



BSA Tree # TRE-APP-APP22-38800641 // Plat #21-11800053 // Stone Garden Unit 1, MTPP Units 1-5 Tied to Master Tree Preservation Plan #TREAPP-APP22-38800641 // Streetscape Required // P2 // OCL // 2015 // 6/30/2022 / CG.J

Amendment #1 2023-07-28 CGJohnson Amendment #2 2023-08-05 CGJOHNSON

STATUS: APPROVAL FOR ONLY PLATTING AND TREE REMOVAL UNIT 1 APPLICANT MUST DOWNLOAD THE APPROVED PLAN FROM THE BUILD SA TREE APPLICATION ATTACHMENTS/DOCUMENTS FOLDER.

EACH SUBSEQUENT UNIT/PLATTED AREA MUST UPLOAD A GRADING PLAN AND 1":50' TREE SAVE AREA ENLARGEMENT FOR REVIEW AND APPROVAL PRIOR TO VALIDATION APPROVAL AND RECORDATION

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

MUST PASS FINAL TREE INSPECTION PRIOR TO RECORDATION

ALL MASTER TREE PRESERVATION PLAN, PERMIT CONDITIONS AND BUILDING PERMITS, AS REQUIRED, SHALL BE IN COMPLIANCE PRIOR TO RECORDATION.

STREETSCAPE BOND REQUIRED

TREE STAND METHOD

TREE NOTE ON PLAT

No tree species may be greater than 25% of the total

TREE PLANTING: Blue star Lots = 5 -1.5" caliper inch native medium to large Appendix E trees. Yellow star lots: 4 - 1.5" caliper inch native Appendix E medium to large shade value tree.. Each lot shall have 2 trees planted on either the south or west side of the house for energy credit

APPROVAL VALID FOR 180 DAYS

This subdivision is subject to a Master Tree Plan BSA TRE-APP-APP22-38800641 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. 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.

The permit holder shall 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

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.

PROTECTED HERITAGE TREES TO BE REMOVED

REMO\	VE TREES (RESI	DENTIAL)
TAG #	SPECIES	DBH (IN)
1041	MESQUITE	24
1042	MESQUITE	27
1043	MESQUITE	26
1052	MESQUITE	33
1054	MESQUITE	30
1055	MESQUITE	24
1056	MESQUITE	26
1061	MESQUITE	16X14X12X8X8
1062	MESQUITE	24
1063	MESQUITE	22X10X17
1064	MESQUITE	24X17
1065	MESQUITE	23X16
1066	MESQUITE	26
1067	MESQUITE	33
1068	MESQUITE	28
1072	MESQUITE	30
1073	MESQUITE	20X16X12
1074	MESQUITE	26
1076	MESQUITE	24X23X9
1079	MESQUITE	24
1080	MESQUITE	26
1081	MESQUITE	25
1082	MESQUITE	24
1083	MESQUITE	25
1461	MESQUITE	30
1462	MESQUITE	24
1466	MESQUITE	34

PROTECTED HERITAGE TREES TO REMAIN

KEE	KEEP TREES (RESIDENTIAL)			
TAG #	SPECIES	DBH (IN)		
1053	MESQUITE	24		
1057	MESQUITE	29		
1058	MESQUITE	26		
1069	OAK	36		
1075	MESQUITE	29		
1473	MESQUITE	38		
1474	MESQUITE	34		
1475	MESQUITE	34		
1478	MESQUITE	26		
	TOTAL	276		

KEEP TREES (FLOODPLAIN)		
TAG #	SPECIES	DBH (IN)
1465	MESQUITE	35
1467	MESQUITE	33
1468	WILLOW	26
1469	WILLOW	40
1470	OAK	26
1471	HACKBERRY	26
1472	HACKBERRY	24
1476	MESQUITE	24
	TOTAL	234

KEEP TREES (FLOODPLAIN BUFFER)			
TAG #	SPECIES	DBH (IN)	
1477	MESQUITE	29	
	TOTAL	29	

HERITAGE TREE CALCULATIONS

INCHES OF TREES REMOVED	= 779 INCHES
INCHES OF TREES TO REMAIN	= 539 INCHES
TOTAL INCHES OF TREES	= 1318 INCHES

TOTAL

% OF TREES TO REMAIN 539 INCHES/1318 INCHES = 40.9% TO REMAIN

779

2010 HERITAGE TREE PRESERVATION CALCULATION

TOTAL HERITAGE INCHES

= 539" PROTECTED PRESERVED + 779" PROTECTED REMOVED = 1318"

REQUIRED HERITAGE PRESERVATION MITIGATION REQUIRED

= 1318" $\times 100\% = 1318$ " = 779" X 1:1 MITIGATION = 779"

2010 SIGNIFICANT TREE PRESERVATION CALCULATI	ON

<u>OUTSIDE FLOODPLAIN AND INSIDE FLOODPLAIN BUFFER - SINGLE FAMILY</u>

4,382,498 SF TOTAL EXISTING CANOPY

877,179 SF CANOPY PRESERVED (20%)

30% REQUIRED PRESERVED = 1,314,749 SF

MITIGATION REQUIRED = 4,382,498 SF TOTAL EXISTING * 30% - 877,179 CANOPY PRESERVED =

MITIGATION REQUIRED = 437,570 SF / 875 SHADE AREA PER TREE = 500 MEDIUM TREES

MITIGATION INCHES REQUIRED = 500 MEDIUM TREES * 13.2 = 6,601 INCHES REQUIRED

TOTAL MITIGATION REQUIRED = 6,601" + 779" = 7,380 INCHES

<u>FLOODPLAIN</u> 1,267,794 SF OF EXISTING CANOPY

1,097,710 SF OF FLOODPLAIN PRESERVED

% PRESERVED = 87%

FLOODPLAIN BUFFER

154,593 SF OF EXISTING CANOPY 123,591 OF FLOODPLAIN PRESERVED

% PRESERVED = 80%

TREE PLANTING

REQUIRED TREES PLANTED PER 4,552 TREES @ 1.5" MIN = 6,828"

LOT PER UDC (NOT COUNTED TOWARDS MITIGATION)

ADDITIONAL TREES PLANTED PER LOT $= 2 \sim 1.5$ " MIN TREES/LOT X 1,908 LOTS = 3,816 TREES (COUNTED TOWARDS INCHES MITIGATION $3 \sim 1.5$ " MIN TREES/LOT X 368 LOTS = 1,104 TREES

AND FINAL CANOPY REQUIREMENTS) 4,920 TREES @ 1.5" MIN = 7,380" PROPOSED STONE GARDEN TREE CANOPY

CALCULATIONS

88.9 ACRES

EXISTING TREE CANOPY TO BE PRESERVED (BUFFER AND NON FLOODPLAIN CANOPY) = 20.1 ACRES PROPOSED TREE CANOPY PLANTED FROM UDC TREES =

2,276 LOTS @ 2 MEDIUM TREES/LOT = 4,552 TREES @ 787.5 SQUARE FEET OF SHADE AREA/TREE =

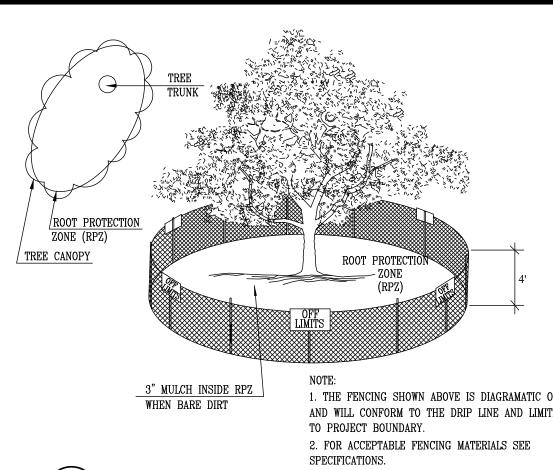
82.3 ACRES X 1.5* = 123.4 ACRES

PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES = 4,920 TREES @ 787.5 SQUARE FEET OF SHADE AREA/TREE =

PRESERVED CANOPY + PROPOSED CANOPY = 20.1 + 123.4 + 88.9 = 232.4 ACRES

TOTAL AREA OF STONE GARDEN TREE PRESERVATION PLAN (OUTSIDE OF FLOODPLAIN) = 411.3 ACRES PROPOSED TREE CANOPY COVERAGE = 232.4/411.3 ACRES =56.5% (38% REQUIRED)

*MEDIUM 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.



LEVEL I & FENCE PROTECTION

Must pass pre-construction and

fencing inspections prior to

TRE-APP-APP22-38800641 DSD

construction

1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED

N. T. S.

ESTABLISH FENCE PROTECTION MINIMUM 5' FROM TRUNK ROOT PROTECTION (RPZ) 6" MULCH INSIDE RPZ IF BARE DIRT 1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE. 8" MULCH OUTSIDE RPZ/ 2. FOR ACCEPTABLE FENCING MATERIALS SEE AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS SPECIFICATIONS. FROM CONSTRUCTION ACTIVITIES EVEL II A FENCE PROTECTION

N. T. S.

UNIT 4 SINGLE FAMIL`

RESIDENTIAL

1068

MK 20X16X12

RESIDENTIAL

RIGHT-OF-WAY EASEMENT

VOL. 9428, PG. 2015 O.P.R.

UNIT 1

RESIDENTIAL

SINGLE FAMILY

RIGHT-OF-WAY EASEMENT

JUDGEMENT CASE NO. 2002ED0022 P.C.1

VOL. 9428, PG. 2015 O.P.R

VOL. 9409, PG. 1205 O.P.R.

JUDG_MENT CASE NO. 2002ED0022 P.C.1

SINGLE FAMILY 1083

RIGHT-OF-WAY EASEMENT

VOL. 9428, PG. 2015 O.P.R.

JUDGEMENT CASE NO. 2002ED0022 P.C

RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

16' SANITARY

SEWER EASEMENT

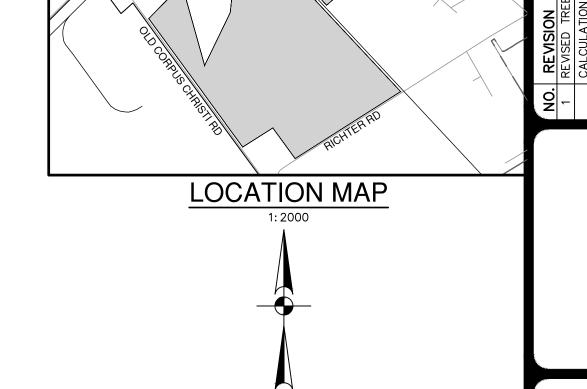
FASEMEN

DEAD BRANCH BRANCH BARK RIDGE PROPER PRUNING FOR BRANCHES 1 1/2" OR GREATER IN DIAMETER. 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.

BRANCH PRUNING DETAIL



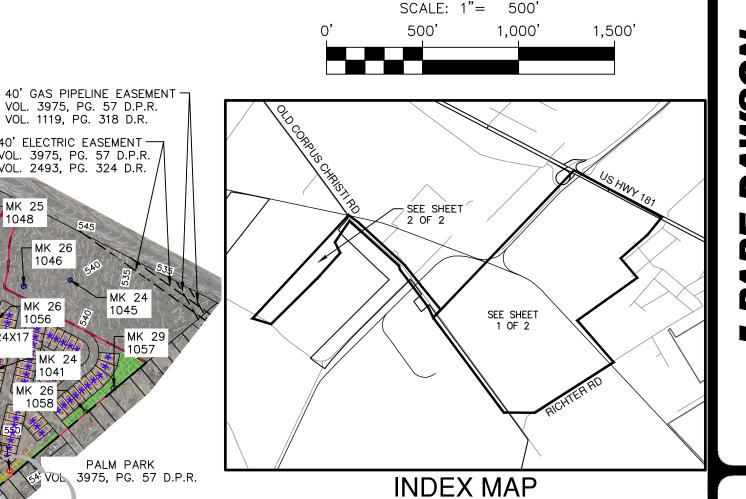
VOL. 3975, PG. 57 D.P.R.

VOL. 1119, PG. 318 D.R.

40' ELECTRIC EASEMENT

VOL. 3975, PG. 57 D.P.R. VOL. 2493, PG. 324 D.R.

PALM PARK



16' SANITARY

SEWER EASEMENT

SEWER EASEMENT

SINGLE FAMIL

RESIDENTIAL

28' GETCTV EASEMENT

SINGLE FAMILY

REMAINDER OF 13.747 ACRE

CITY PUBLIC SERVICE BOARD

VOL. 4571, PG. 544 OPR

RESIDENTIAL

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.

DEVELOPMENT 9:45 am, Aug 05 2023

APPROVAL AND RECORDATION

SERVICES

TREE PRESERVATION PLAN APPROVED FOR TREE REMOVAL

EACH SUBSEQUENT UNIT/PLATTED AREA MUST UPLOAD A GRADING

PLAN AND 1":50' TREE SAVE AREA ENLARGEMENT OVERLAIN ON AN AERIAL PHOTO FOR REVIEW AND APPROVAL PRIOR TO VALIDATION

Development Services Department Unit 1 MTPP Units 1 - 5

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

THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

= 2 MEDIUM SHADE TREES/LOT X 2,276 LOTS = 4,552 TREES 1. 2010 TREE ORDINANCE WITH TREE SURVEY - SIGNIFICANT TREES WITHIN EASEMENTS 4,552 TREES @ 1.5" MIN = 6,828" AND 30 FT FLOODPLAIN BUFFER. ALL SIGNIFICANT TREES WITHIN THE FLOODPLAIN

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

VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF

INSIGNIFICANT SIZE FOR 368 LOTS, A TOTAL OF FIVE (5) TREES PER RESIDENTIAL LOT WILL BE PLANTED WITH A MINIMUM DIAMETER OF 1.5" AND 875 SQUARE FEET OF SHADE AREA. FOR 1,908 LOTS, A TOTAL OF FOUR (4) TREES PER RESIDENTIAL LOT WILL BE PLANTED WITH A MINIMUM DIAMETER OF 1.5" AND 875 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 ALONG WITH THE TREE SAVE AND TREE REMOVAL AREAS.

EFRAIN V. HERNANDEZ DOC. #20200064169 MK 24X23X9 RESIDENTIAL -60' INGRESS/EGRESS EASEMENT JOSE M. GARZA AND DAISY I. GARZA VOL. 9969, PG. 744 O.P.R. SINGLE FAMILY RESIDENTIAL JOSE GARZA AND DAISY I. GARZA UNIT 3C SINGLE FAMILY VOL 9969 PG. 744 O.P.R. |28' GETCT RESIDENTIAL EASEMENT 🖁

0.708 ACRE

OLIVIA SEGUIN

VOL. 11180, PG. 1408 O.P.R.

LEGEND

HERITAGE TREE TO REMAIN OUTSIDE PROJECT PROTECTED HERITAGE TREE TO BE REMOVED HERITAGE TREE TO REMAIN

FLOODPLAIN BUFFER TREES TO BE REMOVED FLOODPLAIN BUFFER TREES TO REMAIN

FEMA HERITAGE TREES TO BE REMOVED FEMA HERITAGE TREES TO REMAIN

HERITAGE TREE IN DECLINE (NOT COUNTED TOWARDS PRESERVATION CREDIT OR MITIGATION)

PRESERVATION PLAN BOUNDARY STONE GARDEN UNIT BOUNDARY

LOTS TO BE PLANTED WITH 5 ~ 1.5" TREES (2 UDC TREES + 3 ADDITIONAL TREES FOR MITIGATION) LOTS TO BE PLANTED WITH 4 ~ 1.5" TREES (2 UDC TREES + 2 ADDITIONAL TREE FOR MITIGATION)

— — — — — 30' FLOODPLAIN BUFFER 100 YR CLOMR FLOODPLAIN

EXISTING TREE CANOPY IN SINGLE FAMILY TO BE PRESERVED (753,588 SF)

EXISTING TREE CANOPY IN SINGLE FAMILY TO BE REMOVED (3,474,317 SF) EXISTING TREE CANOPY IN FLOODPLAIN

TO BE PRESERVED (1,097,710 SF)

EXISTING TREE CANOPY IN FLOODPLAIN TO BE REMOVED (170,084 SF)

EXISTING TREE CANOPY IN FLOODPLAIN BUFFER TO BE PRESERVED (123,591 SF)

EXISTING TREE CANOPY IN FLOODPLAIN

BUFFER TO BE REMOVED (31,002 SF)

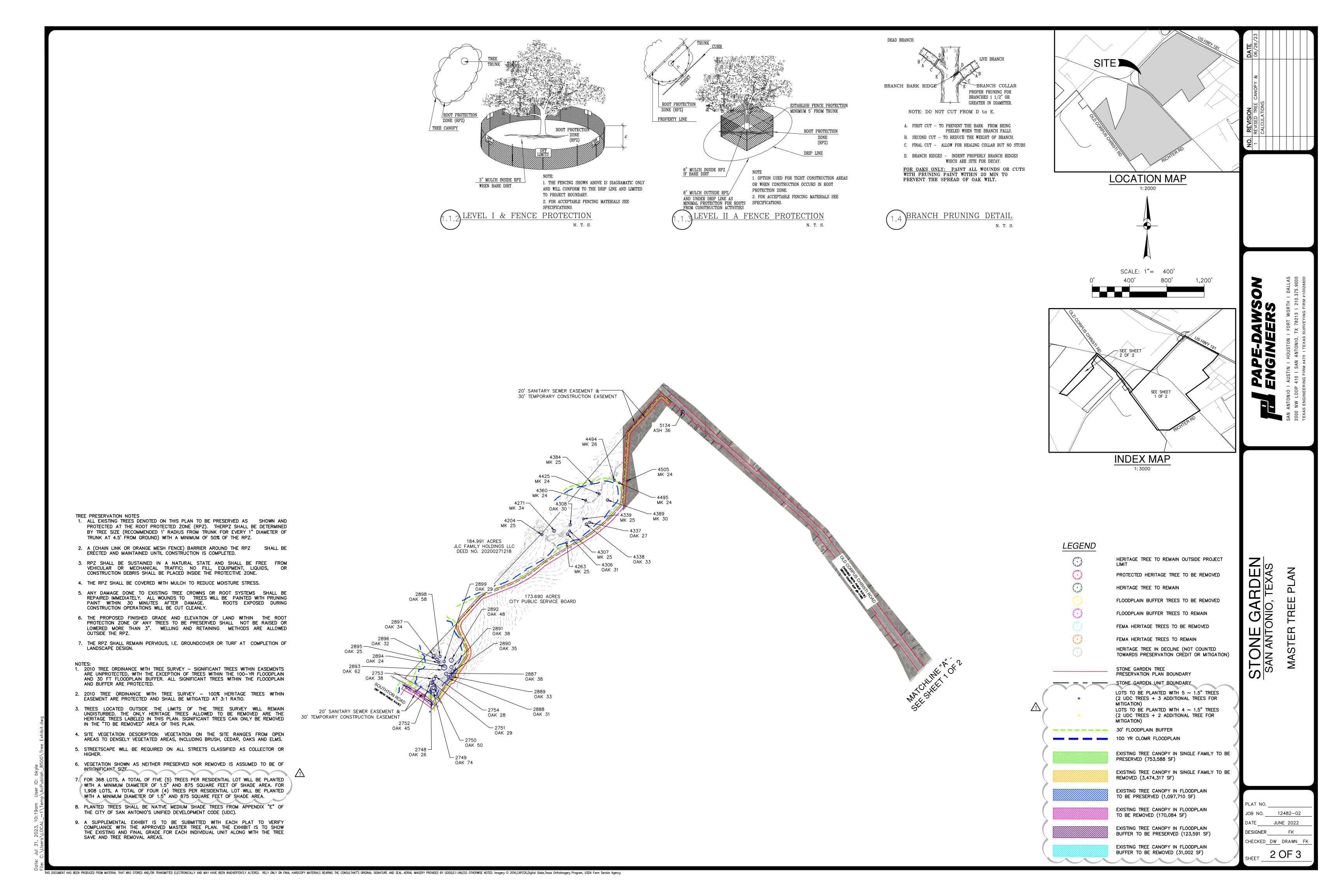
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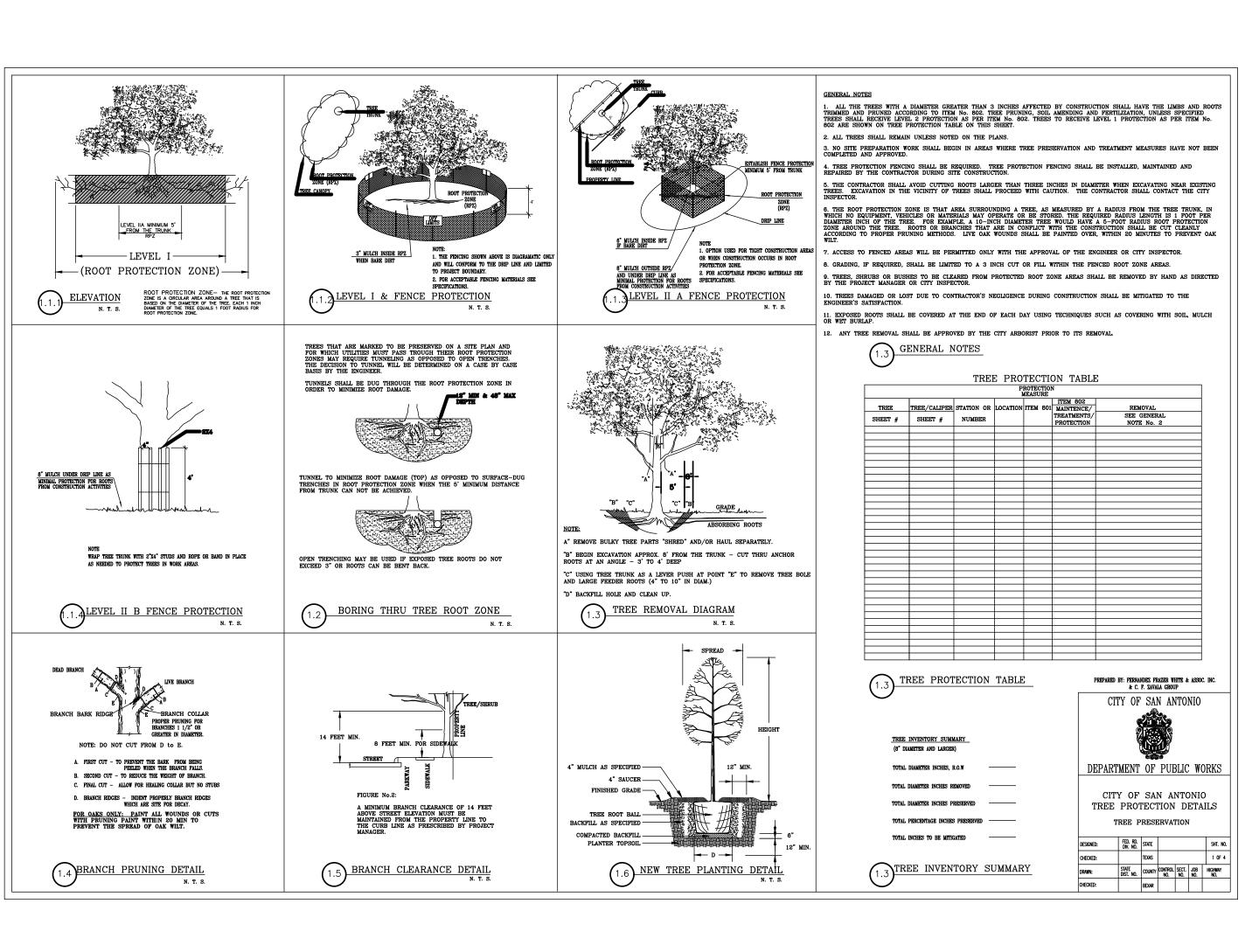
DESIGNER

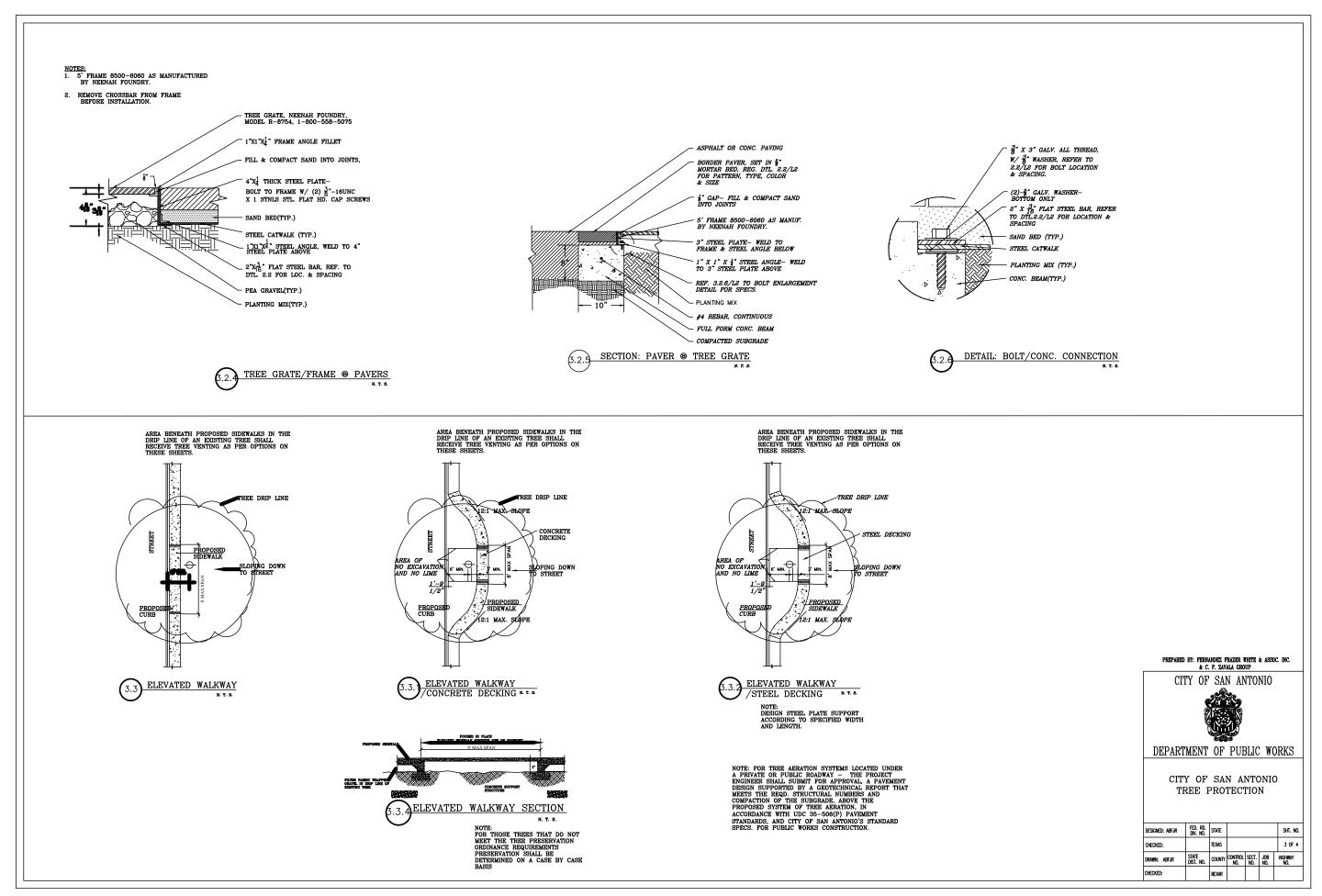
OB NO. 12482-02

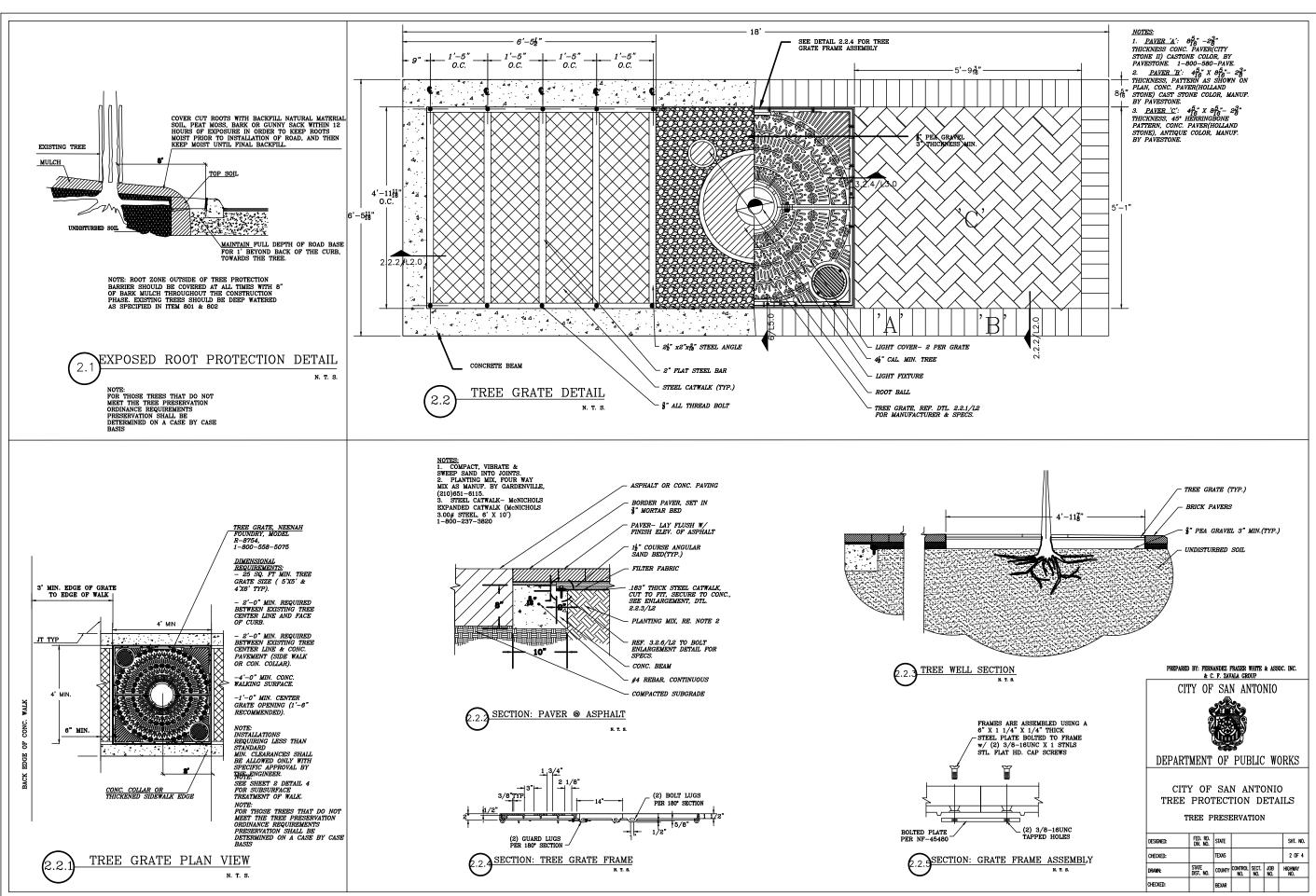
JUNE 2022

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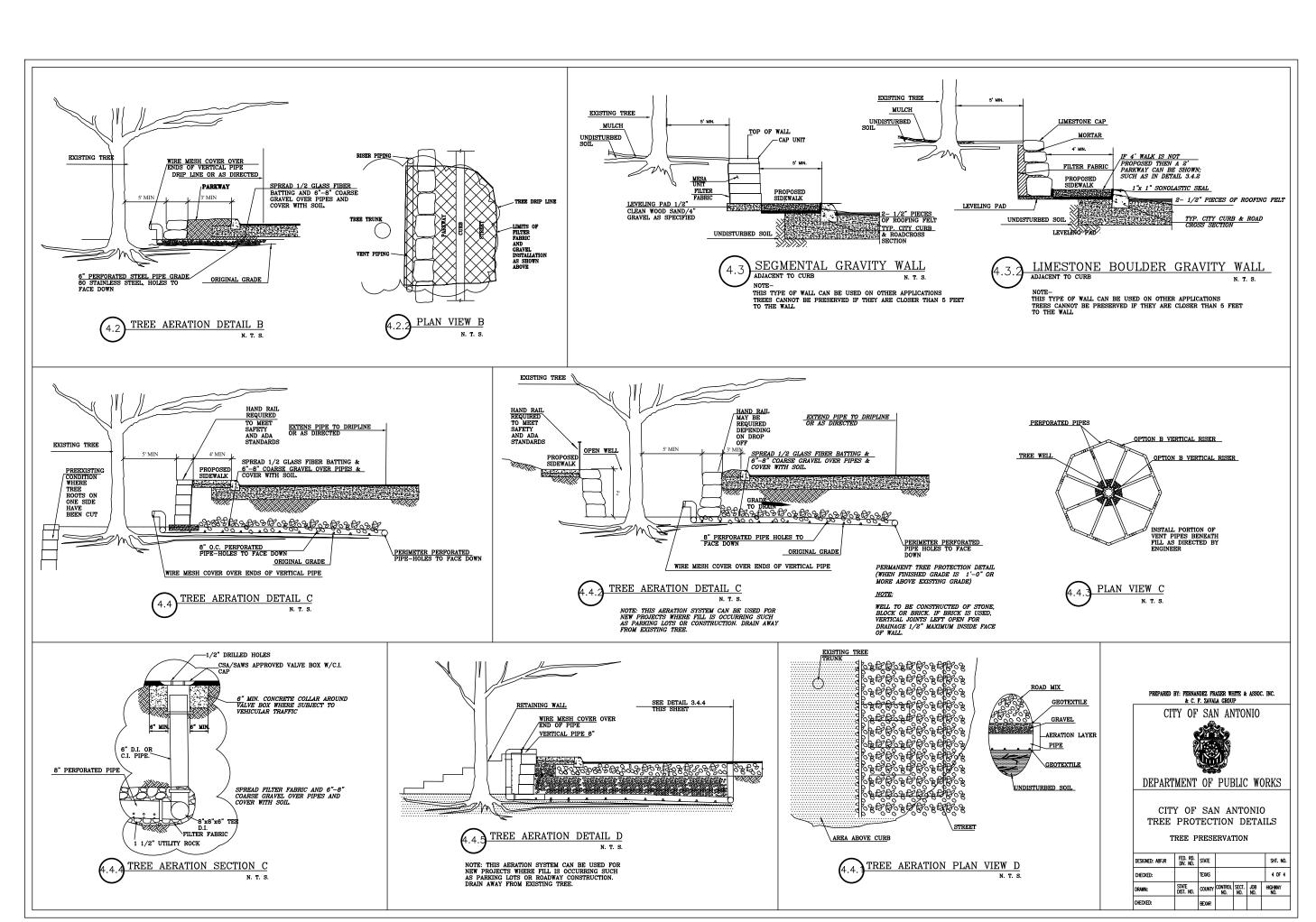








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WS RS

PAPE-DAI ENGINEEI

SAN ANTONIO, TEXAS

PLAT NO.

JOB NO. 12482-02

DATE JUNE 2022

DESIGNER FK

CHECKED DW DRAWN FK

SHEET 3 OF 3