

TRE-APP-APP21-38801349 - PLAT 19-11800359

RUBY CROSSING UNIT 1

SCOPE OF WORK: PLATTING AND TREE REMOVAL FOR RESIDENTIAL DEVELOPMENT

MASTER TREE PLAN FOR RUBY CROSSING UNITS 1, 2 & 3

TPV 20-047 APPROVED 6.30.2020

TPV 21-157 APPROVED 11.24.021

TPV 23-102 APPROVED 1.12.2023

// TECHNICAL REVIEW COMMENTS // HG 7.24.2020 //

AMENDMENT #1 APPROVED 11.24.2021 HG

AMENDMENT #2 APPROVED 1.24.2023 HG

// STATUS: APPROVED (2010 TREE SURVEY METHOD)

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

-(2)-2" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 516 LOTS AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS.

-(3)-2" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 65 LOTS AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. SEE APPROVED TREE PLAN FOR LOTS TO RECEIVE 3 TREES PER LOT.

-THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2530939) 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).

-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.

-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 TO SCHEDULE A PRE-CONSTRUCTION & FENCING INSPECTION (PER SECTION 35-477 OF THE UDC, SUBSECTION TREE PERMITS (5) (C)-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, SITE WORK AND TREE REMOVAL PURPOSES. TREE REVIEW APPROVAL IS FOR TREE REMOVAL WITHIN UNIT 1 ONLY. ANY SITE WORK OR TREE REMOVAL OUTSIDE OF UNIT 1 SHALL REQUIRE A SEPARATE TREE APPLICATION BE SUBMITTED AND APPROVED PRIOR TO START OF WORK.

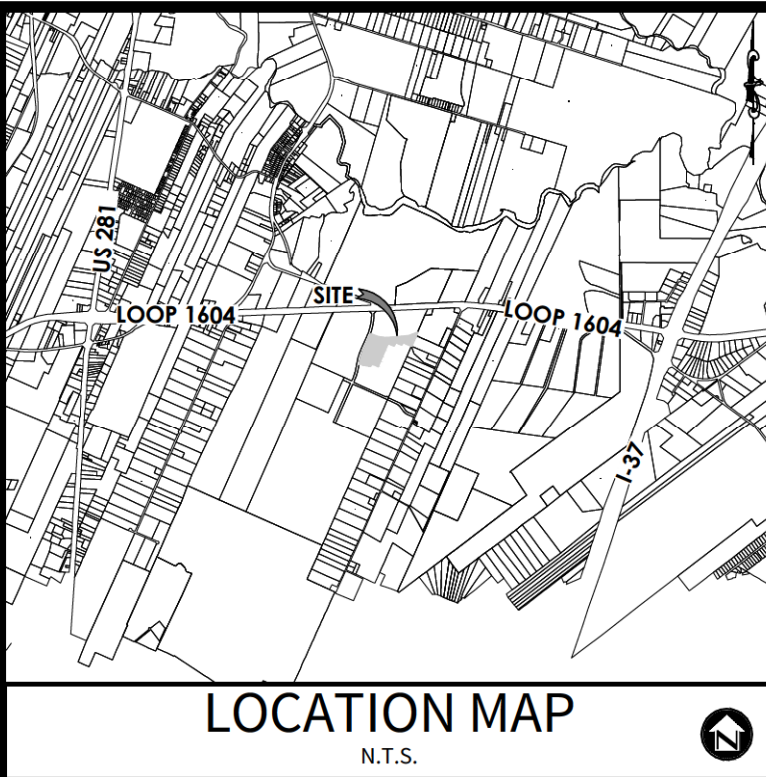
A DO NOT RECORD IS PLACED ON THIS PLAT. THE APPLICANT/OWNER IS RESPONSIBLE FOR SCHEDULING A TREE FINAL INSPECTION PRIOR TO PLAT RECORDATION TO ENSURE THE PROJECT MEETS THE TERMS AND CONDITIONS OF APPROVAL PER 35-523. CALL 210.207.1111 AND REFERENCE AP#2530939.

// 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.

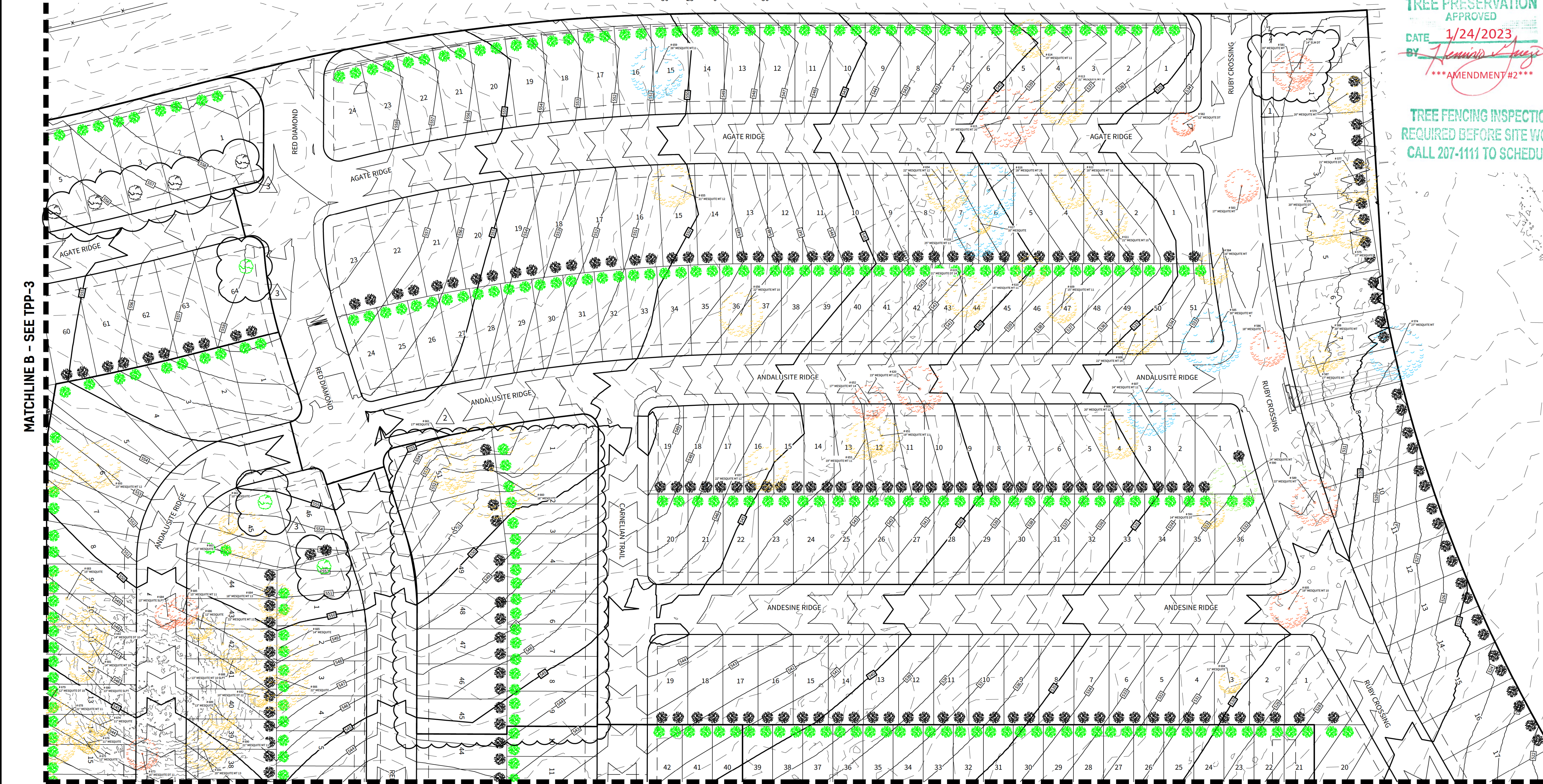
// IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT HERMINIO.GRIEGO@SANANTONIO.GOV OR (210) 207-6042.



DEVELOPER:
LENNAR HOMES
CONTACT PERSON: RICHARD MOTT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 403-6282

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JEFFREY A. MCKINNIE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

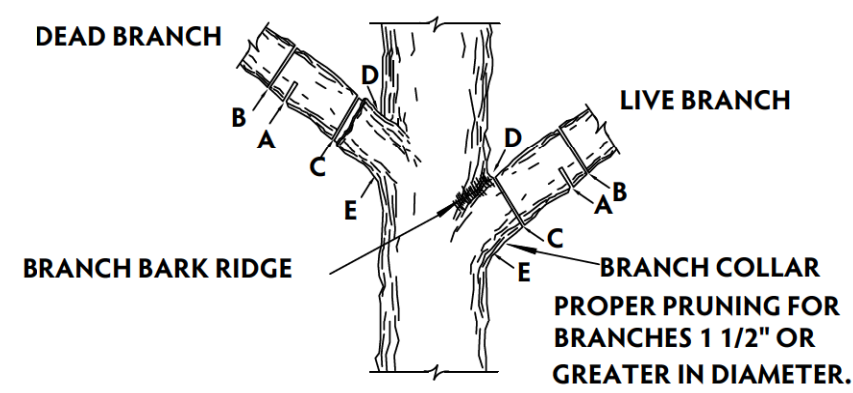
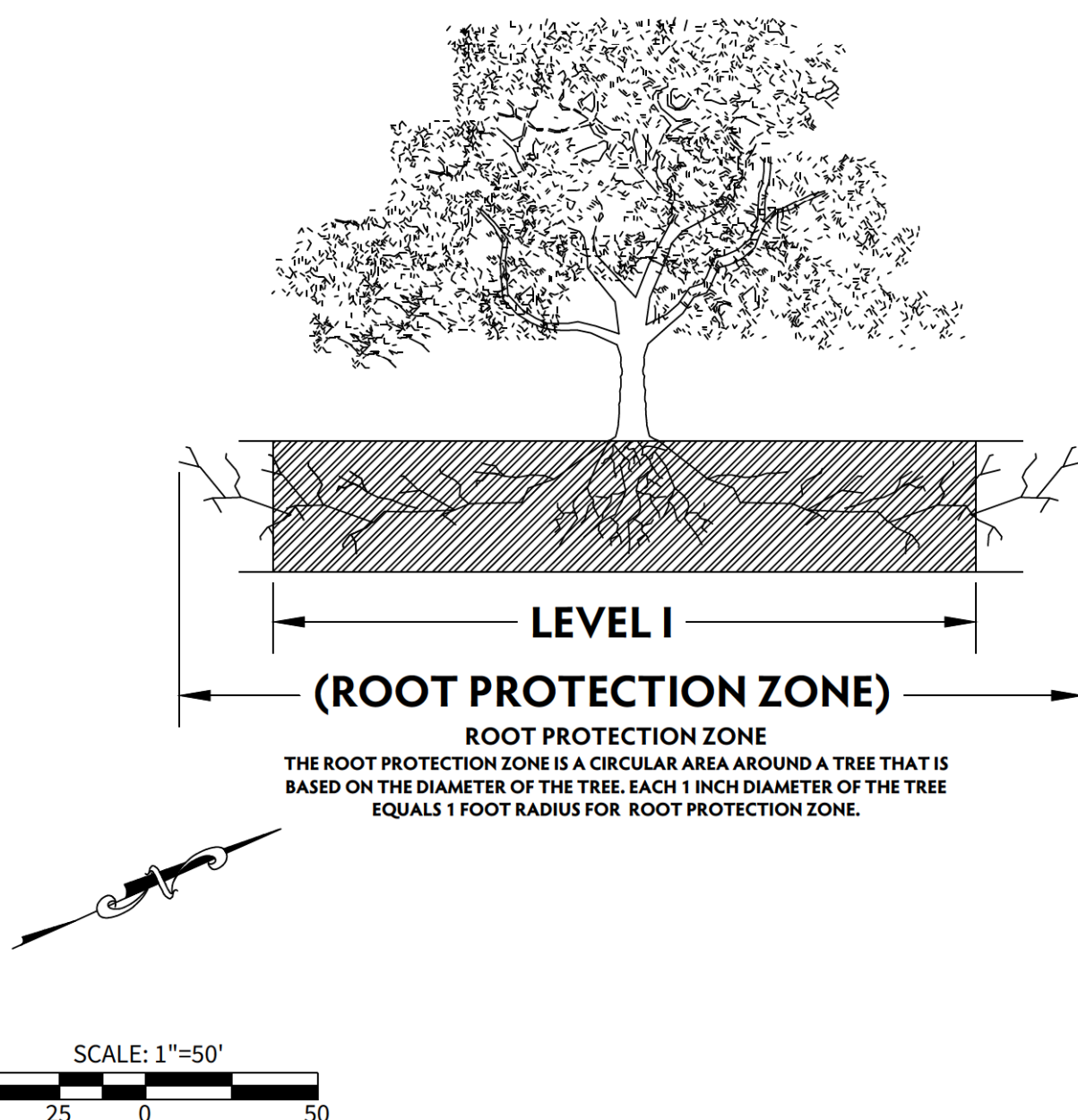
- NOTES:**
1. RUBY CROSSING SUBDIVISION (AP #2530939) IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE.
 2. NON-EXEMPT TREES ARE CLASSIFIED AS TREES LOCATED OUTSIDE EXEMPT AREAS (STREET R.O.W. & EASEMENTS) & ARE THE TREES USED IN CALCULATING MINIMUM PRESERVATION REQUIREMENTS PER THE 2010 TREE ORDINANCE.
 3. 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). NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN ONE - HALF (1/2) THE ROOT PROTECTION ZONE.
 4. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERRECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 5. 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.
 6. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
 7. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BY CUT CLEANLY.
 8. 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.
 9. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
 10. PROTECTED TREES SHALL BE PROTECTED UNTIL SUCH TIME AS THE CONCRETE WORK CAN BE STAKED TO DETERMINE ITS DISTANCE FROM SIGNIFICANT TREES. (IF FOUND THAT THE CONCRETE WORK WILL BE CLOSER THAN 5', THE CONTRACTOR WILL MEET WITH REPRESENTATIVES OF THE ENVIRONMENTAL REVIEW DEPARTMENT TO MINIMIZE IMPACT.)
 11. CONTRACTOR TO UPDATE TREE PRESERVATION PLAN FOR CHANGES DURING CONSTRUCTION AND NOTIFY ENGINEER ACCORDINGLY. THE REVISED TREE PRESERVATION PLAN WILL BE RESUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO ARBORIST DEPARTMENT UPON FINAL ACCEPTANCE OF ALL SUBDIVISION IMPROVEMENTS.
 12. NO MORE THAN 25% OF TREES PLANTED FOR MITIGATION SHALL BE OF THE SAME SPECIES.
 13. TWO (2) 2.0" CALIPER TREES REQUIRED TO BE PLANTED ON EACH RESIDENTIAL LOT.
 14. BUILDING SETBACK DIMENSIONS ARE AS FOLLOWS:
FRONT = 15'
REAR = 15'
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SIDE ADJACENT TO STREET = 10'
 15. THERE ARE NO SIGNIFICANT OR HERITAGE TREES LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 16. EACH RESIDENTIAL LOT SHALL HAVE TWO (2) TREES PLANTED TOTALING 4.0" DIAMETER WITH NO SINGLE TREE SMALLER THAN 2.0" DIAMETER. PLANTED TREES SHALL BE A SPECIES WITH A MINIMUM SHADE COVER OF 875 S.F. AS IDENTIFIED IN U.D.C. APPENDIX E: SAN ANTONIO RECOMMENDED PLANT LIST - ALL SUITED TO XERISCAPE PLANTING METHODS.
 17. DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET AND OPEN SPACE LOT TREES FOR A MINIMUM OF 3 YEARS.



MATCHLINE B - SEE TPP-3

MATCHLINE D - SEE TPP-4

MATCHLINE A - SEE TPP-2



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.

LEGEND

- SIGNIFICANT TREE TO BE PRESERVED
- SIGNIFICANT TREE TO BE REMOVED
- HERITAGE TREE TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- EXEMPT TREE PRESERVED
- EXEMPT TREE REMOVED
- MITIGATION PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
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- REQUIRED PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
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TRE-APP-APP21-38801349

AP#2530939

TREE PRESERVATION
APPROVED

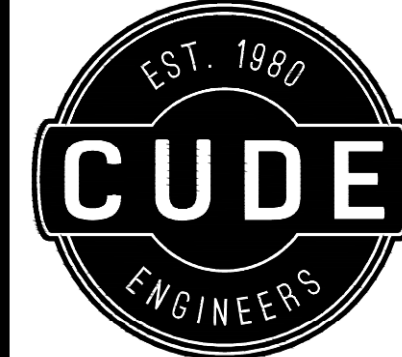
DATE 1/24/2023

BY *Jeffrey A. McKinnie*

AMENDMENT #2

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

CUDEENGINEERS.COM



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681-2951 F:(210) 523-7112

RUBY CROSSING UNIT 2

TREE PRESERVATION PLAN

DATE

01/17/2023

PROJECT NO.

02122.201

DRAWN BY

MAS/MCC/KMH

CHECKED BY

KMH

REVISIONS

1. 10/1/2021 - REVISED TREES 580 & 581 TO BE EXEMPT TREES REMOVED. ADD ADDITIONAL TREE PLANTINGS.
2. 10/1/2021 - AMENITY CENTER TO BE REVISED AS RESIDENTIAL LOTS. REVISED TREES 660 & 661 TO BE REMOVED. SHOW ADDITIONAL TREE PLANTINGS.
3. 01/22/2023 - SHOW ADDITIONAL TREE PLANTINGS.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS

TBPE No. 455

TBPLS No. 10048500

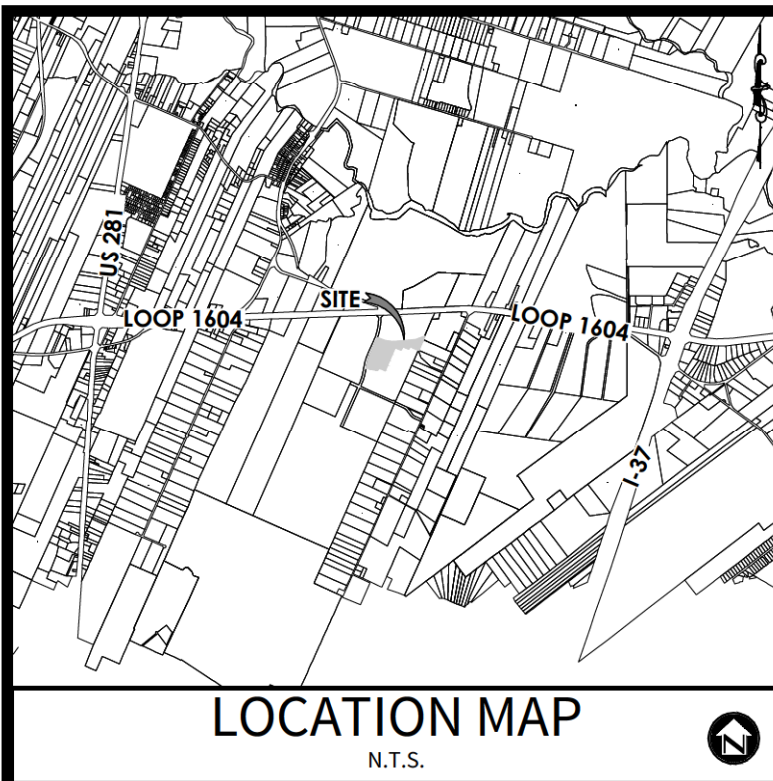
PLAT NO.

19-11800359

TPP-1

1 OF 5

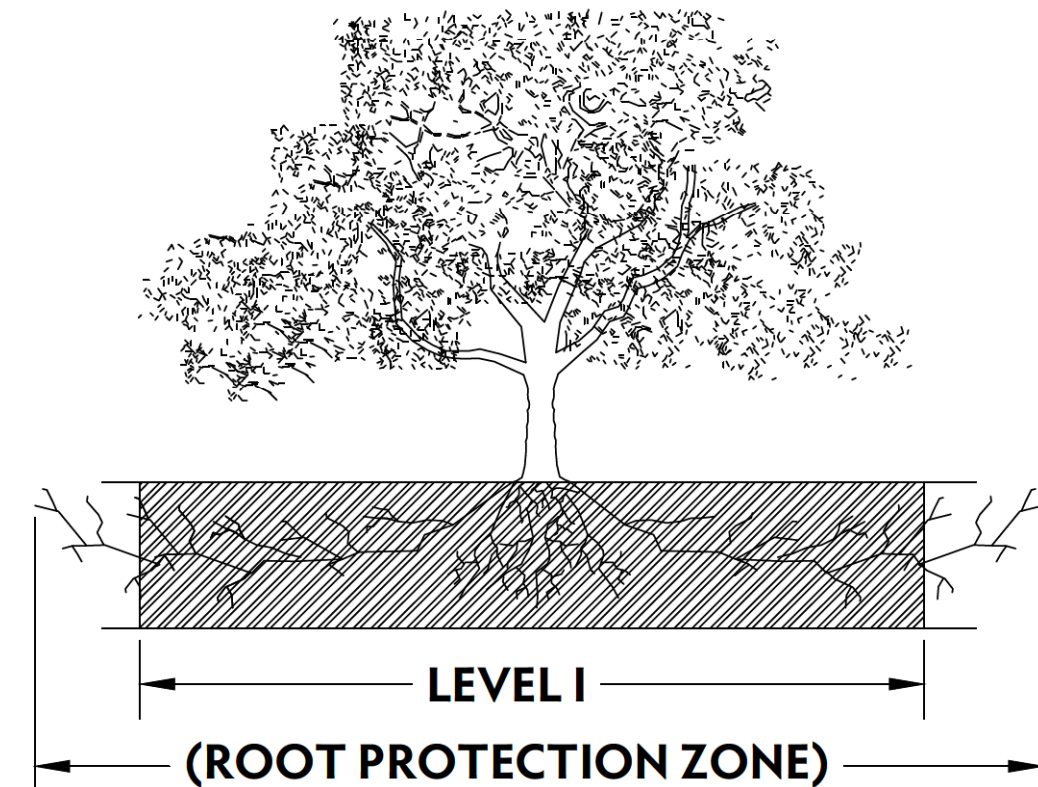
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



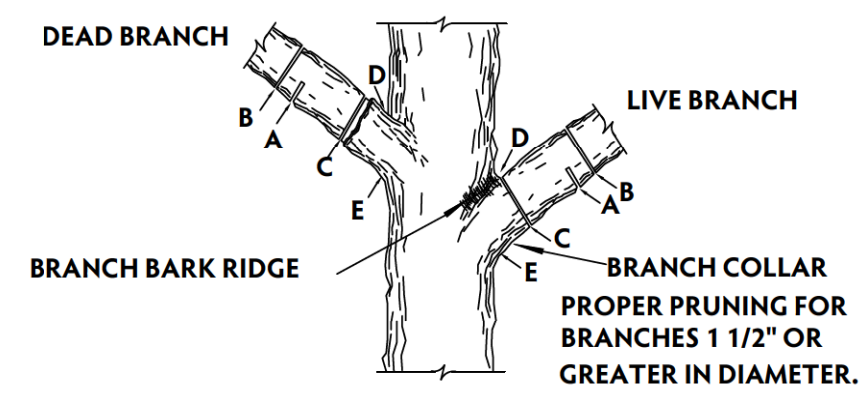
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CONTACT PERSON: RICHARD MOTT
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SAN ANTONIO, TX 78259
TEL: (210) 403-6282

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MATCHLINE A - SEE TPP-1



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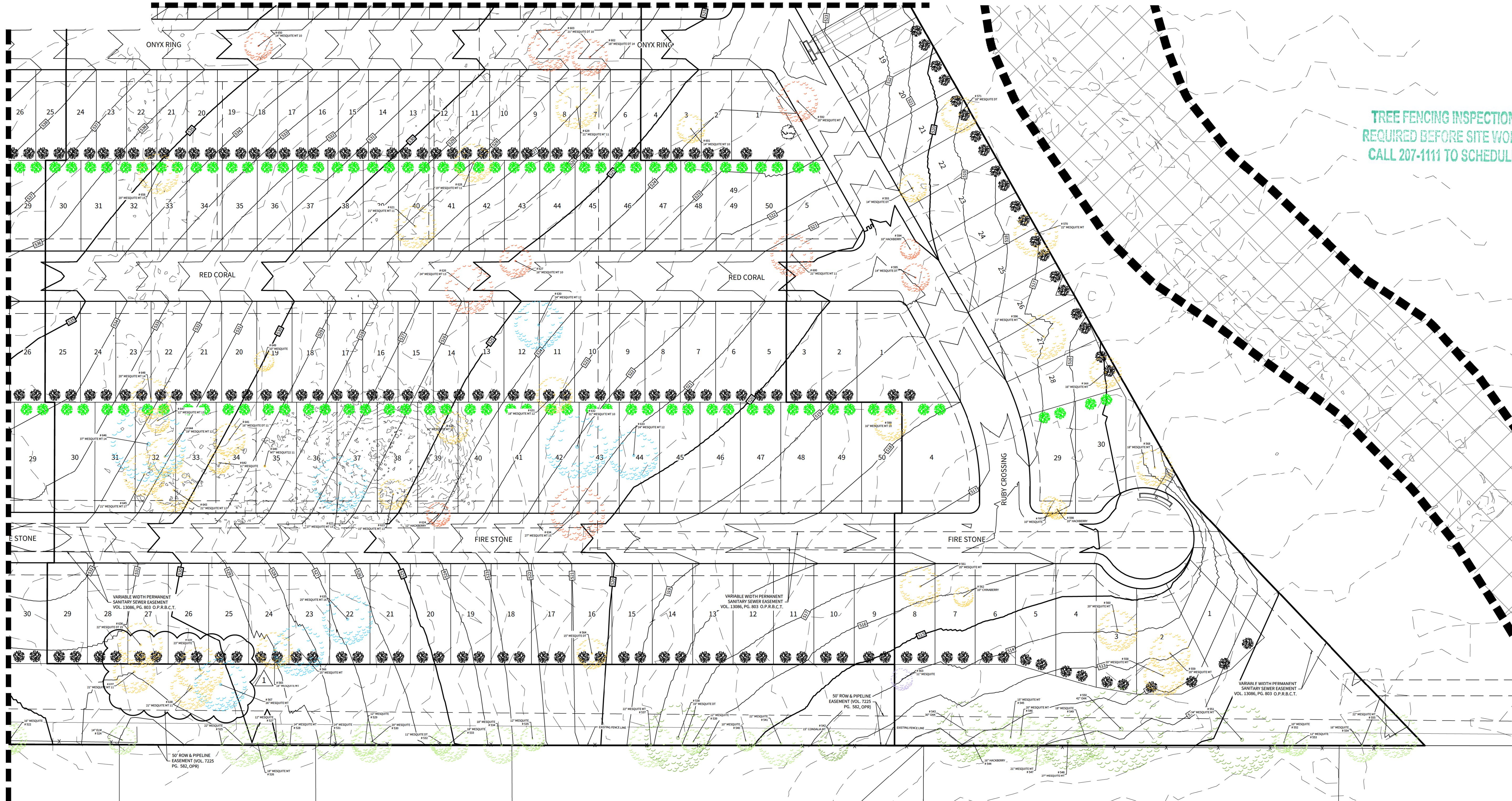
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LEGEND

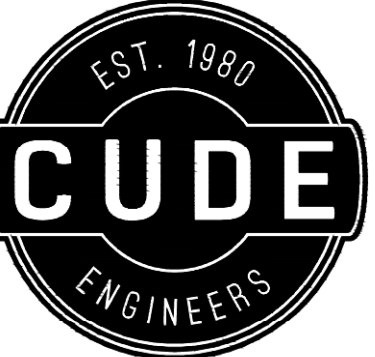
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**TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE**

MATCHLINE C - SEE TPP-4



CUDEENGINEERS.COM



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

RUBY CROSSING UNIT 2

TREE PRESERVATION PLAN

DATE

10/17/2023

PROJECT NO.

02122.201

DRAWN BY

MAS/MCC/KMH

CHECKED BY

KMH

REVISIONS

1. 10/26/2023 - REVISED TREES 637-639 & 567 TO BE REMOVED. ADD ADDITIONAL TREE PLANTINGS.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS

TBPE No. 455

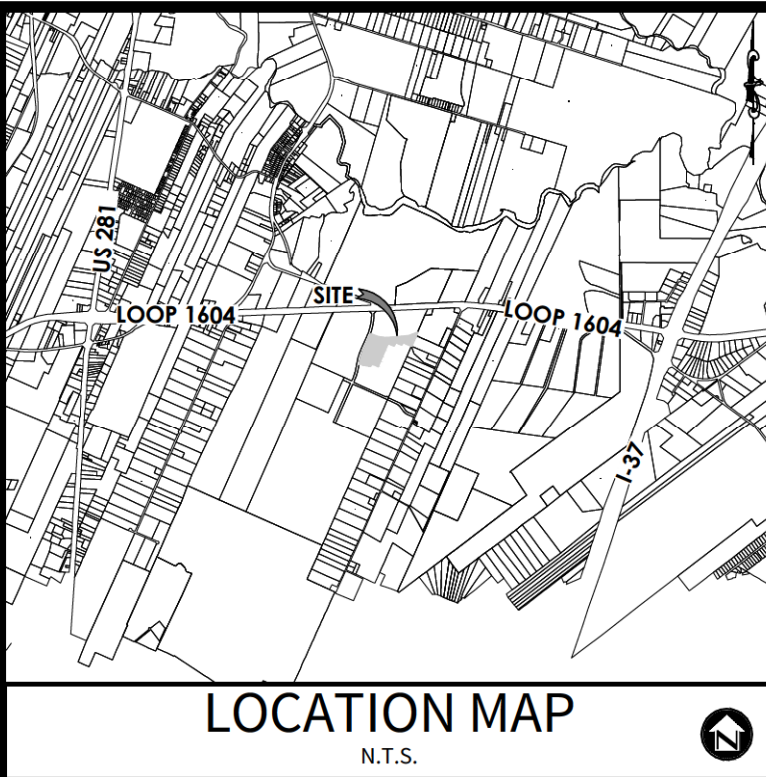
TBPLS No. 10048500

PLAT NO.

19-11800359

TPP-2

2 OF 5



DEVELOPER:

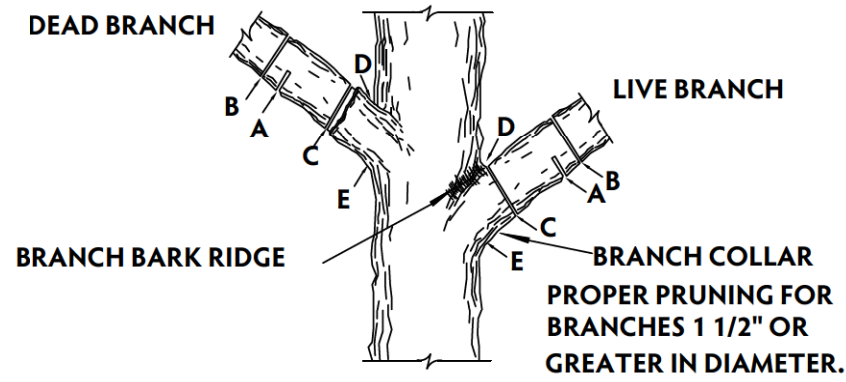
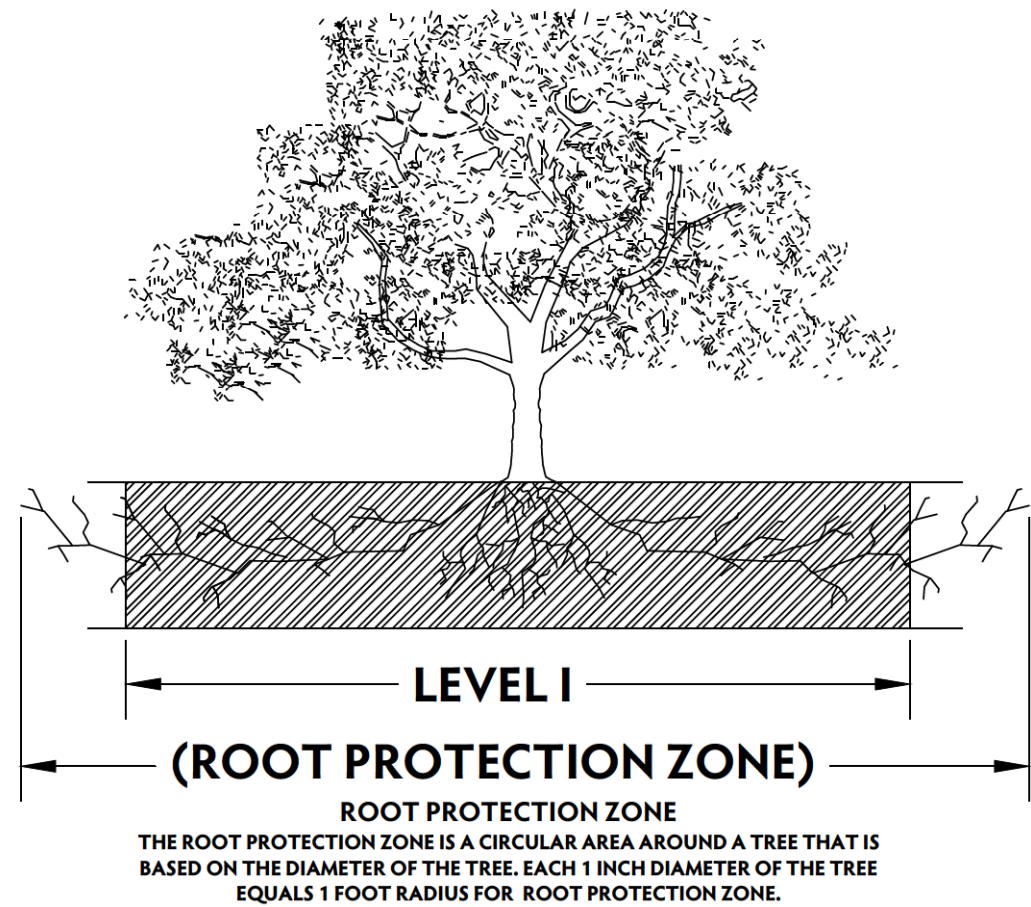
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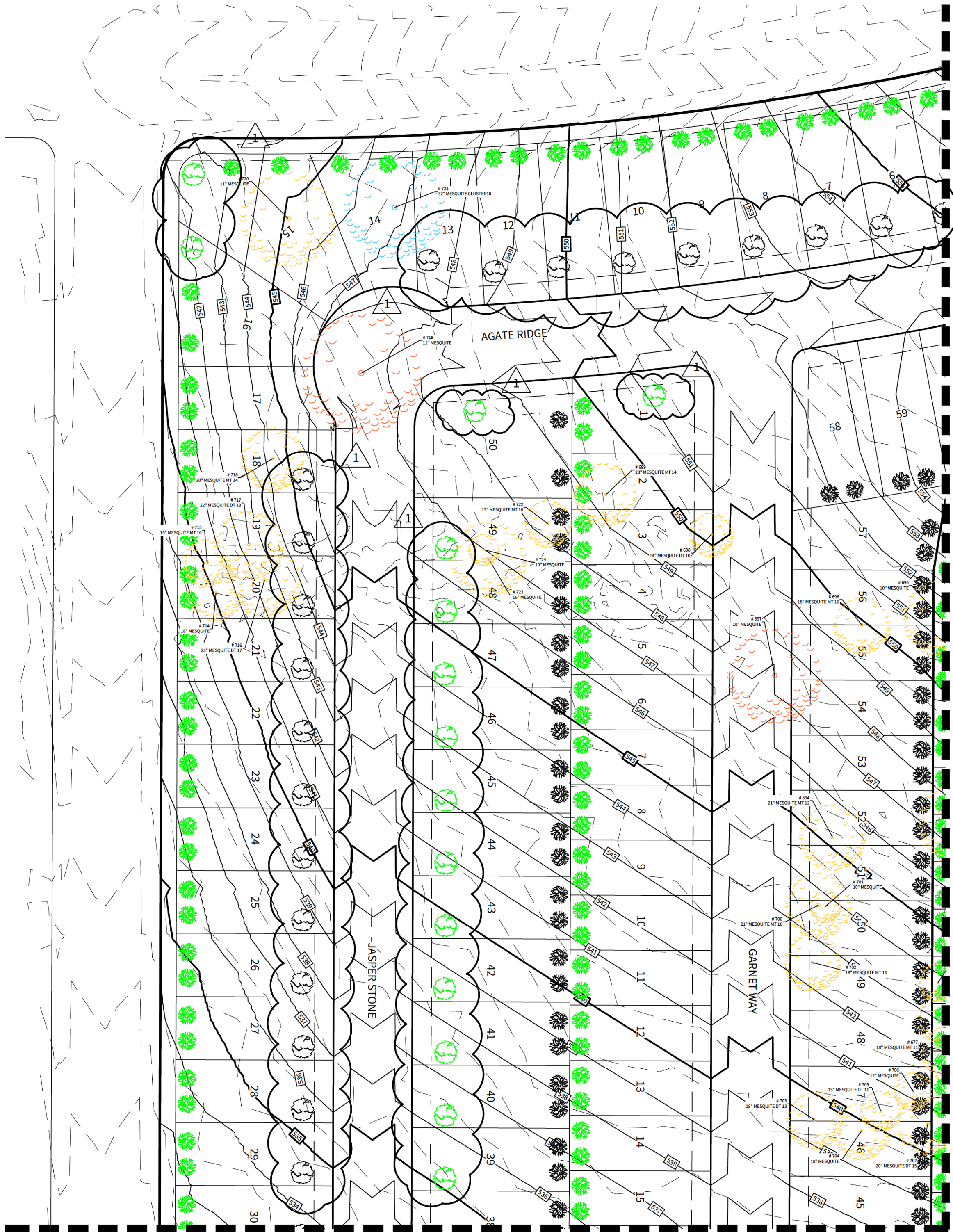
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- D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

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

LEGEND

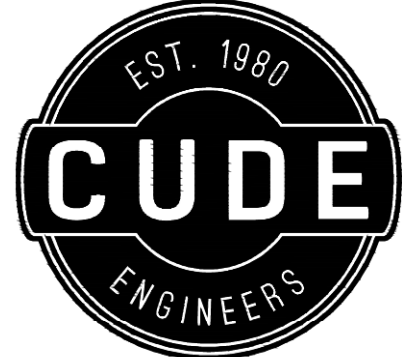
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- SIGNIFICANT TREE TO BE REMOVED
- HERITAGE TREE TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- EXEMPT TREE PRESERVED
- EXEMPT TREE REMOVED
- MITIGATION PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
- MITIGATION PLANTED TREE - ENERGY CREDIT (2" DIA.)
- REQUIRED PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
- REQUITED PLANTED TREE - ENERGY CREDIT (2" DIA.)

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



MATCHLINE B - SEE TPP-1

MATCHLINE E - SEE TPP-4



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

RUBY CROSSING UNIT 2

TREE PRESERVATION PLAN

DATE

01/17/2023

PROJECT NO.

02122.201

DRAWN BY

MAS/MCC/KMH

CHECKED BY

KMH

REVISIONS

1. 01/12/2023 - SHOW ADDITIONAL TREE PLANTINGS.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

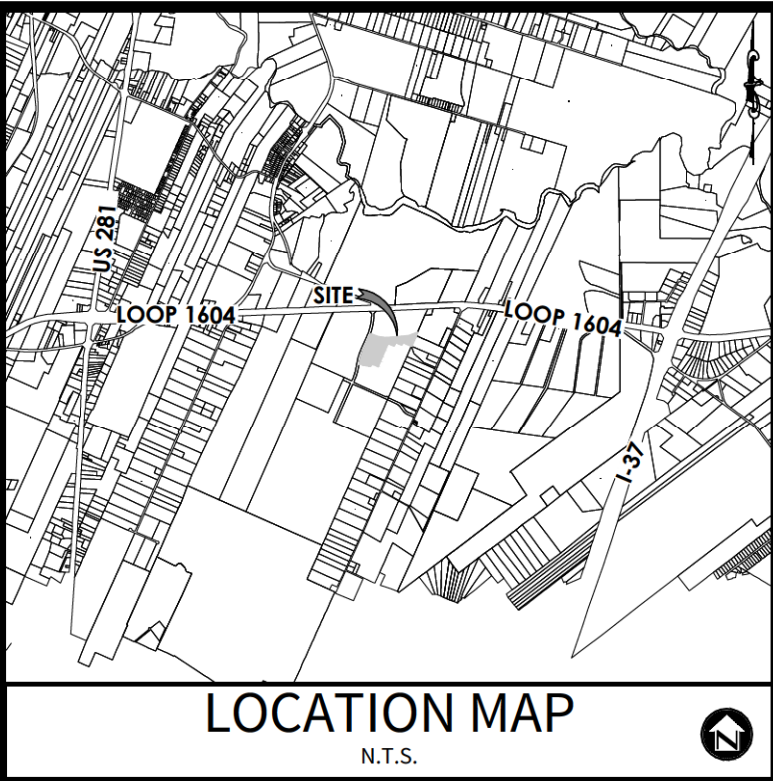
CUDE ENGINEERS

TBPE No. 455
TBPLS No. 10048500

PLAT NO.

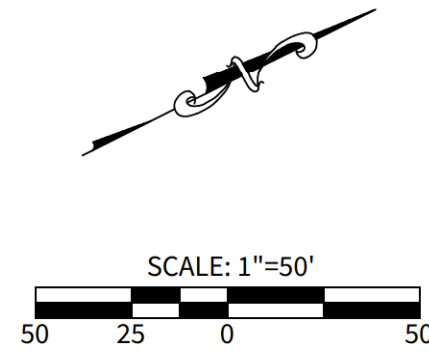
19-11800359

TPP-3

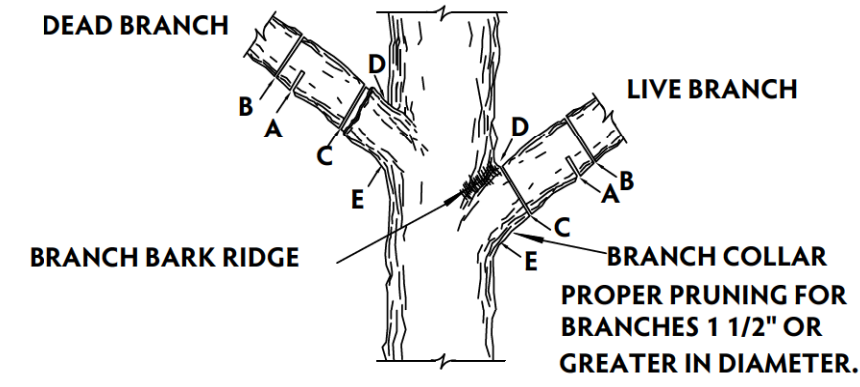
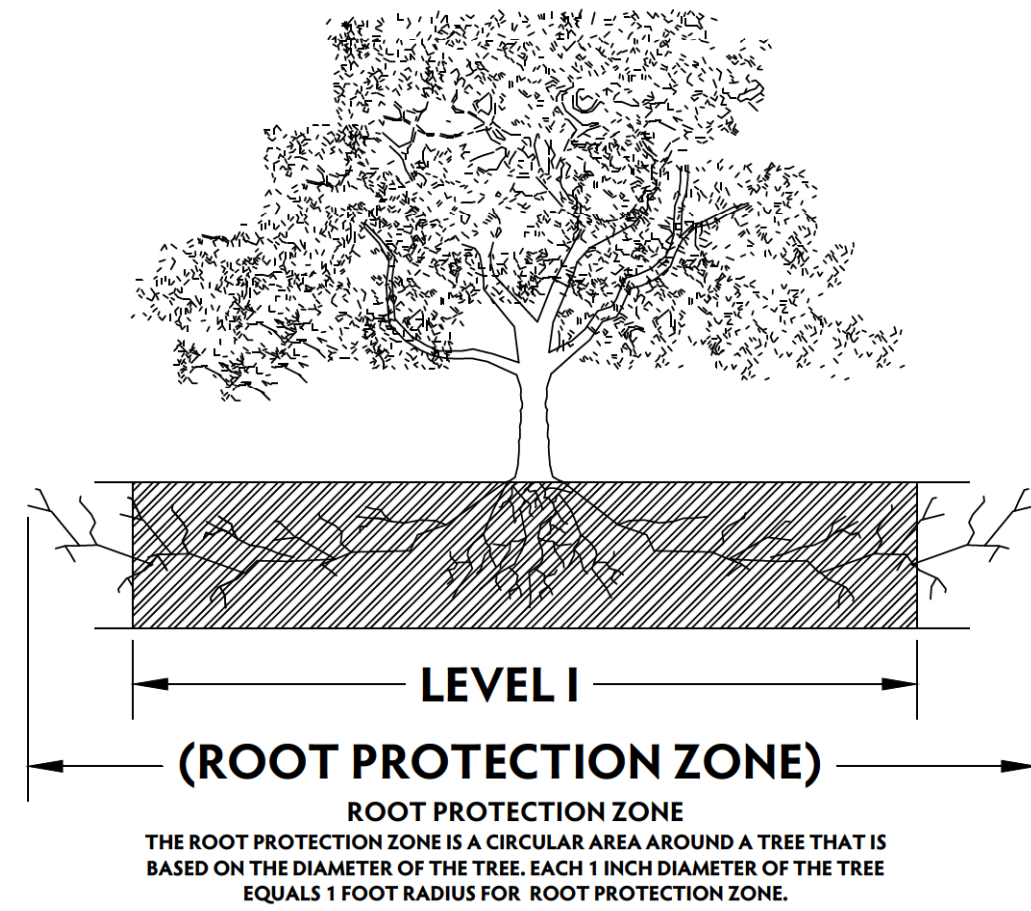


DEVELOPER:
LENNAR HOMES
CONTACT PERSON: RICHARD MOTT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
TEL: (210) 403-6282

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JEFFREY A. MCKINNIE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



- NOTES:**
1. RUBY CROSSING SUBDIVISION (AP #2530939) IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE.
 2. NON-EXEMPT TREES ARE CLASSIFIED AS TREES LOCATED OUTSIDE EXEMPT AREAS (STREET R.O.W. & EASEMENTS) & ARE THE TREES USED IN CALCULATING MINIMUM PRESERVATION REQUIREMENTS PER THE 2010 TREE ORDINANCE.
 3. 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). NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN ONE - HALF (½) THE ROOT PROTECTION ZONE.
 4. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERCTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 5. 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.
 6. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
 7. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BY CUT CLEANLY.
 8. 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.
 9. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
 10. PROTECTED TREES SHALL BE PROTECTED UNTIL SUCH TIME AS THE CONCRETE WORK CAN BE STAKED TO DETERMINE ITS DISTANCE FROM SIGNIFICANT TREES. (IF FOUND THAT THE CONCRETE WORK WILL BE CLOSER THAN 5', THE CONTRACTOR WILL MEET WITH REPRESENTATIVES OF THE ENVIRONMENTAL REVIEW DEPARTMENT TO MINIMIZE IMPACT.)
 11. CONTRACTOR TO UPDATE TREE PRESERVATION PLAN FOR CHANGES DURING CONSTRUCTION AND NOTIFY ENGINEER ACCORDINGLY. THE REVISED TREE PRESERVATION PLAN WILL BE RESUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO ARBORIST DEPARTMENT UPON FINAL ACCEPTANCE OF ALL SUBDIVISION IMPROVEMENTS.
 12. NO MORE THAN 25% OF TREES PLANTED FOR MITIGATION SHALL BE OF THE SAME SPECIES.
 13. TWO (2) 2.0" CALIPER TREES REQUIRED TO BE PLANTED ON EACH RESIDENTIAL LOT.
 14. BUILDING SETBACK DIMENSIONS ARE AS FOLLOWS:
FRONT = 15'
REAR = 15'
SIDE = 5'
SIDE ADJACENT TO STREET = 10'
 15. THERE ARE NO SIGNIFICANT OR HERITAGE TREES LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 16. EACH RESIDENTIAL LOT SHALL HAVE TWO (2) TREES PLANTED TOTALING 4.0" D" DIAMETER WITH NO SINGLE TREE SMALLER THAN 2.0" DIAMETER. PLANTED TREES SHALL BE A SPECIES WITH A MINIMUM SHADE COVER OF 875 S.F. AS IDENTIFIED IN U.D.C. APPENDIX E: SAN ANTONIO RECOMMENDED PLANT LIST - ALL SUITED TO XERISCAPE PLANTING METHODS.
 17. DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET AND OPEN SPACE LOT TREES FOR A MINIMUM OF 3 YEARS.



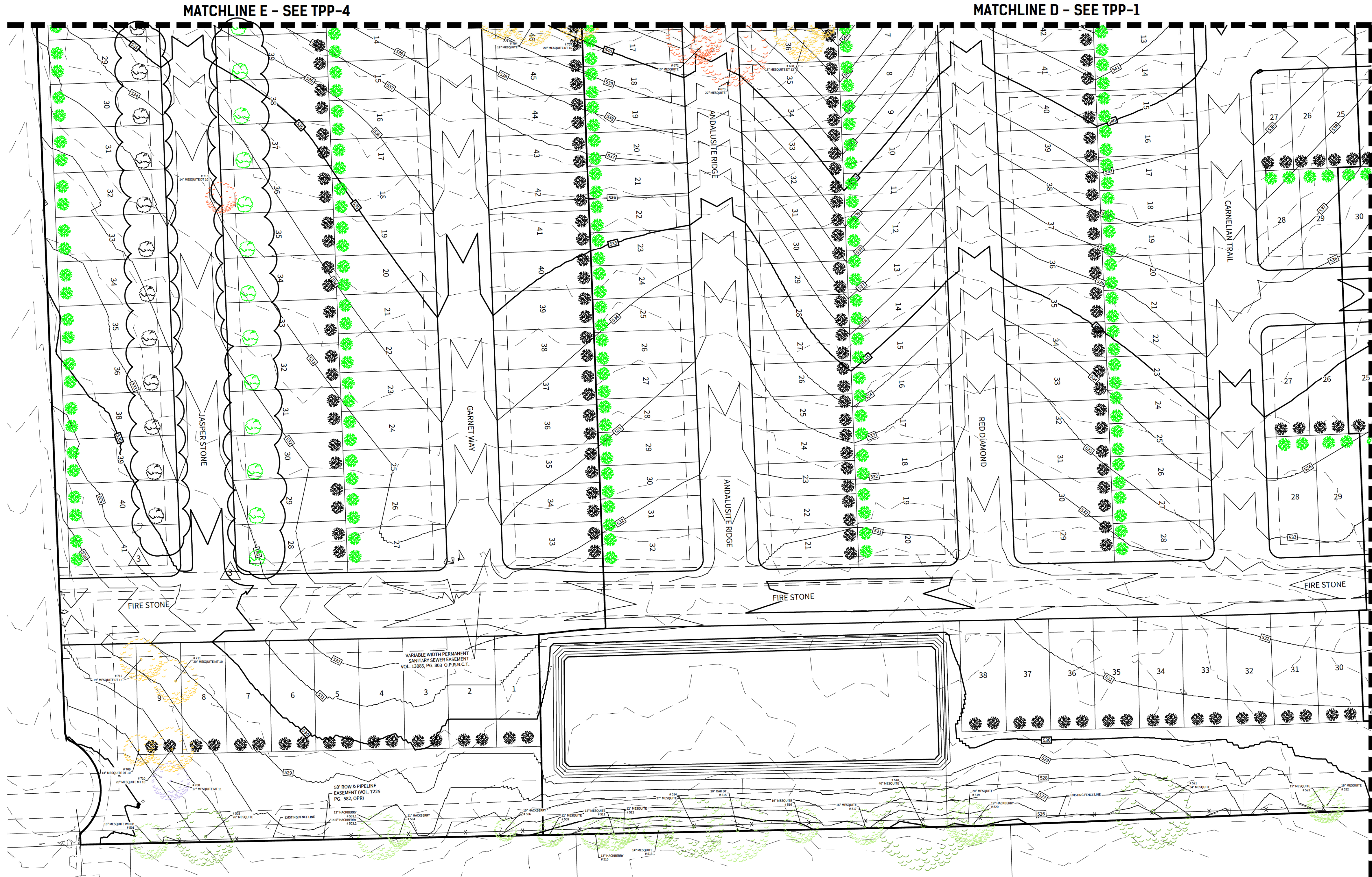
NOTE: DO NOT CUT FROM D to E.

- 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.

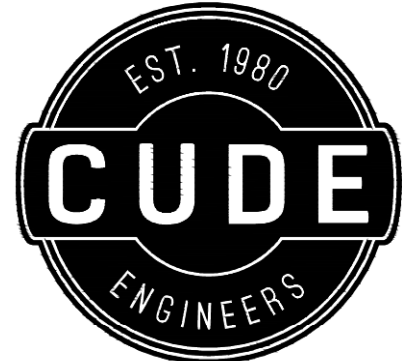
FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

LEGEND

- SIGNIFICANT TREE TO BE PRESERVED
- SIGNIFICANT TREE TO BE REMOVED
- HERITAGE TREE TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- EXEMPT TREE PRESERVED
- EXEMPT TREE REMOVED
- MITIGATION PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
- MITIGATION PLANTED TREE - ENERGY CREDIT (2" DIA.)
- REQUIRED PLANTED TREE - NO ENERGY CREDIT (2" DIA.)
- REQUIRED PLANTED TREE - ENERGY CREDIT (2" DIA.)



MATCHLINE C - SEE TPP-2



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RUBY CROSSING UNIT 2

TREE PRESERVATION PLAN

DATE
01/17/2023
PROJECT NO.
02122.201
DRAWN BY
MAS/MCC/KMH
CHECKED BY
KMH

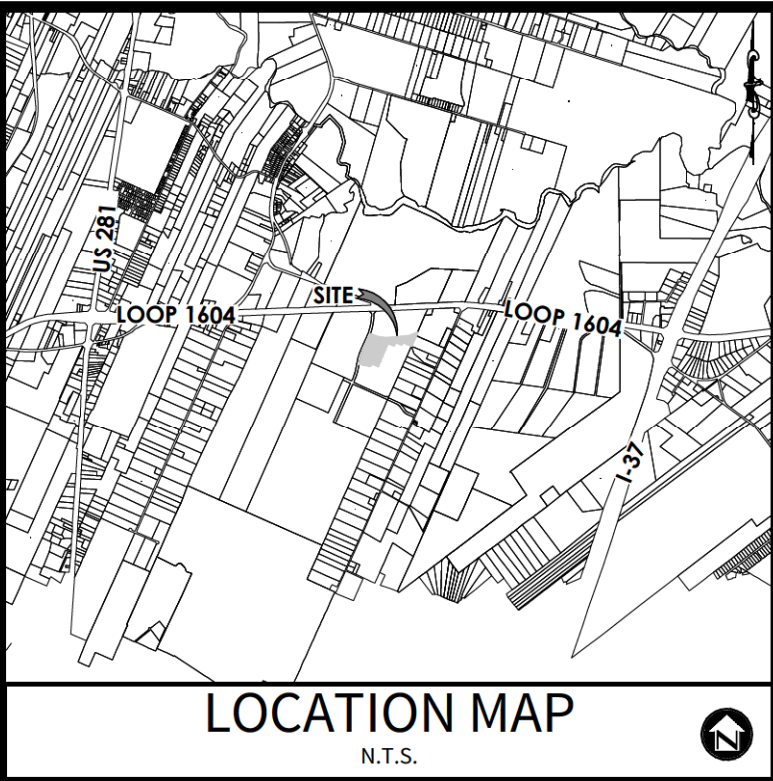
REVISIONS

1. 01/02/2023 - SHOW ADDITIONAL TREE PLANTINGS
2. 01/02/2023 - SHOW ADDITIONAL TREE PLANTINGS
3. 01/02/2023 - SHOW ADDITIONAL TREE PLANTINGS
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
19-11800359

TPP-4



DEVELOPER:
LENNAR HOMES
CONTACT PERSON: RICHARD MOTT
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TEL: (210) 403-6282

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JEFFREY A. McKINNIE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
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3

TREE PRESERVATION REQUIREMENTS & CALCULATION		
TREES WITHIN CURRENT 100 YEAR FLOODPLAIN		
SIGNIFICANT FP TREES REMOVED		0"
SIGNIFICANT FP TREES SAVED		0"
HERITAGE FP TREES REMOVED		0"
HERITAGE FP TREES SAVED		0"
TOTAL FP TREES REMOVED		0"
TOTAL FP TREES SAVED		0"
TOTAL FP TREES		0"
FP PRESERVATION (80% MINIMUM)	0 SAVED / 0 TOTAL = 100%	
INCHES TO MITIGATE		0"
TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)		
SIGNIFICANT ESA TREES REMOVED		0"
SIGNIFICANT ESA TREES SAVED		0"
HERITAGE ESA TREES REMOVED		0"
HERITAGE ESA REES SAVED		0"
TOTAL ESA TREES REMOVED		0"
TOTAL ESA TREES SAVED		0"
TOTAL ESA TREES		0"
FP PRESERVATION (80% MINIMUM)	0 SAVED / 0 TOTAL = 100%	
INCHES TO MITIGATE		0"
SIGNIFICANT TREES (OUTSIDE FLOODPLAIN & ESA)		
EXEMPT TREES REMOVED (ROW)		402"
EXEMPT TREES SAVED (ROW)		0"
EXEMPT TREES REMOVED (EASEMENTS)		93"
EXEMPT TREES SAVED (EASEMENTS)		627"
NON EXEMPT TREES REMOVE		1897"
NON EXEMPT TREES SAVED		77"
TOTAL TREES (EXCLUDING ROW & EASEMENTS)		1974"
PRESERVATION (35% MIN)		3.88%
REQUIRED TREES SAVED (35%)		691"
TOTAL TREES SAVED		77"
EXCESS PRESERVATION CREDIT (ABOVE 35% REQ.)		-614"
HERITAGE TREES (OUTSIDE FLOODPLAIN & ESA)		
EXEMPT TREES REMOVED (ROW)		80"
TOTAL TREES REMOVED (EXCLUDING ROW)		411"
TREES SAVED		332"
TOTAL TREES (REQUIRED PRESERVATION)		743"
PRESERVATION (100% MIN.)		44.68%
INCHES TO MITIGATE (3:1, 1:1 MESQUITE & HACKBERRY)		411"
MITIGATION		
REQUIRED HERITAGE & SIGNIFICANT TREE MITIGATION		1025"
REQUIRED PLANTED CANOPY		581"
ADDITIONAL PLANTED CANOPY (2" DIA./TREE)		130"
MITIGATION PROVIDED		711"
MITIGATION FUND PAYMENT (\$200/IN)	\$	62,845

TREE CANOPY REQUIREMENTS & CALCULATIONS		
DESCRIPTION	CALCULATION	AREA (S.F.)
SITE AREA	69.22 Ac.	3,015,223.20
POST CONSTRUCTION CANOPY REQUIRED	3015223.2 S.F. x 38%	1,145,784.82
PRESERVED HERITAGE CANOPY	24 x (875 S.F. /16.7")	1,257.49
PRESERVED SIGNIFICANT CANOPY	76.5" x (875 S.F. / 16.7")	4,008.23
PRESERVED SURPLUS SIGNIFICANT CANOPY (x0.5)	0" x (875 S.F. / 16.7") x 0.5	0.00
PLANTED CANOPY (NO ENERGY CREDIT)	619 TREES x 875 S.F. x 0.9	487,462.50
PLANTED CANOPY (ENERGY CREDIT)	608 TREES x 875 S.F. x 0.9 x 1.5	718,200.00
PRESERVED CANOPY (ENERGY CREDIT)	0" x (875 S.F. / 16.7") x 0.5	0.00
TOTAL CANOPY PROVIDED		1210928.22 (40.16%)

SIGNIFICANT TREE PRESERVATION LIST						
POINT #	SPECIES	EXEMPT (ROW)	EASEMENT		NON EXEMPT	
		REMOVE	REMOVE	PRESERVE	REMOVE	PRESERVE
501	MESQUITE	0	0	16	0	0
503.1	HACKBERRY	0	0	13	0	0
503.2	HACKBERRY	0	0	0	14.5	0
504	HACKBERRY	0	0	11	0	0
506	HACKBERRY	0	0	10	0	0
509	MESQUITE	0	0	12	0	0
510	HACKBERRY	0	0	13	0	0
511	MESQUITE	0	0	15	0	0
512	MESQUITE	0	0	12	0	0
513	MESQUITE	0	0	14	0	0
515	OAK	0	0	20	0	0
516	MESQUITE	0	0	16	0	0
517	MESQUITE	0	0	16	0	0
519	MESQUITE	0	0	20	0	0
520	HACKBERRY	0	0	19	0	0
522	MESQUITE	0	0	16	0	0
523	MESQUITE	0	0	15	0	0
524	ELM	0	0	14	0	0
525	MESQUITE	0	0	22	0	0
526	MESQUITE	0	0	18	0	0
528	MESQUITE	0	0	14	0	0
529	MESQUITE	0	0	12	0	0
530	MESQUITE	0	0	20	0	0
531	MESQUITE	0	0	14	0	0
532	MESQUITE	0	0	11	0	0
533	MESQUITE	0	0	18	0	0
534	MESQUITE	0	0	18	0	0
535	MESQUITE	0	0	12	0	0
537	MESQUITE	0	0	22	0	0
539	MESQUITE	0	0	12	0	0
540	MESQUITE	0	0	10	0	0
541	MESQUITE	0	0	22	0	0
544	HACKBERRY	0	0	16	0	0
545	MESQUITE	0	0	15	0	0
546	MESQUITE	0	0	20	0	0
547	MESQUITE	0	0	21	0	0
549	MESQUITE	0	0	18	0	0
552	MESQUITE	0	0	10	0	0
553	MESQUITE	0	0	12	0	0
554	MESQUITE	0	0	16	0	0
555	MESQUITE	0	0	22	0	0
558	MESQUITE	0	0	0	20	0
559	MESQUITE	0	0	0	20	0
560	MESQUITE	0	0	0	20	0
561	MESQUITE	0	0	0	20	0
562	MESQUITE	0	0	0	10	0
563	MESQUITE	0	0	0	0	11
564	HACKBERRY	0	0	0	15	0
565	MESQUITE	0	0	0	18	0
568	MESQUITE	0	18	0	0	0
569	MESQUITE	0	0	0	16	0
570	MESQUITE	0	0	0	22	0
571	MESQUITE	0	0	0	18	0
575	MESQUITE	0	0	0	17	0
576	MESQUITE	0	0	0	20	0
577	HACKBERRY	0	0	0	21	0
579	MESQUITE	0	0	0	20	0
580	ELM	0	0	0	0	14
581	MESQUITE	0	0	0	0	20
582	MESQUITE	12	0	0	0	0
583	MESQUITE	17	0	0	0	0
584	MESQUITE	0	0	0	16	0
586	MESQUITE	18	0	0	0	0
587	MESQUITE	0	0	0	17	0
588	MESQUITE	0	0	0	20	0
589	MESQUITE	23	0	0	0	0
591	MESQUITE	0	0	0	14	0
592	MESQUITE	20	0	0	0	0
593	MESQUITE	0	0	0	14	0
594	HACKBERRY	10	0	0	0	0
595	MESQUITE	14	0	0	0	0
596	MESQUITE	0	0	0	22	0
597	MESQUITE	0	10	0	0	0
598	MESQUITE	0	10	0	0	0
599	MESQUITE	0	0	0	16	0
600	MESQUITE	21	0	0	0	0
601	MESQUITE	0	0	0	14	0
602	MESQUITE	18	0	0	0	0
603	MESQUITE	21	0	0	0	0
604	MESQUITE	0	0	0	11	0
605	MESQUITE	19	0	0	0	0
606	MESQUITE	0	0	0	20	0
608	MESQUITE	0	0	0	22	0
609	MESQUITE	0	0	0	15	0
610	HACKBERRY	0	0	0	15	0
611	HACKBERRY	0	0	0	21	0
612	HACKBERRY	0	0	0	20	0

SIGNIFICANT TREE PRESERVATION LIST							
POINT #	SPECIES	EXEMPT (ROW)	EASEMENT		NON EXEMPT		SHADE VALUE
		REMOVE	REMOVE	PRESERVE	REMOVE	PRESERVE	
613	MESQUITE	0	22	0	0	0	0
614	MESQUITE	0	0	0	0	19	0
617	HACKBERRY	0	0	0	0	10	0
619	MESQUITE	0	0	0	0	21	0
620	MESQUITE	23	0	0	0	0	0
621	MESQUITE	0	0	0	0	21	0
623	MESQUITE	0	0	0	0	15	0
624	HACKBERRY	12	0	0	0	0	0
625	MESQUITE	0	0	0	0	16	0
627	MESQUITE	16	0	0	0	0	0
628	MESQUITE	0	0	0	0	19	0
629	MESQUITE	0	0	0	0	21	0
631	HACKBERRY	0	0	0	0	18	0
636	MESQUITE	0	0	0	0	22	0
637	MESQUITE	0	0	0	0	21	0
638	MESQUITE	0	0	0	0	21	0
639	MESQUITE	0	0	0	0	23	0
640	MESQUITE	0	0	0	0	22	0
641	ELM	0	0	0	0	16	0
642	MESQUITE	0	0	0	0	11	0
643	MESQUITE	0	0	0	0	21	0
644	MESQUITE	0	0	0	0	19	0
645	MESQUITE	0	0	0	0	21	0
647	MESQUITE	0	0	0	0	12	0
648	MESQUITE	0	0	0	0	20	0
649	MESQUITE	0	0	0	0	10	0
650	MESQUITE	14	0	0	0	0	0
651	MESQUITE	0	0	0	0	19	0
652	MESQUITE	17	0	0	0	0	0
653	MESQUITE	0	0	0	0	19	0
654	MESQUITE	0	0	0	0	22	0
655	MESQUITE	0	0	0	0	21	0
656	MESQUITE	0	0	0	0	22	0
657	MESQUITE	0	0	0	0	22	0
658	MESQUITE	0	0	0	0	20	0
660	MESQUITE	0	0	0	0	16	0
661	MESQUITE	0	0	0	0	17	0
662	MESQUITE	0	0	0	0	10	0
663	MESQUITE	0	0	0	0	15	0
664	MESQUITE	0	0	0	0	18	0
665	MESQUITE	0	0	0	0	14	0
666	MESQUITE	0	0	0	0	22	0
667	MESQUITE	0	0	0	0	11	0
668	MESQUITE	0	0	0	0	18	0
669	MESQUITE	0	0	0	0	20	0
670	MESQUITE	22	0	0	0	0	0
671	MESQUITE	16	0	0	0	0	0
672	MESQUITE	10	0	0	0	0	0
673	MESQUITE	16	0	0	0	0	0
674	MESQUITE	0	0	0	0	11	0
675	MESQUITE	0	0	0	0	12	0
676	MESQUITE	0	0	0	0	11	0
677	MESQUITE	0	0	0	0	18	0
678	MESQUITE	0	0	0	0	21	0
679	MESQUITE	0	0	0	0	12	0
680	MESQUITE	0	0	0	0	13	0
681	MESQUITE	0	0	0	0	14	0
682	MESQUITE	0	0	0	0	14	0
683	MESQUITE	0	0	0	0	15	0
684	MESQUITE	13	0	0	0	0	0
685	MESQUITE	15	0	0	0	0	0
686	MESQUITE	0	0	0	0	12	0
687	ELM	0	0	0	0	22	0
688	MESQUITE	0	0	0	0	13	0
689	MESQUITE	0	0	0	0	13	0
690	MESQUITE	0	0	0	0	21	0
691	MESQUITE	0	0	0	0	20	0
692	MESQUITE	0	0	0	0	10	0
693	MESQUITE	0	0	0	0	23	0
694	MESQUITE	0	0	0	0	21	0
695	MESQUITE	0	0	0	0	10	0
696	MESQUITE	0	0	0	0	18	0
697	MESQUITE	10	0	0	0	0	0
698	MESQUITE	0	14	0	0	0	0
699	OAK	0	0	0	0	20	0
700	MESQUITE	0	0	0	0	21	0
701	MESQUITE	0	0	0	0	10	0
702	CEDAR	0	0	0	0	18	0
703	MESQUITE	0	0	0	0	18	0
704	OAK	0	0	0	0	18	0
705	MESQUITE	0	0	0	0	13	0
706	OAK	0	0	0	0	12	0
707	MESQUITE	0	0	0	0	20	0
708	MESQUITE	0	0	0	0	0	17
709	MESQUITE	0	0	0	0	14	0
710	MESQUITE	0	0	0	0	20	0
711	MESQUITE	0	0	0	0	20	0
712	MESQUITE	0	19	0	0	0	0
713	MESQUITE	14	0	0	0	0	0
714	MESQUITE	0	0	0	0	18	0
715	MESQUITE	0	0	0	0	15	0
716	MESQUITE	0	0	0	0	23	0
717	MESQUITE	0	0	0	0	22	0
718	MESQUITE	0	0	0	0	20	0
719	MESQUITE	11	0	0	0	0	0
720	MESQUITE	0	0	0	0	11	0
722	MESQUITE	0	0	0	0	15	0
723	MESQUITE	0	0	0	0	16	0
724	MESQUITE	0	0	0	0	10	0
999999	TOTAL	402	93	627	1897	77	2591