

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

TRES LAURELS
TREE CANOPY PRESERVATION PLAN

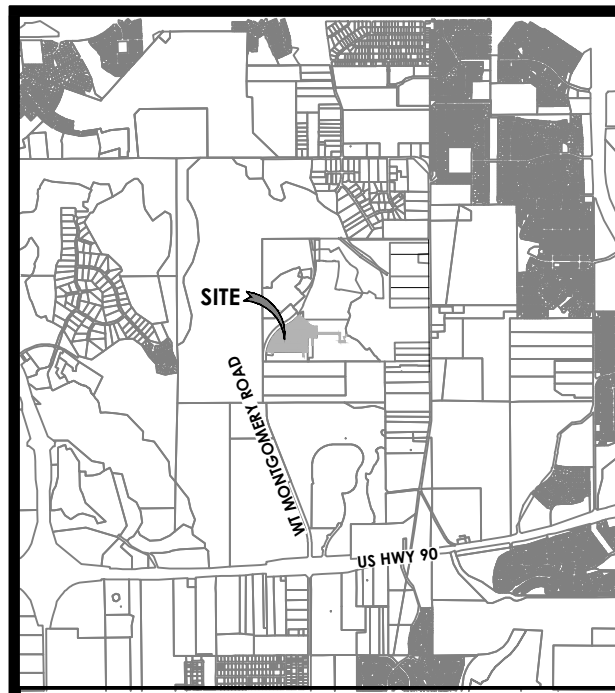
DATE
02/16/2023
PROJECT NO.
03050.006
DRAWN BY
MAT/IRV/DAF
CHECKED BY
SPM/CJC

REVISIONS	
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2.	
3.	
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6.	
7.	
8.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
22-11800270

TPP-1



LOCATION MAP

OWNER/DEVELOPER:
MOSAIC LAND DEVELOPMENT, L.L.C.
CONTACT PERSON: BLAKE YANTIS
6812 WEST AVE., SUITE 100
SAN ANTONIO, TX 78231
TEL: (210) 247-8604

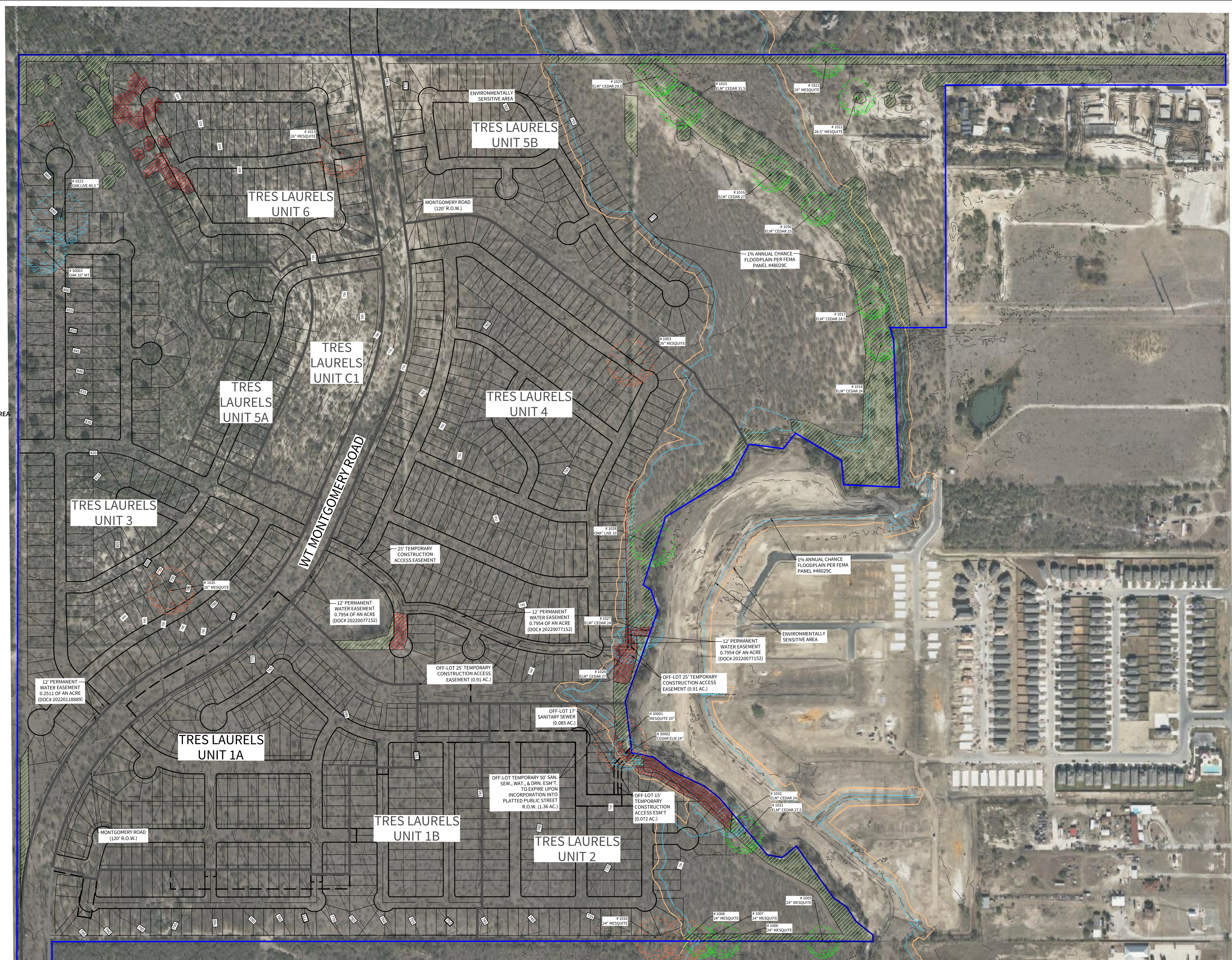
CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
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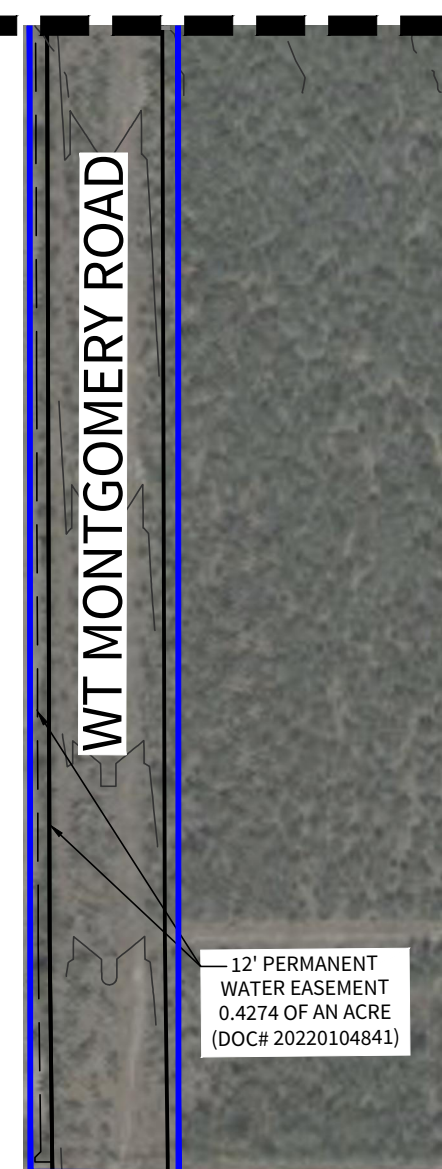
SCALE: 1"=200'

LEGEND

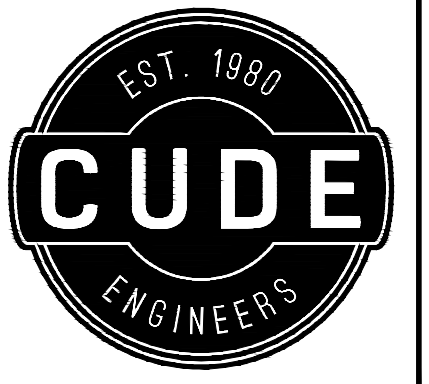
- PROJECT BOUNDARY
- REMOVED CANOPY
- PRESERVED CANOPY
- 100-YEAR EFFECTIVE FLOODPLAIN
- 30' ENVIRONMENTALLY SENSITIVE AREA
- HERITAGE TREE TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- EXEMPT TREE TO BE REMOVED
- PROPOSED CONTOUR
- EXISTING CONTOUR



MATCHLINE A



MATCHLINE A



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TRES LAURELS

TREE CANOPY PRESERVATION PLAN

DATE

02/18/2023

PROJECT NO.
03050.006

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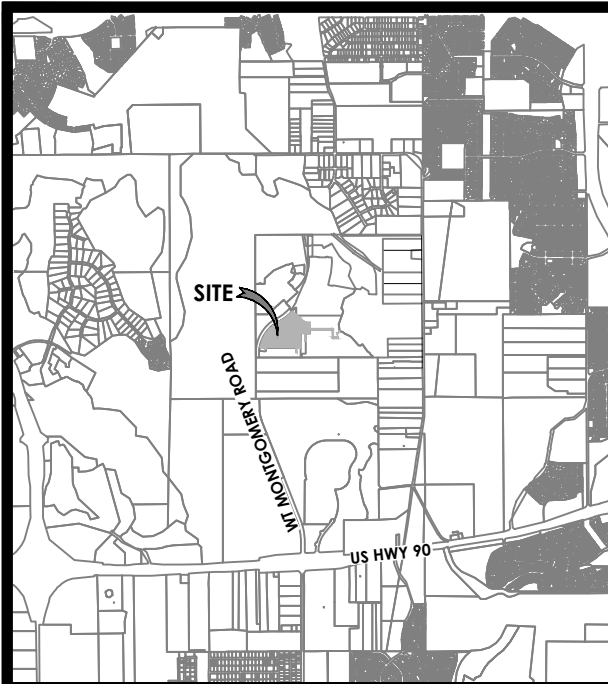
REVISIONS

- 1.
- 2.
- 3.
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- 5.
- 6.
- 7.
- 8.

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
22-11800270

TPP-2



LOCATION MAP

OWNER/DEVELOPER:

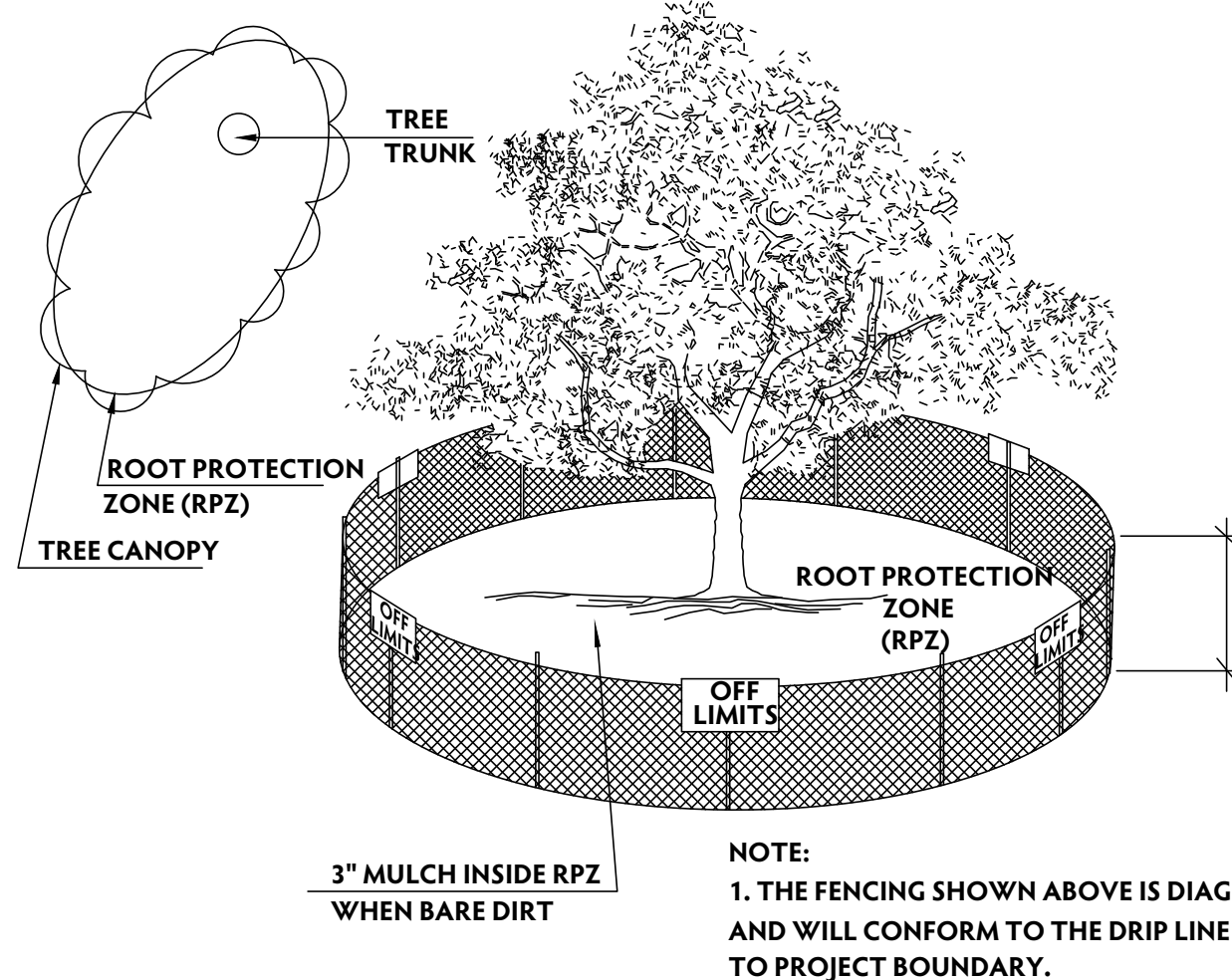
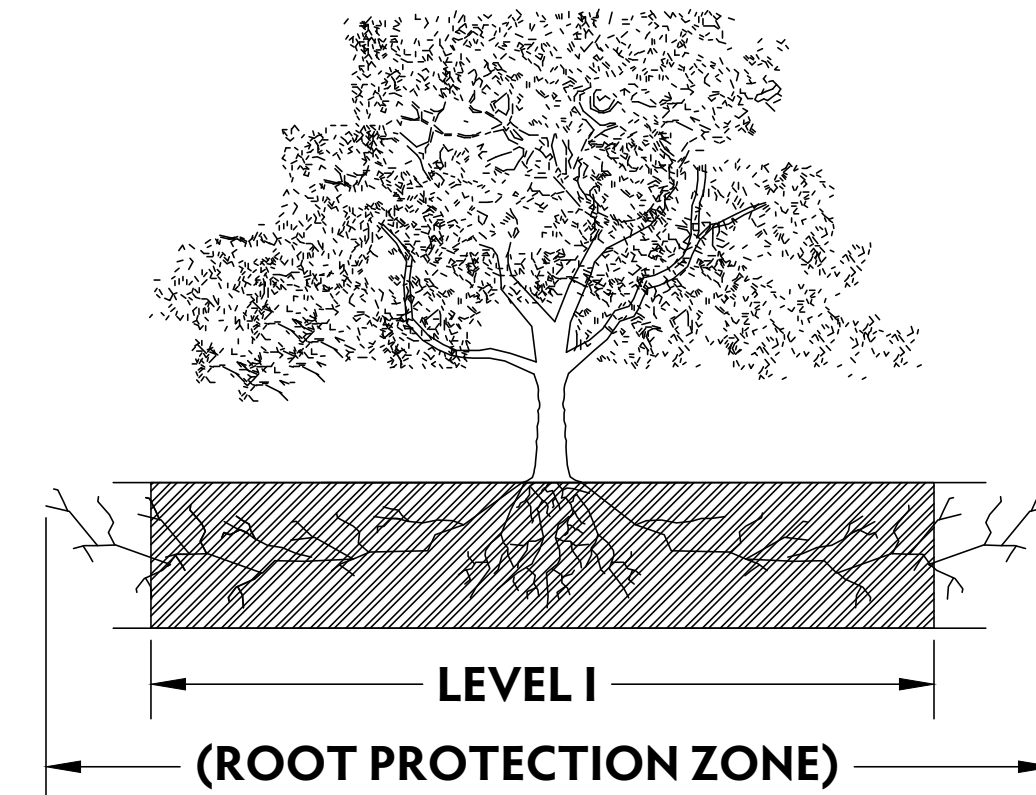
MOSAIC LAND DEVELOPMENT, L.L.C.
CONTACT PERSON: BLAKE YANTIS
6812 WEST AVE., SUITE 100
SAN ANTONIO, TX 78213
TEL: (210) 247-8604

CIVIL ENGINEER:

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CONTACT PERSON: CHRIS CHAFFEE, P.E.
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TREE CANOPY PRESERVATION REQUIREMENTS AND CALCULATIONS (RESIDENTIAL)			
	VALUE	UNIT	COMMENTS
Overall Preservation			
Total	1,017,680.00	Sq. Ft.	
Removed	130,627.00	Sq. Ft.	
Preserved	887,053.00	Sq. Ft.	87.16%
100 yr Floodplain			
Protected			
Total	608,941.00	Sq. Ft.	
Removed	45,146.00	Sq. Ft.	
Preserved	563,795.00	Sq. Ft.	92.59%
Required 80%			0.00% Mitigation
Heritage			
Total	369.00	in.	
Removed	75.00	in.	
Preserved	294.00	in.	79.67%
Required 100%			20.33% Mitigation
VARIANCE REQUIRED FOR MITIGATION IN FLOODPLAIN			
Environmentally Sensitive Areas			
Protected			
Total	48,189.00	Sq. Ft.	
Removed	18,503.00	Sq. Ft.	
Preserved	29,686.00	Sq. Ft.	61.60%
Required 80%			18.40% Mitigation
Heritage			
Total	24.00	in.	
Removed (Non-Exempt)	24.00	in.	
Preserved	-	in.	0.00%
Required 100%			100.00% Mitigation
VARIANCE REQUIRED FOR MITIGATION IN ESA			
Outside of Floodplain			
Protected			
Total	360,550.00	Sq. Ft.	
Removed	66,978.00	Sq. Ft.	
Preserved	293,572.00	Sq. Ft.	81.42%
Required 35%			0.00% Mitigation
Heritage			
Total	126.00	in.	
Removed (Non-Exempt)	73.50	in.	
Preserved	52.50	in.	41.67%
Required 100%			58.33% Mitigation
PRESERVATION MITIGATION REQUIRED			
100 yr Floodplain - Protected Required Mitigation	-	Sq. Ft.	
100 yr Floodplain - Heritage Required Mitigation	75.00	in.	(removed)
Environmentally Sensitive Areas - Protected Required Mitigation	8,866.00	Sq. Ft.	
Environmentally Sensitive Areas - Heritage Required Mitigation	24.00	in.	(removed)
Outside of Floodplain - Protected Required Mitigation	72.00	in.	(removed x 3)
Outside of Floodplain - Heritage Required Mitigation	74.00	in.	(removed)
Total - Protected Mitigation Required	8,866.00	Sq. Ft.	
**Assumed M-L trees from Appendix E	169.21	in.	(Sq. Ft. / 875) * 16.7
Total - Heritage Mitigation Required	519.00	in.	
TOTAL MITIGATION REQUIRED	688.21	in.	
PRESERVATION MITIGATION PROVIDED			
Total Inches Planted	3,267.00	in.	
TOTAL MITIGATION (in.) FROM THE "TOTAL PLANTED TREES" TABLE			
Total Inches to be Paid	-	in.	No payment is required based off mitigation.
\$	-		(\$200 per inch)
POST CONSTRUCTION TREE CANOPY REQUIRED (RESIDENTIAL)			
Total Area Outside of Floodplain	242.47	Ac.	
Number of Residential Dwellings	1,088	Dwellings	
Required Canopy (38%)	4,013,557.42	Sq. Ft.	
Preserved Canopy (ESA & Outside of Floodplain)	323,258.00	Sq. Ft.	
Preserved Heritage Canopy (ESA & Outside of Floodplain)	1,100.00	Sq. Ft.	
Required Canopy to be Planted	3,689,199.42	Sq. Ft.	
POST CONSTRUCTION TREE CANOPY REQUIRED (COMMERCIAL)			
Total Area Outside of Floodplain	8.00	Ac.	
Required Canopy (25%)	87,120.00	Sq. Ft.	
Preserved Canopy (ESA & Outside of Floodplain)		Sq. Ft.	
Required Canopy to be Planted	87,120.00	Sq. Ft.	
POST CONSTRUCTION TREE CANOPY MITIGATION PROVIDED			
Total Canopy Planted	4,287,937.50	Sq. Ft.	
TOTAL MITIGATION (SQ. FT.) FROM THE "TOTAL PLANTED TREES" TABLE			
Total Required Canopy	3,776,319.42	Sq. Ft.	
Canopy Mitigation	-	Sq. Ft.	
Total inches to be paid	-	in.	No payment is required based off canopy requirements.
\$	-		(\$200 per inch)

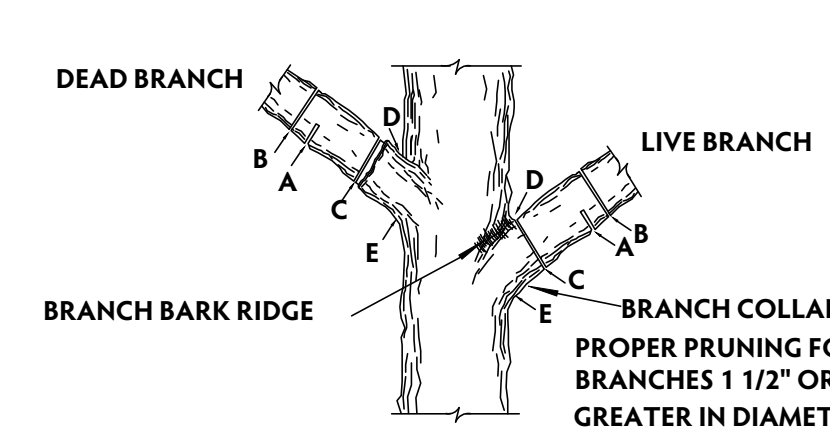
TOTAL PLANTED TREES										
Description	Number of Trees	Diameter (in.)	Required Diameter	Extra Diameter (in.)	Shade Value	(Sq. Ft.)	Energy Credit	Total Planted Diameter (in.)	TOTAL MITIGATION (in.)	TOTAL MITIGATION (Sq. Ft.)
Required 2 trees per lot (NON-E.C.)	2,178	1.5	1.5	-	-	875.0	-	3,267	-	1,715,175.00
2 extra trees per lot (E.C.)	2,178	1.5	-	1.5	-	875.0	1.5	3,267	3,267	2,572,762.50
TOTAL	4,356							6,534	3,267	4,287,937.50



1.1.2

LEVEL I & FENCE PROTECTION

N. T. S.



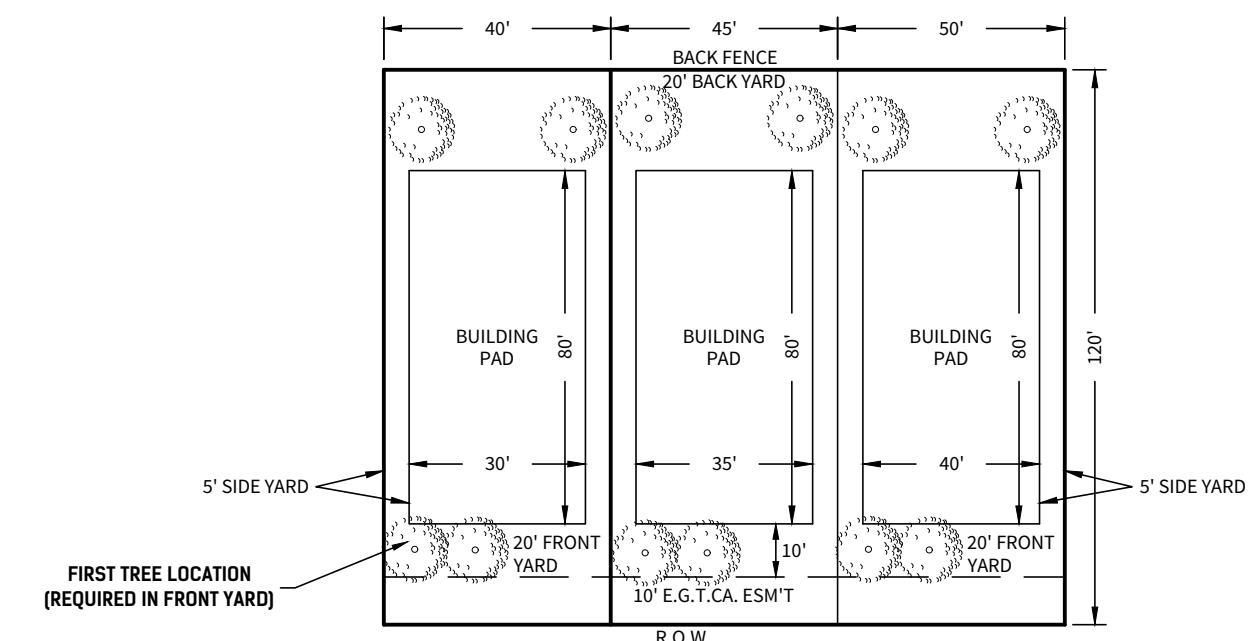
NOTE: DO NOT CUT FROM D to E.

- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED 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.

NOTES:

1. TRES LAURELS SUBDIVISION IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE
2. NON-EXEMPT TREES ARE CLASSIFIED AS TREES LOCATED OUTSIDE EXEMPT AREAS (STREET R.O.W. & EASEMENTS) & ARE THE TREES USED IN CALCULATING MINIMUM PRESERVATION REQUIREMENTS PER THE 2010 TREE ORDINANCE.
3. ANY SUBSEQUENT NOTES DEALING WITH ROOT PROTECTION DO NOT APPLY TO RESIDENTIAL DEVELOPMENTS.
4. ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
5. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
6. 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 BARRIER.
7. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
8. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
9. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
10. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
11. PROTECTED TREES SHALL BE PROTECTED UNTIL SUCH TIME AS THE CONCRETE WORK CAN BE STAKED TO DETERMINE ITS DISTANCE FROM SIGNIFICANT TREES. (IF FOUND THAT THE CONCRETE WORK WILL BE CLOSER THAN 5', THE CONTRACTOR WILL MEET WITH REPRESENTATIVES OF THE ENVIRONMENTAL REVIEW DEPARTMENT TO MINIMIZE IMPACT.)
12. CONTRACTOR TO UPDATE TREE PRESERVATION PLAN FOR CHANGES DURING CONSTRUCTION AND NOTIFY ENGINEER ACCORDINGLY. THE REVISED TREE PRESERVATION PLAN WILL BE RESUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO ARBORIST DEPARTMENT UPON FINAL ACCEPTANCE OF ALL SUBDIVISION IMPROVEMENTS.



LOT PLANTING DETAIL

- NOTES:
1. TREES MUST BE FROM THE CITY OF SAN ANTONIO PREFERRED PLANT LIST.
 2. TWO TREES MINIMUM ARE REQUIRED TO BE PLANTED FOR EACH RESIDENTIAL LOT WITH ONE OF THOSE TREES REQUIRED TO BE PLANTED IN THE FRONT YARD.
 3. TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 95-523.