

TRE-APP-APP21-38800818 - MDP WESTLAKES AMENDMENT 493 AC (AKA Cinco Lakes)

AMENDMENT #1 TO AP#2294490 APPROVED 7.7.2021 HG

AMENDMENT #2 APPROVED 4.1.2022 HG

AMENDMENT #3 APPROVED 1.10.2023 HG

// STATUS: APPROVED (2010 TREE STAND METHOD)

// PLEASE SEE COMMENTS/CONDITIONS BELOW:

-(3)-1.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 342 LOTS (UNITS 11, 12, 13 & 14) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 1 OUT OF THE 3 TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(4)-1.5" CALIPER NATIVE MEDIUM TO LARGE SHADE TREES REQUIRED PER 1,083 LOTS (UNITS 1, 2A, 2B, 3A, 3B, 3C, 4, 5, 6, 7, 8, 9, 10 & 15) AT BUILDING STAGE FOR MITIGATION AND TREE CANOPY COVER REQUIREMENTS. 2 OUT OF THE 4 TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF BUILDING FOR ENERGY CONSERVATION CREDIT.

-(68)-1.5" CALIPER NATIVE LARGE SPECIES TREES REQUIRED ALONG ARTERIAL ROADS FOR STREETSCAPE AND TREE CANOPY COVER REQUIREMENTS.

-(182)-1.5" CALIPER NATIVE LARGE SPECIES TREES REQUIRED ALONG COLLECTOR ROADS FOR STREETSCAPE AND TREE CANOPY COVER REQUIREMENTS.

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) 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 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, OR GO ONLINE, 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 TREE PLAN AMENDMENT PURPOSES ONLY. TREE REVIEW APPROVAL IS FOR TREE PLAN AMENDMENT PURPOSES ONLY. NO SITE WORK OR TREE REMOVAL PERMITTED WITH THIS APPROVAL.

// 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.

2010 TREE PRESERVATION CALCULATION
OUTSIDE FLOODPLAIN AND FLOODPLAIN BUFFER

EXISTING TREE CANOPY AREA:	8.50 ACRES
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED (30%):	2.55 ACRES
EXISTING TREE CANOPY TO BE PRESERVED (23.88%):	2.03 ACRES
FLOODPLAIN	
EXISTING TREE CANOPY AREA:	30.30 ACRES
EXISTING TREE CANOPY AREA REQUIRED TO BE PRESERVED (80%):	24.27 ACRES
EXISTING TREE CANOPY AREA TO BE PRESERVED (99.76%):	30.23 ACRES
EXISTING TREE CANOPY AREA REMOVED:	0.11 ACRES
FLOODPLAIN BUFFER	
EXISTING TREE CANOPY AREA:	2.36 ACRES
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED: (80%):	1.88 ACRES
EXISTING TREE CANOPY TO BE PRESERVED (80.0%):	1.88 ACRES
EXISTING TREE CANOPY AREA REMOVED:	0.48 ACRES

TREE PLANTING

TOTAL LOTS WITHIN THE TREE PERMIT AREA

REQUIRED TREES PLANTED PER LOT PER UDC WITHIN ALL UNITS (NOT COUNTED TOWARDS INCHES MITIGATION)

ADDITIONAL TREES PLANTED PER LOT (UNITS 1-10 & 15 - COUNTED TOWARD INCHES MITIGATION AND FINAL CANOPY REQUIREMENTS)

ADDITIONAL TREES PLANTED PER LOT (UNITS 11-14 - COUNTED TOWARD INCHES MITIGATION AND FINAL CANOPY REQUIREMENTS)

ADDITIONAL PLANTED STREETSCAPE TREES (1 TREE EVERY 50' ALONG ARTERIAL ROAD)

ADDITIONAL PLANTED STREETSCAPE TREES (2 TREES EVERY 50' ALONG COLLECTOR ROAD)

PROPOSED WESTLAKES TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY TO BE PRESERVED = 2.03 ACRES + 1.88 ACRES = 3.91 ACRES

TREE CANOPY PLANTED PER UDC (LARGE SHADE) = 1,200 SQUARE FEET X 90% = 1080 SQUARE FEET OF CANOPY PER TREE

TREE CANOPY PLANTED PER UDC (MEDIUM SHADE) = 875 SQUARE FEET X 90% = 787.5 SQUARE FEET OF CANOPY PER TREE

PROPOSED TREE CANOPY PLANTED FROM UDC REQUIRED TREES = 1425 LOTS @ 2 LARGE TREES/LOT = 2,850 TREES

@ 1080 SQUARE FEET OF SHADE AREA/TREE = 70.66 ACRES

ADDITIONAL TREE CANOPY = 1.69 ACRES (STREETSCAPE TREES ARTERIAL) + 4.52 ACRES (STREETSCAPE TREES COLLECTOR) = 6.21 ACRES

ENERGY CONSERVATION CREDIT

PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES (UNITS 1-10 & 15) = 1,083 LOTS @ 2 MEDIUM TREES/LOT = 2,166 TREES

@ 787.5 SQUARE FEET OF SHADE AREA/TREE = 39.15 ACRES X 1.5" = 58.74 ACRES

PROPOSED TREE CANOPY PLANTED FROM ADDITIONAL TREES (UNITS 11-14) = 342 LOTS @ 1 MEDIUM TREES/LOT = 342 TREES

@ 787.5 SQUARE FEET OF SHADE AREA/TREE = 6.08 ACRES X 1.5" = 9.27 ACRES

PRESERVED CANOPY + PROPOSED CANOPY = 3.91 ACRES + 70.66 ACRES + 6.21 ACRES + 58.74 ACRES + 9.27 ACRES = 148.79 ACRES

TOTAL AREA OF WESTLAKES MASTER TREE PLAN = 482.21 ACRES

TOTAL AREA (OUTSIDE OF FLOOD PLAIN) OF WESTLAKES MASTER TREE PLAN = 365.47 ACRES

PROPOSED TREE CANOPY COVERAGE = 148.79/365.47 ACRES = 40.71% (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.

PROTECTED HERITAGE TREES OUTSIDE FLOODPLAIN TO REMAIN

Outside Floodplain Keep Trees			
TAG #	SPECIES	DBH (IN)	
1637	PECAN	25	
1614	PECAN	30	
1615	PECAN	33	
1607	HACKBERRY	28	
1633	MESQUITE	26	
1632	PECAN	34	
1634	PECAN	30	
1580	OAK	38	
1582	OAK	45	
1581	OAK	58	
1583	OAK	41	
1596	OAK	49	
1595	OAK	44	
1593	OAK	45	
1592	OAK	39	
1594	OAK	36	
1603	OAK	34	
1599	OAK	37	
1638	OAK	68	
TOTAL		740	

PROTECTED HERITAGE TREES OUTSIDE FLOODPLAIN TO BE REMOVED

Remove Trees			
TAG #	SPECIES	DBH (IN)	
1628	HACKBERRY	35	
1626	PECAN	29	
1627	PECAN	27	
1625	PECAN	25	
1618	PECAN	29	
1619	PECAN	25	
1620	PECAN	31	
1621	PECAN	29	
1611	HACKBERRY	26	
1610	PECAN	24	
1609	PECAN	24	
1608	MESQUITE	24	
1602	OAK	52	
1604	PECAN	26	
1601	OAK	30	
1617	PECAN	30	
1616	PECAN	27	
1612	PECAN	32	
1622	PECAN	29	
1629	PECAN	27	
1598	OAK	53	
1600	OAK	50	
1613	PECAN	25	
TOTAL		709	

PROTECTED HERITAGE TREES INSIDE FLOODPLAIN TO REMAIN

Inside Floodplain Keep Trees			
TAG #	SPECIES	DBH (IN)	
1179	PECAN	40	
1639	PECAN	33	
1640	PECAN	44	
1641	PECAN	39	
1642	PECAN	51	
1643	PECAN	38	
TOTAL		245	

2010 TREE PRESERVATION MITIGATION CALCULATIONS

TOTAL HERITAGE INCHES (OUTSIDE FLOODPLAIN) = 740" PROTECTED PRESERVED + 709" PROTECTED REMOVED = 1,449"

REQUIRED HERITAGE PRESERVATION (OUTSIDE FLOODPLAIN) = 1,449" X 100% = 1,449"

MITIGATION REQUIRED (OAKS/PECAN) = 624" REMOVED X 3:1 MITIGATION = 1,872"

MITIGATION REQUIRED (HACKBERRY/MESQUITE) = 85" REMOVED X 1:1 MITIGATION = 85"

TOTAL HERITAGE INCHES (INSIDE FLOODPLAIN) = 245" PROTECTED PRESERVED + 0" PROTECTED REMOVED = 245"

REQUIRED HERITAGE PRESERVATION (INSIDE FLOODPLAIN) = 245" X 100% = 245"

MITIGATION REQUIRED (PECAN) = 0" REMOVED X 3:1 MITIGATION = 0"

TOTAL HERITAGE MITIGATION REQUIRED (OUTSIDE FLOODPLAIN) = 1,872" + 85" = 1,957"

TOTAL HERITAGE MITIGATION REQUIRED (INSIDE FLOODPLAIN) = 0"

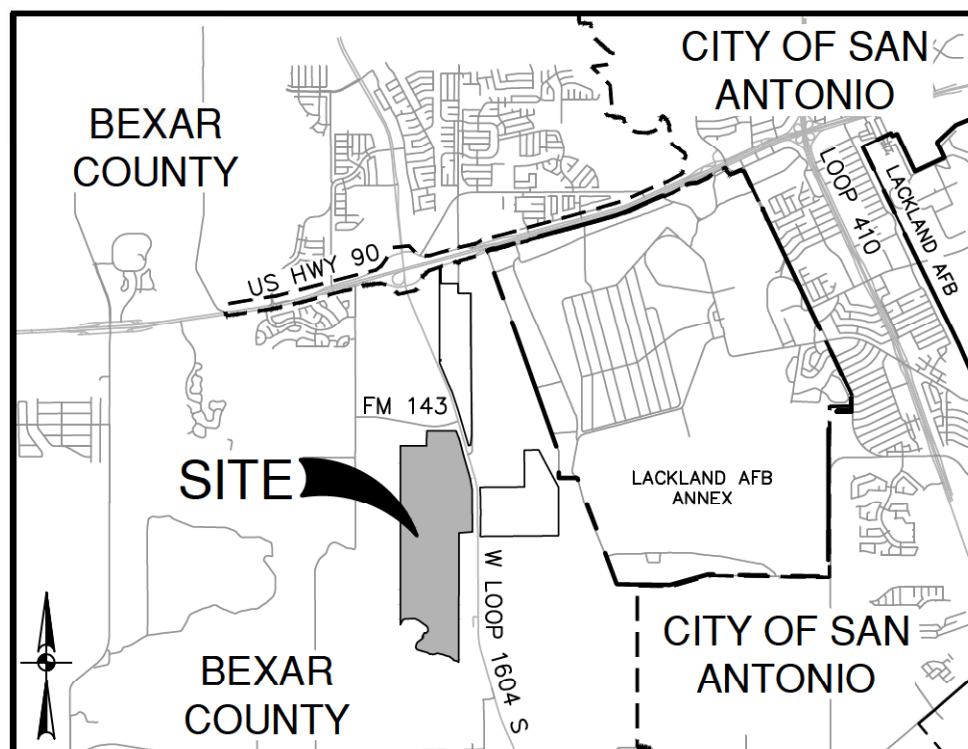
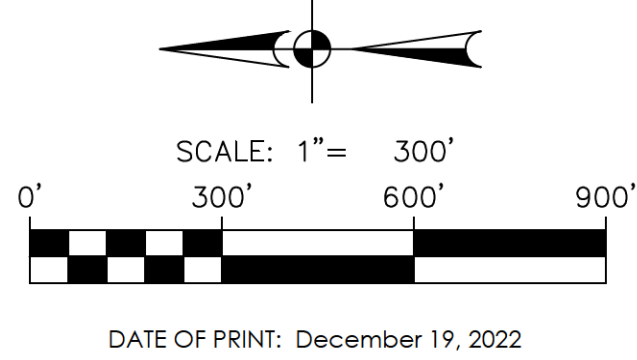
OUTSIDE FLOODPLAIN MITIGATION REQUIRED = 0.52 ACRES = (0.52 AC)*(43,560 SF/AC)/(875 SF/TREE)*(16.7 IN/TREE) = 432"

FLOODPLAIN BUFFER MITIGATION = 0.00 ACRES

TOTAL MITIGATION REQUIRED = 1,957" + 432" = 2,389"

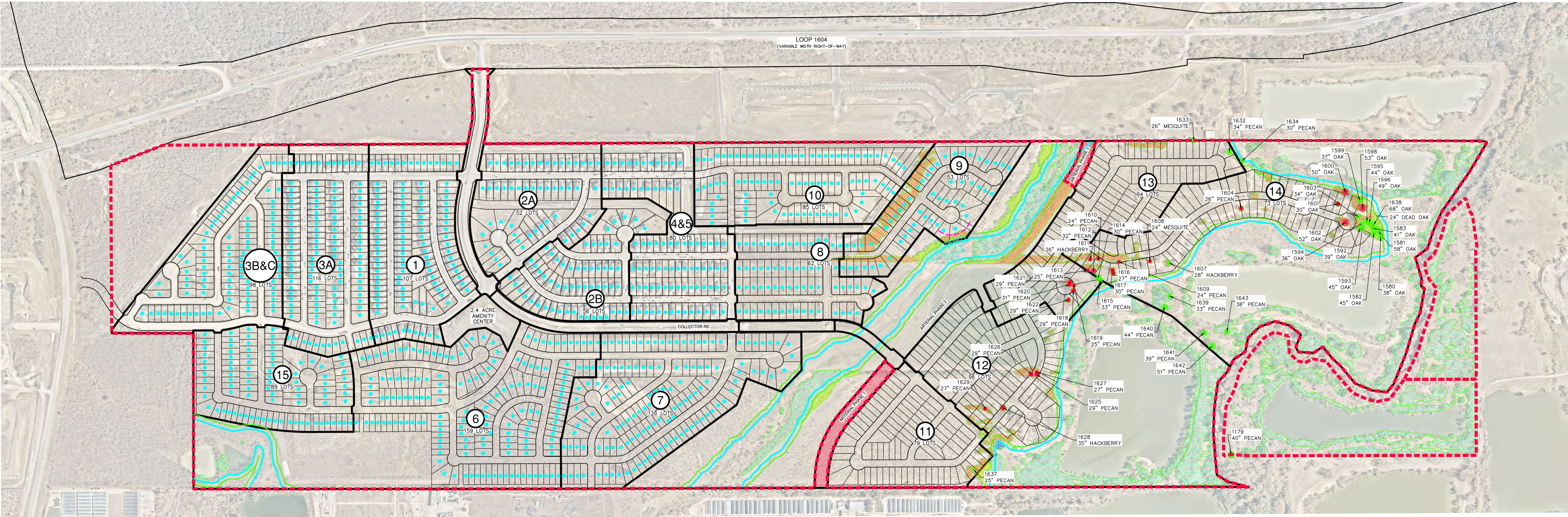
INCHES FROM PLANTING = 3,249" + 513" = 3,762"

EXCESS MITIGATION = 3,762" - 2,389" = 1,373"



LEGEND

- PROTECTED HERITAGE TREE TO BE REMOVED
- HERITAGE TREE TO REMAIN
- LOTS WHERE 2 (TWO) LARGE SHADE TREES & 2 (TWO) MEDIUM SHADE TREES WILL BE PLANTED; REMAINING LOTS TO HAVE 2 (TWO) LARGE SHADE TREES & 1 (ONE) MEDIUM SHADE TREE
- WESTLAKES PRESERVATION PLAN BOUNDARY
- TO BE CLEARED FOR 80' PAD
- 100-YR FEMA FLOODPLAIN
- FLOODPLAIN BUFFER
- EXISTING TREE CANOPY TO BE PRESERVED
- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING FLOODPLAIN TO BE PRESERVED
- EXISTING FLOODPLAIN TO BE REMOVED
- AREA NOT INCLUDED WITHIN THIS PLAN AND MUST COMPLY WITH THE TREE ORDINANCE SEPARATELY



NOTES:

- 2010 TREE ORDINANCE WITH TREE SURVEY - WHEN USING THE TREE SURVEY METHOD ONLY, 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) LARGE SHADE TREES (1,200 SF SHADE AREA) AND TWO (2) MEDIUM SHADE TREES (875 SF SHADE AREA) PER RESIDENTIAL LOT WILL BE PLANTED IN UNITS 1-10 WITH A MINIMUM DIAMETER OF 1.5". THESE LOTS ARE SHOWN WITH A BLUE DOT.
- A TOTAL OF TWO (2) LARGE SHADE TREES (1,200 SF SHADE AREA) AND ONE (1) MEDIUM SHADE TREE (875 SF SHADE AREA) PER RESIDENTIAL LOT WILL BE PLANTED IN UNITS 11-14 WITH A MINIMUM DIAMETER OF 1.5".
- PLANTED TREES SHALL BE FROM APPENDIX "E" OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE (UDC).
- PLANTED OR PRESERVED LARGE CANOPY SHADE TREES (MEDIUM TO LARGE DESIGNATED IN APPENDIX E) LOCATED ON THE WESTERN OR SOUTHERN EXPOSURES OF A HABITABLE BUILDING MAY RECEIVE ADDITIONAL TREE CANOPY CREDIT FOR FINAL TREE CANOPY COVER REQUIREMENTS. THE TREES MUST BE LOCATED A MINIMUM OF 10 FEET BUT A MAXIMUM OF 30 FEET IN DISTANCE FROM THE BUILDING. TREE CANOPY COVER MAY BE CREDITED AT 1.5 TIMES THE EXISTING OR NEWLY PLANTED TREES MEETING THE AFOREMENTIONED SPECIFICATIONS.

TREE PRESERVATION NOTES

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THE RPZ 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 5' DIAMETER FROM THE TRUNK.
- A (CHAIN LINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERRECTED 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.

TRE-APP-APP21-38800818

AP#2294490

TREE PRESERVATION
APPROVED

DATE 1/10/2023

BY *Hennard*

AMENDMENT #3

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

PAPE-DAWSON
ENGINEERS

WESTLAKES
SAN ANTONIO, TEXAS
MASTER TREE PRESERVATION PLAN

PLAT NO. N/A
JOB NO. 11348-00
DATE DECEMBER 2022
DESIGNER EDK
CHECKED MG_DRAWN_EDK
SHEET 1 OF 2

