

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

MCCRARY TRACT
TREE CANOPY PRESERVATION PLAN

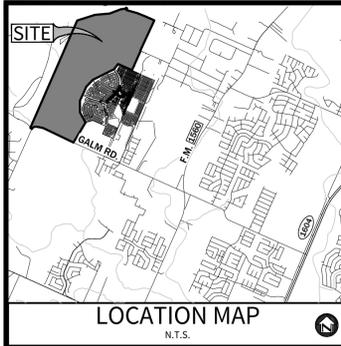
DATE
01/27/2022
PROJECT NO.
02142.018
DRAWN BY
CA
CHECKED BY
JC/DDC/AL

REVISIONS	
1.	01/12/2021 - REVISED & ADDED TREE CANOPY AREAS.
2.	01/14/2021 - REVISED EASEMENT TREE CANOPY AREAS.
3.	01/22/2021 - REVISED TREE STATUS.
4.	01/28/2021 - REVISED TREE CANOPY REMOVAL AREAS, REVISED TREE STATUS.
5.	10/05/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 100' WITH 4 PROPOSED TREES PLANTED & MATCH APPLICABLE LOTS.
6.	12/27/2021 - EIR REVISION.
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

MDP NO.
19-11100042

T1



OWNER/DEVELOPER:

PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
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TEL: (210) 818-7104
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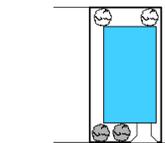
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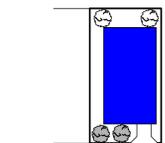
LEGEND

- TAKE ONE LIMITS
- TREE PLAN LIMITS
- FLOODPLAIN LIMITS
- 100 YEAR FLOOD PLAIN BUFFER
- SAVED CANOPY (APPROVED PLAN)
- REMOVED CANOPY (APPROVED PLAN)
- SAVED CANOPY (REVISED PLAN)
- REMOVED CANOPY (REVISED PLAN)
- PRESERVED HERITAGE TREE
- REMOVED HERITAGE TREE



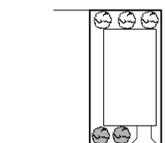
40' LOT PLANTING - DETAIL
NOT TO SCALE

NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



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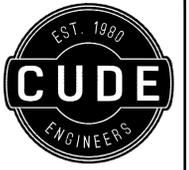


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MCCRARY TRACT
TREE CANOPY PRESERVATION CALCULATIONS

DATE
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- REVISIONS
- 01/12/2021 - REVISED & ADDED TREE CANOPY AREAS
 - 01/14/2021 - REVISED EASEMENT TREE CANOPY AREAS
 - 01/22/2021 - REVISED TREE STATUS
 - 01/26/2021 - REVISED PLANTED TREES
 - 01/26/2021 - REVISED CANOPY AREAS
 - 01/26/2021 - REVISED CANOPY AREAS AND TREE STATUS
 - 02/11/2021 - UPDATE STREETSCAPE TREE AND OVERALL MITIGATION CALCULATION
 - 11/15/2021 - UPDATED MCCRARY UNIT 8&10 TREE CREDIT MITIGATION AND MCCRARY UNIT 12 TREE CREDIT MITIGATION
 - 01/27/2022 - EIR REVISION

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TREE CANOPY PRESERVATION REQUIREMENTS AND CALCULATIONS			
VALUE	UNIT	COMMENTS	
Overall Preservation			
Total	5,192,974.81 Sq. Ft.		9
Removed	3,063,511.57 Sq. Ft.		
Preserved	2,129,463.24 Sq. Ft.	41.01%	
100 yr Floodplain Protected			
Total	1,366,309.05 Sq. Ft.		9
Removed	303,978.85 Sq. Ft.		
Preserved	1,062,330.20 Sq. Ft.	77.75%	
Required 80% Heritage		2.25% Mitigation	
100 yr Floodplain Heritage			
Total	632.50 in.		9
Removed	137.00 in.		
Preserved	495.50 in.	78.34%	
Required 100%		21.66% Mitigation	
VARIANCE REQUIRED FOR MITIGATION IN FLOODPLAIN			
Environmentally Sensitive Areas			
Protected			
Total	547,521.12 Sq. Ft.		
Removed	81,746.74 Sq. Ft.		
Preserved	465,774.38 Sq. Ft.	85.07%	
Required 80% Heritage		0.00% Mitigation	
Outside of Floodplain			
Total	3,279,144.64 Sq. Ft.		
Removed	2,677,785.98 Sq. Ft.		
Preserved	601,358.66 Sq. Ft.	18.34%	
Required 30% Heritage		11.66% Mitigation	
Total	1,060.00 in.		
Removed	674.50 in.		
Preserved	385.50 in.	36.37%	
Required 100%		63.63% Mitigation	
PRESERVATION MITIGATION REQUIRED			
100 yr Floodplain - Protected Required Mitigation	30,718.00 Sq. Ft.		9
100 yr Floodplain - Heritage Required Mitigation	137.00 in.	(removed)	
Environmentally Sensitive Areas - Protected Required Mitigation	26.00 in.	(removed)	
Environmentally Sensitive Areas - Heritage Required Mitigation	78.00 in.	(removed x 3)	
Outside of Floodplain - Protected Required Mitigation	382,385.00 Sq. Ft.		
Outside of Floodplain - Heritage Required Mitigation	675.00 in.	(removed)	
	2,025.00 in.	(removed x 3)	9
Total - Protected Mitigation Required	413,103.00 Sq. Ft.		
**Assumed M-L trees from Appendix E	7,884.37 in.	(Sq. Ft. / 875) * 16.7	
Total - Heritage Mitigation Required	2,514.00 in.		
TOTAL MITIGATION REQUIRED	10,399.00 in.		
PRESERVATION MITIGATION PROVIDED			
Total Inches Planted	4,232.50 in.		
Total Inches to be Paid	6,166.50 in.		
POST CONSTRUCTION TREE CANOPY REQUIRED			
Total Area Outside of Floodplain	61.47 Ac.		
Number of Residential Lots	408 Lots		
Required Canopy (38%)	1,017,500.62 Sq. Ft.		
Preserved Canopy (ESA & Outside of Floodplain)	1,067,133.04 Sq. Ft.		
Required Canopy to be Planted	- Sq. Ft.		
POST CONSTRUCTION TREE CANOPY MITIGATION PROVIDED			
Total Canopy Planted	1,796,287.50 Sq. Ft.		
Total inches to be paid	- in.		
	\$ -	(\$200 per inch)	3
TOTAL MITIGATION			
Total inches to be paid	6,166.50 in		4
TOTAL MITIGATION - TREE CREDIT DEDUCTION			
Total tree credits previously purchased	7,386.00 in		
Total inches to be paid	- in		
McCrary Unit 8&10 Mitigation (Paid with Tree Credits)	1,937.00		
McCrary Unit 12 Mitigation (Paid with Tree Credits)	36.50		
Inches to be paid with tree credits	5,412.50 in		9
Remaining tree credit inches	- in		
Remaining inches to be paid	754.00 in		
Previously fee paid for TRE-APP-APP-21-38801076 approved on 12/14/2021	\$ 150,800.00	(\$200 per inch)	
Tree credits for future use	\$ 162,200.00		
	57 in		

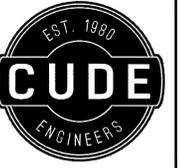
TOTAL PLANTED TREES										
Description	Number of Trees	Diameter (in.)	Required Diameter (in.)	Extra Diameter (in.)	Shade Value	(Sq. Ft.)	Energy Credit	Total Planted Diameter (in.)	TOTAL MITIGATION (in.)	TOTAL MITIGATION (Sq. Ft.)
Required 2 trees per lot (NON-E.C.)	816	3.0	1.5	1.5		875.0	-	2,448	1,224	642,600.00
Number of extra trees on lots (E.C.)	816	3.0	-	3.0		875.0	1.5	2,448	2,448	963,900.00
Number of extra trees on lots (HDC)	176	3.0	-	3.0		875.0	-	528	528	138,600.00
Streetscape Trees	65	2.0	1.5	0.5		875.0	-	130	32.5	51,187.50
TOTAL	1,873							5,554	4,232.5	1,796,287.50

TREE PLANTING					
	40' lots	45' lots	Planted Trees	Planted Inches	Mitigation Inches
PULTE	64	168	928.00	2,784 in	2,088 in
HDC	0	176	880.00	2,640 in	2,112 in
COMMON (Streetscape)	0	0	65.00	130 in	32.5 in
COMMON (HDC Extra)	0	0	-	0 in	0 in
TOTAL	64	344	1,873.00	5,554 in	4,232.5 in

PARAMETERS	
Planted trees on 40' lots (Pulte) =	4 trees
Dia. Of trees on 40' lots (Pulte) =	3 in
Planted trees on 45' lots (Pulte) =	4 trees
Dia. Of trees on 45' lots (Pulte) =	3 in
Planted trees on 45' lots (HDC) =	5 trees
Dia. Of trees on 45' lots (HDC) =	3 in
Streetscape Trees =	65 trees
Dia. Of streetscape trees =	2 in
Extra Trees =	0 trees
Dia. Of extra trees =	0 in

MCCRARY TRACT 580 AC. HERITAGE TREE PLAN							
POINT #	SPECIES	FLOOD PLAIN		ESA		OUTSIDE OF FLOOD PLAIN	
		PRESERVE	REMOVE	PRESERVE	REMOVE	PRESERVE	REMOVE
57	OAK					24	
58	OAK					24	
346	OAK	30					
347	OAK	28					
348	OAK						28.5
349	OAK						28.5
350	OAK			26			
351	OAK			27.5			
364	OAK			32.5			
365	OAK			31			
366	OAK	26					
374	OAK		25.5				
375	CEDAR		24.5				
376	OAK		31.5				
377	OAK						24.5
378	OAK						24.5
379	OAK	34					
380	OAK						34
381	OAK				26		
382	OAK			32.5			
383	OAK						31
384	OAK		27				
385	CEDARELM		28.5				
386	OAK						37.5
387	OAK						25.5
388	OAK						25
393	OAK						25
394	OAK						29.5
395	OAK					27.5	
396	OAK						29
397	OAK						24.5
398	OAK						29
399	OAK					25.5	
400	OAK						27
401	CEDARELM						24
402	OAK						25
403	OAK						34
404	OAK						30.5
405	OAK						24
409	OAK						30.5
428	OAK						27
445	33.5" OAK (IN DECLINE)						
451	OAK					29.5	
452	OAK					24.5	
453	OAK	28					
454	OAK	27.5					
455	OAK			24.5			
456	OAK			27			
457	OAK			26			
461	OAK			26			
462	OAK					43	
463	OAK					30	
465	OAK					35.5	
466	OAK					37	
467	OAK	26.5					
468	OAK			32			
473	OAK			33.5			
474	CEDARELM	24.5					
475	OAK	26					
481	OAK			29			
482	OAK					26	
486	OAK					28	
492	CEDAR			24			
743	OAK						32
744	OAK	27					
745	OAK			29			
746	ELM	26					
748	ELM	24					
749	ELM	28					
750	OAK	28					
751	OAK	28					
752	OAK			26			
753	OAK	31					
754	OAK	29					
755	OAK	24					
1254	ELM					31.5	
TOTAL:	FLOODPLAIN	PRESERVE	495.5				
		REMOVE	137				
	ESA	PRESERVE	402.5				
		REMOVE	26				
	OUTSIDE OF FLOODPLAIN	PRESERVE	410				
		REMOVE	650				
		NUMBER OF TREES	75				
		INCHES	2121				

*TREE #445 NOT INCLUDED IN CALCULATIONS
*ON-SITE SANITARY SEWER ACREAGE = 5.53 AC.
*OFF-SITE SANITARY SEWER ACREAGE = 0.45 AC. (NO TREES TO BE REMOVED FROM THIS AREA).



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REVISIONS

1.	10/20/2021 INCLUDE LOT PLANTING DETAILS FOR LOTS 46-47 WITH PROPOSED TREE PLANTING & SWITCH APPLICABLE LOTS
2.	
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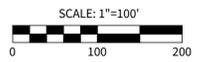
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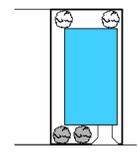
LOCATION MAP
N.T.S.

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
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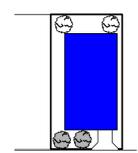


- LEGEND**
- TAKE ONE LIMITS
 - TREE PLAN LIMITS
 - FLOODPLAIN LIMITS
 - 100 YEAR FLOOD PLAIN BUFFER
 - SAVED CANOPY (APPROVED PLAN)
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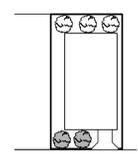
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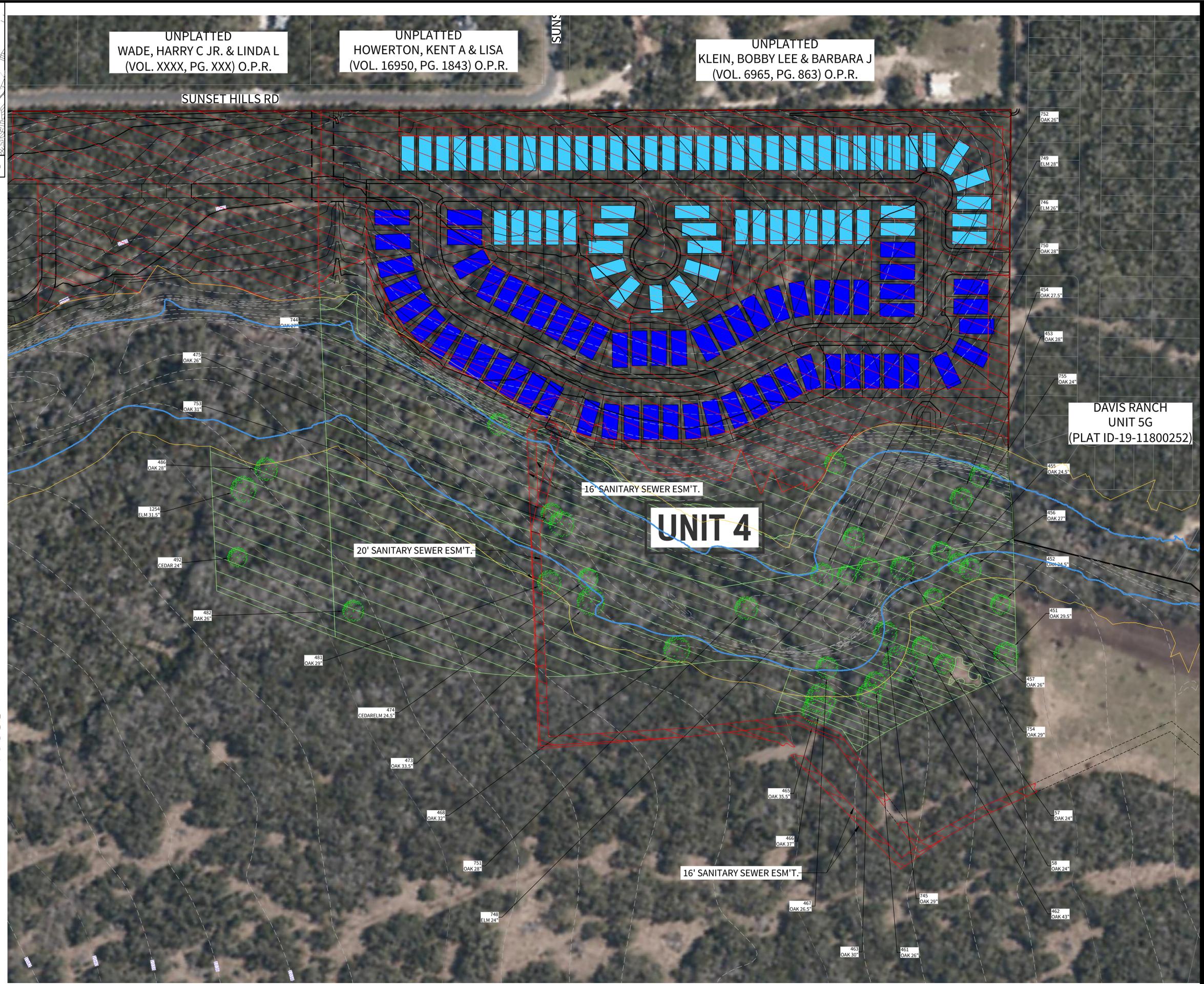
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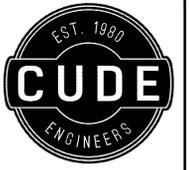
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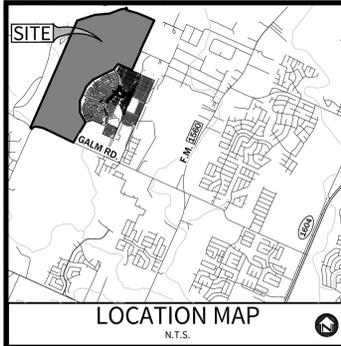
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5.	10/05/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 400-401 WITH APPROPOSED TREES PLANTED & WATCH APPLICABLE LOTS.
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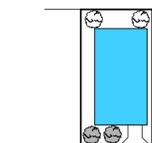


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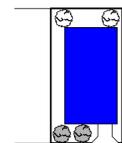


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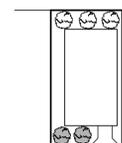
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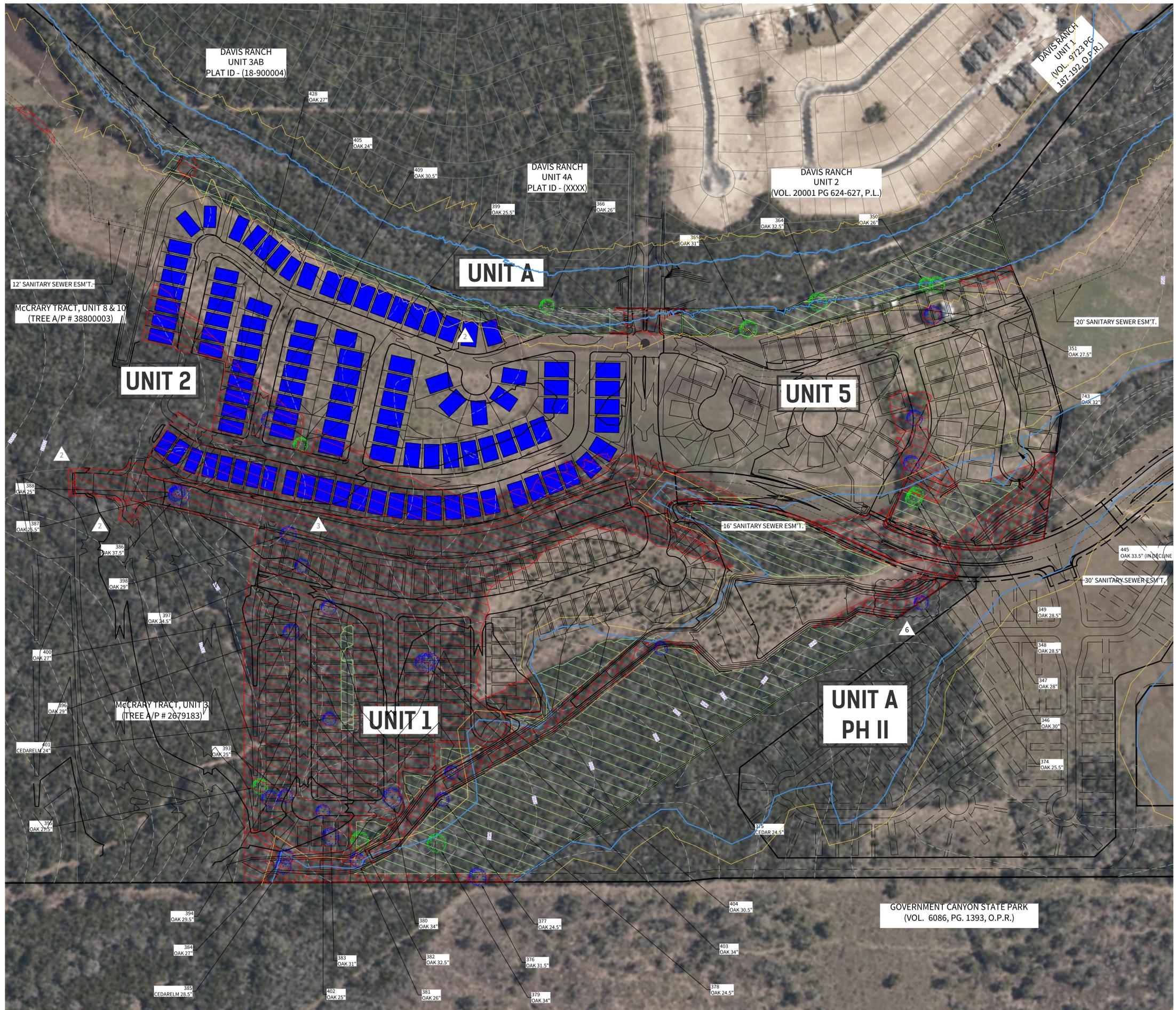
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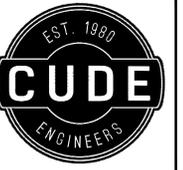
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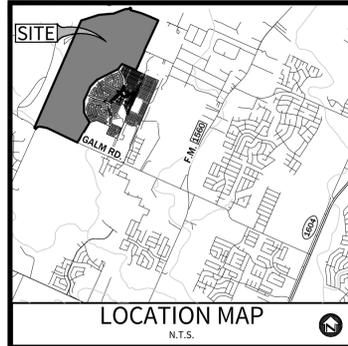
REVISIONS

1.	ISSUED FOR PERMITS
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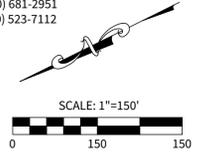
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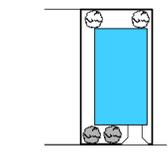


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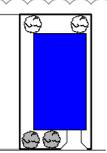
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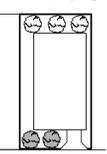
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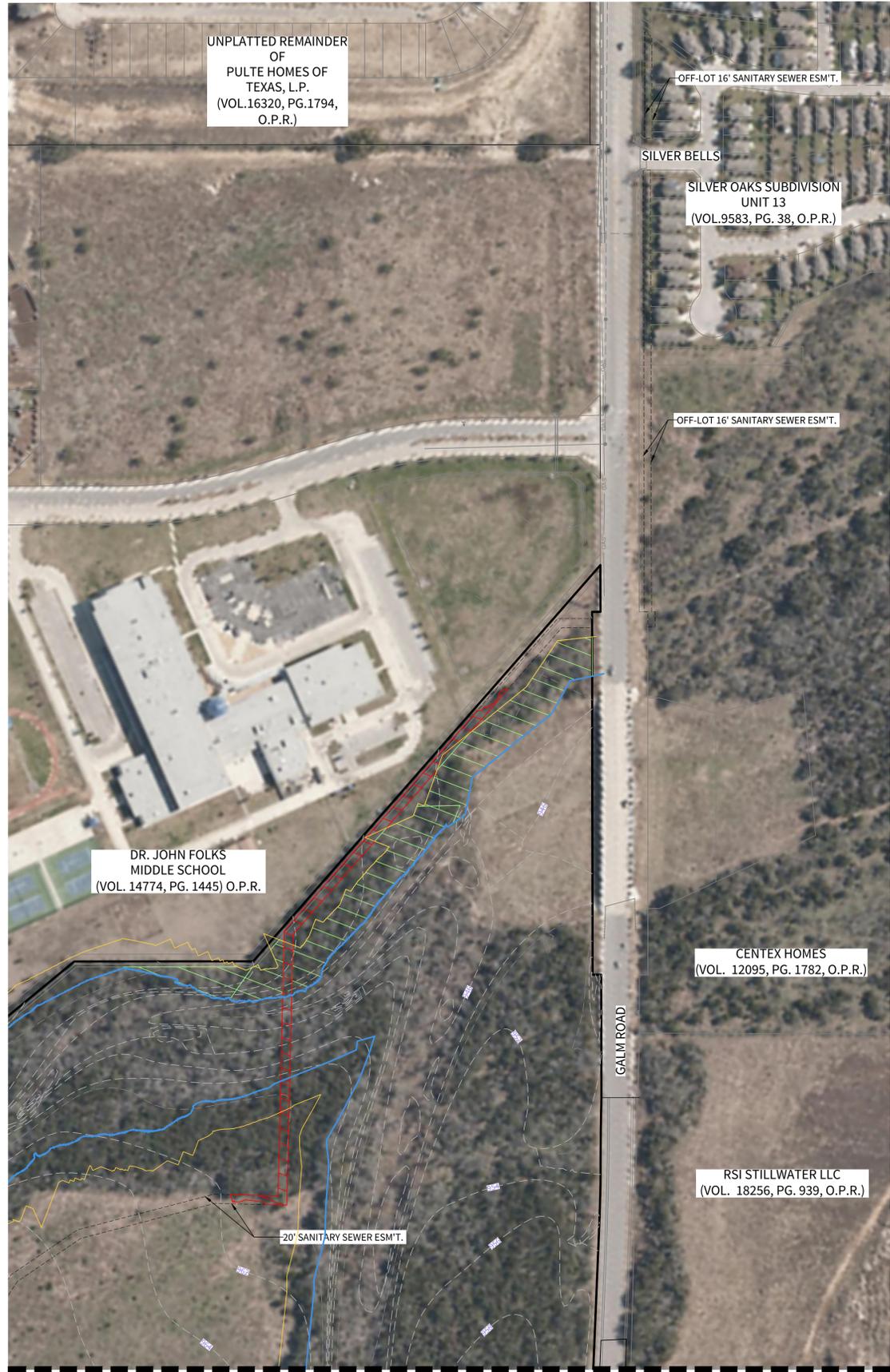
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NOTE: TREES PLANTED IN THE SOUTH OR WEST OF PROPOSED HOME SHALL RECEIVE ENERGY CREDIT PER UDC SECTION 35-523.



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UNPLATTED REMAINDER OF PULTE HOMES OF TEXAS, L.P. (VOL.16320, PG.1794, O.P.R.)

OFF-LOT 16' SANITARY SEWER ESM'T.

SILVER BELLS
SILVER OAKS SUBDIVISION UNIT 13 (VOL.9583, PG. 38, O.P.R.)

OFF-LOT 16' SANITARY SEWER ESM'T.

DR. JOHN FOLKS MIDDLE SCHOOL (VOL. 14774, PG. 1445) O.P.R.

CENTEX HOMES (VOL. 12095, PG. 1782, O.P.R.)

RSI STILLWATER LLC (VOL. 18256, PG. 939, O.P.R.)

20' SANITARY SEWER ESM'T.

MATCHLINE A - SEE THIS SHEET



RSI STILLWATER LLC (VOL. 18256, PG. 939, O.P.R.)

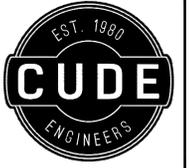
J2G PROPERTIES LTD. (VOL. 18478, PG. 1037, O.P.R.)

30' SANITARY SEWER ESM'T.

GALM ROAD

GOVERNMENT CANYON STATE PARK (VOL. 6086, PG. 1393, O.P.R.)

MATCHLINE A - SEE THIS SHEET



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

MCCRARY TRACT
TREE CANOPY PRESERVATION PLAN

DATE
11/19/2021
PROJECT NO.
02142.018
DRAWN BY
CA
CHECKED BY
JC/DDC/CD

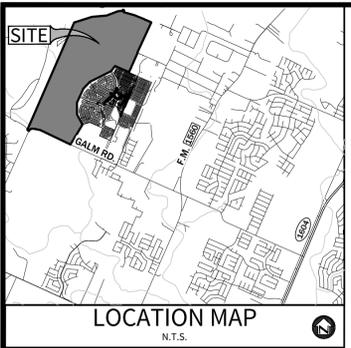
REVISIONS

1.	02/02/2021 - INCLUDE LOT PLANTING DETAIL FOR LOTS 14-16 WITH PROPOSED TREE PLANTING & MATCHLINE LOCATIONS
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

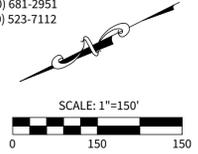
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

MDP NO.
19-11100042

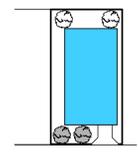
T6



OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 818-7104
FAX: (210) 496-0449
CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

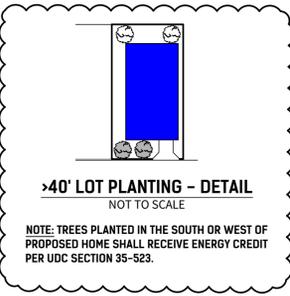


- LEGEND**
- TAKE ONE LIMITS
 - TREE PLAN LIMITS
 - FLOODPLAIN LIMITS
 - 100 YEAR FLOOD PLAIN BUFFER
 - SAVED CANOPY (APPROVED PLAN)
 - REMOVED CANOPY (APPROVED PLAN)
 - SAVED CANOPY (REVISED PLAN)
 - REMOVED CANOPY (REVISED PLAN)
 - PRESERVED HERITAGE TREE
 - REMOVED HERITAGE TREE



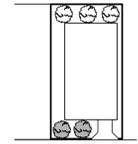
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