



TRE-APP-APP22-38802006

TREE PRESERVATION PLAN – APPROVED FOR ONLY TREE REMOVAL
MUST PASS PRE-CONSTRUCTION AND FENCING INSPECTION PRIOR TO ANY SITE WORK

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4/19/2024 3:49 PM

BSA Tree TRE-APP-APP22-38802006 / ESPADA MASTER TREE PLAN PHASES 1 - 20 // A4 // OCL // 2015 // 4/19/2024 / CGJ

2023-03-22	Amendment #1	CGJohnson
2023-07-19	Amendment #2	CGJohnson
2024-04-19	Amendment #3	CGJohnson

// STATUS: APPROVED FOR TREE REMOVAL ONLY // 2024-04-19 // CGJ

APPROVAL VALID FOR 180 DAYS

SCOPE OF WORK: TREE REMOVAL ONLY

- TREE NOTE REQUIRED ON PLAT
- STREETScape BOND REQUIRED ON PLATTED AREAS
- MUST SCHEDULE AND PASS FINAL TREE INSPECTION AFTER OTHER DISCIPLINE HOLDS ARE REMOVED AND WITHIN THREE (3) WEEKS PRIOR TO RECORDATION. SCHEDULE VIA BUILD SA TREE STAND METHOD

//TREE PERMIT REQUIREMENTS:

STATUS: MASTER TREE PRESERVATION PLAN APPROVAL NO TREE REMOVAL APPROVED WITH THIS PERMIT– PLATTED AREAS AND NO UNITS ASSOCIATED WITH THE MASTER TREE PRESERVATION PLAN EACH FUTURE PLATTED AREA MUST SUBMIT A TREE PERMIT APPLICATION AND GRADING PLAN FOR THE PLATTED AREA AND 1":50' ENLARGEMENT OF ANY TREE SAVE AREAS WITHIN THE PLATTED AREA. TREE REMOVAL WILL BE APPROVED WITH FUTURE PLAT SUBMITTALS AND THEIR ASSOCIATED PERMIT. ANY TREE REMOVAL OUTSIDE OF THE APPROVED TREE PERMIT SHALL SUBMIT A SEPARATE TREE APPLICATION FOR REVIEW AND APPROVAL PRIOR TO ANY START OF WORK

FUTURE PLATS MUST CONTAIN THE FOLLOWING TREE NOTE:



THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802006) 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE

Planting: All trees shall be a minimum of 4.0" caliper inch diameter native shade trees. No tree species shall be more than 25% of the total. Green Dot Lots shall receive 2 large shade value trees planted on the south or west side of structure for energy credit. Blue Dot Lots: shall receive 2 large shade trees planted on the south or west side of structure plus one additional medium shade value tree. See approved plan for planting locations and details.

APPROVAL VALID FOR 180 DAYS

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. A protective barrier, beginning at the outside of the dripline of the tree, to protect the root protection zone shall be erected and maintained until construction is completed. The barrier shall be in place before any site work is initiated and maintained throughout the construction process.

It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, tree permit and the conditions of approval readily available at the site at all times. Notification and written approval from the city arborist of any changes to the approved tree preservation are required before commencement of any work that is the subject of the change or field adjustment

Contractor is responsible for providing a licensed Tree Maintenance Professional throughout the project.

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.

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.

APPLICABLE UDC CODES:

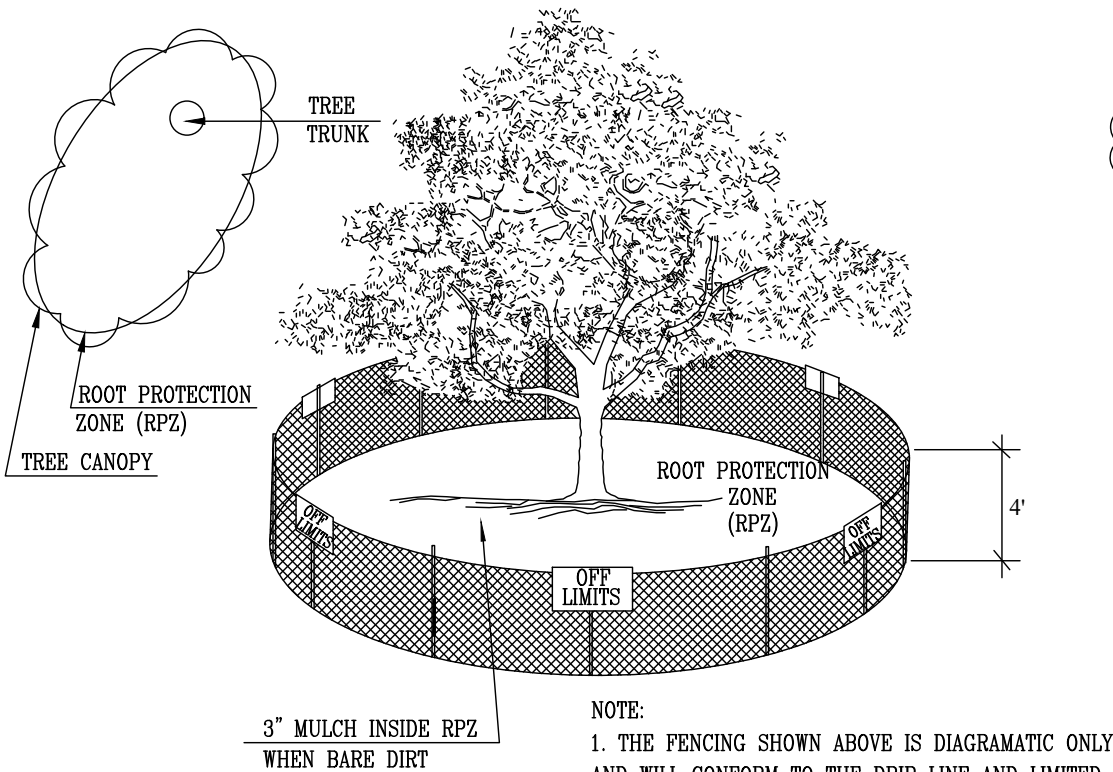


CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



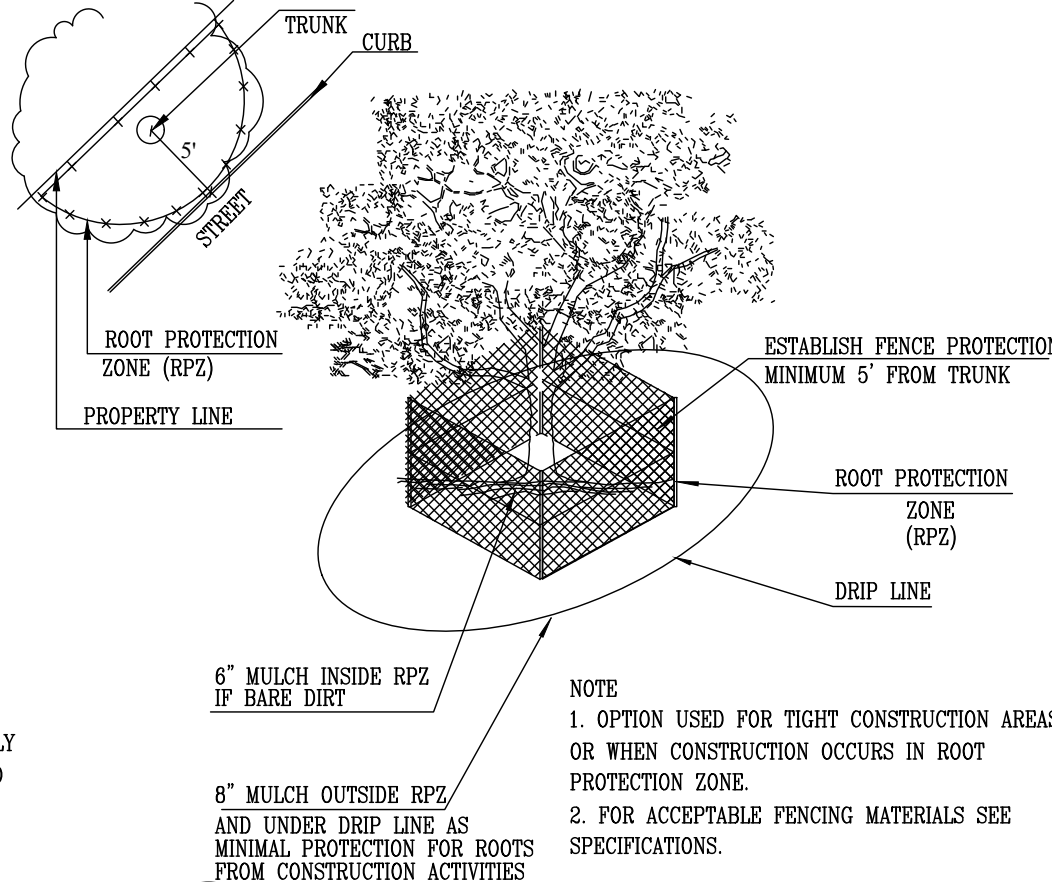
35-523 (k) (5), 35-477 (j), 35-523 (k) (4), 21-170 (b), 35-511 (e), 35-523 (k) (2), 35-477 (5) (c), 35-477 (h) and 35-523 (j) (1)
)

POINTS									
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	ORDINANCE	SIZE CLASS	LOCATION CLASS	CONDITION
1810	13661922.32	2139856.48	Mesquite	25.5	N	2010	Hertige	Floodplain	Saved
1813	13663239.00	2138905.84	Mesquite	24.5	N	2010	Hertige	Non-Exempt	Saved
1822	13663324.35	2139130.85	Mesquite	26	N	2010	Hertige	Exempt	Removed
1823	13664349.50	2139256.01	Mesquite	27	N	2010	Hertige	Exempt	Removed



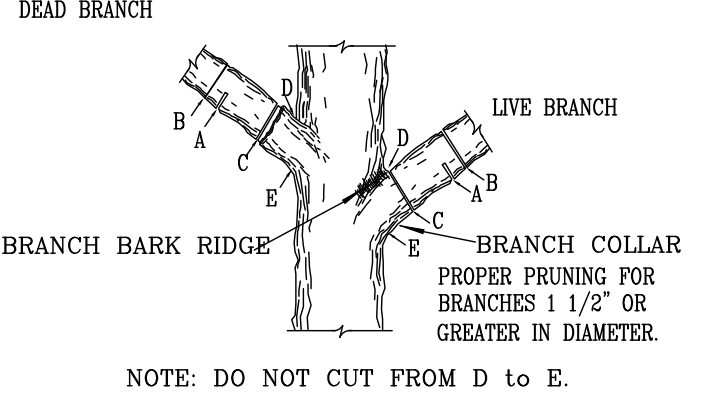
1.1.2 LEVEL I & FENCE PROTECTION

N. T. S.



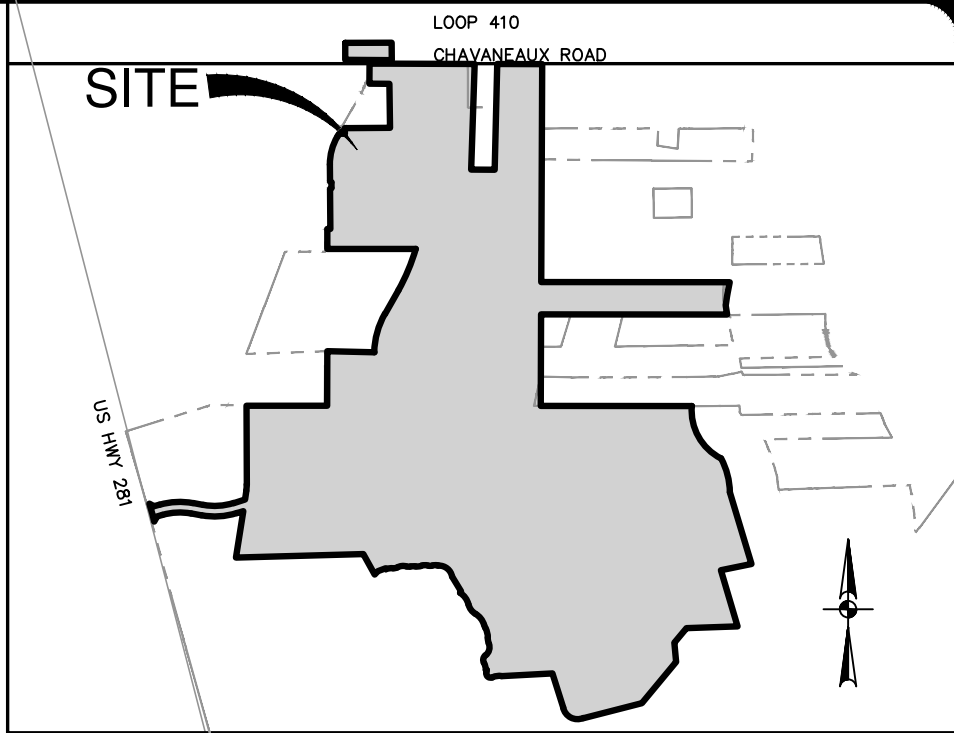
1.1.3 LEVEL II A FENCE PROTECTION

N. T. S.



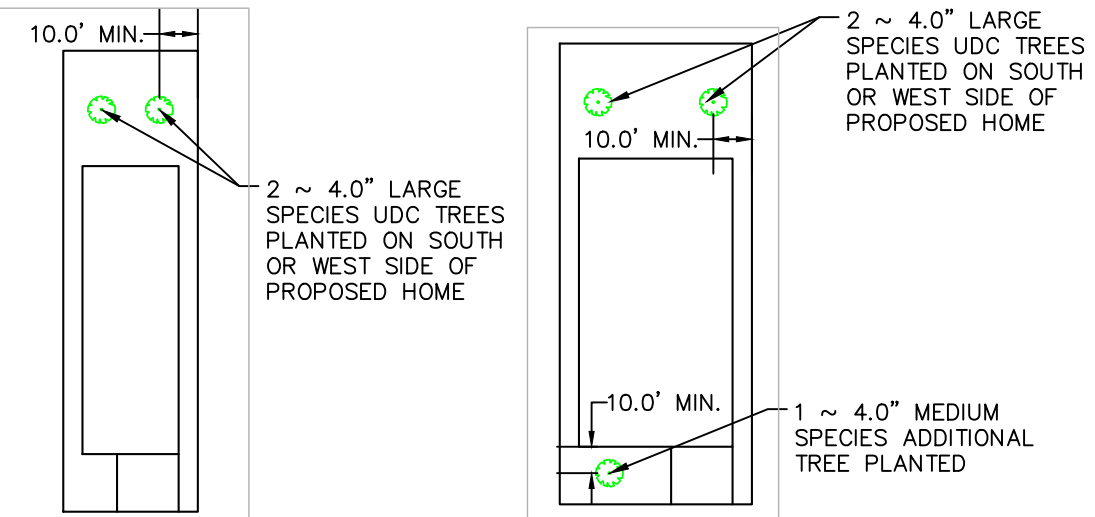
1.4 BRANCH PRUNING DETAIL

N. T. S.



LOCATION MAP

SCALE: 1"=2000'



2 TREES PER LOT LAYOUT

NOTE: EACH TREE PLANTED PER RESIDENTIAL LOT WILL BE OF A DIFFERENT NATIVE MEDIUM SHADE TREE SPECIES PER THE UNIFIED DEVELOPMENT CODE (UDC). THE FOLLOWING TREE SPECIES LISTED ARE 875 SHADE VALUE TREES TO BE PLANTED: GREEN ASH, CEDAR ELM, HACKBERRY, MONTERREY OAK, AND LIVE OAK.

3 TREES PER LOT LAYOUT

NOTE: EACH TREE PLANTED PER RESIDENTIAL LOT WILL BE OF A DIFFERENT NATIVE MEDIUM SHADE TREE SPECIES PER THE UNIFIED DEVELOPMENT CODE (UDC). THE FOLLOWING TREE SPECIES LISTED ARE 875 SHADE VALUE TREES TO BE PLANTED: GREEN ASH, CEDAR ELM, HACKBERRY, MONTERREY OAK, AND LIVE OAK.

HERITAGE TREE CALCULATIONS

INCHES OF TREES REMOVED = 0 INCHES
INCHES OF TREES TO REMAIN = 50 INCHES
TOTAL INCHES OF TREES = 50 INCHES

% OF TREES TO REMAIN 50 INCHES/50 INCHES = 100.0% TO REMAIN

2010 HERITAGE TREE PRESERVATION CALCULATION

TOTAL HERITAGE INCHES = 50" PROTECTED PRESERVED + 0" PROTECTED REMOVED = 50"
REQUIRED HERITAGE PRESERVATION = 50" X 100% = 50"
MITIGATION REQUIRED = 0" X 1:1 MITIGATION = 0.0"

2010 SIGNIFICANT TREE PRESERVATION CALCULATION

OUTSIDE FLOODPLAIN AND INSIDE FLOODPLAIN BUFFER – SINGLE FAMILY

1,025,041 SF TOTAL EXISTING CANOPY
208,631 SF CANOPY PRESERVED (20.35%)
30% REQUIRED PRESERVED = 307,512 SF
MITIGATION REQUIRED = 1,025,041 SF TOTAL EXISTING * 30% - 208,631 SF CANOPY PRESERVED = 98,881 SF
MITIGATION REQUIRED = 98,881 SF / 550 SHADE AREA PER TREE = 180 MEDIUM TREES
MITIGATION INCHES REQUIRED = 180 MEDIUM TREES * 13.2 = 2376 INCHES REQUIRED
TOTAL MITIGATION REQUIRED = 2376" INCHES

FLOODPLAIN

397,109 SF OF EXISTING CANOPY
378,523 SF OF FLOODPLAIN PRESERVED
% PRESERVED = 95.3%

FLOODPLAIN BUFFER

56,099 SF OF EXISTING CANOPY
44,880 SF OF FLOODPLAIN PRESERVED
% PRESERVED = 80.0%

TREE PLANTING

REQUIRED TREES PLANTED PER LOT PER UDC (NOT COUNTED TOWARDS MITIGATION) = 2 LARGE SHADE TREES/LOT X 1906 LOTS = 3,812 TREES
3,812 TREES @ 1.5" MIN = 5,718"
ADDITIONAL TREES PLANTED PER LOT (COUNTED TOWARDS INCHES MITIGATION AND FINAL CANOPY REQUIREMENTS) = 1 ~ 1.5" MIN TREES/LOT X 1362 LOTS = 1362 TREES
1362 TREES @ 1.5" MIN = 2,043"
PROPOSED STREETSCAPE TREE TO BE PLANTED (COUNTED TOWARDS INCHES MITIGATION) = 222 MEDIUM SHADE TREES @ 1.5" MIN = 333"
TOTAL INCHES MITIGATED ~ 2,043" + 333" = 2,376"

PROPOSED ESPADA TRACT TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY TO BE PRESERVED (BUFFER AND NON FLOODPLAIN CANOPY) = 4.8 ACRES
PROPOSED TREE CANOPY PLANTED FROM UDC TREES = 1906 LOTS @ 2 LARGE TREES/LOT = 3,812 TREES @ 1080 SQUARE FEET OF SHADE AREA/TREE = 94.5 ACRES X 1.5" = 141.8 ACRES
PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES = 1362 TREES @ 787.5 SQUARE FEET OF SHADE AREA/TREE = 24.6 ACRES
PRESERVED CANOPY + PROPOSED CANOPY = 4.8 + 141.8 + 24.6 = 171.2 ACRES
TOTAL AREA OF ESPADA TRACT TREE PRESERVATION PLAN (OUTSIDE OF FLOODPLAIN) = 432.2 ACRES
PROPOSED TREE CANOPY COVERAGE = 171.2/432.2 ACRES = 39.6% (38% REQUIRED)

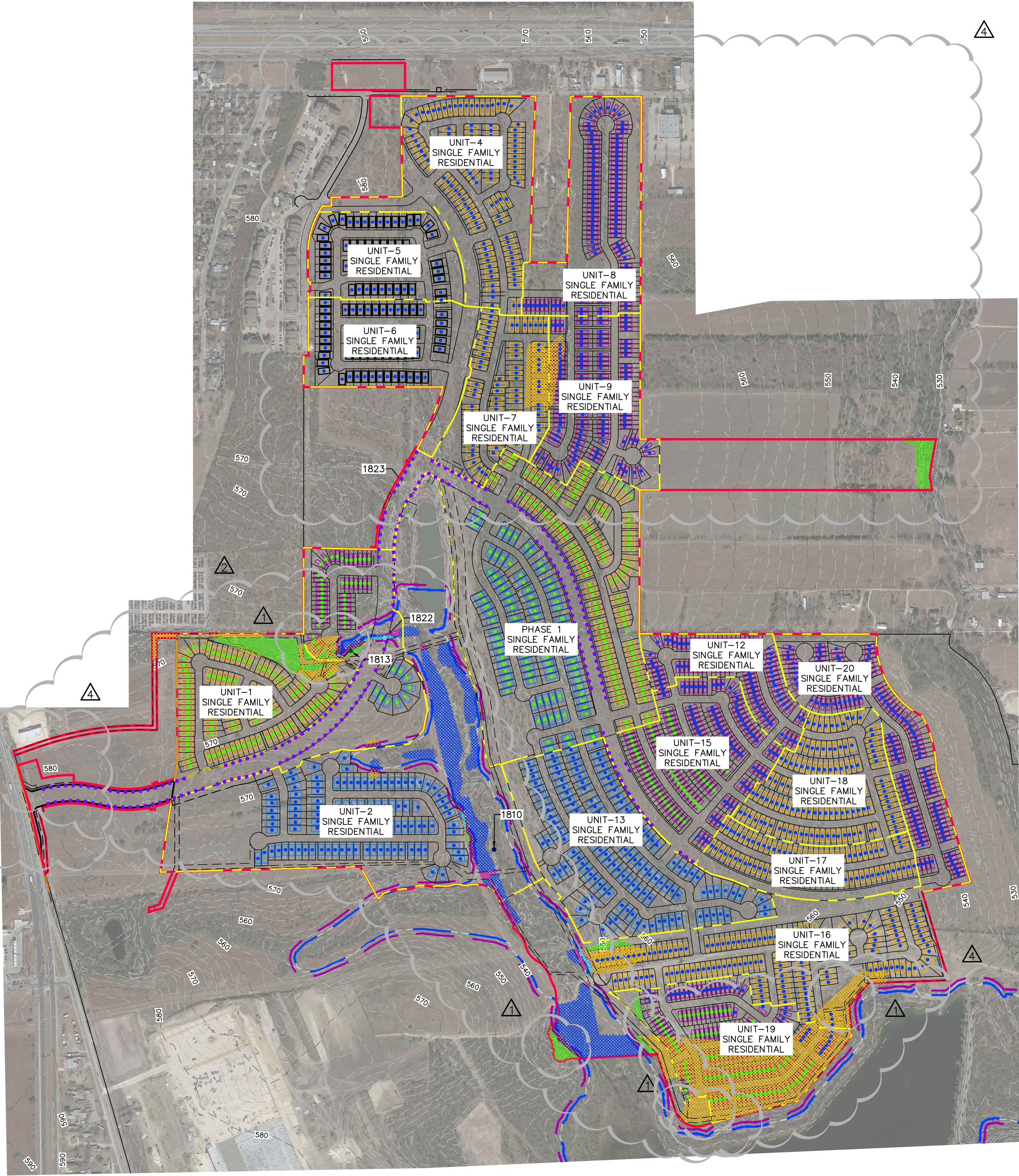
*LARGE SHADE TREES MUST BE LOCATED A MINIMUM OF 10 FEET BUT A MAXIMUM OF 30 FEET IN DISTANCE FROM EACH BUILDING, AND BE ON THE WESTERN OR SOUTHERN EXPOSURES OF A HABITABLE BUILDING TO RECEIVE ADDITIONAL TREE CANOPY CREDIT FOR FINAL TREE CANOPY COVER REQUIREMENTS.

TREE PRESERVATION NOTES

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THERPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1" RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM OF 50% OF THE RPZ.
- A (CHAIN LINK 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 ZONE.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 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.

NOTES:

- 2010 TREE ORDINANCE WITH TREE SURVEY – SIGNIFICANT TREES WITHIN EASEMENTS ARE UNPROTECTED, WITH THE EXCEPTION OF TREES WITHIN THE 100-YR FLOODPLAIN AND 30 FT FLOODPLAIN BUFFER. ALL SIGNIFICANT TREES WITHIN THE FLOODPLAIN AND BUFFER ARE PROTECTED.
- 2010 TREE ORDINANCE WITH TREE SURVEY – 100% HERITAGE TREES WITHIN EASEMENT ARE PROTECTED AND SHALL BE MITIGATED AT 3:1 RATIO.
- TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED. THE ONLY HERITAGE TREES ALLOWED TO BE REMOVED ARE THE HERITAGE TREES LABELED IN THIS PLAN. SIGNIFICANT TREES CAN ONLY BE REMOVED IN THE "TO BE REMOVED" AREA OF THIS PLAN.
- SITE VEGETATION DESCRIPTION: VEGETATION ON THE SITE RANGES FROM OPEN AREAS TO DENSELY VEGETATED AREAS, INCLUDING BRUSH, CEDAR, OAKS AND ELMS.
- STREETSCAPE WILL BE REQUIRED ON ALL STREETS CLASSIFIED AS COLLECTOR OR HIGHER.
- VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF INSIGNIFICANT SIZE.
- A TOTAL OF TWO (2) TREES PER RESIDENTIAL LOT WILL BE PLANTED WITH A MINIMUM DIAMETER OF 1.5" AND 1200 SQUARE FEET OF SHADE AREA.
- PLANTED TREES SHALL BE NATIVE MEDIUM SHADE TREES FROM APPENDIX "E" OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE (UDC).
- A SUPPLEMENTAL EXHIBIT IS TO BE SUBMITTED WITH EACH PLAT TO VERIFY COMPLIANCE WITH THE APPROVED MASTER TREE PLAN. THE EXHIBIT IS TO SHOW THE EXISTING AND FINAL GRADE FOR EACH INDIVIDUAL UNIT ON A 1":50' SCALE ALONG WITH THE TREE SAVE AND TREE REMOVAL AREAS.
- THE SUPPLEMENTAL EXHIBIT IS TO BE SUBMITTED TO THE ASSIGNED TREE REVIEWER WITH EACH PLAT. PAPE-DAWSON IS TO NOTIFY THE ASSIGNED TREE REVIEWER THAT A MASTER TREE PLAN IS IN PLACE SO THAT THE SUPPLEMENTAL EXHIBIT CAN BE TIED TO THE MASTER TREE PLAN RECORD
- FUTURE ESPADA TRACT PLATS ARE TO REFERENCE THE MASTER TREE APPLICATION NUMBER TRE-APP-APP22-38802006.



LEGEND

- HERITAGE TREE TO REMAIN WITHIN FLOODPLAIN
- PROTECTED HERITAGE TREE TO BE REMOVED
- HERITAGE TREE TO REMAIN
- FLOODPLAIN BUFFER TREES TO BE REMOVED
- FLOODPLAIN BUFFER TREES TO REMAIN
- HERITAGE TREE IN DECLINE (OR WITHIN RIGHT-OF-WAY, NOT COUNTED TOWARDS PRESERVATION CREDIT OR MITIGATION)
- STREETSCAPE TREE
- LOTS TO BE PLANTED WITH 2 ~ LARGE SHADE TREES (2 UDC TREES)(ENERGY EFFICIENCY CREDIT)*
- LOTS TO BE PLANTED WITH 2 ~ LARGE SHADE TREES + 1 ~ MEDIUM SHADE TREE FOR MITIGATION (2 UDC TREES) (ENERGY EFFICIENCY CREDIT)*

- FEMA FLOODPLAIN
- 30' FLOODPLAIN BUFFER
- EXISTING ELEVATION CONTOUR
- PROJECT LIMITS
- PHASE LINE
- EXISTING TREE CANOPY IN SINGLE FAMILY TO BE PRESERVED (163,751 SF)
- EXISTING TREE CANOPY IN SINGLE FAMILY TO BE REMOVED (805,191 SF)
- EXISTING TREE CANOPY IN FLOODPLAIN TO BE PRESERVED (378,523 SF)
- EXISTING TREE CANOPY IN FLOODPLAIN TO BE REMOVED (18,586 SF)
- EXISTING TREE CANOPY IN FLOODPLAIN BUFFER TO BE PRESERVED (44,880 SF)
- EXISTING TREE CANOPY IN FLOODPLAIN BUFFER TO BE REMOVED (11,219 SF)

NO.	REVISION	DATE
1	REVISED TREE CANOPY AND PRESERVATION CALCULATIONS	02/14/23
2	REVISED LAYOUT AND CALCULATIONS	06/06/23
3	REVISED NOTES	07/17/23
4	REVISED TREE CANOPY, LOT LAYOUT, AND CALCULATIONS	04/05/24

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10088600

ESPADA TRACT
SAN ANTONIO, TEXAS

MASTER TREE PLAN

PLAT NO.	
JOB NO.	12632-02
DATE	JULY 2023
DESIGNER	FK/JR
CHECKED	DW_DRAWN FK/JR
SHEET	1 OF 2

