

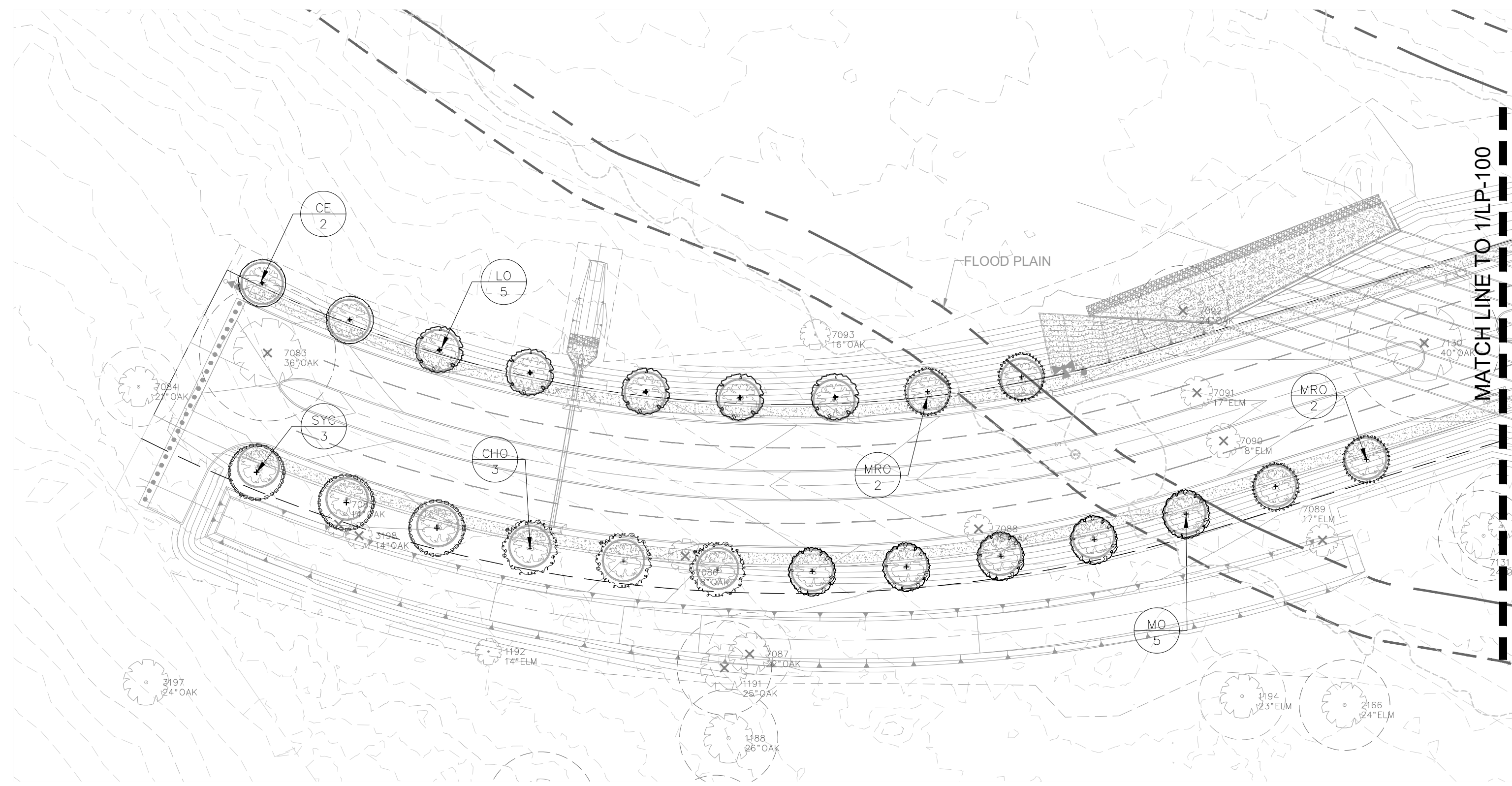
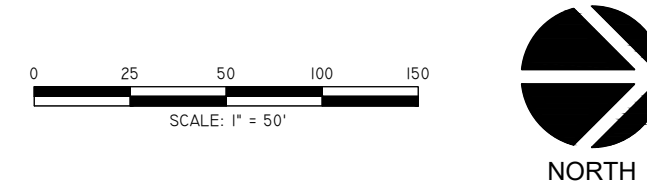




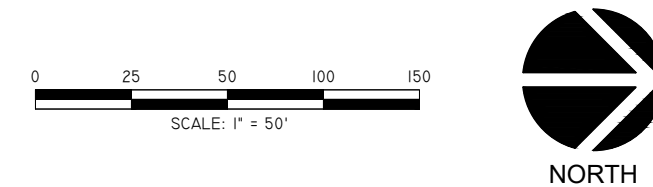
Date: May 03, 2024, 1:52pm, User: JD, Juvencio, File: S:\2023 PROJECTS\BPD - Sage Run VHBH - Tree Preservation\Workfiles\2024-05-03 - BWCD - Sage Run Tree Preservation & Tree Planting.dwg



1- NEW TREE PLANTING PLAN - PHASE 1 & 2



2- NEW TREE PLANTING PLAN - PHASE 1 & 2



#### TREE SCHEDULE

	KEY	Common Name	Botanical Name	Container	Size / Spacing / Comments	TOTAL
TREES		<b>LARGE TREES</b>	<b>SHADE VALUE 1200 SQ. FEET</b>			
	SYC	Mexican Sycamore	<i>Platanus mexicana</i>	45 gal.	3" cal., full upright form	12
		<b>MEDIUM-LARGE TREES</b>	<b>SHADE VALUE 875 SQ. FEET</b>			
	CE	Cedar Elm	<i>Ulmus crassifolia</i>	45 gal.	3" cal., full upright form	10
	CHO	Chinquapin Oak	<i>Quercus muehlenbergii</i>	45 gal.	3" cal., full upright form	10
	MO	Monterrey Oak	<i>Quercus polymorpha</i>	45 gal.	3" cal., full upright form	10
	MRO	Mexican Red Oak or Canby Oak	<i>Quercus canbyi</i>	45 gal.	3" cal., full upright form	9
	LO	Escarpment Live Oak	<i>Quercus fusiformis</i>	45 gal.	3" cal., full upright form	12
						63

#### NEW TREE PLANTING FOR MITIGATION NOTE:

63 NEW TREES SHALL BE PLANTED ALONG THE STREET AND IN THE MEDIAN. THESE NEW TREE PLANTINGS WILL HELP OFFSET SOME OF THE REQUIRED ESA AND FLOODPLAIN MITIGATION.

(63) 1.5" CAL. TREES = 94.5" (95") TOWARDS MITIGATION

#### IRRIGATION NOTE:

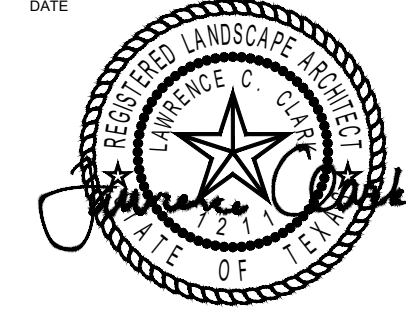
BUBBLER HEAD IRRIGATION SHALL BE PROVIDED TO ALL NEW TREES, WITH TWO (2) BUBBLERS AT EACH TREE. REFER TO IRRIGATION DRAWINGS.

THE CONTRACTOR SHALL REFER TO THE IRRIGATION DRAWINGS, SHOWING ALL CONNECTIONS TO WATER SOURCE, LOCATIONS, AND SIZES OF ALL PIPES, WIRING, VALVES, HEADS, AND FITTINGS NECESSARY FOR THE INSTALLATION AND PERMITTING OF THE WORK.

CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A SEPARATE SET OF PRINTS OF THE IRRIGATION PLANS FOR THE PURPOSE OF RECORDING "AS-BUILT" CHANGES AND DIAGRAMS OF THOSE PARTS OF THE WORK WHERE ACTUAL CONSTRUCTION DIFFERS FROM APPROVED PERMIT DRAWINGS.

CONTROLLER LOCATION TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

ALL IRRIGATION PRODUCTS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.



#### KEY PLAN

#### DOCUMENT CHANGES

Description	Date
1 Tree Pres. Rev.	07-18-2023
2 Tree Pres. Rev.	07-28-2023
3 Tree Pres. Rev.	02-16-2024
4 Tree Pres. Rev./Tree Planting	03-14-2024
5 Tree Mitigation Rev.	05-03-2024

Issue Description	PERMIT
Original Issue Date	06/12/2023
Project No	
Drawn By	BV
Checked By	BBV
Drawing Title	

#### NEW TREE PLANTING PLAN AND SCHEDULE

Sheet Number

**LP-100**



TREE INVENTORY													Additional Inches Preserved for Mitigation ***	Floodplain (Not Counted Toward Preservation or Mitigation)	Off Property
Tag #	Species	DBH	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1				
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved	Preserved	Not Counted
1061	oak	6				6									
1062	oak	6				6									
1063	oak	6				6									
1064	elm	15				15									
1065	elm	14				14									
1066	elm	24							24						
1067	elm	19				19									
1068	elm	12				12									
1069	elm	10				10									
1070	oak	8				8									
1071	elm	10				10									
1072	elm	13				13									
1073	oak	13				13									
1074	oak	10				10									
1075	elm	6				6									
1076	oak	9				9									
1077	oak	9				9									
1078	oak	17				17									
1079	oak	13													
1080	hackberry	11					11								
1081	oak	12				12									
1082	elm	14				14									
1083	elm	19				19									
1084	elm	16				16									
1085	elm	10				10									
1086	elm	15				15									
1087	oak	15			16										
1088	oak	9			9										
1089	oak	9			9										
1103	oak	25							25						
1104	oak	22				22									
1105	elm	24							24						
1127	oak	27							27						
1128	oak	13				13									
1129	oak	12				12									
1130	oak	13				13									
1131	oak	10				10									
1132	oak	13				13									
1133	oak	12				12									
1134	hackberry	16					16								
1135	oak	18												18	
1136	oak	7												7	
1137	oak	11												11	
1138	oak	11												11	
1139	oak	9												9	
1140	oak	8												8	
1141	oak	11												11	
1142	oak	10												10	
1143	oak	18												18	
1144	oak	9												9	
1145	hackberry	21												21	
1146	mesquite	13												13	
1147	oak	19												19	
1148	oak	16												16	
1149	hackberry	12												12	
1150	hackberry	15												15	
1151	mesquite	16												16	
1152	oak	14				14									
1153	oak	21				21									
1154	oak	15												15	
1155	oak	18												18	
1157	oak	9				9									
1160	hackberry	10					10								
1177	oak	21												21	
1178	oak	15												15	
1188	oak	26							26						
1191	oak	25							25						
1192	elm	14				14									
1193	oak	18				18									
1194	elm	23				23									
2066	oak	22				22									
2067	elm	12				12									
2068	elm	18				18									
2069	oak	24							24						
2070	oak	10				10									
2071	oak	13				13									
2072	oak	11				11									
2073	hackberry	12						12							
2074	hackberry	11						11							
2075	elm	20				20									
2076	elm	14				14									
2077	elm	17				17									
2078	elm	13				13									
2079	oak	22				22									
2122	oak	15												15	
2123	oak	6												6	
2124	oak	14												14	
2125	oak	19												19	
2126	oak	15												15	
2127	oak	21												21	
2128	hackberry	14												14	
2129	oak	15												15	
2130	oak	9												9	
2131	oak	15												15	
2132	oak	15												15	
2133	oak	16												16	
2134	oak	13												13	
2135	oak	23												23	
2136	oak	25												25	
2137	oak	22												22	
2138	oak	17												17	
2139	oak	27												27	
2140	oak	22												22	
2141	oak	20												20	
2142	oak	16												16	
2143	oak	14												14	
2144	oak	14												14	
2145	oak	12												12	

TREE INVENTORY																
Tag #	Species	DBH	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Floodplain (Not Counted Toward Preservation or Mitigation)	Off Property	
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved				
2150	elm	14														
2151	oak	20					20									
2152	oak	27								27						
2153	oak	15					15									
2154	oak	16					16									
2166	elm	24									24					
3063	elm	11					11									
3064	oak	10					10									
3065	oak	19					19									
3066	mulberry	8					8									
3067	elm	11					11									
3068	oak	21					21									
3069	elm	13					13									
3070	elm	12					12									
3071	oak	9					9									
3072	oak	6					6									
3073	oak	12					12									
3074	oak	19					19									
3075	oak	9					9									
3076	oak	10					10									
3077	elm	10					10									
3078	elm	16					16									
3079	elm	12					12									
3080	oak	11					11									
3081	oak	6					6									
3082	oak	12					12									
3083	oak	8					8									
3084	oak	9					9									
3085	oak	7					7									
3086	oak	6					6									
3087	oak	8					8									
3088	oak	7					7									
3089	oak	7					7									
3090	oak	8					8									
3091	oak	9					9									
3092	oak	8					8									
3115	oak	13					13									
3116	oak	18					18									
3119	oak	14					14									
3120	oak	13												13		
3121	oak	15												15		
3122	oak	20												20		
3123	oak	19					19									
3124	oak	15					15									
3125	oak	23					23									
3126	oak	19					19									
3127	oak	15					15									
3128	oak	12					12									
3129	oak	12					12									
3130	oak	11					11									
3131	hackberry	11					11									
3132	oak	11					11									
3133	oak	24								24						
3134	oak	15					15									
3135	oak	15					15									
3136	oak	23					23									
3137	elm	9					9									
3138	elm	12					12									
3139	elm	10					10									
3140	oak	13					13									
3141	oak	14					14									
3142	oak	17					17									
3143	oak	15					15									
3144	oak	20					20									
3145	oak	25														
3146	elm	18					18			25						
3147	elm	12					12									
3148	elm	16					16									
3149	elm	17					17									
3150	elm	18					18									
3151	oak	21					21									
3152	oak	14					14									
3153	oak	12					12									
3154	oak	13					13									
3155	oak	8					8									
3156	oak	8					8									
3157	oak	17					17									
3158	oak	17					17									
3159	oak	14					14									
3160	oak	13					13									
3161	oak	19					19									
3162	oak	13					13									
3163	elm	14					14									
3164	oak	10					10									
3165	elm	10					10									
3166	elm	13					13									
3174	elm	13					13									
3175	oak	25								25						
3176	elm	11														
3177	oak	12					12									
3178	oak	7					7									
3179	oak	21													21	
3180	oak	30								30						
3181	oak	19													19	
3182	oak	29								29						
3183	oak	29													29	
3184	oak	25								25						
3185	oak	29								29						
3186	oak	26								26						
3187	oak	22					22									
3198	oak	14					14									



Date: Mar 12, 2024, 1:15:14pm User: ID: bndevilla  
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TREE INVENTORY															
Tag #	Species	DBH	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Floodplain (Not Counted Toward Preservation or Mitigation)	Off Property
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved			
4018	oak	7				7									
4019	oak	9				9									
4020	oak	9				9									
4021	elm	10				10									
4022	oak	7				7									
4023	oak	10				10									
4024	oak	11				11									
4025	oak	12				12									
4026	oak	10				10									
4027	oak	11				11									
4028	oak	11				11									
4029	oak	12				12									
4030	oak	12				12									
4031	oak	9				9									
4032	oak	18				18									
4033	oak	14				14									
4034	oak	19				19									
4035	elm	15				15									
4036	elm	16				16									
4037	oak	16				16									
4038	oak	10				10									
4039	oak	13				13									
4040	oak	14				14									
4041	oak	16				16									
4042	oak	14				14									
4043	oak	11				11									
4044	oak	13				13									
4045	oak	10				10									
4046	oak	13				13									
4047	oak	21				21									
4048	oak	13				13									
4049	oak	13				13									
4050	elm	18				18									
4051	oak	12				12									
4052	elm	20				20									
4053	oak	11				11									
4054	oak	20				20									
4055	oak	18				18									
4056	oak	11				11									
4057	oak	14				14									
4058	oak	11				11									
4059	oak	13				13									
4060	oak	15				15									
4061	oak	12				12									
4062	elm	10				10									
4063	oak	10				10									
4064	oak	15				15									
4065	oak	27				27									
4066	hackberry	12						12			27				
4067	elm	18				18									
4068	oak	8				8									
4069	hackberry	18				18									
4070	oak	20				20									
4071	oak	10				10									
4072	oak	14				14									
4073	oak	11				11									
4074	oak	9				9									
4075	elm	14				14									
4076	elm	14				14									
4077	elm	16				16									
4079	oak	24								24					
4080	oak	20				20									
4081	oak	22				22									
4082	oak	17				17									
4083	oak	18				18									
4084	oak	24								24					
4085	oak	24								24					
4086	oak	6				6									
4087	elm	15				15									
4088	elm	19				19									
4089	oak	13				13									
4090	oak	15				15									
4091	elm	14				14									
4092	elm	15				15									

TREE INVENTORY															
Tag #	Species	DBH	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Floodplain (Not Counted Toward Preservation or Mitigation)	Off Property
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved			
7083	oak	36								36					
7084	oak	21					21								
7085	oak	14				14									
7086	oak	18				18									
7087	oak	22				22									
7088	oak	15				15									
7089	elm	17				17									
7090	elm	18				18									
7091	elm	17				17									
7092	oak	24								24					
7093	oak	16													16
7097	oak	36								36					
7098	oak	11				11									
7099	oak	9				9									
7100	oak	8				8									
7101	oak	9				9									
7102	oak	17				17									
7103	oak	13				13									
7104	oak	13													13
7105	oak	10													10
7106	oak	9													9
7107	oak	13													13
7108	oak	15				15									
7109	oak	15				15									
7110	oak	10				10									
7111	oak	12				12									
7112	oak	9				9									
7113	oak	8				8									
7114	oak	8				8									
7115	oak	20				20									
7117	oak	27								27					
7118	oak	15				15									
7119	oak	27													27
7120	oak	40								40					
7121	oak	30								30					
7122	oak	14													14
7123	oak	24								24					
7125	oak	31								31					
7126	oak	24								24					
7127	oak	16				16									
7128	oak	7				7									
7129	oak	10				10									
7130	oak	40								40					
7131	oak	24												24	
7132	elm	15												15	
7133	oak	16						16							
7134	oak	21						21							
7135	oak	22						22							
7136	elm	8				8									
7137	oak	24								24					
7138	oak	28								28					
7139	hackberry	13						13							
7140	oak	12						12							
7141	oak	13						13							
7142	oak	10						10							
7145	oak	6				6									
7146	oak	7				7									
7147	oak	7				7									
7148	oak	10				10									
7149	oak	6				6									
7150	oak	14				14									
7151	oak	32								32					
7152	elm	6				6									
7153	oak	14				14									
7154	oak	17				17									
7155	oak	19				19									
7156	elm	17				17									
7157	oak	20					20								
7158	elm	12					12								
7159	oak	17					17								
7160	oak	16				16									
7161	oak	16				16									
7162	elm	16				16									
7163	oak	24													24
7164	oak	41								41					
7165	oak	28								28					
7166	oak	24								24					
9854	oak	26													26
9855	oak	33													33
Sub. Tot. Inches=			0	0	564	2731	117	62	486	541	0	0	0	850	185
Total inches by category=				0		3295		179		1027		0			
Preservation percentage=			#DIV/0!		Significant Preservation		80%		Heritage Preservation		53%		0		100%
Mitigation required (Commercial) =			0		Commercial (inches)		-1924.5								
Mitigation required (Residential) =			0		Residential (inches)		-1577.7		Heritage Mitigation (inches)		1458				
No category to fall below 20% preservation.															
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.															
Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation															
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw- these are mitigated at 1:1 for Heritage Trees															
** Ashe Juniper, Huachuca, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees															
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed															



Date: May 03, 2024, 1:55pm User: JD, Juvencio  
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FLOODPLAIN TREE INVENTORY													
Tag #	Species	DBH	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Off Property Not Counted
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
1135	oak	18				18							
1136	oak	7				7							
1137	oak	11				11							
1138	oak	11				11							
1139	oak	9				9							
1140	oak	8				8							
1141	oak	11				11							
1142	oak	10				10							
1143	oak	18				18							
1144	oak	9				9							
1145	hackberry	21					21						
1146	mesquite	13					13						
1147	oak	19				19							
1148	oak	16				16							
1149	hackberry	12					12						
1150	hackberry	15					15						
1151	mesquite	16					16						
1152	oak	14				14							
1153	oak	21				21							
1154	oak	15				15							
1155	oak	18				18							
1177	oak	21				21							
1178	oak	15				15							
2122	oak	15				15							
2123	oak	6				6							
2124	oak	14				14							
2125	oak	19				19							
2126	oak	15				15							
2127	oak	21				21							
2128	hackberry	14					14						
2129	oak	15				15							
2130	oak	9				9							
2131	oak	15				15							
2132	oak	15				15							
2133	oak	16				16							
2134	oak	13				13							
2135	oak	23				23							
2136	oak	25							25				
2137	oak	22				22							
2138	oak	17				17							
2139	oak	27							27				
2140	oak	22				22							
2141	oak	20				30							
2142	oak	16				16							
2143	oak	14				14							
2144	oak	14				14							
2146	oak	23				23							
2147	oak	19				19							
2148	oak	18				18							
2149	oak	12				12							
2150	elm	14				14							
3120	oak	13				13							
3121	oak	15				15							
3122	oak	20				20							
7089	elm	17			17								
7090	elm	18			18								
7091	elm	17			17								
7092	oak	24							24				
7130	oak	40							40				
7131	oak	24								24			
7132	elm	15				15							
7133	oak	16					16						
7134	oak	21					21						
7135	oak	22					22						
7136	elm	8			8								
7137	oak	24							24				
7138	oak	28							28				
7139	hackberry	13					13						
7140	oak	12					12						
7141	oak	13					13						
7142	oak	10					10						
7163	oak	24								24			
7165	oak	28							28				
7166	oak	24							24				
Sub. Tot. Inches=			0	0	60	731	107	91	168	100	0	0	0
Total inches by category=			#DIV/0!		791		198		268		0		0
Preservation percentage=			#DIV/0!		Significant Preservation		83%		Heritage Preservation		37%		
Mitigation required (Commercial) =			0		Commercial (inches)		-30.8		Heritage Mitigation (inches)		Heritage Mitigation (inches)		504
Mitigation required (Residential) =			0		Residential (inches)		-475.85		Heritage Mitigation (inches)		Heritage Mitigation (inches)		504
No category to fall below 20% preservation. Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC. Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation * Small species: Cordelia, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees ** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees *** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed													

TREE PRESERVATION MITIGATION NOTE: FLOODPLAIN

473" OF MITIGATION REQUIRED (504 heritage - 31 significant - 0 understory = 473")

ESA NON-FLOODPLAIN TREE INVENTORY													
Tag #	Species	DBH	Understory Species* 5.0' - 11.5'		Significant Tree 6' - 23.5'		Significant Tree** 10.0' - 23.5'		Heritage 3:1		Heritage 1:1		Off Property
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Not Counted
2145	oak	12				12							
3115	oak	13				13							
3116	oak	18				18							
7158	elm	12				12							
7159	oak	17				17							
7164	oak	41							41				
Sub. Tot. Inches=			0	0	0	72	0	0	41	0	0	0	0
Total inches by category=			#DIV/0!		Significant Preservation		100%		Heritage Preservation		0%		
Mitigation required (Commercial) =			0		Commercial (inches)		-14.4		Heritage Mitigation (inches)		Heritage Mitigation (inches)		123
Mitigation required (Residential) =			0		Residential (inches)		-46.8						
<div>No category to fall below 20% preservation. Preserved: Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC. Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation * Small species: Cordelia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw- these are mitigated at 1:1 for Heritage Trees ** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees *** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed</div>													

TREE PRESERVATION MITIGATION NOTE: ESA NON-FLOODPLAIN

109" OF MITIGATION REQUIRED (123 heritage - 14 significant - 0 understory = 109")

REVIEWER'S SUMMERY TABLE:

		Undersized Diameter			Small Diameter (5-12)			Significant (6-24)			Large Significant (10-24)			Heritage 3:1			Heritage 1:1		
		Total	Preserved	Removed	Total	Preserved	Removed	Total	Preserved	Removed	Total	Preserved	Removed	Total	Preserved	Removed	Total	Preserved	Removed
UPLAND	Total (In)	0	0	0	-	-	-	3,295.0	2,731.0	564.0	179.0	62.0	117.0	1,027.0	541.0	486.0	-	-	-
	Required Preservation %							25%									25%		
	Preservation %				#DIV/0!			80.4%									52.7%		
	Preserved Inches	0			0.0			2,793.0									541.0		
	Required Inches				0.0			868.5									(284.3)		
	Mitigation Required/(excess)				0.0			(1,924.5)									(284.3)		
	Combined Mitigation/(Excess)												(2,208.8)						
AEVR Required (TRUE/FALSE)						FALSE		False*							False*				
NONFLOOD-PLAIN (COMBINED)	Total (In)	0	0	0	0	0	0	3367	2803	564	179	62	117	1068	541	527	0	0	0
	Required Preservation %							25%									25%		
	Preservation %				#DIV/0!			80.8%									50.7%		
	Preserved Inches	0			0.0			2865.0									541.0		
	Required Inches				0.0			886.5									(161.3)		
	Mitigation Required/(excess)				0.0			(1,978.5)									(161.3)		
	Combined Mitigation/(Excess)												(2,139.8)						
AEVR Required (TRUE/FALSE)						FALSE		False*							False*				
ESA		Undersized Diameter			Small Diameter (5-12)			Significant (6-24)			Significant (10-24)			Heritage 3:1			Heritage 1:1		
	Total (In)	0	0	0	0	0	0	72	72	0	0	0	0	41	0	41	0	0	0
	Required Preservation %							80%									791173100%		
	Preservation %							100.0%									0%		
	Preserved Inches	0						72.0									0.0		
	Required Inches							57.6									123.0		
	Mitigation Inches							(14.4)									123.0		
Combined Mitigation/(Excess)												108.6							
Variance Required (TRUE/FALSE)								False*							False				
FLOODPLAIN		Undersized Diameter			Small Diameter (5-12)			Significant (6-24)			Significant (10-24)			Heritage 3:1			Heritage 1:1		
	Total (In)	0	0	0	0	0	0	791	731	60	198	91	107	268	100	168	0	0	0
	Required Preservation %							80%									100%		
	Preservation %							83.1%									37%		
	Preserved Inches	0						822.0									100.0		
	Required Inches							791.2									504.0		
	Mitigation Inches							(30.8)									504.0		
Combined Mitigation/(Excess)												473.2							
Variance Required (TRUE/FALSE)								False*							False				
Mitigation	UPLAND												0.0						
Mitigation	NONFLOODPLAIN - COMBINED												0.0						
Mitigation	ESA												108.6						
Mitigation	FLOODPLAIN												473.2						
Total																			



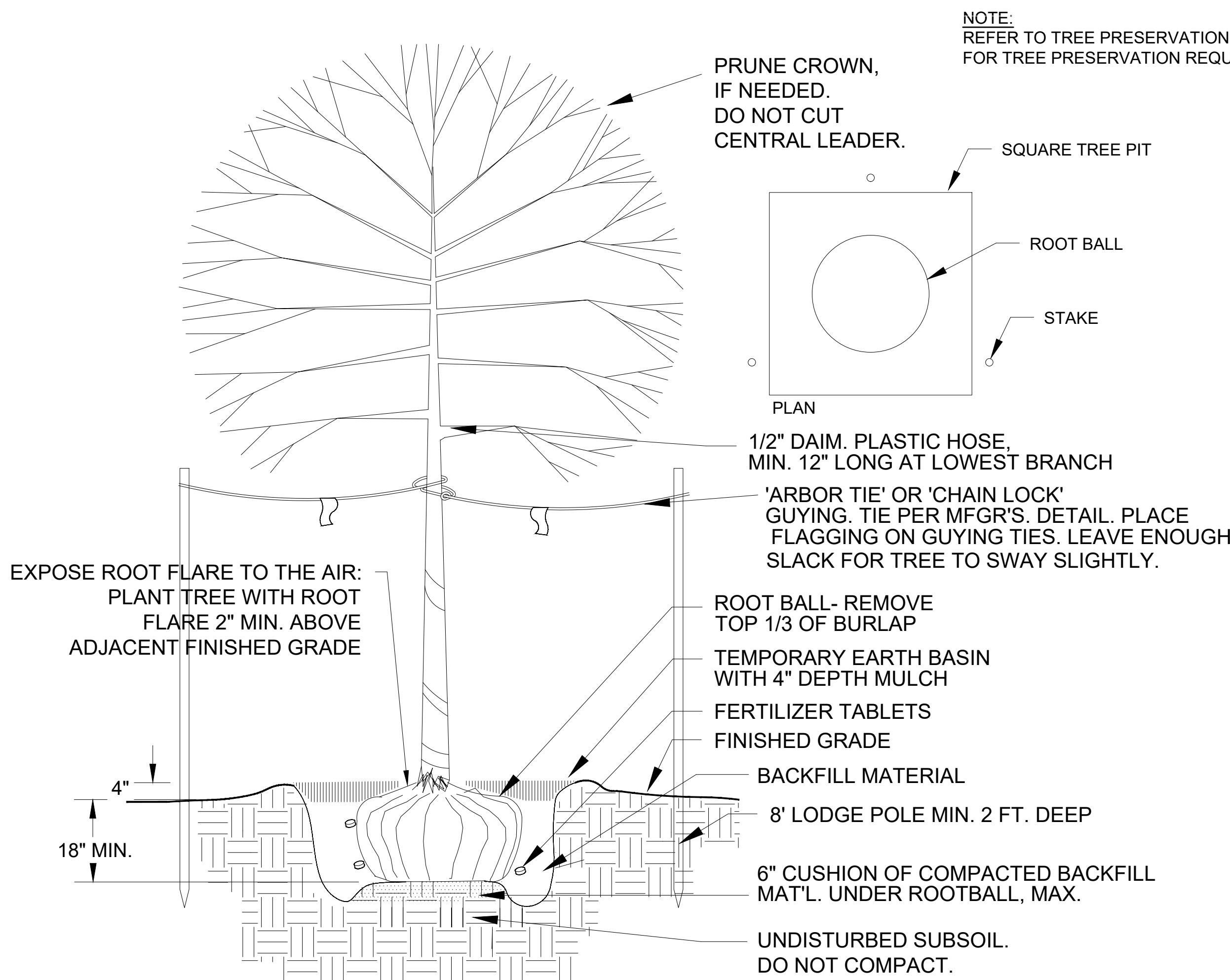
Date: Mar 14, 2024, 10:50am User: ID: brian.villa  
File: S:\2023 PROJECTS\PD - Sage Run WPHH - Tree Preservation\Workfiles\2024-03-14 - BWCD - Sage Run Tree Preservation & Tree Planting.dwg

GENERAL NOTES

- CONTRACTOR SHALL REFER TO PLANS FOR UTILITIES INFORMATION.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS SHOWN ON PLAN. SHOULD A CONFLICT RESULT, CONTRACTOR SHALL NOTIFY LANSCAPE ARCHITECT BEFORE ANY WORK COMMENCES.
- ALL DISTURBED AREAS OUTSIDE OF PROJECT LIMITS CAUSED BY CONSTRUCTION SHALL BE GRASS HYDROMULCHED.
- EXISTING TREE PROTECTION
  - ALL TREES SHALL REMAIN UNLESS NOTED ON THE CIVIL PLANS.
  - ALL EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION AND PRUNED AS NECESSARY.
  - TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE ANY SITE WORK IS INITIATED AND MAINTAINED FOR THE DURATION OF CONSTRUCTION WORK.
  - APPROVED FENCING MATERIAL SHALL BE 4 FT. HT. MIN. CHAINLINK OR ORANGE MESH FENCE.
  - NO EQUIPMENT, VEHICLES, OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY AN AVERAGE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF 1 (ONE) LINEAR FOOT FOR EACH INCH DIAMETER INCH BREAST HEIGHT (4.5') OF THE TREE. FOR EXAMPLE, A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
  - NO DISTRUBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
  - ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT 'OAK WILT' INFECTION
  - EXCAVATIONS IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THTAN 1 INCH IN DIAMETER WHEN UNCLEAR OF A DIRECTION.
- ALL DEBRIS GENERATED BY THE PRUNING AND REMOVAL OF THE TREES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY OFFSITE.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE LANDSCAPE ARCHITECT'S SATISFACTION.

PLANTING NOTES

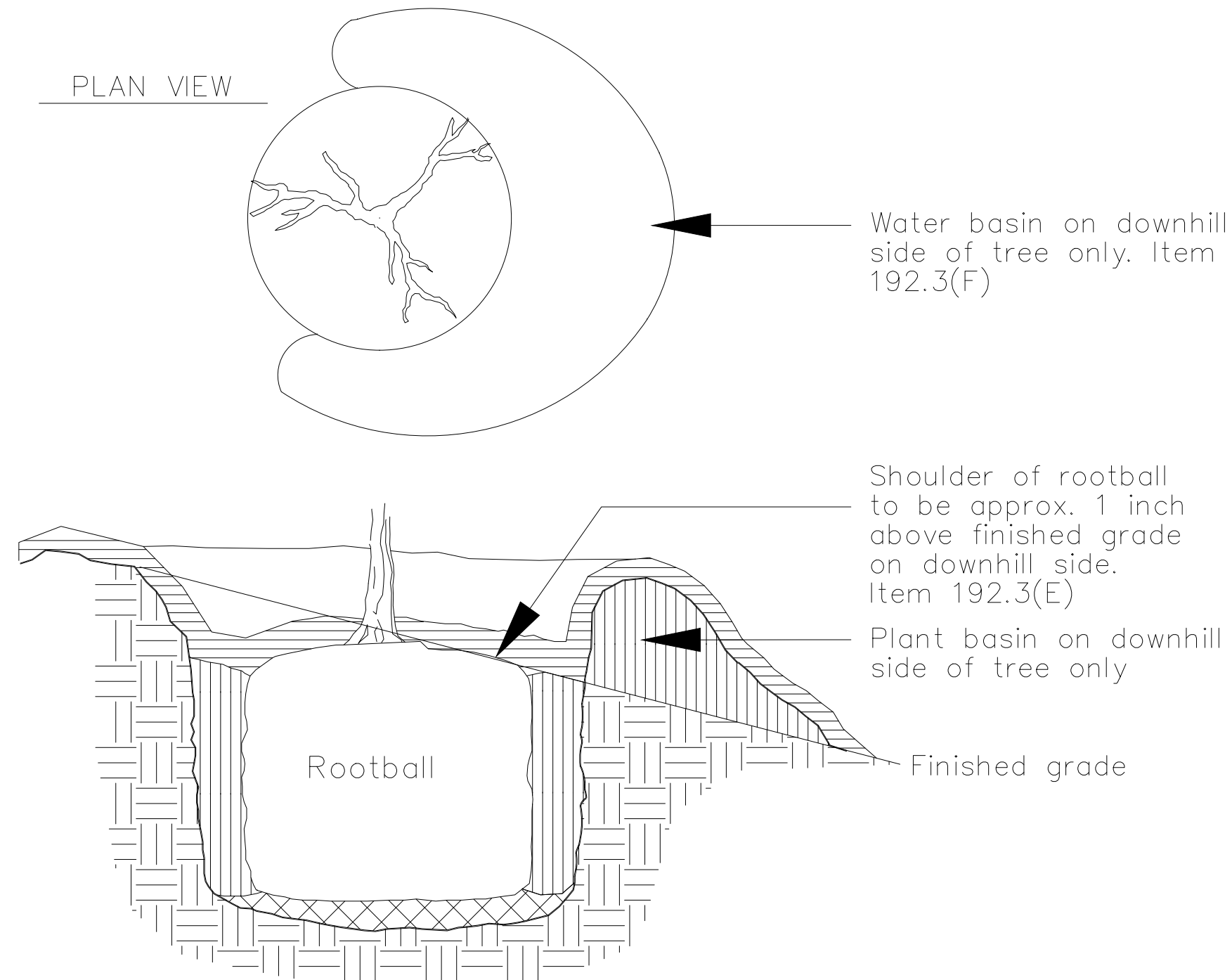
- ALL PLANT QUANTITIES SHOWN ON PLANS ARE TO BE VERIFIED BY THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL. PLANT QUANTITIES ON THE PLAN TAKE PRECEDENCE OVER QUANTITIES IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- LANDSCAPE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE REQUIREMENTS DICTATED THEREIN.
- LANDSCAPE CONTRACTOR AND SUBCONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATION OF ALL UNDERGROUND UTILITIES AND EASEMENTS PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES AND CONTACT THE PROJECT ARCHITECT AND LANDSCAPE ARCHITECT FOR FURTHER DIRECTION.
- ALL PLANTS MUST COMPLY WIT THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO PLANT SHALL BE PUT IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN THE CONTAINER OR BEFORE DIGGING.
- ALL PLANTS SHALL BE CONTAINER GROWN, UNLESS OTHERWISE NOTED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIALS, CONTAINERS, ETC. MADE OF SYNTHETIC MATERIALS OR PLASTICS SHALL BE REMOVED ENTIRELY AT THE TIME OF PLANTING.
- ALL CONTAINER GROWN STOCK SHALL BE REMOVED AND THE BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- PRIOR TO PLANTING, THE LOCATION OF ALL TREES SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE..
- ALL PLANT MATERIALS SHALL BE SELECTED AT THE NURSERIES BY THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL UPON DELIVERY AT THE PROJECT SITE. SUCH APPROVAL DOES NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING THE PROCESS OF THE WORK.
- ALL PLANTS SHALL BE INSTALLED PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS ARE TO BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
- ALL FINAL GRADING, RAKING AND SHAPING OF THE TOPSOIL, AND BACKFILL OF CURBS AND EDGING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANTING.
- THE LANSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL, BACKFILL MATERIAL, MULCH, SOIL CONDITIONERS AND OTHER AMENDMENTS AS PER THE CONTRACT SPECIFICATIONS.
- ALL TOPSOIL, WHETHER NATIVE TO THE SITE OR BROUGHT TO THE SITE, SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS AND OTHER AMENDMENTS AS PER THE CONTRAC SPECIFICATIONS.
- ALL TREE WELLS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 4" WITH AN APPROVED MULCH MATERIAL (SHREDDED TEXAS NATIVE MULCH AS PROVIDED BY NEW EARTH, GARDEN VILLE OR APPROVED EAQUAL AND AS SPECIFIED.)
- HOLD MULCH BACK 1 FT. FROM THE BASE OF TREES.
- THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A SEPARATE SET OF PRINTS OF THE PROJECT FOR THE PURPOSE OF RECORDING 'AS-BUILT' CHANGES AND DIAGRAMS OF THOSE PARTS OF THE WORK WHERE ACTUAL CONSTRUCTION DIFFERS FROM PLANS OR APPROVED SHOP DRAWINGS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING THE WORK, INCLUDING ANY QUESTIONS REGARDING PLANT MATERIALS PRIOR TO INSTALLATION.
- STAKE OR GUY TREES ONLY IF THEY ARE UNABLE TO STAND ON THEIR OWN.
- CONTRACTOR SHALL REQUEST A SUBSTANTIAL COMPLETION INSPECTION FROM THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO TIME OF INSPECTION. AT PRONONCMENT OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL RESOLVE ANY "PUNCHLIST" ITEMS IMMEDIATELY AND BEGIN 90 DAY MAINTNANCE PERIOD
- CONTRACTOR SHALL MAINTAIN ALL TREES IN A HEALTHY STATE UNDER THE CONTRACT UNTILL FINAL ACCEPTANCE BY THE OWNER.
- MAINTENANCE SHALL INCLUDE CHECKS OF WATERING AND SITE CONDITIONS ON A REGULAR BASIS TO VERIFY SUITABLE CONDITIONS FOR PLANT ESTABLISHMENT. ANY CONDITIONS FOUND DETRIMENTAL TO THE PROPER GROWTH AND ESTABLISHMENT OF PLANTING SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING IMMEDIATELY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR ONE YEAR AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. CONTRACTOR SHALL PERFORM MONTHLY OR MORE FREQUENT PERIODIC INSPECTIONS OF THE SITE TO ASSURE THAT PLANTS ARE IN A HEALTHY CONDITION AND THAT PROPER MAINTENANCE AND WATERING IS PROVIDED. ADVISE OWNER IN WRITING IMMEDIATELY OF ANY CONDITIONS FOUND TO RESULT IN UNSATISFACTORY GROWTH OR ESTABLISHMENT, SUCH AS LACK OF MAINTENANCE OR NEGLECT, ABUSE, OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.REPLACE ANY PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.



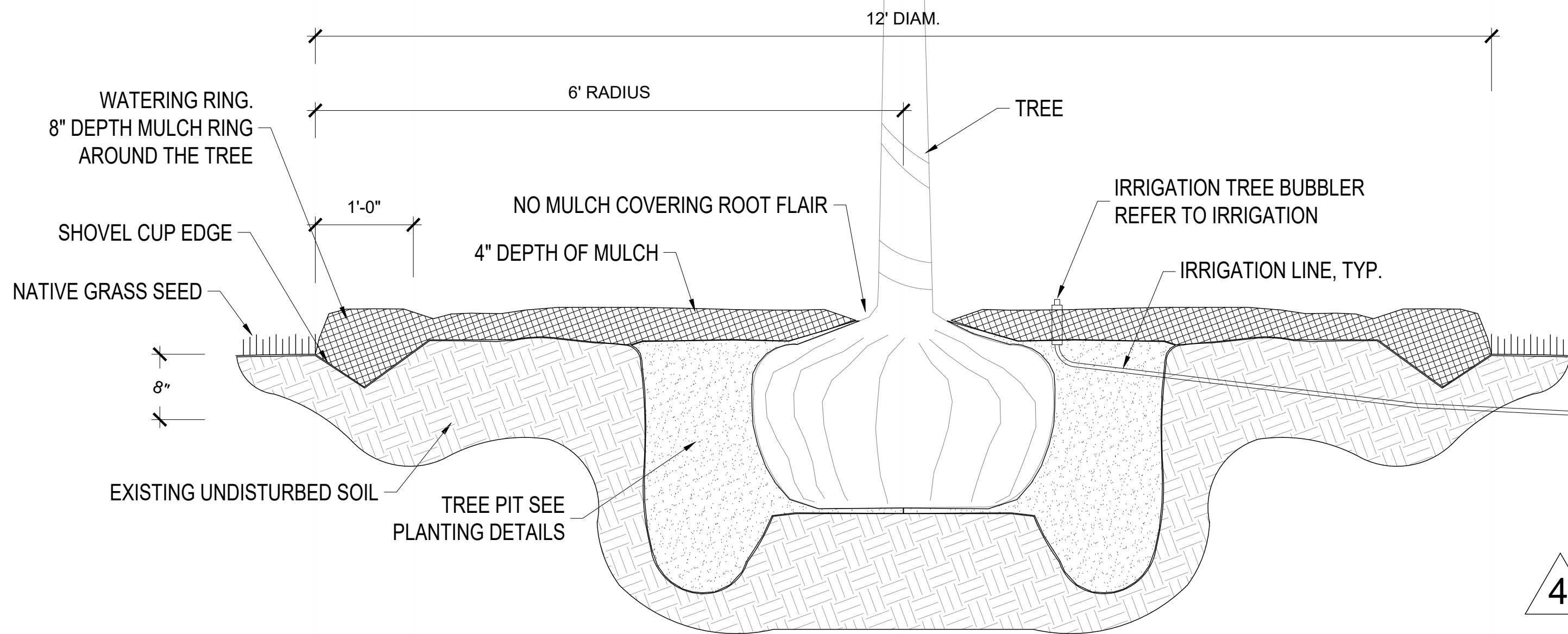
NOTES:

- PIT SIZE : WIDTH TO BE A MINIMUM OF TWICE AS WIDE AS ROOT BALL, SQUARED CORNERS, TYPICAL. DEPTH OF PIT TO BE EQUAL TO ROOTBALL DEPTH, PLUS 6". TYP.
- PLANTING DEPTH: TOP OF ROOT BALL (AND "ROOT FLARE" OR "ROOT COLLAR") TO BE TWO TO FOUR INCHES MIN. ABOVE FINISHED GRADE. EXPOSE THE ROOT FLARE SO THAT THE TAPERED PART OF THE TRUNK THAT MEETS THE GROUND IS VISIBLE AND EXPOSED TO THE AIR.
- BACKFILL MATERIAL: "GARDEN-VILLE SUPERIOR MIX" AS PROVIDED BY GARDEN-VILLE ORGANIC PRODUCTS, OR APPROVED SUBSTITUTION COMPOSED OF 6 PARTS APPROVED TOPSOIL, 2 PARTS COMPOSTED WOOD MULCH & 1 PART SHARP RED SAND. SOAK TO REDUCE SETTLING.
- PLANTING TABLETS: 21 GRAM AGRIFORM TABLETS (20-10-5). USE 3 FOR 5 GAL. SIZE, 6 FOR 15 GAL. SIZE, 12 FOR 24" BOX SIZE.
- EARTH BASIN: 12" DIAMETER LARGER THAN ROOT BALL.
- MULCH: APPROVED UNTREATED 90% MIN. BARK BASE PRODUCT, SEE SPEC.
- ROOT STIMULATOR: FERLI-LOME ROOT STIMULATOR OR EQUAL. APPLY PER MANUFACTURER'S INSTRUCTIONS (3 TIMES @ 2 WEEK INTERVALS)
- STAKING AND GUYING: STRAIGHT 2X2 8' LENGTH "LODGE POLE" STAKES, TAPER POINT (AVAIL. AT ADAM'S SUPPLY, SAN ANTONIO). STAKING HEIGHT: SUFFICIENT TO SUPPORT TRUNK IN VERTICAL, UNBENDING POSITION WHEN SECURED WITH CABLE TIES, 2' TO 4' ABOVE GRADE, TYPICAL. GUYING: TREES NORMALLY DO NOT NEED TO BE STAKED OR GUYED. DO SO ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT. IF REQUIRED, USE LODGE POLE STAKES AND 'CHAIN LOCK' OR 'ARBOR TIE' GUYING WITH ALL STAKING DONE OUTSIDE OF THE ROOTBALL. PLACE PLASTIC FLAGGING OR OTHER HIGH-VISIBILITY MARKERS ON EACH LENGTH OF GUY TIES.
- TEST ALL TREE PITS FOR DRAINAGE PER SPECIFICATIONS.

1- NEW TREE PLANTING DETAIL



2- NEW TREE PLANTING ON SLOPE



3- NEW TREE PLANTING MULCH RING

LAWRENCE C. CLARK  
LANDSCAPE ARCHITECT  
12111  
TX REGISTRATION NO.  
2023-08-12  
DATE

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Landscpe  
Architecture  
Urban Design  
Planning

TREE PRESERVATION  
SAGE RUN - PHASE 1 & 2  
W LOOP 1604, SAN ANTONIO, TX 78251

KEY PLAN

DOCUMENT CHANGES	
Description	Date
1 Tree Pres. Rev.	07-18-2023
2 Tree Pres. Rev.	07-28-2023
3 Tree Pres. Rev.	02-16-2024
4 Tree Pres. Rev./Tree Planting	03-14-2024

Issue Description	PERMIT
Original Issue Date	06/12/2023
Project No	-
Drawn By	BV
Checked By	BBV
Drawing Title	

NEW TREE PLANTING  
DETAILS AND NOTES

Sheet Number

LP-200