

# 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 PERMIT AREA = 1,425 LOTS

REQUIRED TREES PLANTED PER LOT PER UDC WITHIN ALL UNITS (NOT COUNTED TOWARDS INCHES MITIGATION)  
= 2 LARGE SHADE TREES / LOT X 1425 LOTS = 2,850 TREES @ 1.5" MIN = 4,275"

ADDITIONAL TREES PLANTED PER LOT (UNITS 1-10 & 15 - COUNTED TOWARD INCHES MITIGATION AND FINAL CANOPY REQUIREMENTS)  
= 2 MEDIUM SHADE TREES / LOT X 1,083 LOTS = 2,166 TREES @ 1.5" MIN = 3,249"

ADDITIONAL TREES PLANTED PER LOT (UNITS 11-14 - COUNTED TOWARD INCHES MITIGATION AND FINAL CANOPY REQUIREMENTS)  
= 1 MEDIUM SHADE TREE / LOT X 342 LOTS = 342 TREES @ 1.5" MIN = 513"

ADDITIONAL PLANTED STREETSCAPE TREES (1 TREE EVERY 50' ALONG ARTERIAL ROAD)  
= 2 TREES PER 50' FOR 1700 LF = 68 TREES @ 1.5" MIN = 102"

ADDITIONAL PLANTED STREETSCAPE TREES (2 TREES EVERY 50' ALONG COLLECTOR ROAD)  
= 2 TREES PER 50' FOR 4652 LF = 182 TREES @ 1.5" MIN = 273"

**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**

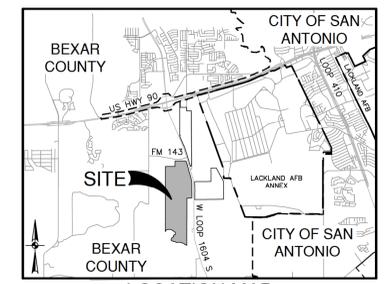
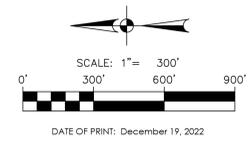
Remove Trees		
TAG #	SPECIES	DBH (IN)
1628	HACKBERRY	35
1626	PECAN	29
1627	PECAN	27
1625	PECAN	25
1618	PECAN	29
1619	PECAN	25
1620	PECAN	31
1621	PECAN	29
1611	HACKBERRY	26
1610	PECAN	24
1609	PECAN	24
1608	MESQUITE	24
1602	OAK	52
1604	PECAN	26
1601	OAK	30
1617	PECAN	30
1616	PECAN	27
1612	PECAN	32
1622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

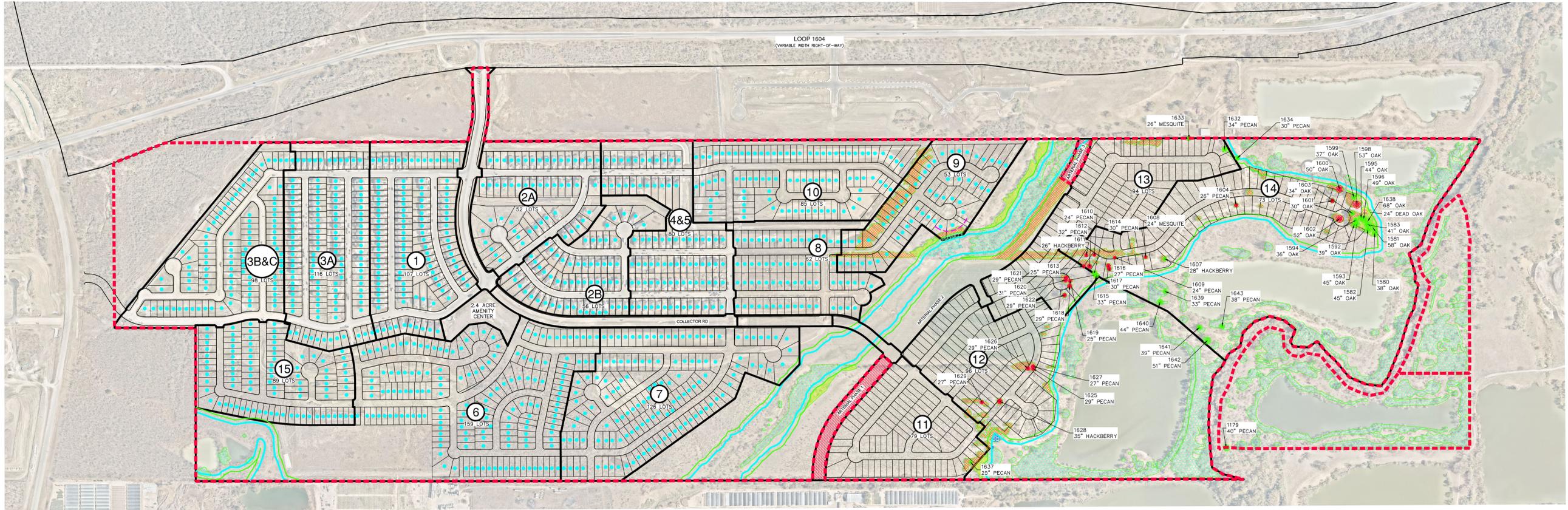
**2010 TREE PRESERVATION MITIGATION CALCULATIONS**

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) \* (1.67 IN/TREE) = 432"  
FLOODPLAIN BUFFER MITIGATION = 0.00 ACRES  
FLOODPLAIN 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 Lopez*  
\*\*\*AMENDMENT #3\*\*\*  
TREE FENCING INSPECTION  
REQUIRED BEFORE SITE WORK  
CALL 207-1111 TO SCHEDULE

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210-375-8000  
TREE FIRM REGISTRATION #470 | TEPALS FIRM REGISTRATION #1008890

**WESTLAKES SAN ANTONIO, TEXAS**  
MASTER TREE PRESERVATION PLAN

DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION

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

File: P:\11348\00\Drawings\Drawn\Tree\1134800818.dwg  
Date: 12-15-2022 9:46am User: EDK  
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