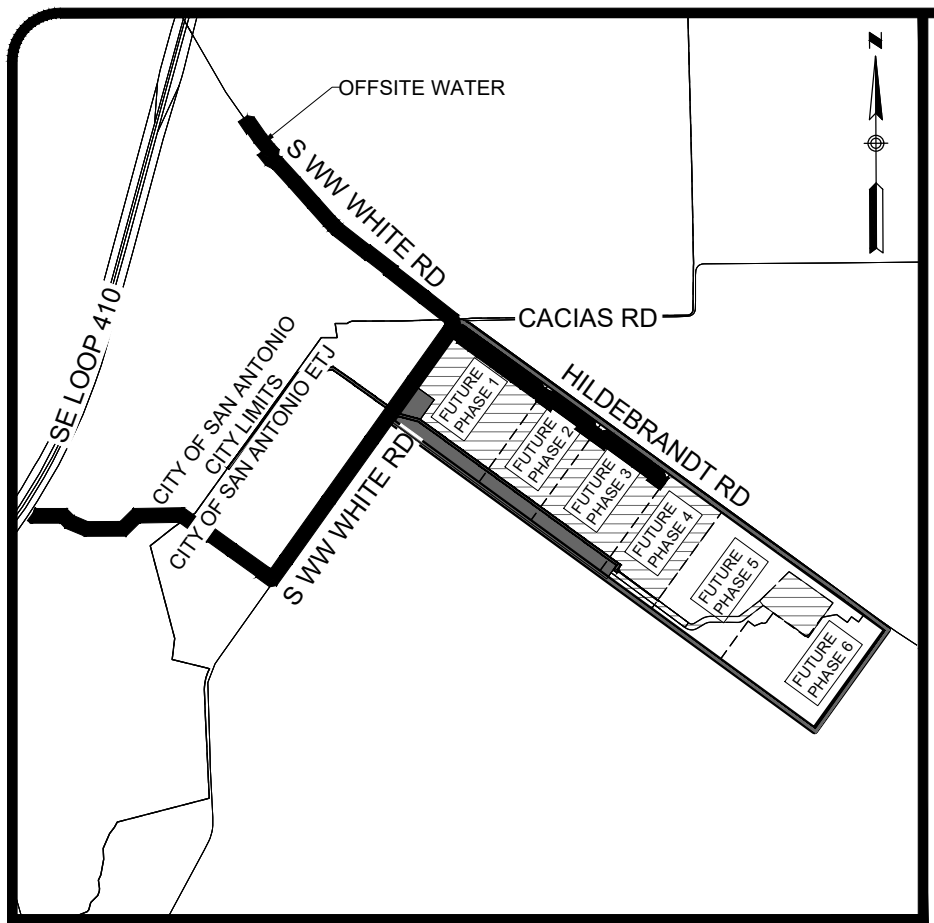
NO.	DATE	BY	REVISIONS DESCRIPTION

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PREPARED BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
sh\_Tree Preservation-ROV.dwg

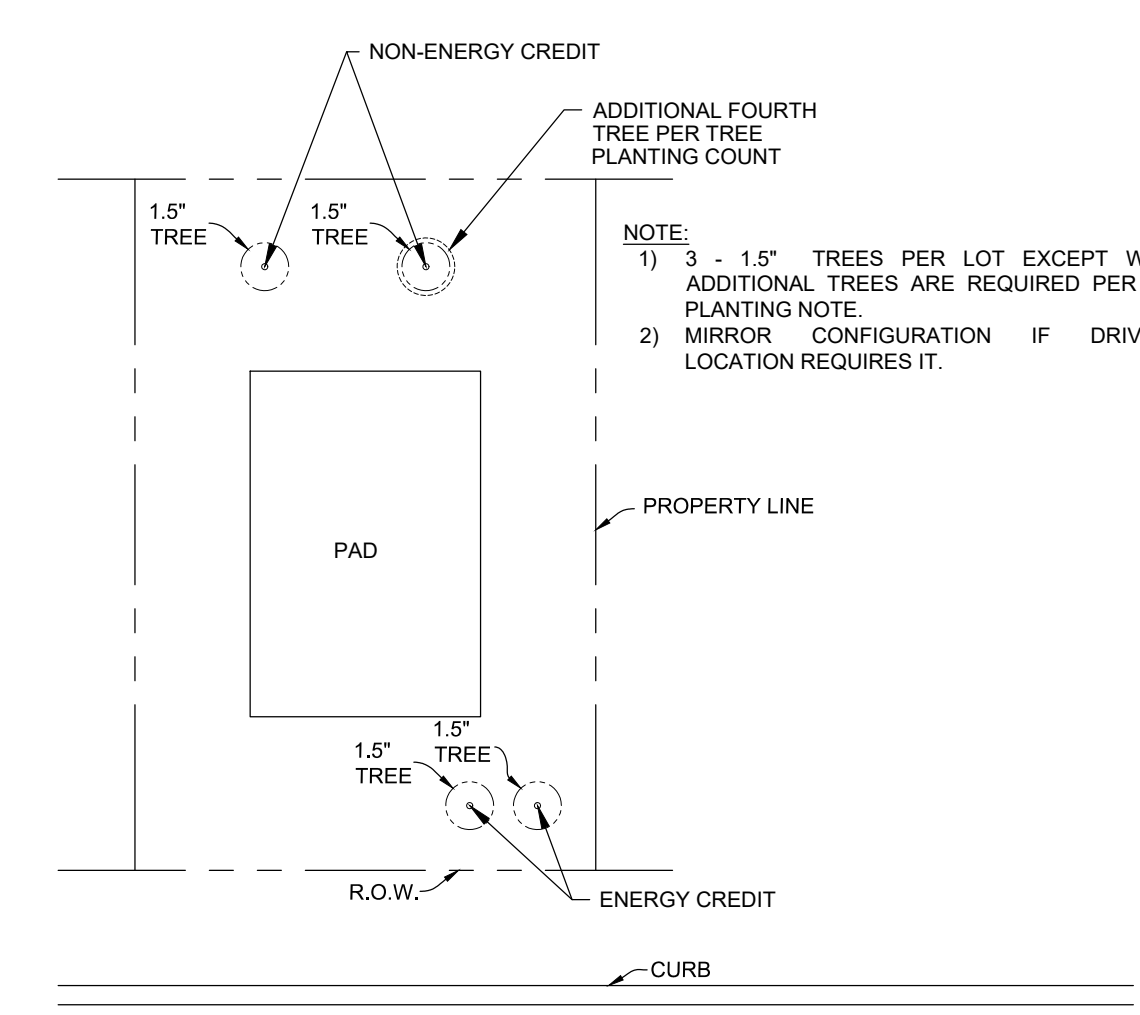
**LJA Engineering, Inc.**  
Phone 210-503-2700  
1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Fax 210-503-2749  
TBP# No. F-1986

JOB NUMBER:  
SA193-426

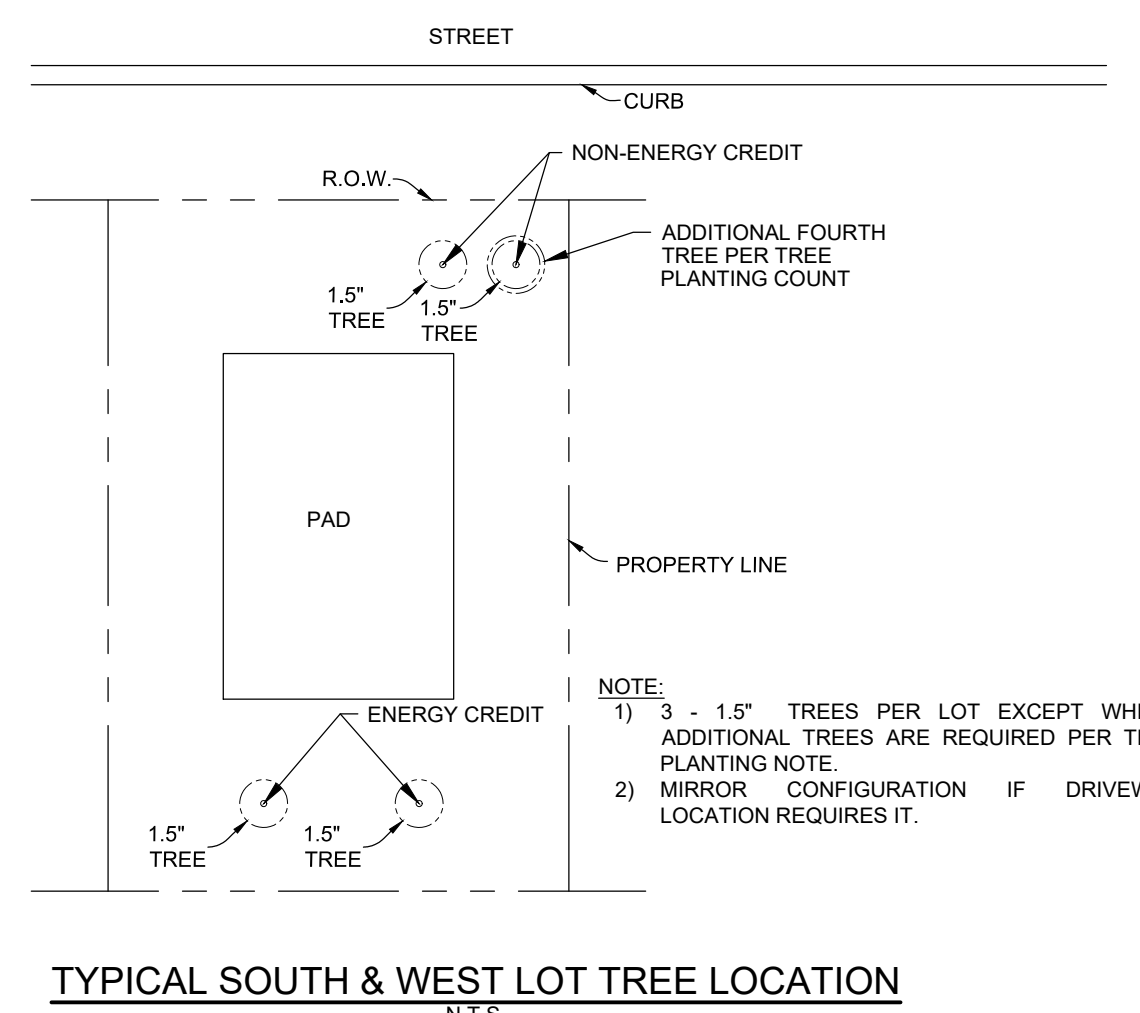
C:\Users\rdwerner\Documents\Projects\Tree Preservation\10-0000.dwg - Tree Preservation - 10-0000.dwg  
User: rdwerner  
Last Modified: Aug 31, 2011 10:15  
Plot Date/Time: Aug 31, 2011 10:42



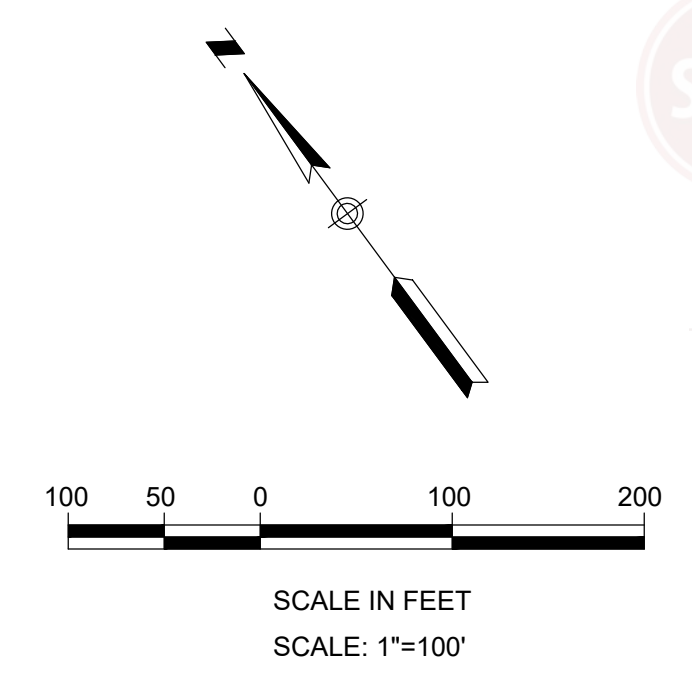
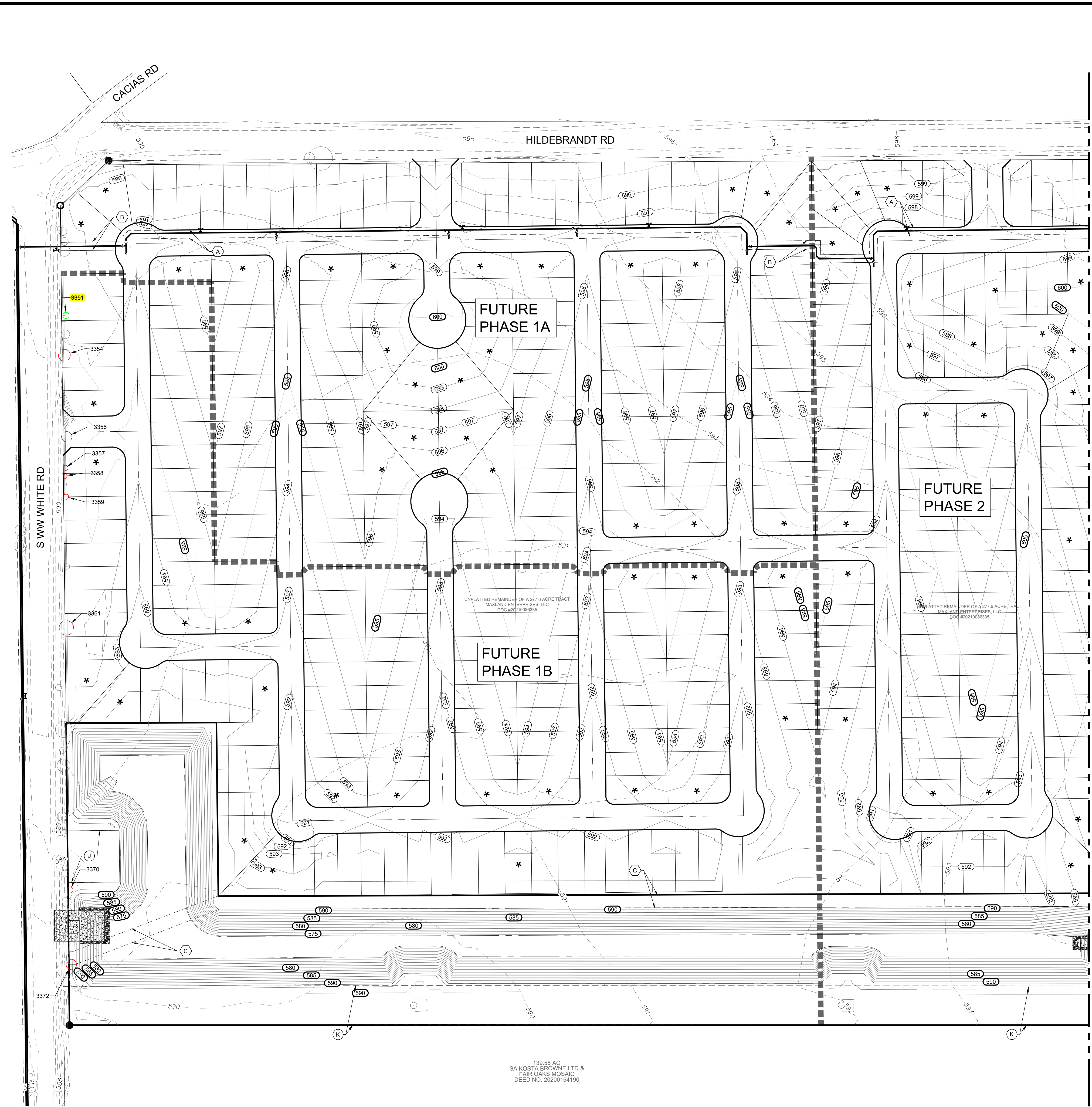
LOCATION MAP  
N.T.S.



TYPICAL NORTH & EAST LOT TREE LOCATION  
N.T.S.



TYPICAL SOUTH & WEST LOT TREE LOCATION  
N.T.S.



**LEGEND**

TP	TREE PROTECTION FENCING
Green circle	TREE (PRESERVE)
Red circle	TREE (REMOVE)
Green circle with diagonal lines	HERITAGE TREE (PRESERVE)
Red circle with diagonal lines	HERITAGE TREE (REMOVE)
Circle with 'X'	OUTSIDE PERMITTED SITE WORK
800	EXISTING CONTOUR
800	PROPOSED CONTOUR

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2022/07/13	REVISED TREE PROTECTION FENCING TO CORRECT ELECTRICIAN'S
2	2022/07/13	ADDED HOLE NUMBER TO DRAINAGE STRUCTURES
3	2022/06/29	UPDATED LOT LAYOUT FOR PHASE 4
4	2022/08/22	TREES WITH R.O.W. ADDED TO INVENTORY

- TREE PLANTING:**
- 1. ALL 842 LOTS SHALL PLANT (3) NEW 1.5" TREES.
  - UNIT 1 TO PLANT (1) ADDITIONAL TREE ON 44 LOTS.
  - UNIT 2 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.
  - UNIT 3 TO PLANT (1) ADDITIONAL TREE ON 42 LOTS.
  - UNIT 4 TO PLANT (1) ADDITIONAL TREE ON 33 LOTS.

- NOTES:**
1. EACH TREE PLANTED SHALL BE ONE AND HALF (1.5) INCH CALIPER NEW TREES, WHICH SHALL GENERALLY BE NATIVE, LARGE CANOPY TREES WITH A MINIMUM SHADE AREA VALUE OF 875 EXCEPT WHERE OTHERWISE NOTED.
  2. AS SHOWN HEREIN, TREES PLANTED ON SOUTH AND WEST SIDE OF BUILDINGS SHALL QUALIFY FOR ENERGY CONSERVATION CREDIT.
  3. ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATION (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATION (OR THREE-TO-ONE INCHES).
  4. ALL TREE PROTECTION SHALL CONSIST OF LEVEL I FENCE PROTECTION UNLESS OTHERWISE NOTED.

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

139.58 AC  
SA KOSTA BROWNE LTD &  
FAIR OAKS MOSAIC  
DEED NO. 20200154190



**LJA Engineering, Inc.**  
1100 NE Loop 410  
Suite 880  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
TBE No. F-1386

JOB NUMBER:  
SA190-403-426  
SHEET NO.  
**21**  
OF 25 SHEETS