

IMPORTANT NOTE:

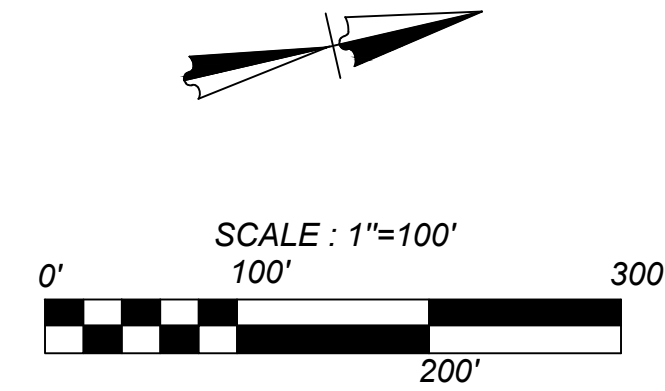
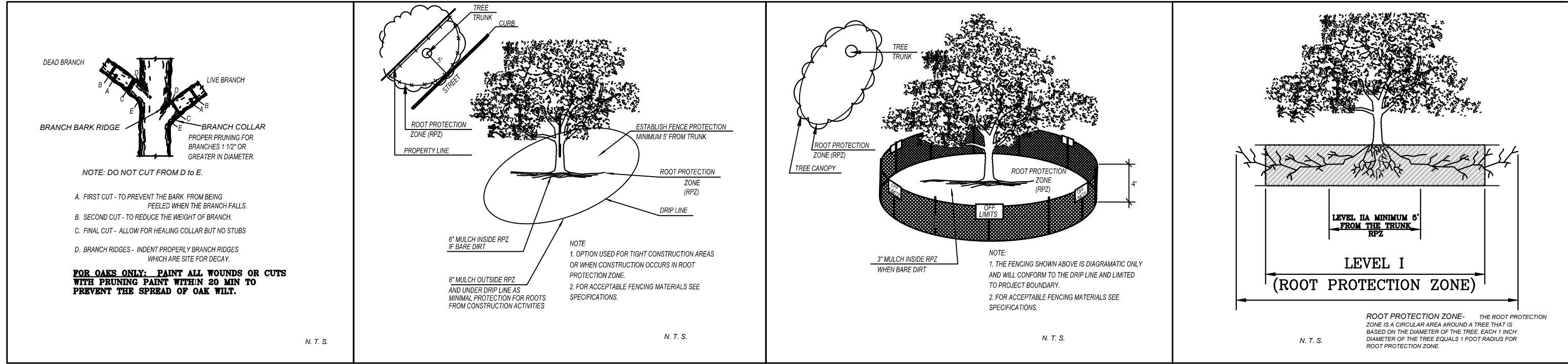
- 2 - MINIMUM - 1.5 CALIPER INCH MEDIUM CANOPY SHADE TREES TO BE PLANTED PER LOT. ALL TREES ARE REQUIRED TO BE MEDIUM TO LARGE CANOPY TREES. A MEDIUM TO LARGE CANOPY TREE IS DESIGNATED IN CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE APPENDIX E.
- DISTURBED AREAS WILL BE RECLAIMED BY DRILL SEEDING WITH A NATIVE SEED MIX AND ENSURING 85% ESTABLISHMENT.

CONTRACTOR NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO SITE DEVELOPMENT TO STAY IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION 35-477 (5) (C), WHICH STATES A PRE CONSTRUCTION MEETING IS REQUIRED TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT HERITAGE OR MITIGATION TREES. THIS CAN BE SCHEDULED WITH FENCING INSPECTION, 207-1111. REFERENCE AP # 22-38800910

GRADING PLAN NOTE:

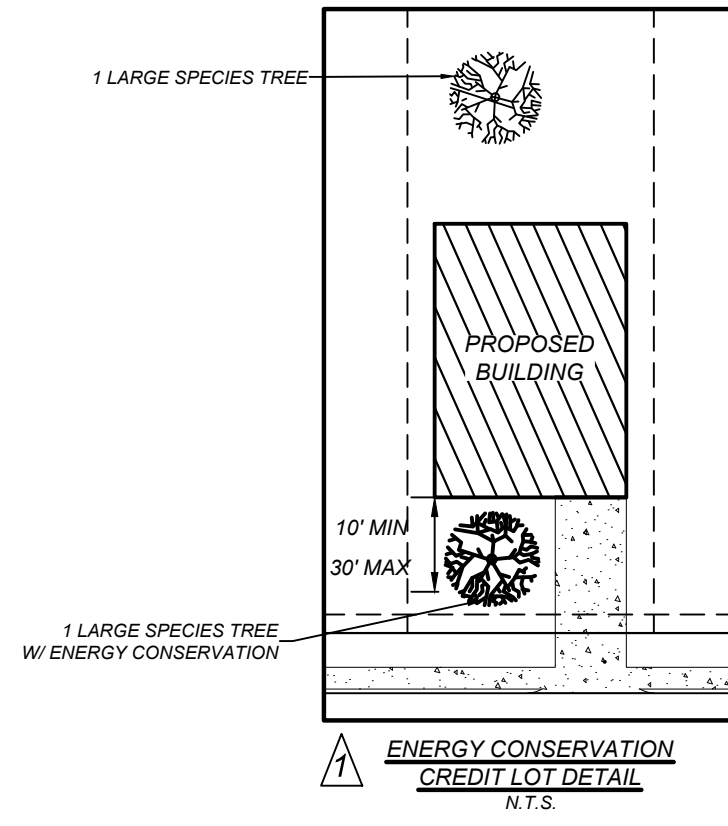
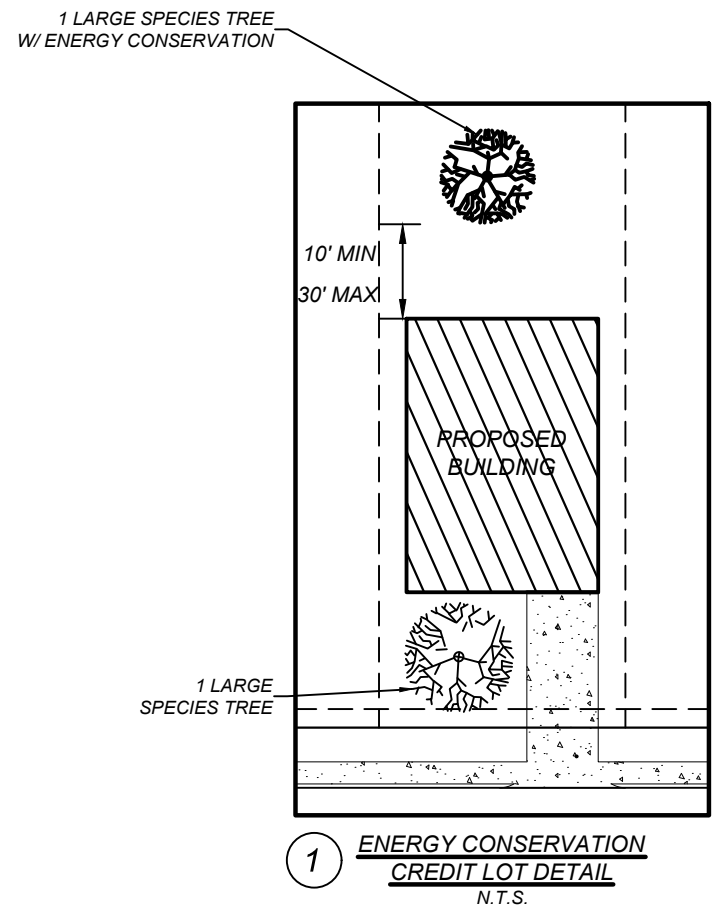
A GRADING PLAN SHALL BE SUBMITTED AT PLATTING STAGE FOR UNIT 2 TO VERIFY COMPLIANCE WITH APPROVED TREE PRESERVATION PLAN. APPROVED TREE PLAN SHALL BE AMENDED AT PLATTING STAGE TO SHOW EXISTING AND PROPOSED GRADINGS FOR UNIT TO BE PLATTED.



LOCATION MAP
N.T.S.

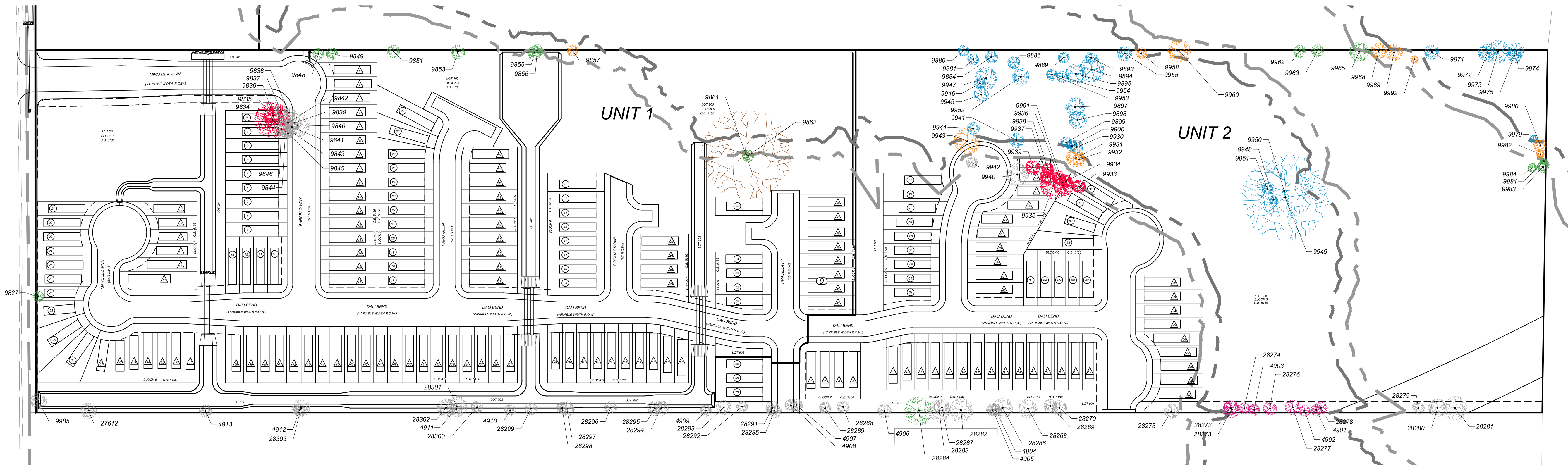
LEGEND

- PRESERVED
- REMOVED
- PRESERVED - RIPARIAN BUFFER
- REMOVED - RIPARIAN BUFFER
- PRESERVED - FLOODPLAIN
- REMOVED - FLOODPLAIN
- EXEMPT (WITHIN ROW / EASEMENT)
- DEAD OR IN DECLINE
- PROPERTY LIMITS
- PROPOSED 100-YR FLOODPLAIN LIMITS
- 30' RIPARIAN BUFFER

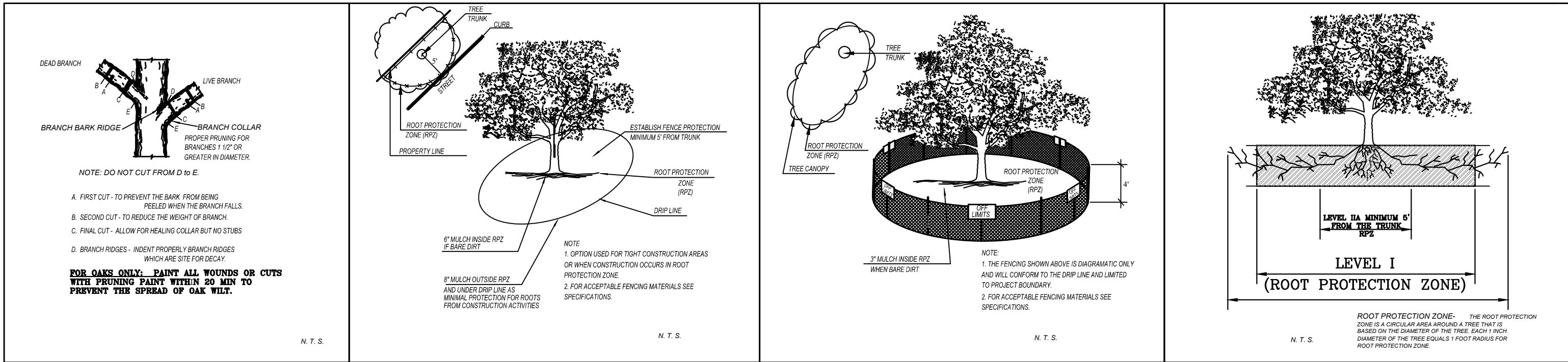


LOT NUMBERS WITH CIRCLES SHALL HAVE ONE (1) LARGE SPECIES TREE PLANTED IN THE FRONT YARD. ONE (1) LARGE SPECIES TREE IN THE BACK YARD WITHIN THE ENERGY CONSERVATION LIMITS. DEVELOPER TO PLANT 2" CALIPER TREES

LOT NUMBERS WITH TRIANGLES SHALL HAVE ONE (1) LARGE SPECIES TREE PLANTED IN THE FRONT YARD WITHIN THE ENERGY CONSERVATION LIMITS. ONE (1) LARGE SPECIES TREE IN THE BACK YARD. DEVELOPER TO PLANT 2" CALIPER TREES.



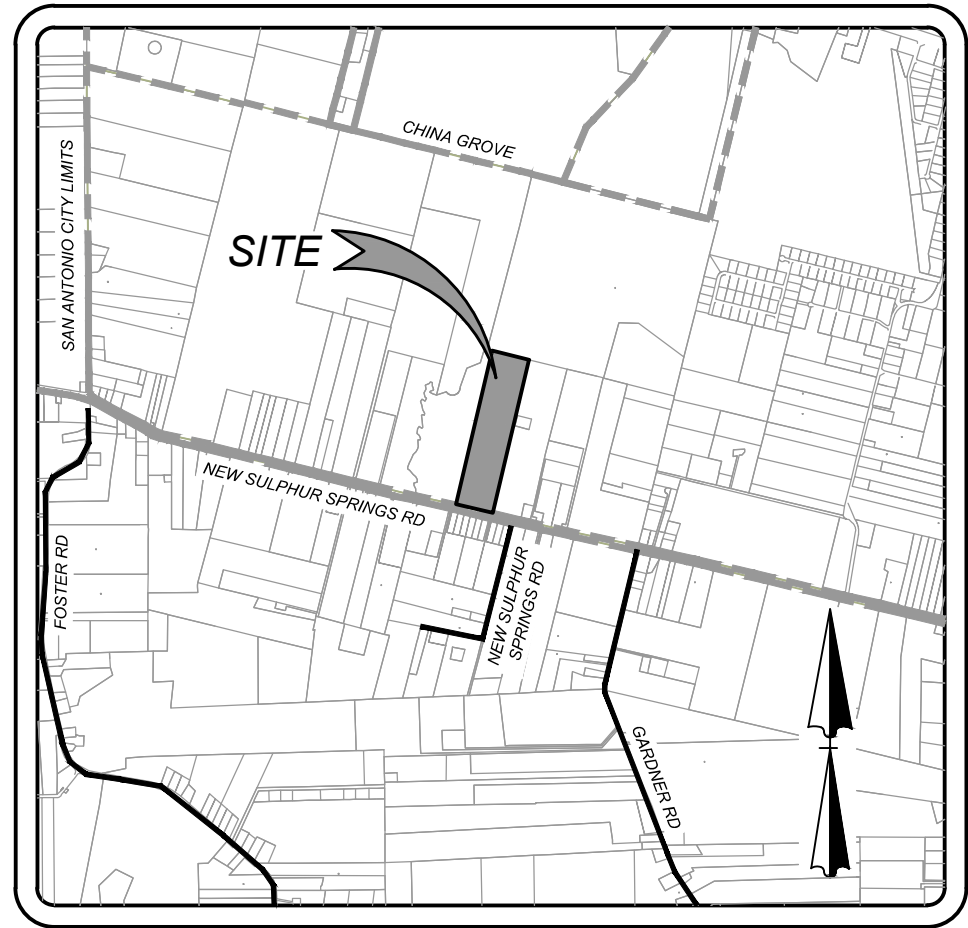
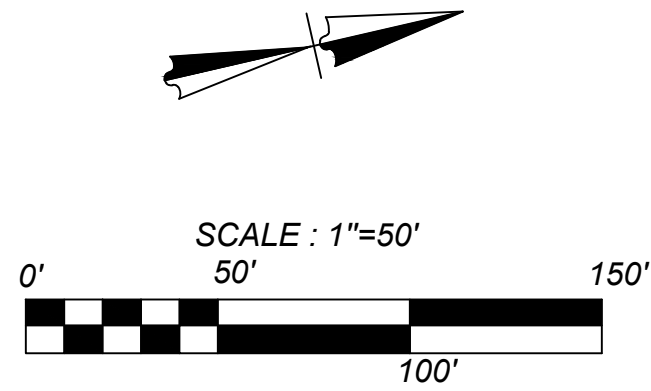
MIRO MEADOWS
BEXAR COUNTY, TEXAS
TREE PRESERVATION PLAN



IMPORTANT NOTE:
1) 2" MINIMUM - 1.5 CALIPER INCH MEDIUM CANOPY SHADE TREES TO BE PLANTED PER LOT. ALL TREES ARE REQUIRED TO BE MEDIUM TO LARGE CANOPY TREES. A MEDIUM TO LARGE CANOPY TREE IS DESIGNATED IN CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE APPENDIX E.
2) DISTURBED AREAS WILL BE RECLAIMED BY DRILL SEEDING WITH A NATIVE SEED MIX AND ENSURING 85% ESTABLISHMENT.

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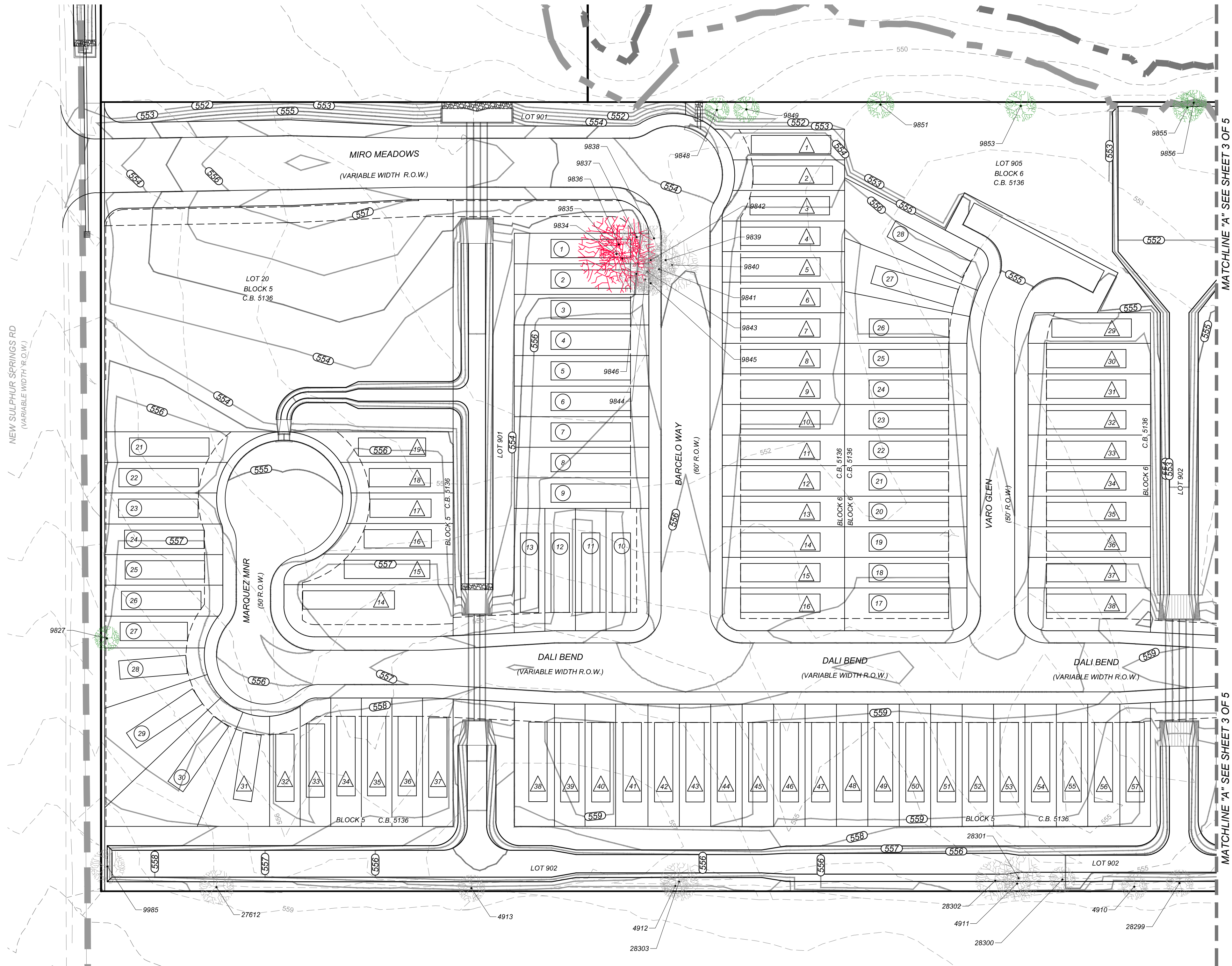
GRADING PLAN NOTE:
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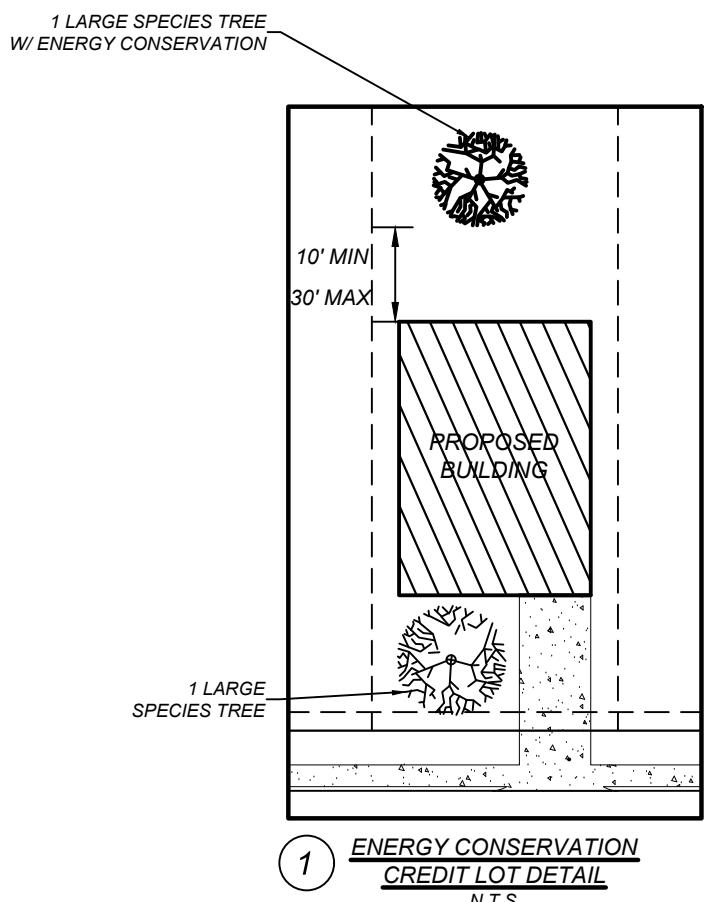
LEGEND

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- PROPERTY LIMITS
PROPOSED 100-YR FLOODPLAIN LIMITS
30' RIPARIAN BUFFER

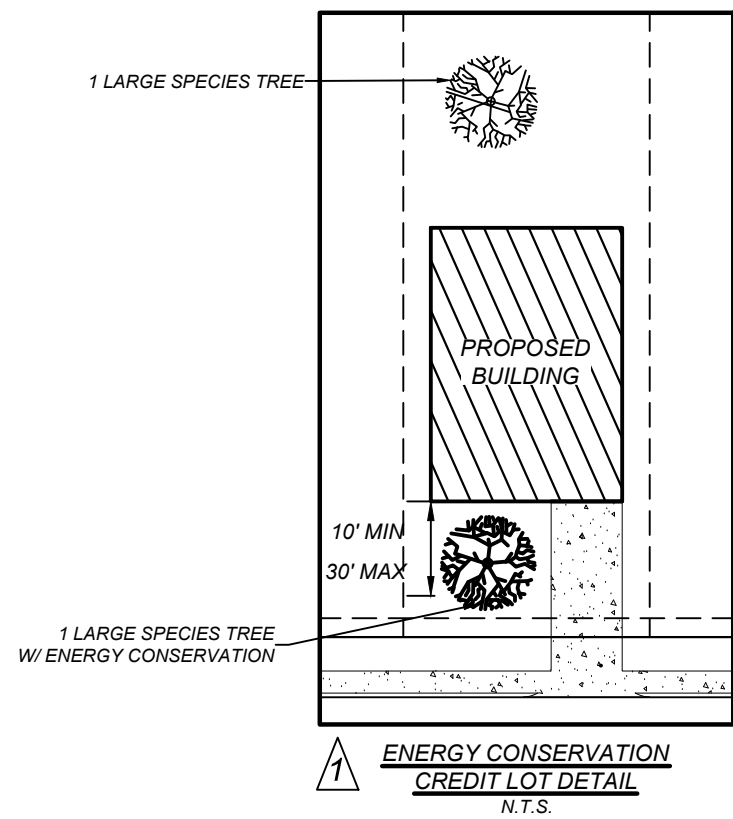


MATCHLINE "A" SEE SHEET 3 OF 5

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1 LOT NUMBERS WITH CIRCLES SHALL HAVE ONE (1) LARGE SPECIES TREE PLANTED IN THE FRONT YARD, ONE (1) LARGE SPECIES TREE IN THE BACK YARD WITHIN THE ENERGY CONSERVATION LIMITS. DEVELOPER TO PLANT 2" CALIPER TREES



1 LOT NUMBERS WITH TRIANGLES SHALL HAVE ONE (1) LARGE SPECIES TREE PLANTED IN THE FRONT YARD WITHIN THE ENERGY CONSERVATION LIMITS. ONE (1) LARGE SPECIES TREE IN THE BACK YARD. DEVELOPER TO PLANT 2" CALIPER TREES.

MIRO MEADOWS
BEXAR COUNTY, TEXAS
TREE PRESERVATION PLAN

ISSUE DATE
REVISIONS

PLAT NO.
22-11800054

JOB NO. 314-46-02
DATE: JUNE 2022
DRAWN: RH CHECKED: JM

SHEET NUMBER:

2 OF 5

IMPORTANT NOTE:

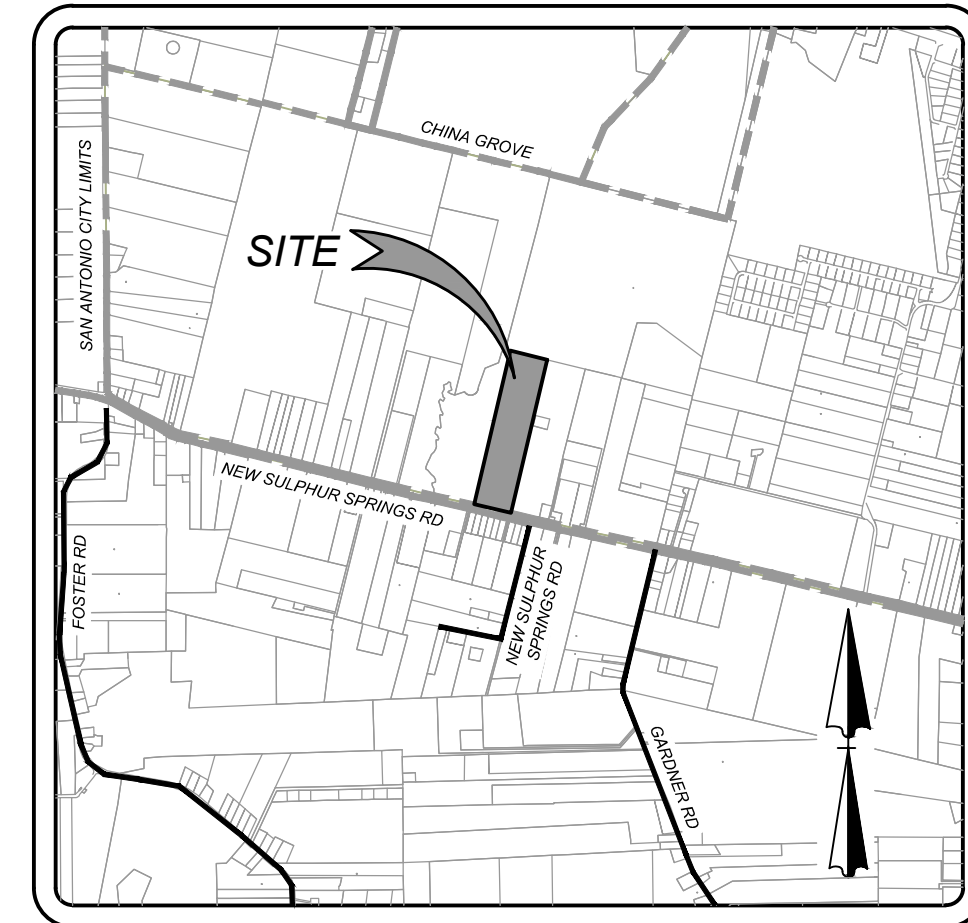
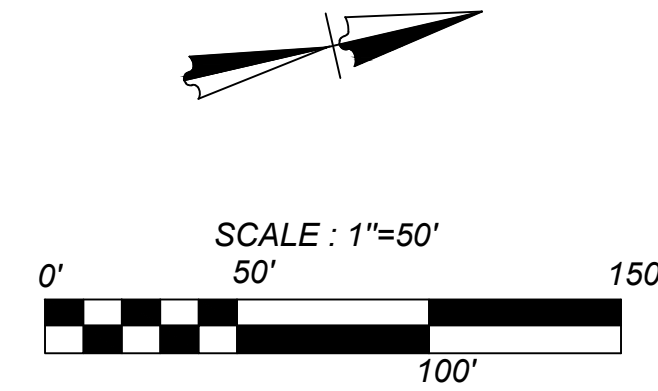
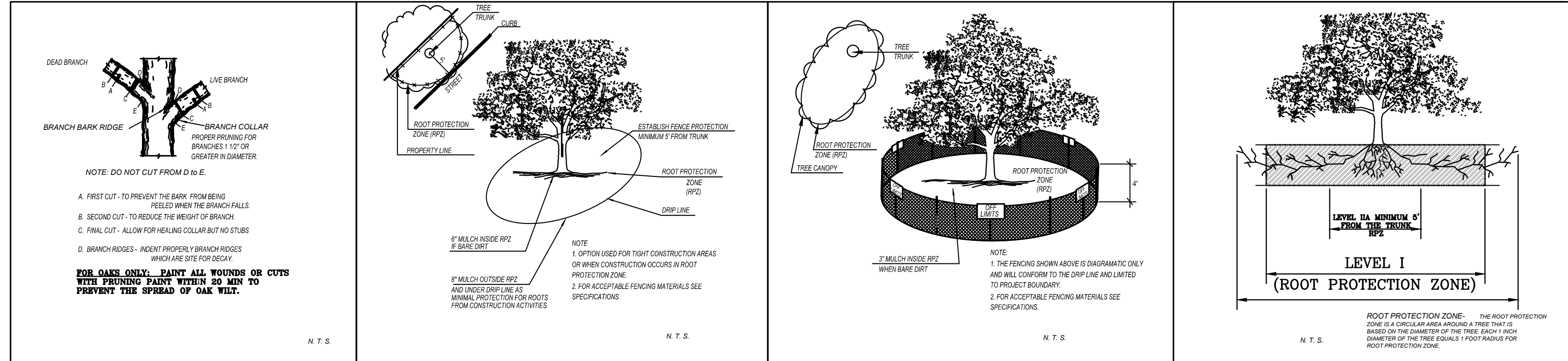
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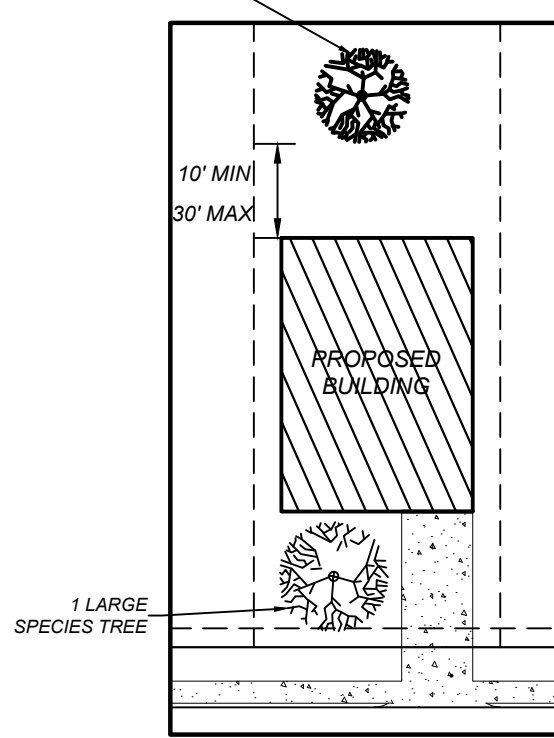
LOCATION MAP
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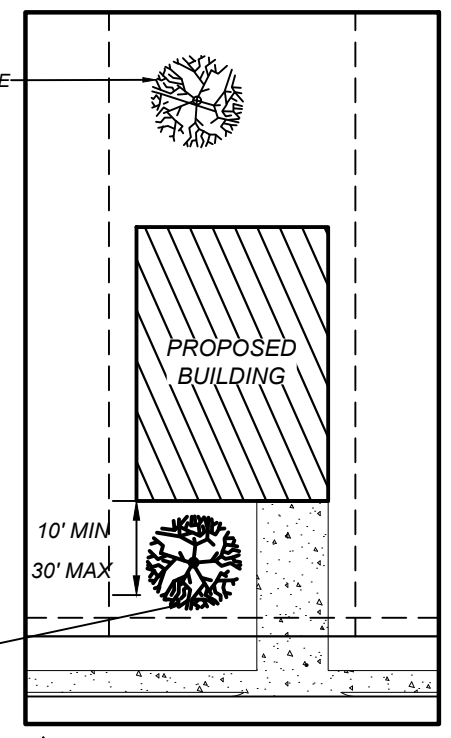
1 LARGE SPECIES TREE
W/ ENERGY CONSERVATION



1 ENERGY CONSERVATION
CREDIT LOT DETAIL
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MIRO MEADOWS
BEXAR COUNTY, TEXAS
TREE PRESERVATION PLAN

PLAT NO.
22-11800054
JOB NO. 314-48-02
DATE: JUNE 2022
DRAWN: RH CHECKED: JM
SHEET NUMBER:
3 OF 5

K&W
ENGINEERS + SURVEYING
12251
Phone # (210) 879-8444 • Fax # (210) 879-8441
TBPE Firm #: 9513 • TBPE S Firm #: 1012300

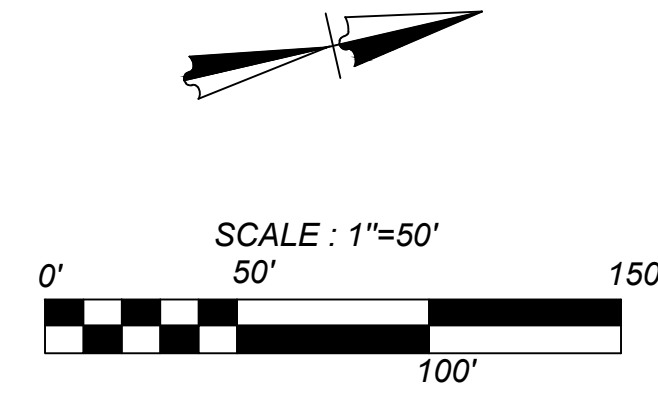
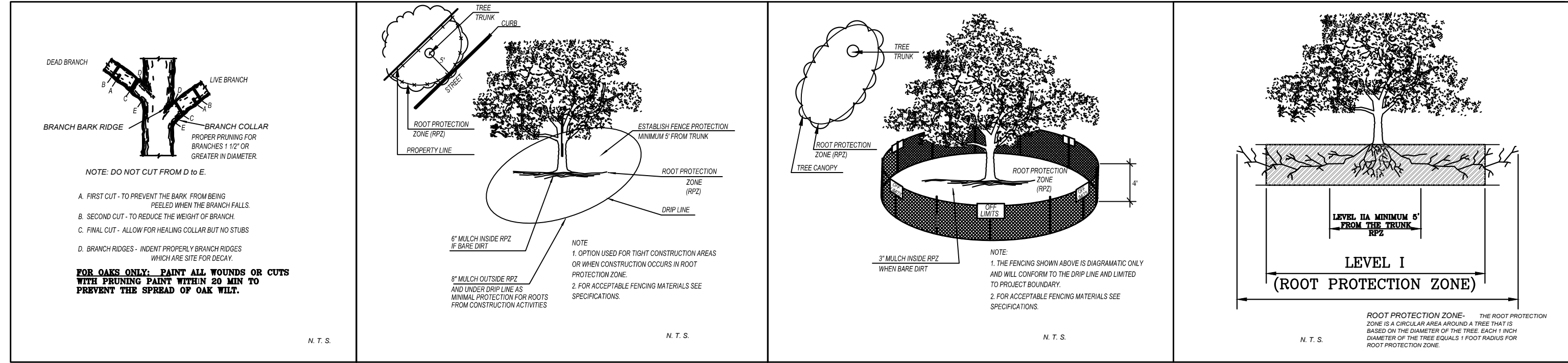
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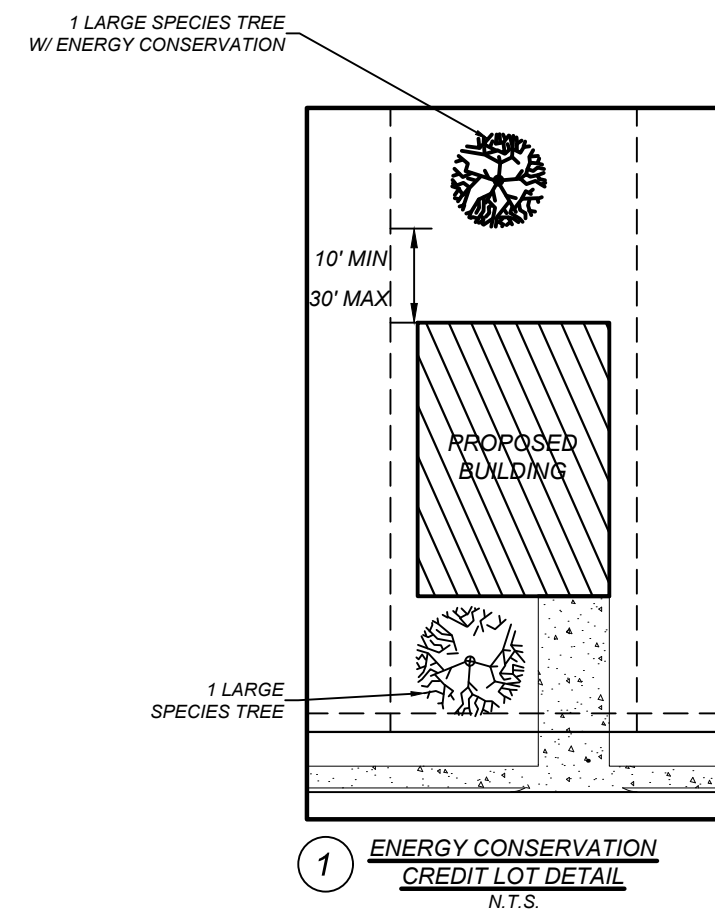
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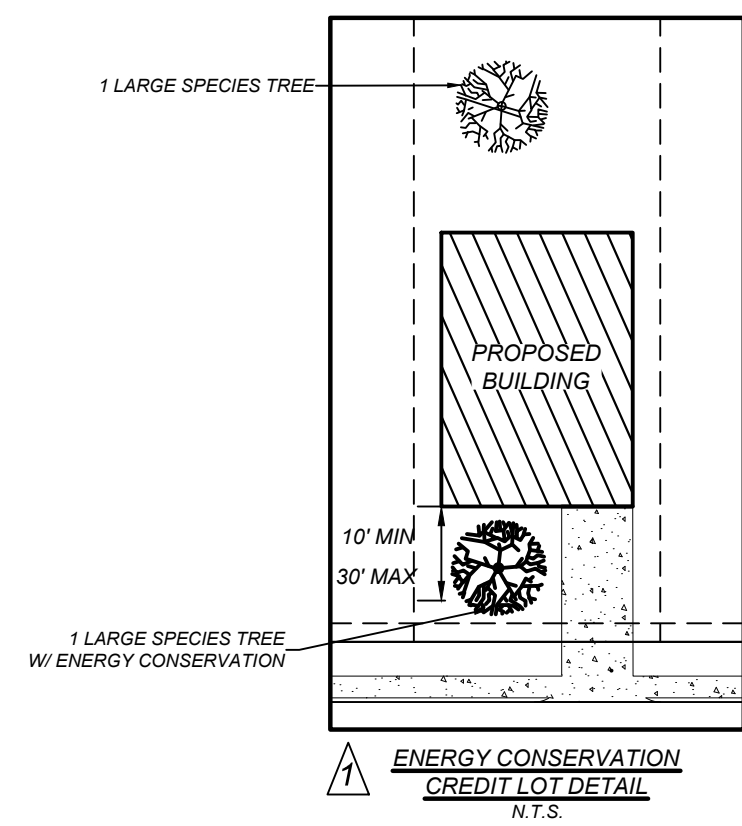
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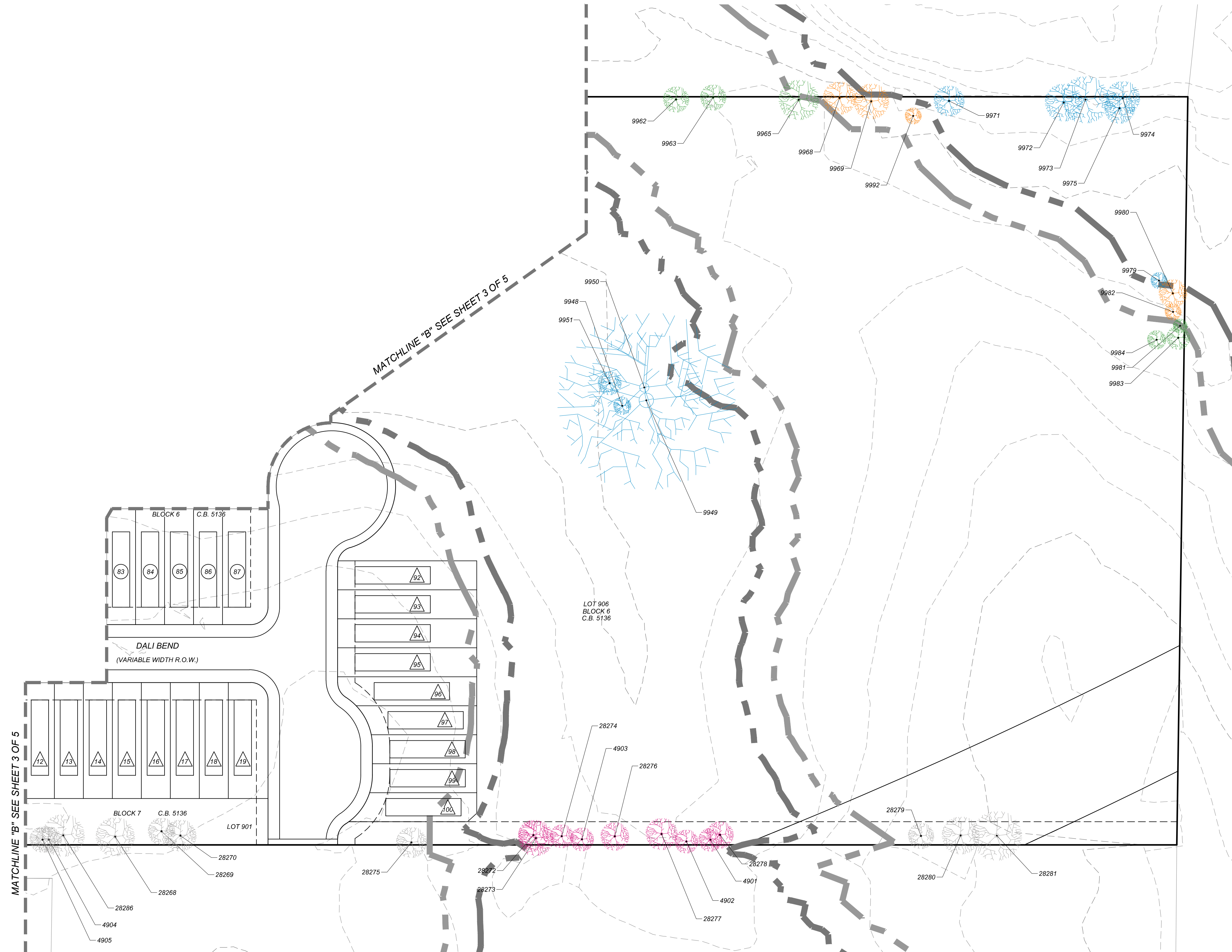
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MIRO MEADOWS
BEXAR COUNTY, TEXAS
TREE PRESERVATION PLAN

Date: Tue 18, 2023, 5:57pm User ID: arodriquez
File: N:\314\46\02\Design\Civil\Trees\TPP3144602.dwg

SIGNIFICANT TREE (5.0" - 11.5") INVENTORY TABLE				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY (SQFT)
9981	Texas Persimmon		6	275
SUB. TOT. INCHES		0.00	6.00	
RIPARIAN BUFFER		0.00	0.00	TOTAL SOFT FINAL CANOPY COVER
TOTAL INCHES BY CATEGORY			6.00	
PRESERVATION PRECENTAGE			100%	
MITIGATION REQUIRED (RESIDENTIAL)			(4.00)	275.00

SIGNIFICANT TREE (6" - 23.5") INVENTORY TABLE				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY (SQFT)
9984	Elm		8	875
SUB. TOT. INCHES		0.00	8.00	
RIPARIAN BUFFER		0.00	40.50	TOTAL SOFT FINAL CANOPY COVER
TOTAL INCHES BY CATEGORY			48.50	
PRESERVATION PRECENTAGE			100%	
MITIGATION REQUIRED (RESIDENTIAL)			(32.00)	875.00

SIGNIFICANT TREE (10" - 23.5") INVENTORY TABLE				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY (SQFT)
9827	Hackberry		10	875
9835	Hackberry	18.5		
9836	Hackberry	16.5		
9848	Hackberry		10	875
9849	Hackberry		10.5	875
9851	Hackberry		11	875
9853	Mesquite		12.5	550
9855	Hackberry		12	875
9856	Hackberry		10.5	875
9862	Hackberry		10.5	875
9933	Mesquite	11.5		
9934	Hackberry	11.5		
9936	Hackberry	11.5		
9937	Hackberry	13		
9938	Hackberry	11		
9939	Mesquite	12.5		
9962	Hackberry		11	875
9963	Hackberry		11	875
9965	Mesquite		17	550
9983	Hackberry		10	875
9991	Hackberry	18		
SUB. TOT. INCHES		124.00	136.00	
RIPARIAN BUFFER		0.00	105.00	TOTAL SOFT FINAL CANOPY COVER
TOTAL INCHES BY CATEGORY			365.00	
PRESERVATION PRECENTAGE			66%	
MITIGATION REQUIRED (RESIDENTIAL)			(114.00)	9,850.00

HERITAGE TREE (1:1) INVENTORY TABLE				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY (SQFT)
9834	Hackberry	31		
9935	Hackberry	24		
28284	Mesquite		25	550
SUB. TOT. INCHES		55.00	25.00	
RIPARIAN BUFFER		0.00	0.00	TOTAL SOFT FINAL CANOPY COVER
TOTAL INCHES BY CATEGORY			80.00	
PRESERVATION PRECENTAGE			31%	
MITIGATION REQUIRED (RESIDENTIAL)			55.00	550.00

RIPARIAN BUFFER (SIGNIFICANT TREE (6.0" - 23.5"))				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY
9932	White Mulberry		11.5	875
9969	Elm		15	875
9982	Elm		7	875
9992	Elm		7	875
SUB. TOT. INCHES		0	40.5	
TOTAL INCHES BY CATEGORY			40.5	TOTAL SOFT FINAL CANOPY COVER
PRESERVATION PRECENTAGE			100%	
MITIGATION REQUIRED (RESIDENTIAL)			(8.00)	

RIPARIAN BUFFER (SIGNIFICANT TREE (10" - 23.5"))				
TAG #	SPECIES	REMOVED	PRESERVED	FINAL CANOPY
9857	Hackberry		10	875
9931	Hackberry		16	875
9943	Hackberry		23	875
9958	Hackberry		10	875
9960	Hackberry		20	875
9968	Hackberry		14	875
9980	Hackberry		12	875
SUB. TOT. INCHES		0	105	
TOTAL INCHES BY CATEGORY			105	TOTAL SOFT FINAL CANOPY COVER
PRESERVATION PRECENTAGE			100%	
MITIGATION REQUIRED (RESIDENTIAL)			(21.00)	

FLOODPLAIN (SIGNIFICANT TREE (6.0" - 23.5"))			
TAG #	SPECIES	REMOVED	PRESERVED
9948	White Mulberry		7.5
9979	Elm		7
SUB. TOT. INCHES		0.00	14.50
TOTAL INCHES BY CATEGORY			14.50
PRESERVATION PRECENTAGE			100%
MITIGATION REQUIRED (RESIDENTIAL)			(3.00)

FLOODPLAIN (SIGNIFICANT TREE (10.0" - 23.5"))			
TAG #	SPECIES	REMOVED	PRESERVED
4901	Hackberry	10	
4902	Hackberry	10	
4903	Hackberry	10	
9880	Hackberry		10
9881	Hackberry		10
9884	Hackberry		11
9886	Hackberry		11
9889	Hackberry		10
9893	Hackberry		10.5
9894	Hackberry		22
9895	Hackberry		18
9897	Hackberry		17
9898	Hackberry		16
9899	Hackberry		10
9900	Hackberry		10
9930	Hackberry		12
9941	Hackberry		13
9944	Mesquite		11
9945	Hackberry		13
9946	Hackberry		10
9947	Hackberry		20
9951	Hackberry		10
9952	Hackberry		15
9953	Hackberry		10
9954	Hackberry		10
9955	Hackberry		13
9971	Hackberry		13
9972	Hackberry		16
9973	Hackberry		20
9974	Hackberry		14.5
9975	Hackberry		13
28272	Hackberry	13	
28273	Hackberry	15	
28274	Hackberry	10	
28276	Hackberry	12	
28277	Hackberry	13.5	
28278	Hackberry	11.5	
SUB. TOT. INCHES		105.00	369.00
TOTAL INCHES BY CATEGORY			474.00
PRESERVATION PRECENTAGE			78%
MITIGATION REQUIRED (RESIDENTIAL)			11.00

FLOODPLAIN HERITAGE TREES			
TAG #	SPECIES	REMOVED	PRESERVED
9949	Live Oak		75.5
9950	Live Oak		48
SUB. TOT. INCHES		0.00	123.50
TOTAL INCHES BY CATEGORY			123.50
HERITAGE PRESERVATION PERCENTAGE			100%
MITIGATION REQUIRED (RESIDENTIAL)			0.00

Exempt Trees (R.O.W. / Easment)		
TAG #	SPECIES	INCHES
4904	Hackberry	11
4905	Hackberry	11
4906	Mesquite	12
4907	Mesquite	11
4908	Mesquite	11
4909	Hackberry	10
4910	Hackberry	10.5
4911	Hackberry	11
4912	Hackberry	10
4913	Hackberry	11
9837	Hackberry	12
9838	Hackberry	10.5
9839	Hackberry	12
9840	Hackberry	21
9841	Hackberry	13
9842	White Mulberry	7.5
9843	Hackberry	16
9844	Hackberry	10
9845	Hackberry	10
9846	Hackberry	15
9940	Hackberry	20
9942	Hackberry	10
9985	Mesquite	14
27612	Mesquite	14
28268	Hackberry	16.5
28269	Hackberry	11.5
28270	Hackberry	13.5
28275	Mesquite	13
28279	Hackberry	11
28280	Hackberry	16
28281	Mesquite	21
28282	Mesquite	21
28283	Mesquite	19
28285	Mesquite	12.5
28286	Hackberry	18
28287	Hackberry	15
28288	Mesquite	11
28289	Hackberry	10.5
28291	Hackberry	12
28292	Hackberry	10
28293	Hackberry	13.5
28294	Hackberry	13
28295	Hackberry	13
28296	Hackberry	11
28297	Mesquite	13
28298	Hackberry	10.5
28299	Hackberry	11
28300	Hackberry	10.5
28301	Hackberry	18
28302	Hackberry	16
28303	Hackberry	15.5

Exempt Trees (Dead or In-Decline)		
TAG #	SPECIES	INCHES
9861	Live Oak	78

Outside Boundary		
TAG #	SPECIES	INCHES
9828	Hackberry	14.5
9833	Hackberry	16
9854	Mesquite	24
9863	Hackberry	13.5
9864	Hackberry	22
9867	Hackberry	20
9883	Hackberry	14
9892	Hackberry	13.5
9956	Hackberry	26
9959	Hackberry	10
9961	Hackberry	16
9966	Hackberry	11
9970	Hackberry	16

TREE PRESERVATION CALCULATIONS			
SIGNIFICANT TREES (5.0" - 11.5")			
-PRESERVATION PERCENTAGE		100%	
-MITIGATION REQUIRED		(4.00)	INCHES
SIGNIFICANT TREES (6" - 23.5")			
-PRESERVATION PERCENTAGE		100%	
-MITIGATION REQUIRED		(32.00)	INCHES
SIGNIFICANT TREES (10" - 23.5")			
-PRESERVATION PERCENTAGE		96%	
-MITIGATION REQUIRED		(114.00)	INCHES
SIGNIFICANT TREES OVERALL PRESERVATION (INCLUDES ONLY 6"-23.5 & 10"-23.5 CAT.)		94%	
HERITAGE TREES (1:1)			
-PRESERVATION PERCENTAGE		31%	
-MITIGATION REQUIRED		55.00	INCHES
HERITAGE TREES (3:1)			
-PRESERVATION PERCENTAGE		N/A	
-MITIGATION REQUIRED		0.00	INCHES
HERITAGE TREES OVERALL PRESERVATION			
FLOOD PLAIN SIGNIFICANT TREES			
-PRESERVATION PERCENTAGE		79%	
-MITIGATION REQUIRED		8.00	INCHES
FLOOD PLAIN HERITAGE TREES			
-PRESERVATION PERCENTAGE		100%	
-MITIGATION REQUIRED		0.00	INCHES
30' RIPARIAN BUFFER SIGNIFICANT TREES			
-TREES PRESERVATION PERCENTAGE		100%	
-MITIGATION REQUIRED		(30.00)	INCHES
30' RIPARIAN BUFFER HERITAGE TREES			
-PRESERVATION PERCENTAGE		N/A	
-MITIGATION REQUIRED		0.00	INCHES
TOTAL INCHES MITIGATION REQUIRED		63.00	INCHES

PROPOSED MITIGATION	
PROPOSED ADDITIONAL TREES TO BE PLANTED	
-NO. OF SINGLE FAMILY LOTS RECEIVING TREES	188 LOTS
-TOTAL INCHES PROVIDED 188 LOTS * 2 LARGE SPECIES TREE PER LOT * 2 IN. PER TREE + 10 LARGE SPECIES TREE IN 900 LOTS * 2 IN. PER TREE	772.00 INCHES
-MINUS 1.5 IN. PER TREE FOR COSA UNIFIED DEVELOPMENT CODE REQUIREMENT (188 LOTS * 2 LARGE SPECIES * 1.5 IN.)	564.00 INCHES
-TOTAL INCHES PROVIDED FOR TREE PRESERVATION MITIGATION	208.00 INCHES
TOTAL INCHES MITIGATION REQUIRED	(145.00) INCHES

FINAL TREE CANOPY CALCULATIONS			
PROJECT DATA			
-PROJECT AREA OUTSIDE OF FLOODPLAIN		32.48	ACRES
-FINAL TREE CANOPY REQUIREMENT		38%	
-FINAL TREE CANOPY AREA REQUIRED		537,634.94	SQFT
EXISTING TREES			
-EXISTING CANOPY		21,175.00	SQFT
PROPOSED TREES			
-NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS		188	LOTS
-PROPOSED CANOPY LOTS DESIGNATED BY (O) (1 TREES PER LOT * 69 LOTS * 1200 SQ-FT PER TREE * 1.5 ENERGY CONSERVATION CREDIT + 1 TREES PER LOT * 69 LOTS * 1200 SQ-FT PER TREE) LOTS DESIGNATED BY (A) (1 TREES PER LOT * 119 LOTS * 1200 SQ-FT PER TREE * 1.5 ENERGY CONSERVATION CREDIT + 1 TREES PER LOT * 119 LOTS * 1200 SQ-FT PER TREE) TREES PLANTED IN 900 LOTS (10 TREES * 1200 SQ-FT PER TREE)		576,000.00	SQFT
-PROPOSED CANOPY COVER (90%)		518,400.00	SQFT
TOTAL FINAL CANOPY PROVIDED (EXISTING AND PROPOSED)		539,575.00	SQFT
TOTAL TREE CANOPY MITIGATION REQUIRED		(1,940.08)	SQFT

PLANT SCHEDULE				
SPECIES	COMMON NAME	HEIGHT	SIZE	QTY
QUERCUS TEXANA	RED OAK	L	2" CAL	78
TAXODIUM MICRONATUM	MONTEZUMA CYPRESS	L	2" CAL	77
CEDRUS DEODARA	DEODAR CEDAR	L	2" CAL	77
QUERCUS MACROCARPA	BUR OAK	L	2" CAL	77
QUERCUS VIRGINIANA	LIVE OAK	L	2" CAL	77
			TOTAL	386

TREE PROTECTION NOTES

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5) OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. 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.
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF SAN ANTONIO.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

CONTRACTOR NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO SITE DEVELOPMENT TO STAY IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION 35-477 (5) (C), WHICH STATES A PRE CONSTRUCTION MEETING IS REQUIRED TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES. THIS CAN BE SCHEDULED WITH FENCING INSPECTION, 207-1111.