

BOA-22-10300262 Attachments

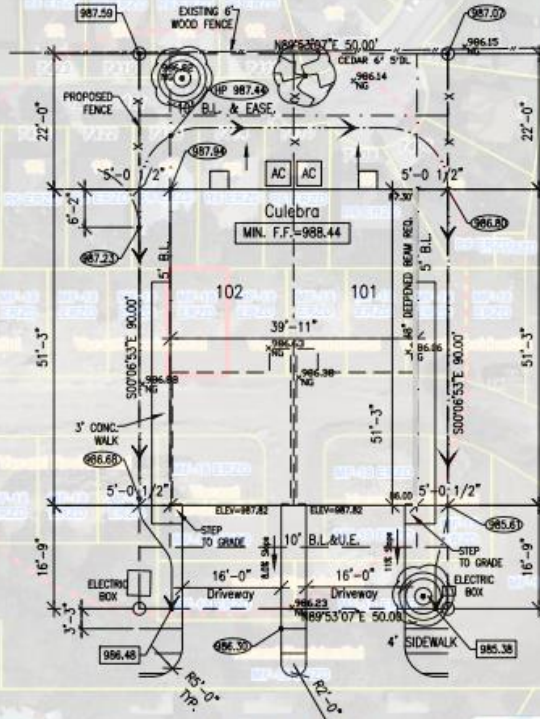


What is the size of lot?	4500 sq ft
What canopy required (30% of lot area)?	1350 sq ft
Step 2: Determine Minimum Tree Preservation Requirements (30% of existing canopy)	
What is the percentage of current canopy coverage to be preserved on the lot (minimum preservation needs to be 30% without preparing an arborist report or other documentation)?	30%
Total Square Footage of Existing Canopy	3000 sq ft
Minimum Tree Canopy Preservation Requirements (30% Required)	900 sq ft
Step 3: Calculations of Canopy (Shade Area of New Tree Plantings (2 Trees Required))	
Trees Planted on North or East Side of House - NO ENERGY CONSERVATION CREDIT	
Shade Value of Trees Selected from San Antonio Recommended Tree List	
Number of Trees	Shade Value
Trees with Shade Value of 100 sq ft	0
Trees with Shade Value of 875 sq ft	0
Trees with shade value of 1370 sq ft	0
Total Square Footage of Existing Canopy	3000 sq ft
Trees Planted on South or West Side of House - ENERGY CONSERVATION CREDIT	
Shade Value of Trees Selected from San Antonio Recommended Tree List	
Number of Trees	Shade Value
Trees with Shade Value of 100 sq ft	0
Trees with Shade Value of 875 sq ft	0
Trees with shade value of 1370 sq ft	0
Total Square Footage of Existing Canopy	3000 sq ft
Grand Total Canopy (Shade Area of Trees Planted)	1800 sq ft
Step 4: Determine if you met the Tree Canopy Requirement	
Canopy (Shade Area) of Preservation & Planted	2700 sq ft
What Canopy Required (30% of lot area)	1350 sq ft
Met Canopy	YES

PROPOSED/EXISTING TREES

	EXISTING 6" CALIPER CEDAR	(1) 90 SF CANOPY COVERAGE
	PROP. LIVE OAK TREES	(2) 875 SF CANOPY COVERAGE

BLOCK 12 N.C.B. 17148 CEDAR POINT SUBDIVISION (VOLUME 9528 PAGE 21 D.P.R.)



Impervious Coverage Notes

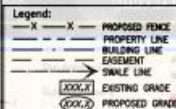
Builder to apply for variance for meeting 50% max impervious coverage

Impervious Coverage Calculations:	
Driveway Conc.	536 SQ FT
Lead Walk Conc.	30 SQ FT
Front Yard Area	838 SQ FT
Impervious Cov.	67.2 %

Lot Coverage Calculations:	
Driveway	536 SQ FT
Approach	364 SQ FT
Lead Walk	254 SQ FT
City Walk	56 SQ FT
Patio	54 SQ FT
Flatwork	1264 SQ FT
Front Sod	818 SQ YD
Rear Sod	1082 SQ YD
Fence Line	126 LINEAR FT
House Slab	2046 SQ FT
Total Lot	4500 SQ FT
Coverage	45 %

General Notes:

- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plot.
- Dimensions, setbacks, easements, plan section, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
- All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calculations.
- A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.



GRADING NOTES:

- REMOVE AND DISCARD ALL VEGETATION/TREES WHERE GRADING IS PROPOSED
- SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25% U.S.G. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
- BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
- ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION. PAVING AND STRUCTURAL DESIGN BY OTHERS.

BUILDER: CENSEO HOMES - HACIENDA SE PLAN: CULEBRA B

ADDITION: BARCOCK TERRACE

ADDRESS: 7523 CASINA RUN

LOT: 6 BLOCK: 3

CITY: SAN ANTONIO, TX

DATE 11/23/2022

ELD JOB NO: CHN22-0095

DRAWN BY: VA

CHECKED BY: DEN

SCALE: 1" = 20'

PLOT PLAN
ENGINEERED FOR

CENSEO HOMES

ERIC L. DAVIS ENGINEERING, INC.

F-3987

401 Plerson Road

Forney, Texas 75126

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BOA-22-10300262

7523 Casina Run

Subject Property





Surrounding Area







