



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV 21-033

Project:	Davis Ranch Subdivision Unit 1
Address:	General located north of the Swayback Ranch and Galm Road intersection
A/P #/PPR #/Plat#:	AP#2172685/Plat 160320
VR Submittal Date:	1/21/2021
VR Submitted by:	Mr. Javier Castello, PE with Cude Engineers on behalf of Joseph Epp with Pulte Homes
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100-Year Floodplain and Environmentally Sensitive Area (2010 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
Prepared By:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Javier Castello's letter dated February 3, 2021.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, “Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent preservation within both the 100-year floodplain and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive area except when a variance is granted by the Planning Commission.”

The applicant is requesting a Variance Request to mitigate for removal of heritage trees in excess of the 100% preservation requirements within the 100-year Floodplain in place under the 2010 Tree Preservation Ordinance for construction of the Davis Ranch Subdivision Unit 1. DSD staff does agree with the applicant's request to mitigate for the removal of heritage trees below 100% for the following reasons:

1. *Existing site conditions* – Davis Ranch Subdivision Unit 1 currently has an approved tree plan, AP#2172685, which was approved on 11/22/2016 and followed all the required preservation and planting requirements. McCrary Tract Subdivision is currently being developed to the west of Davis Ranch Unit 1 and requires Davis Ranch street to cross through the floodplain and into the proposed McCrary Tract development. The proposed floodplain crossing requires a culvert crossing consisting of 10-8'x8' box culverts. The construction and grading required to install the 10-8'x8' box culverts will result in the removal of a 27" Live Oak.
 - a. Floodplain Heritage Inches = 139 inches total, 27 inches removed, 112 inches preserved, 80.5% preservation ratio, 81 inches of required mitigation

2. *Tree mitigation*– The total mitigation required for removing the heritage tree within the floodplain is 81 caliper inches. The owner proposes to mitigate by planting (35)-2 inch caliper trees in the Davis Ranch amenity center and (18)-2 inch caliper street trees along Swayback Ranch. The total mitigation provided is 106 inches. The 53 trees to be planted provides added species diversity to include native medium and large species trees per San Antonio Recommended Plant List.

DSD staff supports the applicant’s request to fall below 100% of heritage tree preservation requirements within the 100-year Floodplain based on the conditions of the site, design constraints, and exceeding mitigation requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Request Approval



Mark C Bird
City Arborist
DSD – Land Development – Tree Preservation

2/5/2021

Date



Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development - Engineering

2021-02-05

Date

I have reviewed the Variance Request Analysis and concur with the recommendation.



Melissa Ramirez
Assistant Director
DSD – Land Development

02/05/2020

Date



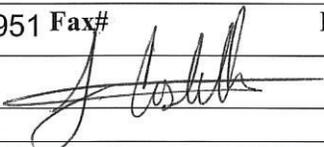
CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Davis Ranch Subdivision Unit 1
A/P # /PPR # /Plat #	2172685
Date:	01/21/2021
Code Issue:	2010 Tree Ordinance Survey Standards
Code Sections:	UDC Section 35-523(f)(3)(A)

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Joseph Epp	
Company:	Pulte Homes	
Address:	1718 Dry Creek Way, Suite 120, San Antonio, Texas	Zip Code: 78259
Tel #: 210-587-8827	Fax#	E-Mail: joseph.epp@pultegroup.com
Consultant:	Javier Castello	
Company:	Cude Engineers	
Address:	4122 Pond Hill Rd, Ste. 101, San Antonio, TX	Zip Code: 78231
Tel #: 2106812951	Fax#	E-Mail: jcastello@cudeengineers.com
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal
 Other 2010 Tree Ordinance Survey Standards

2. City Council District 2 Ferguson Map Grid 545 C4 Zoning District OCL

3. San Antonio City Limits Yes No

4. Edwards Aquifer Recharge Zone? Yes No

5. Previous/existing landfill? Yes No

6. Parkland Greenbelts or open space? Floodplain? Yes No

February 3, 2021

Variance Request
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Davis Ranch Subdivision
UDC Section 35-523(f)(3)(A) – 2010 Tree Ordinance Survey Standards

Dear COSADSD,

This Variance Request letter is being submitted in reference to the Davis Ranch Subdivision concerning maximum tree preservation mitigation limits as defined in Table 523-1B of the City of San Antonio Unified Development Code. This project is located north of the Swayback Ranch and Galm Road intersection within the city of San Antonio ETJ.

The applicant requests a variance to the regulatory floodplain heritage preservation of 100% as required in section 35-523(f)(3)(A) of the Unified Development Code of the City of San Antonio. All other requirements as outlined in this section will be met in accordance with the requirements of the Unified Development Code of the City of San Antonio.

The following information is provided concerning the hardship and uniqueness of the subject property and confirmation that granting this variance will not be to the detriment of the public's health, safety and welfare and will not be harmful to the subject property or the adjacent properties:

The Davis Ranch Subdivision Unit 1 tree plan (AP#2172685) was approved in 11/22/2016 and followed all required preservation and planting criteria as set by the City of San Antonio UDC.

Additionally, this tree plan preserved as many trees as possible. We preserved more than what it is required by code in the 100-year floodplain, Environmentally Sensitive Area (ESA) , and overall tree canopy preservation.

The revisions that triggered this variance are necessary for the proposed development. Yet, we made sure that we are still preserving more than the minimum preservation requirements in the 100-year, ESA and overall tree canopy.

We are currently developing the McCrary Tract Subdivision, which is the adjacent property to the west. This development required the extension of the existing Davis Ranch Street to cross through floodplain and into the proposed McCrary development. The proposed floodplain crossing requires a culvert crossing consisting of 10 – 8' x 8' box culverts. Making the limits of the required grading to be substantial and required the removal of several trees, both heritage and significant.

The impact that the proposed grading had on the trees on this drainage crossing was vast. Thus, we opted to design around the trees in the area with a less abrasive design that reduced the grading limits and tree removal. Unfortunately, there is one 27" oak that cannot be preserved given the proximity to the proposed drainage structure.

We attempted to modify the design numerous times to save this tree, but all design options encroached into its root protection zone (RPZ). City staff recommended to remove this tree given the RPZ encroachment.

The removal of this tree triggers the need for 81 inches of tree mitigation on this tree preservation plan. To mitigate the removed trees on the site, there will be 106 inches planted within Davis Ranch Unit 1. The trees that are being planted in this unit will consist of 53 – 2-inch trees (106 total inches) in the Davis Ranch amenity center and along the Swayback Ranch right of way.

- The hardship relates to the applicant's land, rather than personal circumstances: Given that the Davis Ranch subdivision platted right of way dictates the location of Davis Ranch street, and the tree to be removed is directly under the proposed street. This creates a hardship on our proposed design by locking the land subdivision layout possibilities.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties: this is a unique circumstance which restrict our ability to modify the design to preserve the 27" tree.
- The variance submitted will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. Furthermore, the granting of this variance request will not adversely affect the orderly subdivision of other land in this area.

In my professional opinion, this variance request recognizes and conforms to the spirit and intention of the Unified Development Code in regards to the intent of preserving trees. The proposed design was modified to be best of our abilities to promote saving trees and disturbing the least amount of vegetation.

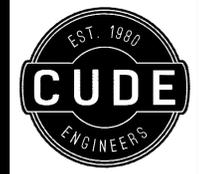
Please review [this variance request](#) and contact me by phone at (210) 681-2951 or by email jcastello@cudeengineers.com if you have any questions or require any additional information.

Sincerely,



Javier Castello, P.E.
M.W. Cude Engineers, LLC (TBPE Firm #455)

<u>For Office Use Only:</u>	AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	Signature:	<input type="checkbox"/> DENIED	
	Date:	_____		
Printed Name:	_____	Title:	_____	
Comments:	_____			



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

**DAVIS RANCH SUBDIVISION
UNIT 1**
TREE PRESERVATION PLAN

DATE
01/19/2021
PROJECT NO.
02142.200
DRAWN BY
RR/NC/TCD
CHECKED BY
JAM/DDC/JC

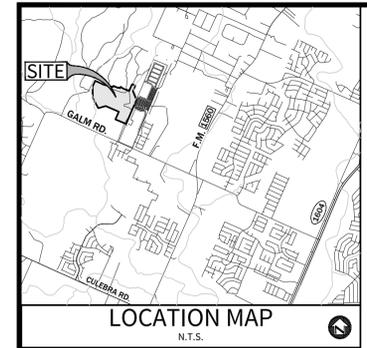
REVISIONS

1.	10/04/2016 REDLINES
2.	07/21/2018 UPDATED FOR CONSTRUCTION CLEARING AND UPDATED BOUNDARY/LIMITS
3.	11/20/2018 UPDATED TREE STATUS, REVISED ADJACENT PROPERTY LABELS
4.	
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CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
160320

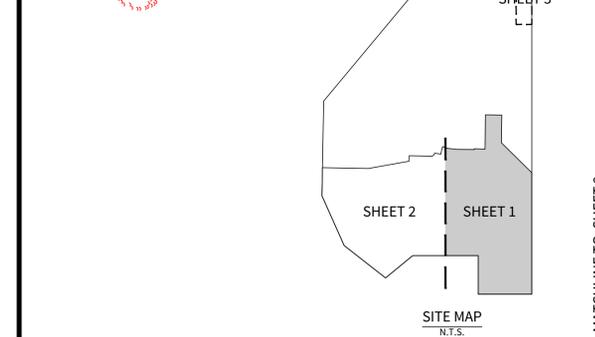
TP-1



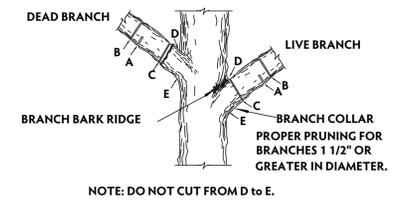
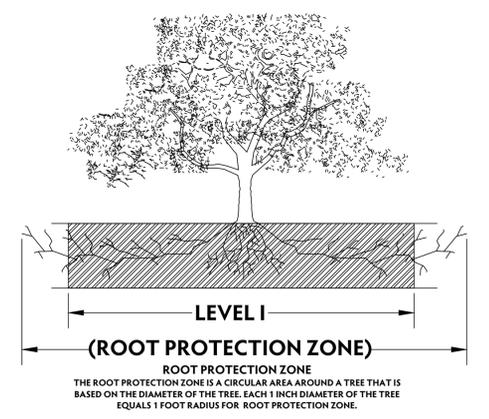
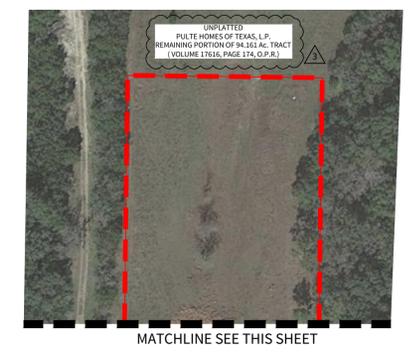
OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 496-1985

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: DAVID D. CUPIT, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

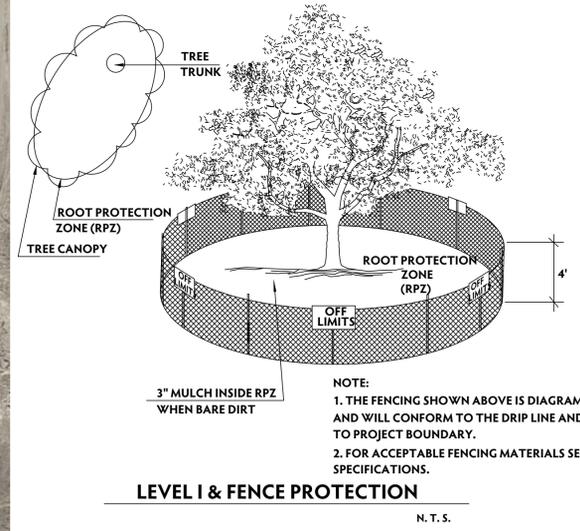
- LEGEND**
- TREE PRESERVATION PLAN LIMITS
 - PROPOSED EASEMENT LINE
 - 100-YR FLOODPLAIN
 - PROPOSED RIGHT-OF-WAY
 - EXISTING PRESERVED CANOPY LIMITS (OUTSIDE FLOODPLAIN)
 - EXISTING CANOPY TO BE REMOVED (OUTSIDE FLOODPLAIN)
 - 100-YR FLOODPLAIN PRESERVED CANOPY
 - 100-YR FLOODPLAIN 30' RIPARIAN PROTECTION BUFFER (DOES NOT CHANGE PREVIOUS VALUES FOR THIS EXHIBIT)
 - * - INDICATES THAT LOT WILL CONTAIN 5 TREES
 - TRUNK
RPZ - HERITAGE TREE TO BE PRESERVED
 - TRUNK
RPZ - HERITAGE TREE TO BE REMOVED



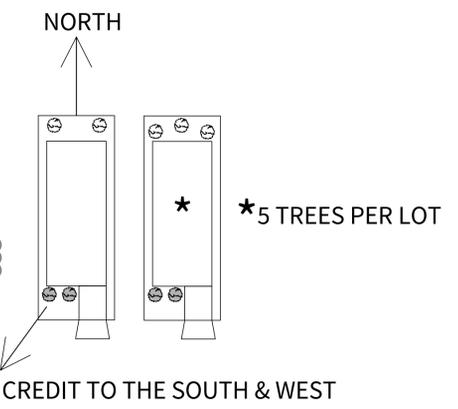
- NOTES:**
1. DAVIS RANCH SUBDIVISION IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE.
 2. NON-EXEMPT TREES ARE CLASSIFIED AS TREES LOCATED OUTSIDE EXEMPT AREAS (STREET R.O.W. & EASEMENTS) & ARE THE TREES USED IN CALCULATING MINIMUM PRESERVATION REQUIREMENTS PER THE 2010 TREE ORDINANCE.
 3. 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.
 4. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERRECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 5. 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.
 6. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
 7. 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.
 8. 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.
 9. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
 10. 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.)
 11. 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.
 12. TREE SAVE AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVE AREAS MUST BE DESIGNATED AS SUCH WHEN AREA IS PLATTED.
 13. NOTE BUILDING SETBACK DIMENSIONS FOR THIS SITE:
FRONT = 20'
REAR = 20'
SIDE = 5'
 14. THE DAVIS RANCH AMENITY CENTER TREE SIZE, SPECIES AND LOCATION ARE DENOTED ON THE PLANS SIGNED BY MP STUDIO DATED 12-18-2017.
THE DAVIS RANCH MAIN ENTRY TREE SIZE, SPECIES, AND LOCATION ARE DENOTE IN THE PLANS SIGNED BY MP STUDIO STATED 08-17-2017.

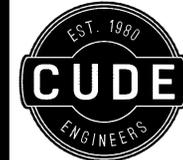


- NOTE: DO NOT CUT FROM D to E.**
1. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
 2. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 3. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
 4. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECA.
- FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.**



LEVEL I & FENCE PROTECTION
N. T. S.





4122 Pond Hill Road, Suite 101
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P: (210) 681.2951 F: (210) 523.7112

DAVIS RANCH SUBDIVISION
UNIT 1
TREE PRESERVATION PLAN

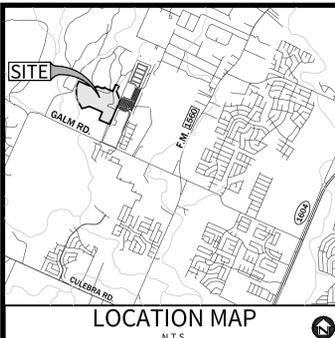
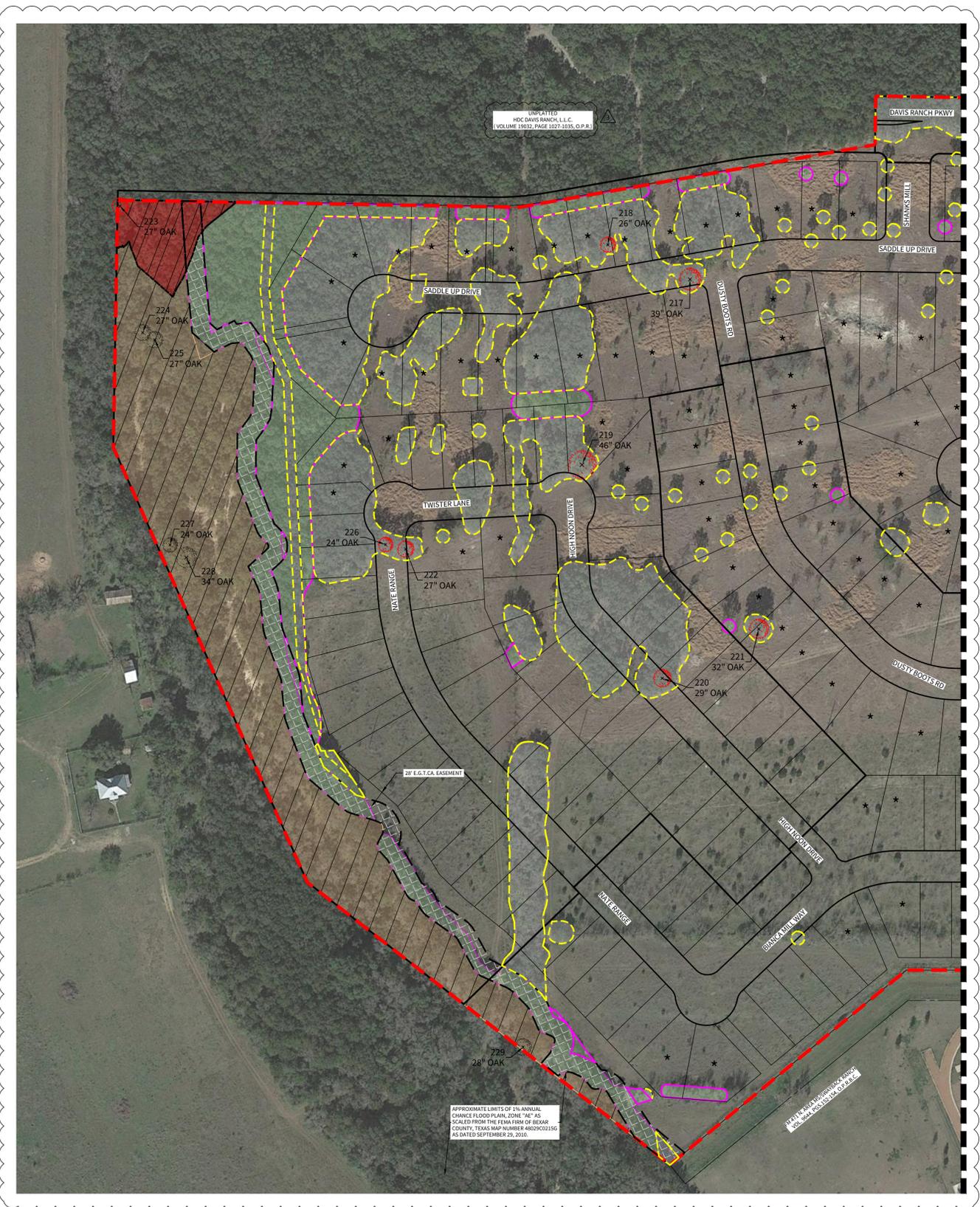
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REVISIONS	
1.	10/04/2016 REDLINES
2.	07/13/2018 UPDATED FOR CONSTRUCTION CLEARING AND UPDATED BOUNDARY/LIMITS
3.	11/20/2018 ADDED GENERAL NOTE, REVISED ADJACENT PROPERTY LABELS
4.	01/19/2021 REVISED TREE CANOPY & TREE CALCULATIONS
5.	
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CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

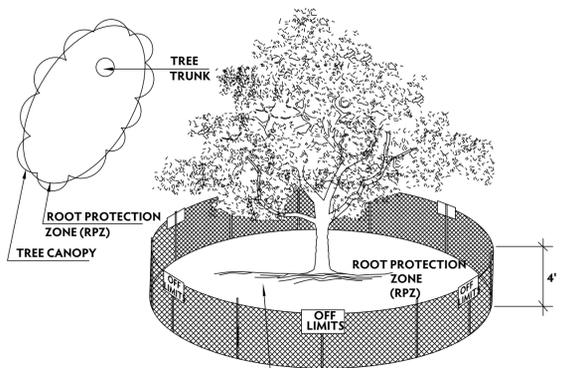
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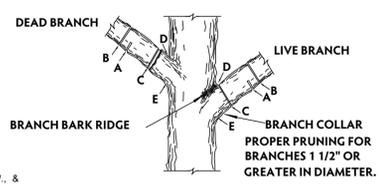
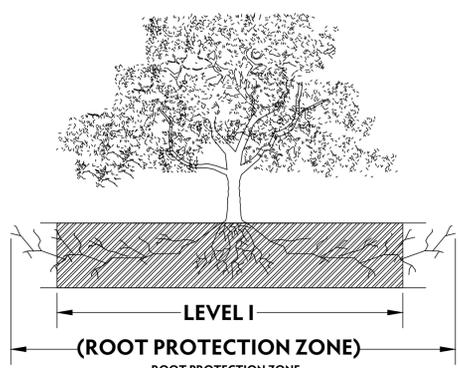
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LEVEL I & FENCE PROTECTION
N.T.S.

NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

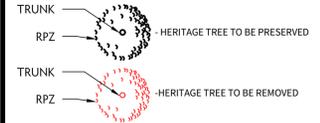


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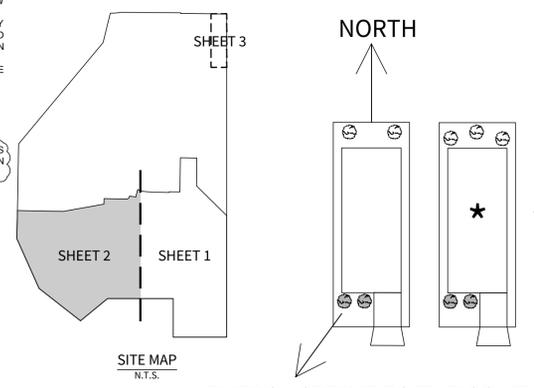
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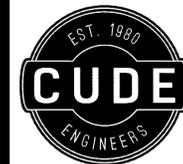
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 - SIDE ADJACENT TO STREET = 10'
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ENERGY CREDIT TO THE SOUTH & WEST



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San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

DAVIS RANCH SUBDIVISION
UNIT 1
TREE PRESERVATION PLAN

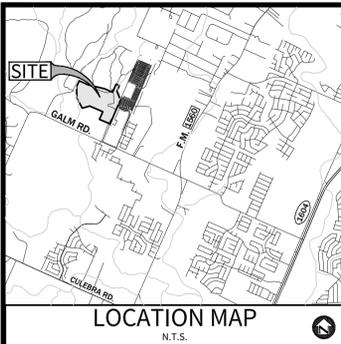
DATE
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DRAWN BY
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JAM/DDC/JC

REVISIONS
1. 10/04/2016 REDLINES
2. 07/31/2018 UPDATED FOR CONSTRUCTION CLEARING AND UPDATED BOUNDARY/UNIT LIMITS
3. 07/31/2018 HERITAGE TREE CHANGED FROM APPROVED PLAN
4. 10/08/2018 TABLES UPDATED FOR LANDSCAPE TREES
5. 11/19/2018 CHANGED HERITAGE TREES TO PRESERVE ACCORDING TO AERIAL IMAGES, UPDATED TABLES & NOTES, UPDATED PROPERTY LABELS
6. 12/18/2018 - MODIFIED TABLE STYLE AND VERIFIED CALCULATIONS
7. 03/02/2019 - REVISED TREE CANOPY TREE CALCULATIONS & ADDED ADDITIONAL TREE PLANTING TABLE
8.
9.

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
160320

TP-3



OWNER/DEVELOPER:

PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: SEAN MILLER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 496-1985

CIVIL ENGINEER:

M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: DAVID D. CUPIT, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

LEGEND

- - - TREE PRESERVATION PLAN LIMITS
- - - PROPOSED EASEMENT LINE
- - - 100-YR FLOODPLAIN
- - - PROPOSED RIGHT-OF-WAY
- - - EXISTING PRESERVED CANOPY LIMITS (OUTSIDE FLOODPLAIN)
- - - EXISTING CANOPY TO BE REMOVED (OUTSIDE FLOODPLAIN)
- - - 100-YR FLOODPLAIN PRESERVED CANOPY
- - - 100-YR FLOODPLAIN 30' RIPARIAN PROTECTION BUFFER (DOES NOT CHANGE PREVIOUS VALUES FOR THIS EXHIBIT)

* - INDICATES THAT LOT WILL CONTAIN 5 TREES



HERITAGE TREE PRESERVATION LIST								
POINT #	SPECIES	FLOOD PLAIN		ENV SENS AREA		NON FLOOD PLAIN		
		REMOVE	PRESERVE	REMOVE	PRESERVE	REMOVE	PRESERVE	
201	Oak	0	0	0	0	0	0	33
202	Oak	0	0	0	0	0	0	24
203	Oak	0	0	0	0	0	0	26
204	Oak	0	0	0	0	0	0	26
205	Oak	0	0	0	0	0	0	35
206	Oak	0	0	0	0	0	0	24
207	Oak	0	0	0	0	0	0	24
208	Oak	0	0	0	0	0	0	25
209	Oak	0	0	0	0	0	0	29
210	Oak	0	0	0	0	0	0	26
211	Oak	0	0	0	0	0	0	27
212	Oak	0	0	0	0	0	0	24
213	Oak	0	0	0	0	0	0	27
214	Oak	0	0	0	0	0	0	30
215	Oak	0	0	0	0	0	0	27
216	Oak	0	0	0	0	0	0	33
217	Oak	0	0	0	0	0	0	39
218	Oak	0	0	0	0	0	0	26
219	Oak	0	0	0	0	0	0	46
220	Oak	0	0	0	0	0	0	29
221	Oak	0	0	0	0	0	0	32
222	Oak	0	0	0	0	0	0	27
223	Oak	27	0	0	0	0	0	
224	Oak	0	0	0	0	0	0	0
225	Oak	0	27	0	0	0	0	0
226	Oak	0	0	0	0	0	0	24
227	Oak	0	24	0	0	0	0	0
228	Oak	0	34	0	0	0	0	0
229	Oak	0	28	0	0	0	0	0
252	Oak	0	0	0	0	0	0	27
262	Oak	0	0	0	0	0	0	45
TOTAL		27	140	0	0	543	192	

NOTES:

- DAVIS RANCH SUBDIVISION IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE.
- 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.
- 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.
- A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED 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 BARRIER.
- THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
- 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.
- 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.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
- 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.)
- 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.
- TREE SAVE AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVE AREAS MUST BE DESIGNATED AS SUCH WHEN AREA IS PLATTED.
- NOTE BUILDING SETBACK DIMENSIONS FOR THIS SITE:
FRONT = 20'
REAR = 20'
SIDE = 5'
SIDE ADJACENT TO STREET = N/A

TREE CANOPY PRESERVATION REQUIREMENTS AND CALCULATIONS			
	VALUE	UNIT	COMMENTS
Overall Preservation			
Total	855,477.90	Sq. Ft.	
Removed	500,820.69	Sq. Ft.	
Preserved	354,657.21	Sq. Ft.	41.46%
100 yr Floodplain			
Protected			
Total	179,870.85	Sq. Ft.	
Removed	12,146.33	Sq. Ft.	
Preserved	167,724.52	Sq. Ft.	93.25%
Required 80%			0.00% Mitigation
Heritage			
Total	167.00	in.	
Removed	27.00	in.	
Preserved	140.00	in.	83.83%
Required 100%			16.17% Mitigation
VARIANCE REQUIRED FOR MITIGATION IN FLOODPLAIN			
Environmentally Sensitive Areas			
Protected			
Total	53,507.43	Sq. Ft.	
Removed	3,164.63	Sq. Ft.	
Preserved	50,342.80	Sq. Ft.	94.09%
Required 80%			0.00% Mitigation
Heritage			
Total	-	in.	
Removed	-	in.	
Preserved	-	in.	100.00%
Required 100%			0.00% Mitigation
Outside of Floodplain			
Protected			
Total	622,099.62	Sq. Ft.	
Removed	485,509.73	Sq. Ft.	
Preserved	136,589.89	Sq. Ft.	21.96%
Required 35%			13.04% Mitigation
Heritage			
Total	735.00	in.	
Removed	543.00	in.	
Preserved	192.00	in.	26.12%
Required 100%			73.88% Mitigation

PRESERVATION MITIGATION REQUIRED	
100 yr Floodplain - Protected Required Mitigation	- Sq. Ft. (removed)
100 yr Floodplain - Heritage Required Mitigation	27.00 in. (removed x 3)
Environmentally Sensitive Areas - Protected Required Mitigation	- Sq. Ft. (removed x 3)
Environmentally Sensitive Areas - Heritage Required Mitigation	- in. (removed x 3)
Outside of Floodplain - Protected Required Mitigation	81,145.00 Sq. Ft. (removed x 3)
Outside of Floodplain - Heritage Required Mitigation	543.00 in. (removed x 3)
Total - Protected Mitigation Required	81,145.00 Sq. Ft.
**Assumed M-L trees from Appendix E	1,548.71 in. (Sq. Ft. / 875) * 16.7
Total - Heritage Mitigation Required	1,710.00 in.
TOTAL MITIGATION REQUIRED	3,258.71 in.

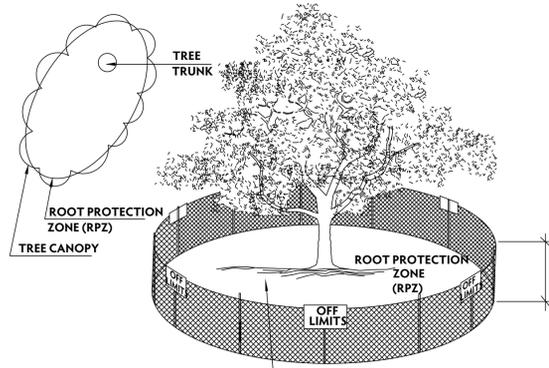
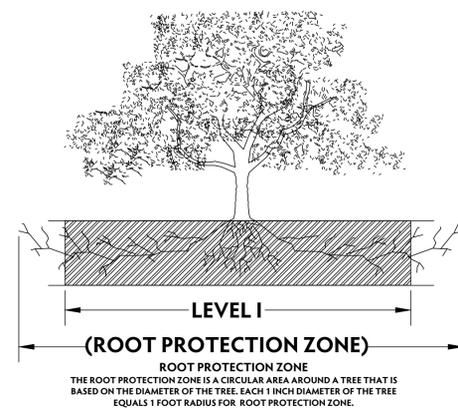
PRESERVATION MITIGATION PROVIDED	
Total Inches Planted	2,368.00 in.
Total Inches to be Paid	0.0 in.

POST CONSTRUCTION TREE CANOPY REQUIRED	
Total Area Outside of Floodplain	99.13 Ac.
Number of Residential Lots	331 Lots
Required Canopy (38%)	1,640,879.06 Sq. Ft.
Preserved Canopy (ESA & Outside of Floodplain)	186,932.69 Sq. Ft.
Required Canopy to be Planted	1,453,946.37 Sq. Ft.

POST CONSTRUCTION TREE CANOPY MITIGATION PROVIDED	
Total Canopy Planted	1,515,780.00 Sq. Ft.
Total Inches to be Paid	- in.

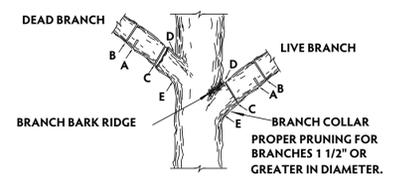
TOTAL MITIGATION	
Total inches to be paid	0.0 in
TOTAL MITIGATION - TREE CREDIT DEDUCTION	
Total tree credits previously purchased (AP # 2172685)	785.00 in
Total inches to be paid	- in
Remaining inches to be paid	- in (\$200 per inch)

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.)	662	2.0	1.5	0.5		875.0	-	1,324	331	521,325.00
Number of extra trees on lots (E.C.)	662	2.0	-	2.0		875.0	1.5	1,324	1,324	781,987.50
Number of extra trees	112	2.0	-	2.0		875.0	-	224	88	200,000.00
Amenity Center	24	3.0	-	3.0		875.0	-	72	72	18,900.00
Main Entry	11	3.0	-	3.0		1,200.0	-	33	33	11,880.00
Streetscape Trees	60	3.0	-	3.0		875.0	-	180	180	47,250.00
	50	1.5	-	1.5		275.0	-	75	75	12,375.00
	43	3.0	-	3.0		875.0	-	129	129	33,862.50
TOTAL	1,624							3,361	2,368	1,515,780.00



LEVEL I & FENCE PROTECTION
N.T.S.

NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

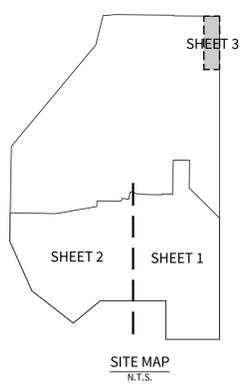
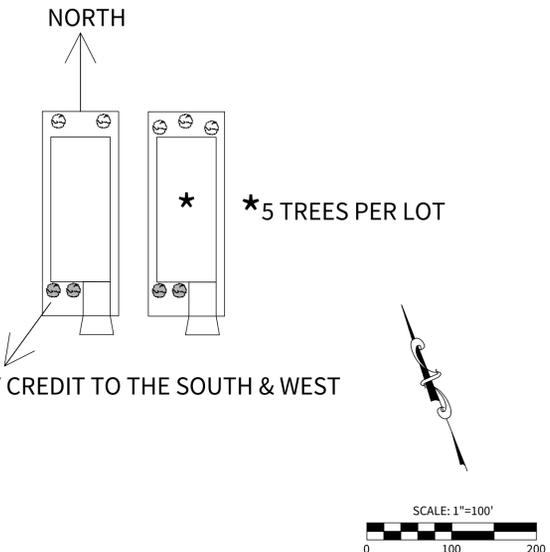


NOTE: DO NOT CUT FROM D to E.

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 WHICH ARE SITE FOR DECAY.
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.

ADDITIONAL 2" TREES TO BE PLANTED WITH DAVIS RANCH UNIT:										
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.)
Amenity Center	24	2.0	-	2.0		875.0	-	72	72	18,900.00
Streetscape Trees (Davis Ranch Unit 1)	18	2.0	-	2.0		875.0	-	36	36	14,175.00
TOTAL	42							108	108	41,075.00



**McCRARY TRACT
 UNIT A**

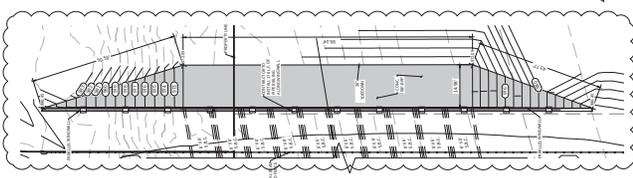
DATE: 02/03/2021
 PROJECT NO.: 02142.021
 DRAWN BY: CVAK
 CHECKED BY: TD/JC/DOC

REVISIONS
 1. REVISIONS TO BE MADE BY THE DESIGNER
 2. REVISIONS TO BE MADE BY THE DESIGNER
 3. REVISIONS TO BE MADE BY THE DESIGNER
 4. REVISIONS TO BE MADE BY THE DESIGNER
 5. REVISIONS TO BE MADE BY THE DESIGNER
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 8. REVISIONS TO BE MADE BY THE DESIGNER
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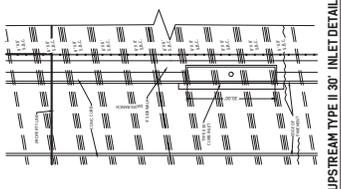
CUDE ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 LAND PLAT NO. 11.800.0521

C12

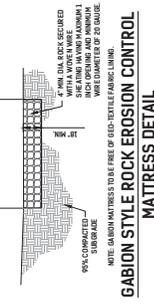
12 OF 20



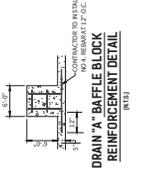
UPSTREAM CONC. RIP-RAP DETAIL
 (SCALE 1" = 5')



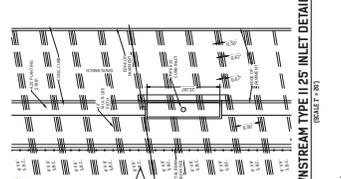
UPSTREAM TYPE II 30' INLET DETAIL
 (SCALE 1" = 5')



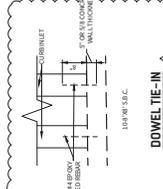
GABION STYLE ROCK EROSION CONTROL MATRESS DETAIL



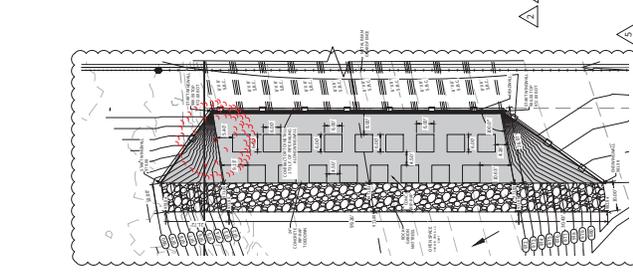
DRAIN 'A' BAFFLE BLOCK REINFORCEMENT DETAIL
 (SCALE 1" = 1')



DOWNSTREAM TYPE II 25' INLET DETAIL
 (SCALE 1" = 5')



DOWEL TIE-IN INLET DETAIL



DRAIN 'A' DOWNSTREAM WINGWALL, BAFFLE BLOCK AND GABION MATRESS DETAIL
 (SCALE 1" = 5')

BEJAR COUNTY FLOOD PLAIN GENERAL CONSTRUCTION NOTES:

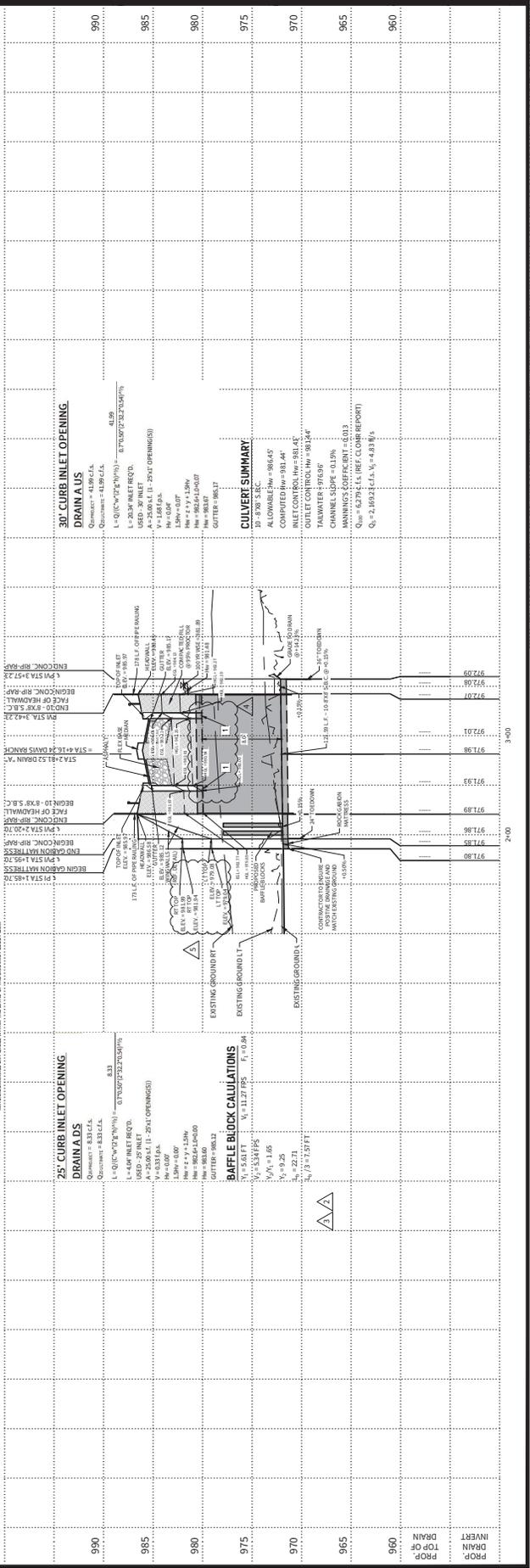
1. ALL CONCRETE SLABS SHALL BE CAST ON A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. 30' CHANNEL SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
3. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
4. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
5. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
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8. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
9. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.
10. ALL CONCRETE SHALL BE CAST WITH 18" MINIMUM VEE BENDING RADIUS.

NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
2. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
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DRAIN 'A'

STA. 1+85.70 TO STA. 3+57.23



PROF. INVERT	PROF. DRAIN TOP OF	STA.
990	990	1+85.70
985	985	1+90.00
980	980	1+95.00
975	975	2+00.00
970	970	2+05.00
965	965	2+10.00
960	960	2+15.00
955	955	2+20.00
950	950	2+25.00
945	945	2+30.00
940	940	2+35.00
935	935	2+40.00
930	930	2+45.00
925	925	2+50.00
920	920	2+55.00
915	915	2+60.00
910	910	2+65.00
905	905	2+70.00
900	900	2+75.00
895	895	2+80.00
890	890	2+85.00
885	885	2+90.00
880	880	2+95.00
875	875	3+00.00
870	870	3+05.00
865	865	3+10.00
860	860	3+15.00
855	855	3+20.00
850	850	3+25.00
845	845	3+30.00
840	840	3+35.00
835	835	3+40.00
830	830	3+45.00
825	825	3+50.00
820	820	3+55.00
815	815	3+60.00
810	810	3+65.00
805	805	3+70.00
800	800	3+75.00
795	795	3+80.00
790	790	3+85.00
785	785	3+90.00
780	780	3+95.00
775	775	4+00.00
770	770	4+05.00
765	765	4+10.00
760	760	4+15.00
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740	740	4+35.00
735	735	4+40.00
730	730	4+45.00
725	725	4+50.00
720	720	4+55.00
715	715	4+60.00
710	710	4+65.00
705	705	4+70.00
700	700	4+75.00
695	695	4+80.00
690	690	4+85.00
685	685	4+90.00
680	680	4+95.00
675	675	5+00.00
670	670	5+05.00
665	665	5+10.00
660	660	5+15.00
655	655	5+20.00
650	650	5+25.00
645	645	5+30.00
640	640	5+35.00
635	635	5+40.00
630	630	5+45.00
625	625	5+50.00
620	620	5+55.00
615	615	5+60.00
610	610	5+65.00
605	605	5+70.00
600	600	5+75.00
595	595	5+80.00
590	590	5+85.00
585	585	5+90.00
580	580	5+95.00
575	575	6+00.00
570	570	6+05.00
565	565	6+10.00
560	560	6+15.00
555	555	6+20.00
550	550	6+25.00
545	545	6+30.00
540	540	6+35.00
535	535	6+40.00
530	530	6+45.00
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520	520	6+55.00
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500	500	6+75.00
495	495	6+80.00
490	490	6+85.00
485	485	6+90.00
480	480	6+95.00
475	475	7+00.00
470	470	7+05.00
465	465	7+10.00
460	460	7+15.00
455	455	7+20.00
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405	405	7+70.00
400	400	7+75.00
395	395	7+80.00
390	390	7+85.00
385	385	7+90.00
380	380	7+95.00
375	375	8+00.00
370	370	8+05.00
365	365	8+10.00
360	360	8+15.00
355	355	8+20.00
350	350	8+25.00
345	345	8+30.00
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145	145	10+30.00
140	140	10+35.00
135	135	10+40.00
130	130	10+45.00
125	125	10+50.00
120	120	10+55.00
115	115	10+60.00
110	110	10+65.00
105	105	10+70.00
100	100	10+75.00
995	995	10+80.00
990	990	10+85.00
985	985	10+90.00
980	980	10+95.00
975	975	11+00.00
970	970	11+05.00
965	965	11+10.00
960	960	11+15.00
955	955	11+20.00
950	950	11+25.00
945	945	11+30.00
940	940	11+35.00
935	935	11+40.00
930	930	11+45.00
925	925	11+50.00
920	920	11+55.00
915	915	11+60.00
910	910	11+65.00
905	905	11+70.00
900	900	11+75.00
895	895	11+80.00
890	890	11+85.00
885	885	11+90.00
880	880	11+95.00
875	875	12+00.00
870	870	12+05.00
865	865	12+10.00
860	860	12+15.00
855	855	12+20.00
850	850	12+25.00
845	845	12+30.00
840	840	12+35.00
835	835	12+40.00
830	830	12+45.00
825	825	12+50.00
820	820	12+55.00
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810	810	12+65.00
805	805	12+70.00
800	800	12+75.00
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790	790	12+85.00
785	785	12+90.00
780	780	12+95.00
775	775	13+00.00
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760	760	13+15.00
755	755	13+20.00
750	750	13+25.00
745	745	13+30.00
740	740	13+35.00
735	735	13+40.00
730	730	13+45.00
725	725	13+50.00
720	720	13+55.00
715	715	13+60.00
710	710	13+65.00
705	705	13+70.00
700	700	13+75.00
695	695	13+80.00
690	690	13+85.00
685	685	13+90.00
680	680	13+95.00
675	675	14+00.00
670	670	14+05.00
665	665	14+10.00
660	660	14+15.00
655	655	14+20.00



201 GROVETON | SAT. 78210
210.314.5682 | MPSTUDIO.COM

STATUS



PROJECT

DAVIS RANCH
AMENITY CENTER

PROJECT ADDRESS
SWAYBACK RANCH / GALIN RD.
SAN ANTONIO, TEXAS

OWNER | CLIENT
PULTE GROUP
SAN ANTONIO

OWNER'S REPRESENTATIVE
MARKLE HARRINGTON
210.563.6988

Blake.Harrington@PulteGroup.com

SUB-CONSULTANT

DAVIS RANCH AMENITY CENTER

San Antonio, Texas

Sitework / Planting

A PROJECT BY

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MP STUDIO
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CUDE ENGINEERS
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4122 POND HILL RD, STE 101
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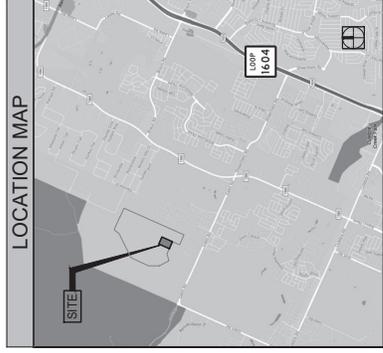
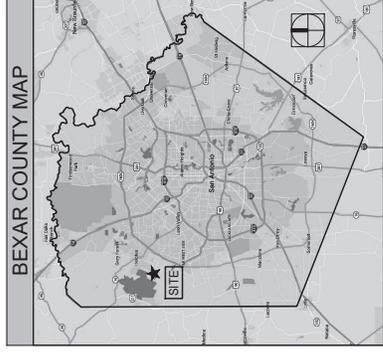
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GRG ARCHITECTURE
CONTACT: RAUL REYES
118 BROADWAY, SUITE 620
SAN ANTONIO, TX 78205
O: 210/447-7000

m.e.p. engineer
RWS CONSULTANTS
CONTACT: ART RODRIGUEZ
12035 COLWICK
SAN ANTONIO, TX 78216
O: 210/403-3226

structural engineer
INTELLIGENT ENGINEERING SERVICES
CONTACT: AGUSTIN TELLEZ JR., P.E.
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10001 REUNION PLACE, SUITE 200
SAN ANTONIO, TX 78216
O: 210/349-9088

INDEX OF SHEETS (CONT.)

DATE	ISSUE	SHEET NO.	SHEET TITLE	ISSUE	DATE	ISSUE	SHEET NO.	SHEET TITLE
REFERENCE								
DECEMBER 18, 2017	800 SET	LC 10	COVER SHEET	800 SET	DECEMBER 18, 2017	800 SET	E1 01	FLOOR PLAN LIGHTING POWER SCHEDULE
DECEMBER 18, 2017	800 SET	LC 11	GENERAL NOTES	800 SET	DECEMBER 18, 2017	800 SET	E1 01	ELECTRICAL SITE PLAN
DECEMBER 18, 2017	800 SET	LC 12	GENERAL NOTES AND LEGEND	800 SET	DECEMBER 18, 2017	800 SET	P1 01	PLUMBING FLOOR PLAN - WASTE AND VENT
DECEMBER 18, 2017	800 SET	LC 13	OVERALL REFERENCE PLAN	800 SET	DECEMBER 18, 2017	800 SET	P1 02	PLUMBING FLOOR PLAN - DOMESTIC WATER
DECEMBER 18, 2017	800 SET	UG 11	GRADING PLAN	800 SET	DECEMBER 18, 2017	800 SET	P2 01	PLUMBING SCHEDULES & DETAILS
DECEMBER 18, 2017	800 SET	UG 12	ENLARGED GRADING PLAN	800 SET	DECEMBER 18, 2017	800 SET	P3 01	PLUMBING SPECIFICATIONS
SITework								
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DECEMBER 18, 2017	800 SET	US 12	ENLARGED SITE PLAN	800 SET	DECEMBER 18, 2017	800 SET	U1 11	IRRIGATION PLAN
DECEMBER 18, 2017	800 SET	US 13	ENLARGED SITE PLAN	800 SET	DECEMBER 18, 2017	800 SET	U1 12	IRRIGATION TRISE BUBBLER PLAN
DECEMBER 18, 2017	800 SET	US 14	ENLARGED SITE PLAN	800 SET	DECEMBER 18, 2017	800 SET	U2 11	IRRIGATION DETAILS
DECEMBER 18, 2017	800 SET	US 21	SITE DETAILS	800 SET	DECEMBER 18, 2017	800 SET	U2 21	IRRIGATION DETAILS
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DECEMBER 18, 2017	800 SET	US 23	SITE DETAILS	800 SET	DECEMBER 18, 2017	800 SET	U2 23	IRRIGATION DETAILS
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DECEMBER 18, 2017	800 SET	UP 1 0	PLANTING PLAN	800 SET	DECEMBER 18, 2017	800 SET	A1 01	ARCHITECTURAL
DECEMBER 18, 2017	800 SET	UP 1 1	ENLARGED PLANTING PLAN	800 SET	DECEMBER 18, 2017	800 SET	A1 02	ARCHITECTURAL
DECEMBER 18, 2017	800 SET	UP 2 1	PLANTING DETAILS	800 SET	DECEMBER 18, 2017	800 SET	A2 00	FLOOR PLAN & CEILING PLAN
DECEMBER 18, 2017	800 SET	UP 2 1	PLANTING DETAILS	800 SET	DECEMBER 18, 2017	800 SET	A2 01	FLOOR PLAN & CEILING PLAN
DECEMBER 18, 2017	800 SET	UP 2 1	PLANTING DETAILS	800 SET	DECEMBER 18, 2017	800 SET	A2 02	FLOOR REFLECTED CEILING PLAN
DECEMBER 18, 2017	800 SET	U1 10	IRRIGATION NOTES AND LEGEND	800 SET	DECEMBER 18, 2017	800 SET	A3 00	EXTERNAL ELEVATIONS
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DECEMBER 18, 2017	800 SET	U2 11	IRRIGATION DETAILS	800 SET	DECEMBER 18, 2017	800 SET	50 02	STRUCTURAL NOTES
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DECEMBER 18, 2017	800 SET	U2 22	IRRIGATION DETAILS	800 SET	DECEMBER 18, 2017	800 SET	50 04	SPECIAL INSPECTIONS & ABREVIATIONS
DECEMBER 18, 2017	800 SET	U2 23	IRRIGATION DETAILS	800 SET	DECEMBER 18, 2017	800 SET	51 01	ROOF RAINING PLAN
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DECEMBER 18, 2017	800 SET	A3 00	EXTERNAL ELEVATIONS	800 SET	DECEMBER 18, 2017	800 SET		
DECEMBER 18, 2017	800 SET	A4 00	BUILDING SECTIONS AND DETAILS	800 SET	DECEMBER 18, 2017	800 SET		
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DECEMBER 18, 2017	800 SET	S1 02	DETAILS & SCHEDULES	800 SET	DECEMBER 18, 2017	800 SET		



REVISIONS	
ISSUE SETS	
NO.	DATE
1	11/01/17
2	11/01/17
3	10/18/17

SHEET INFORMATION	
PROJECT NO.	16044
DATE ISSUED	DECEMBER 18, 2017
SHEET NAME	LANDSCAPE COVER SHEET
SHEET NUMBER	LC 1.0



1101 WEST WILLOW BLVD., SUITE 301
SAN ANTONIO, TEXAS 78231
P: (210) 683-2953 F: (210) 533-7132

STREETSCAPE TREE EXHIBIT
DAVIS RANCH SUBDIVISION
UNIT 1

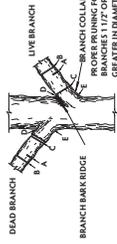
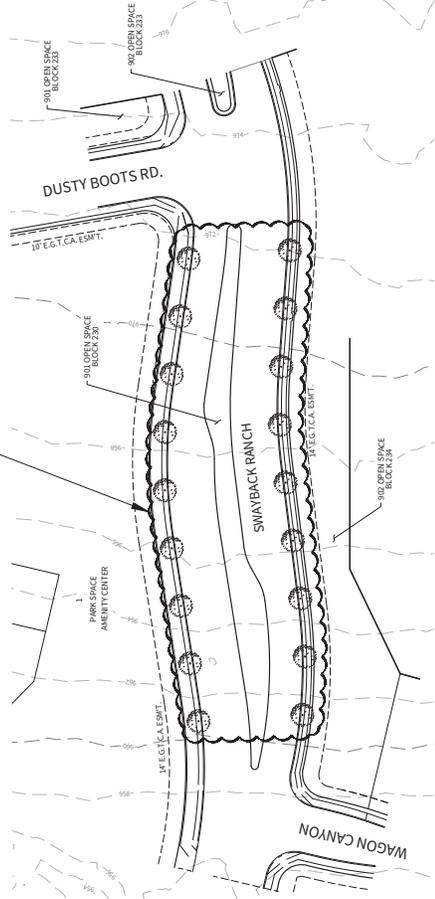
DATE: 01/27/2021
PROJECT NO.: 0314-2-00
DRAWN BY: RR/NC
CHECKED BY: JAM/JJC

REVISIONS
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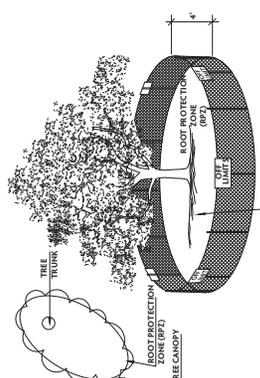
CUDE ENGINEERS
TYPE No. 100-000
PLAT NO.
100-330
SAWS JOB NO.
30-3308



18-2" TREES
SWAYBACK RANCH

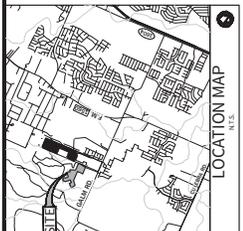
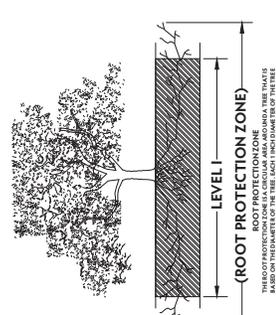


- A. FIRST CUT - TO PREVENT THE BRANCH FROM BEING HELD WHEN THE BRANCH FALLS.
 - B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 - C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.
 - D. BRANCH RIDGES - INDICATE PROPERLY BRANCHED RIDGES WHICH ARE SITE FOR DECAJ.
- FOR LOGS ONLY, PAINT ALL WOUNDS OR CUTS WITH AN APPROPRIATE WOOD PRESERVATIVE TO PREVENT THE GROWTH OF OAK WILT.



- 1. FILL OUT INSIDE RPZ WHEN BARE DIRT
- 2. TREE FINISHING MATERIALS SEE SPECIFICATIONS

LEVEL 1 & FENCE PROTECTION
N.T.S.



OWNER/DEVELOPER:
DAVIS RANCH - 22 SWAYBACK RANCH - 31
1118 BRICK CREEK WAY, SUITE 120
SAN ANTONIO, TX 78221
TEL: (210) 490-1885

CIVIL ENGINEER:
CUDE ENGINEERS, L.L.C.
1101 WEST WILLOW BLVD., SUITE 301
SAN ANTONIO, TX 78231
TEL: (210) 683-2953
FAX: (210) 533-7132

(1"=48" - MEDIUM LARGE TREES TO BE PLANTED ALONG PARKWAY AS SHOWN ON PLANS AT 50' INTERVALS.)
DAVIS RANCH - 22 SWAYBACK RANCH - 31
1118 BRICK CREEK WAY, SUITE 120
SAN ANTONIO, TX 78221
TEL: (210) 490-1885
RECOMMENDED PLANT LIST - ALL SITED TO VEGSCAPE PLANTING METHODS)

STREETSCAPE PLANTING NOTES:

1. AS PER SECTION 95-51.20(1)(B) STREETSCAPE REQUIREMENTS SHALL BE MET BY PLANTING LARGE TO MEDIUM TREES WITHIN THE MEDIAN, MINIMUM MEDIAN WIDTH FOR TREE PLANTING WILL BE PROVIDED, THE MINIMUM WIDTH WILL BE 60 FT. ONE (1) MEDIUM TREE SHALL BE PLANTED EVERY FIFTY (50) FEET AND SHALL BE MINIMUM OF 36" (9" FEET). BEGIN 10 FEET FROM THE NOSE OF THE CURB AND END 10 FEET FROM THE NOSE OF THE CURB. ISLAND PRESERVATION OF EXISTING TREES AND UNDERSTORY VEGETATION ARE PROHIBITED. THE PLANTING SHALL BE PLANTED IN THE MIDDLE OF THE PARKWAY AND SHALL BE PLANTED AT THE LATEST VERSION OF AUSTIN'S VEGSCAPE GEOMETRIC DESIGN OF PARKWAYS AND STREETS.
2. DEVELOPER TO PROVIDE BERKSTON OR PLANTED STREET TREES ON A MINIMUM OF 3 YEARS.
3. TREE TYPES AND SPACING ARE BASED ON UNDERGROUND ELECTRIC. IF CHANGES IN SIZE, TYPE AND SPACING OF TREES, PER THE BDC.

NOTES:

1. DAVIS RANCH SUBDIVISION IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE. THE 2010 TREE ORDINANCE IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE. THE 2010 TREE ORDINANCE IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE. THE 2010 TREE ORDINANCE IS SUBJECT TO THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE.
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4. A CHAIN LINK OR CHAIN LINK FENCE BARRIER AROUND THE RPZ SHALL BE ERRECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
5. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
6. THE RPZ SHALL BE COVERED WITH A 3" COARSE MULCH TO REDUCE MOISTURE STRESS.
7. DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO CARNS WILL BE PAINTED WITH PROTECTANT.
8. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
11. CONTRACTOR TO UPDATE TREE PRESERVATION PLAN FOR CHANGES DURING CONSTRUCTION.
12. TREE SAVES AREA TO BE LEFT UNDISTURBED IN ITS NATURAL CONDITION. TREE SAVES AREAS MUST BE MAINTAINED AS SUCH THROUGHOUT THE LIFE OF THE PROJECT.
13. NOT TO BE BUILT ON TRACK DIMENSIONS FOR THIS SITE.

FRONT 7'-0"
SIDE 1'-0"
SIDE ADJACENT TO STREET 7'-0"
SIDE ADJACENT TO STREET 7'-0"