

| EXISTING TREE SHADE AREA | |
|--------------------------|--------------|
| TREE | SHADE |
| 21" OAK | 875 |
| TOTAL | 4,475 |



PHASE 1 PROPOSED TREES

EX. TREE TO BE REMOVED



NEW TREES (CEDAR / MONTERREY)

NEW TREES (RED OAK / PECAN)

TREE CANOPY CALCULATION

TOTAL PROJECT AREA: 122,442 SF

122,442 SF x 25% = 30,610 SF

30,610 SF (REQ. CANOPY) - 875 SF (EXISTING SHADE AREA)

= 29,735 SF (SHADE AREA MITIGATION REQUIRED)

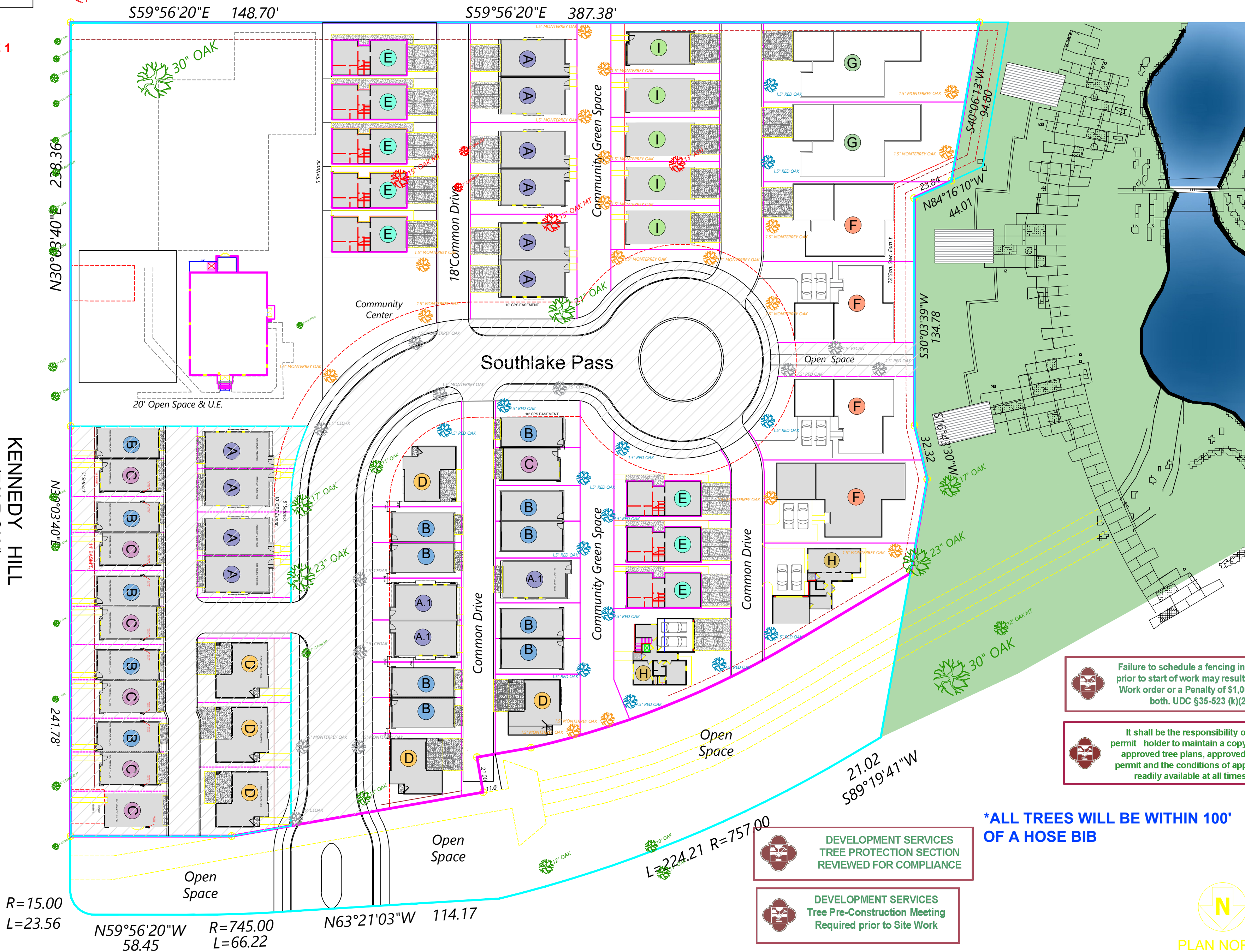
14 X 1.5" NEW RED OAK / PECAN TREES @ 1,200 SF SHADE AREA (90%) = 15,120 SF SHADE AREA

19 X 1.5" NEW CEDAR / MONTERREY OAK TREES @ 875 SF SHADE AREA(90%) = 14,962 SF SHADE AREA

PHASE 1

KENNEDY HILL (70' ROW)

SIDNEY BROOKS (VARIABLE ROW WIDTH)



SOUTHLAKE AT BROOKS

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REVISIONS

SITE WORK 02/05/21

DATE 02/05/21
DRAWN BY RT

TREE CANOPY

SHEET NO.

S3

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)

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.

DEVELOPMENT SERVICES TREE PROTECTION SECTION REVIEWED FOR COMPLIANCE

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

***ALL TREES WILL BE WITHIN 100' OF A HOSE BIB**



1 TREE SURVEY
1:40 @ 24x18

April 19, 2023

Mr. Lyndon Duano
City of San Antonio Development Services
Public Works - Stormwater
1901 S. Alamo Street
San Antonio, TX 78209

RE: Southlake Phase 2&3 – AP#22-39803463
Response to Comments - Stormwater

Dear Mr. Duano:

Provided herein are responses to comments issued by City of San Antonio for AP #22-39803463. Any other changes that have been made independent of the provided comments are addressed in this letter as well.

Comment 1: **Civil Plans:** The SWMP and Civil Plans included in your submittal suggest that you are sheet flowing toward the adjacent earthen channel to the southwest of the property along the two driveway streets. Please note that is no proposed erosion control measures proposed for either of those. Please revise the Civil Plans to include some type of erosion control measures. Include those details in the Civil Detail Sheet.

Response: The site plan has been updated to show both rock rubble and sawtooth curb to dissipate the flow exiting the drives.

Comment 2: **Outfall:** The Civil Plan Sheet (CU100) indicates that you are proposing an outfall to the adjacent earthen channel. Please note that the outfall does not include any erosion control measures. Please provide rock rubble, gabion mattress, etc. Please include those details in the Civil Detail Sheet. Additionally, provide the hydraulic calculations to indicate Q and velocities outfalling from the 24" RCP. If velocities are greater than 6 fps, please include any energy dissipators to bring velocities below 6 fps..

Response: Sheet CU100, CG202 and CS100 have all been updated to reflect the current drainage configuration and outfall to the existing channel. CG100 originally proposed concrete lining at the outfall into the channel – additional information has been provided on this sheet for the tie-in.

Comment 3: **Digital Files:** Provide a PDF copy of the revised Civil Plans, Hydraulic Calculation and a response to comments letter for our record of the project. Please email me PDFs of all items requested and upload a copy of those documents to Accelea/Build SA.

Response: Digital copies have been uploaded to BuildSA by the applicant.

Please contact us at (210) 774-5504 if you may have any questions or concerns with regards to this submittal.

Sincerely,

UP Engineering + Surveying

TBPE F-17992 | TBPELS F-1094606

Certified: ESBE, SBE, WBE, HUB



Ryan R. Plagens, P.E., CFM
Vice President