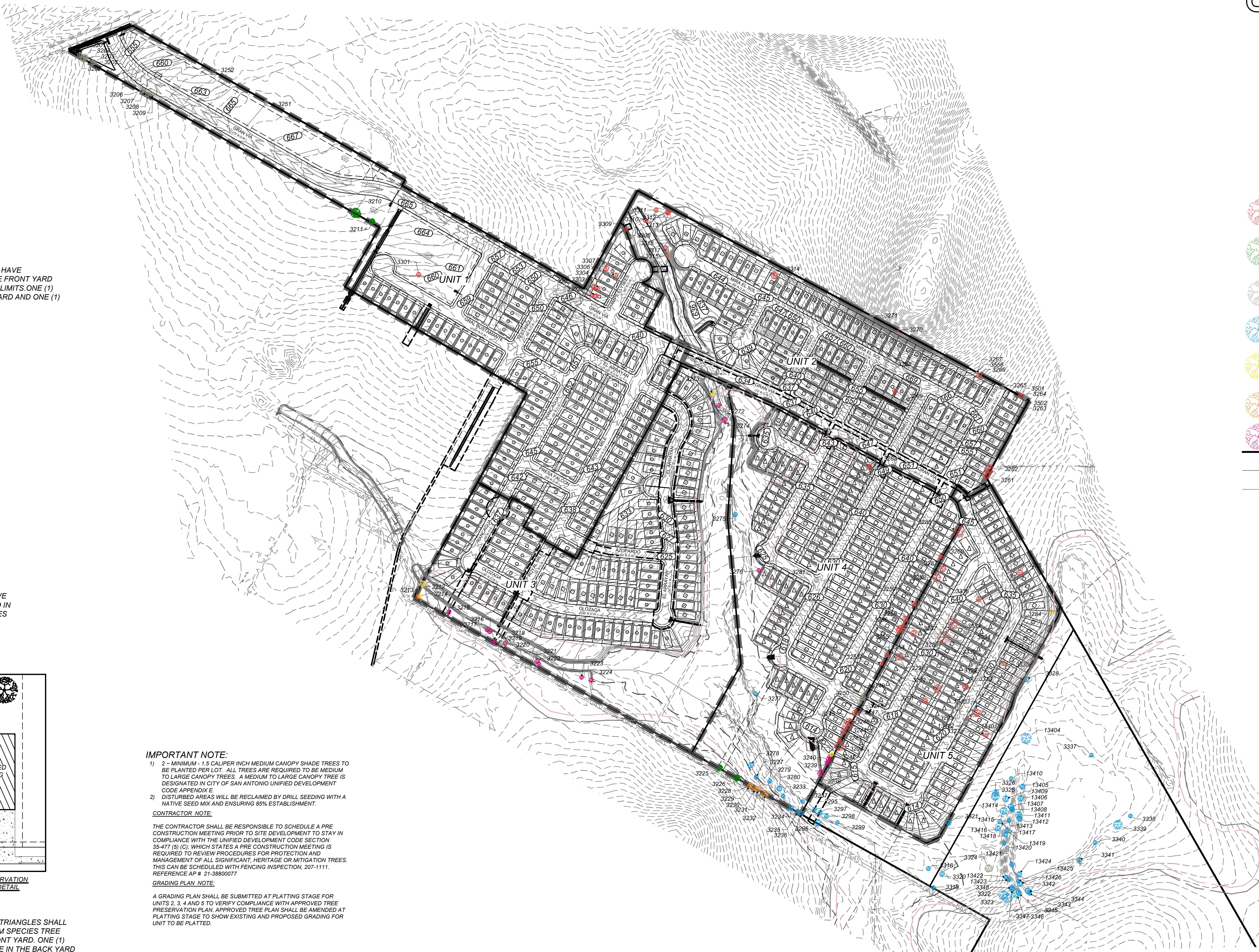


LOCATION MAP
N.T.S.

LEGEND

- REMOVED
- PRESERVED
- EXEMPT
- PRESERVED - FEMA
- REMOVED - RIPARIAN BUFFER
- PRESERVED - RIPARIAN BUFFER
- REMOVED - FEMA
- PROJECT LIMITS
- PROPOSED 100-YR FLOODPLAIN LIMITS
- 30' RIPARIAN BUFFER



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.

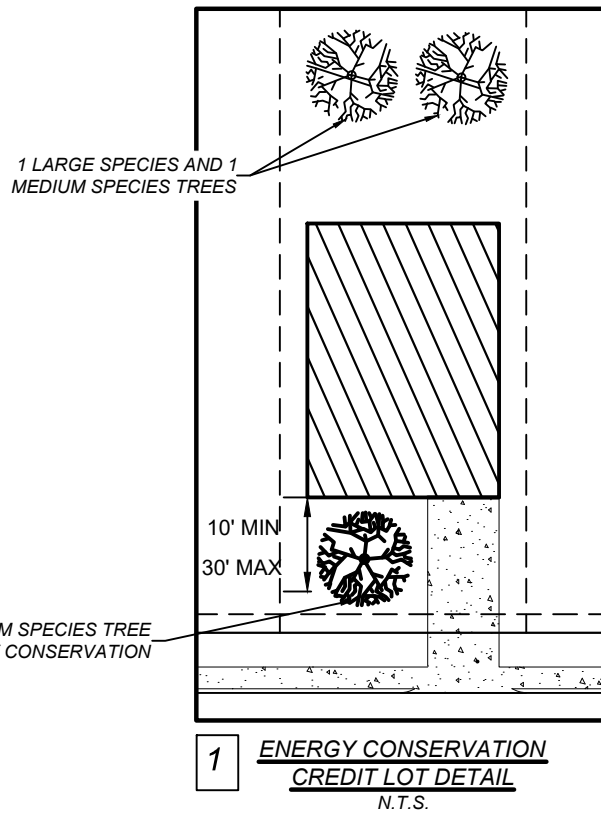
CONTRACTOR NOTE:

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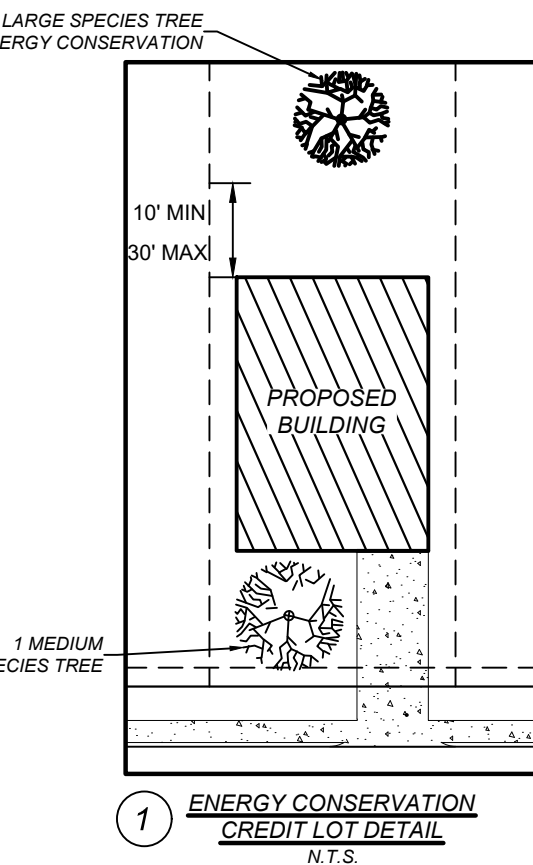
GRADING PLAN NOTE:

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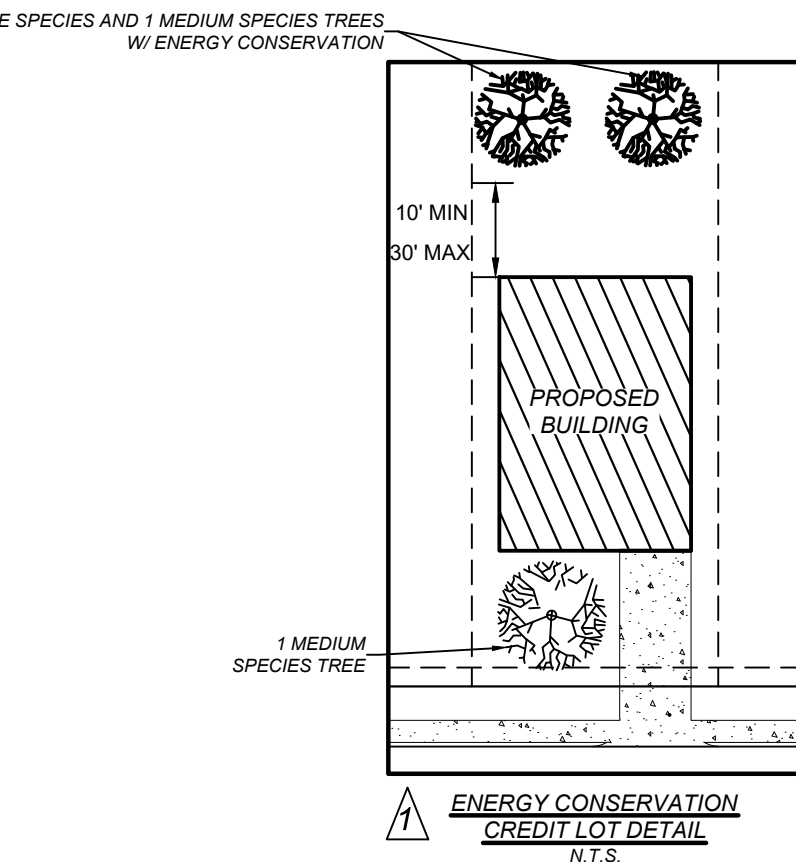
LOT NUMBERS WITH TRIANGLES SHALL HAVE ONE (1) MEDIUM SPECIES TREE PLANTED IN THE FRONT YARD, ONE (1) LARGE SPECIES TREE IN THE BACK YARD AND ONE (1) ADDITIONAL MEDIUM SPECIES TREE WITHIN THE ENERGY CONSERVATION LIMITS. SEE DETAIL THIS SHEET.

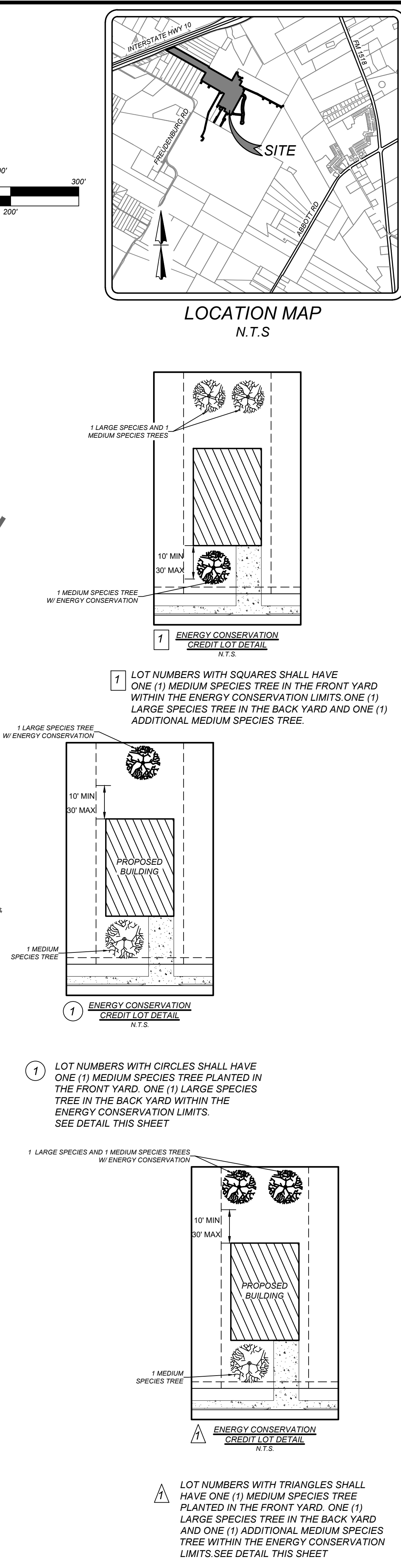


LOT NUMBERS WITH SQUARES SHALL HAVE ONE (1) MEDIUM SPECIES TREE IN THE FRONT YARD WITHIN THE ENERGY CONSERVATION LIMITS. ONE (1) LARGE SPECIES TREE IN THE BACK YARD AND ONE (1) ADDITIONAL MEDIUM SPECIES TREE. SEE DETAIL THIS SHEET.



LOT NUMBERS WITH CIRCLES SHALL HAVE ONE (1) MEDIUM SPECIES TREE PLANTED IN THE FRONT YARD, ONE (1) LARGE SPECIES TREE IN THE BACK YARD WITHIN THE ENERGY CONSERVATION LIMITS. SEE DETAIL THIS SHEET.





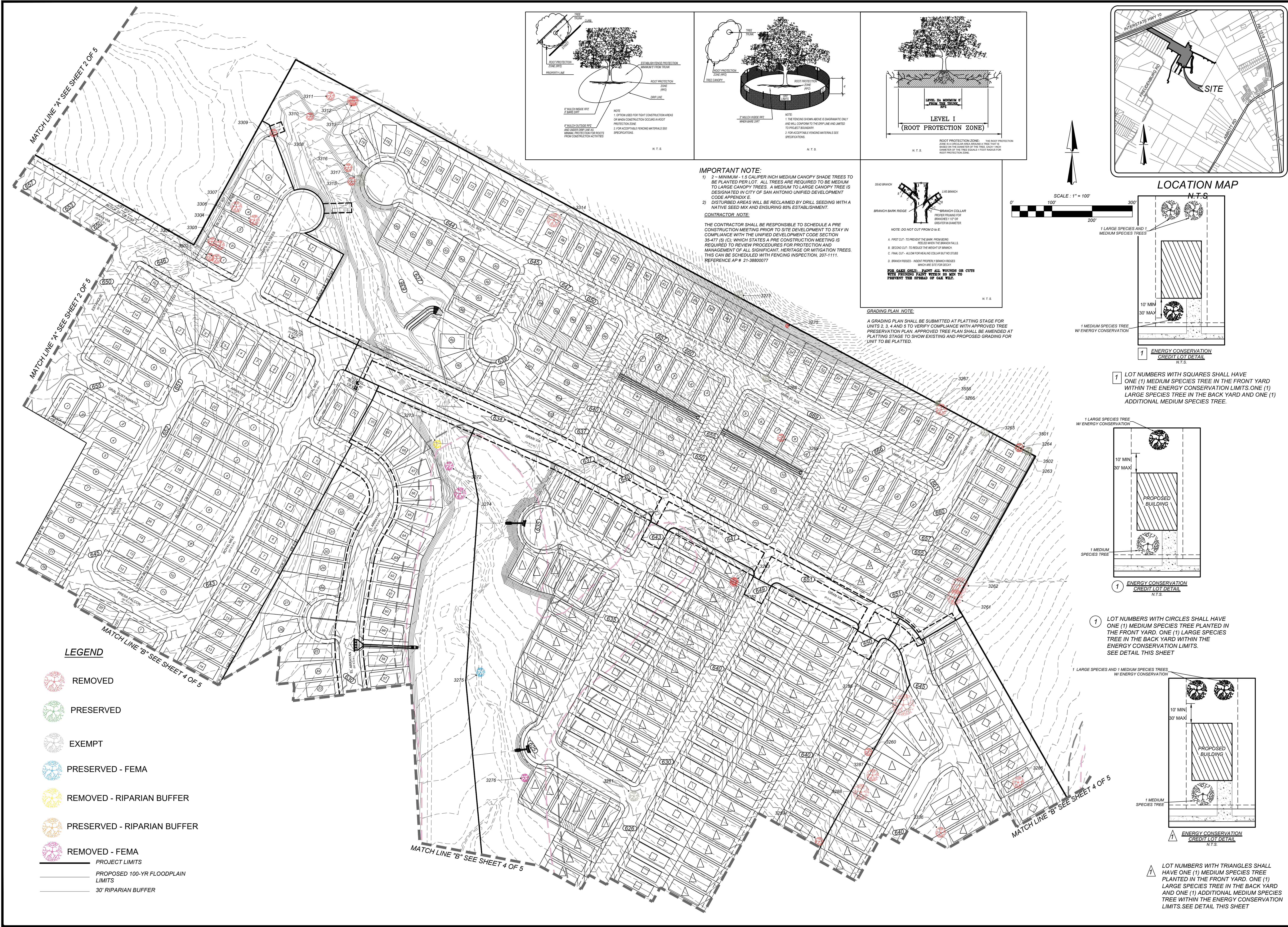
ELIZONDO SUBDIVISION
SAN ANTONIO, TEXAS
TREE PRESERVATION PLAN

PLAT NO.
20-11800598

JOB NO. 873-01-03
DATE: JANUARY 2021
DRAWN: JOC CHECKED: CG
SHEET NUMBER:

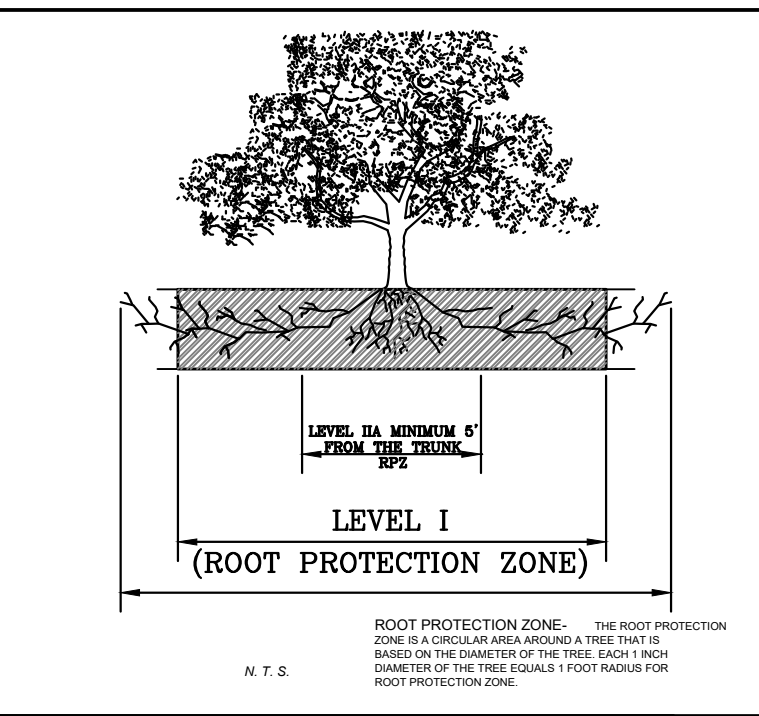
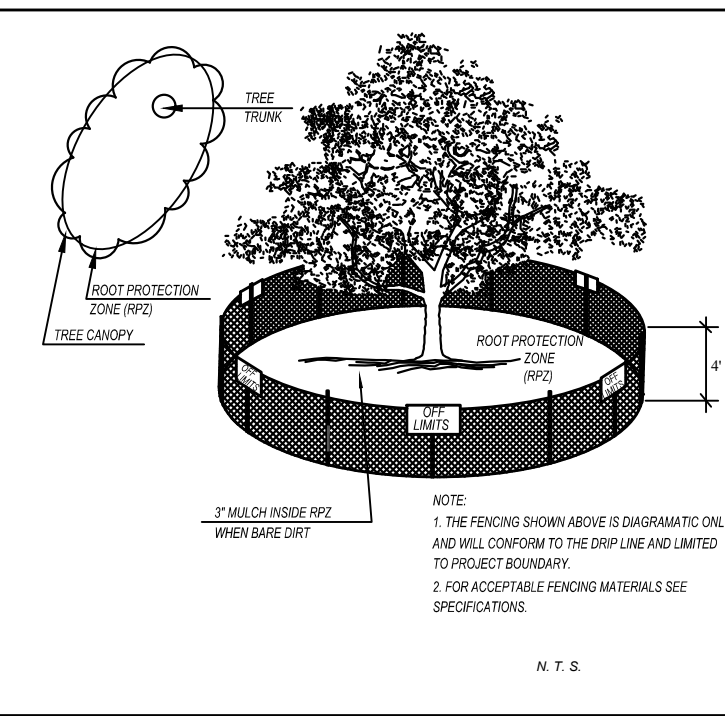
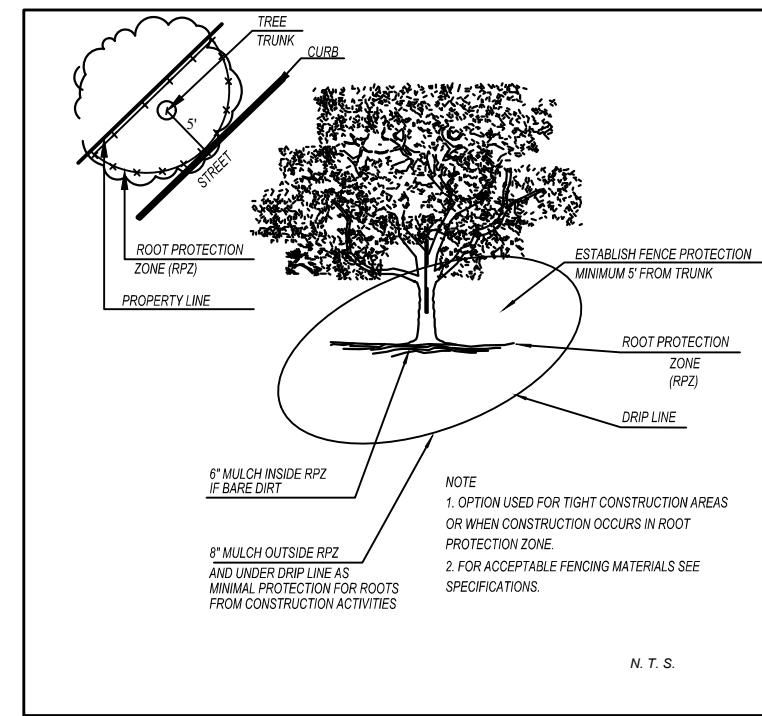
2 OF 5

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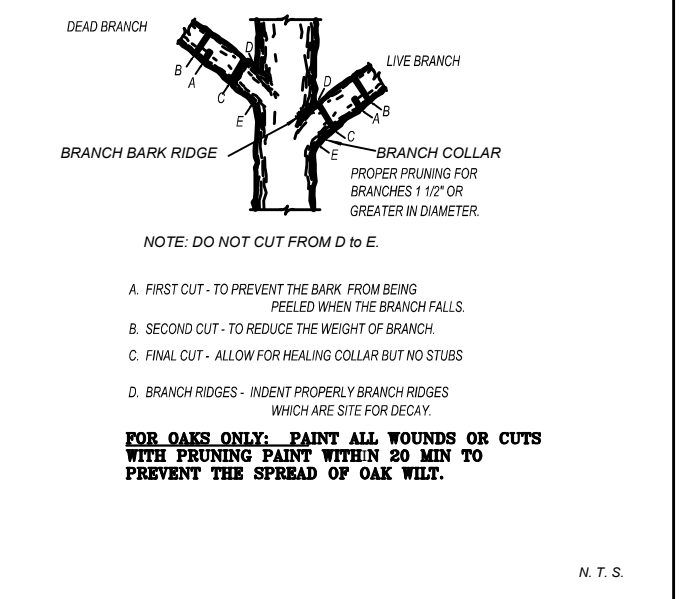


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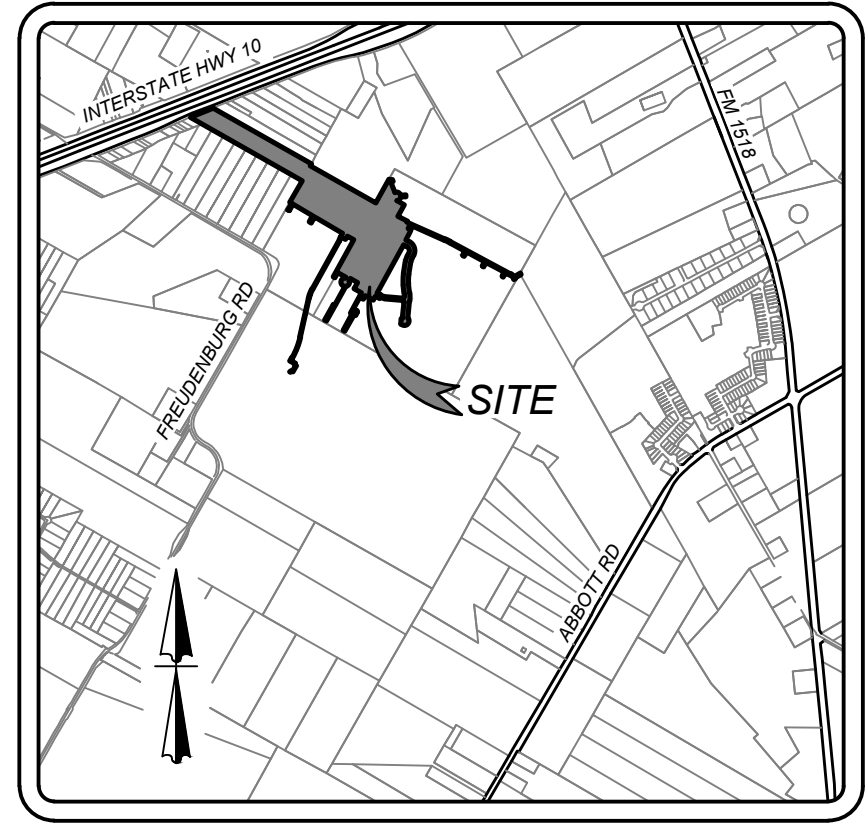
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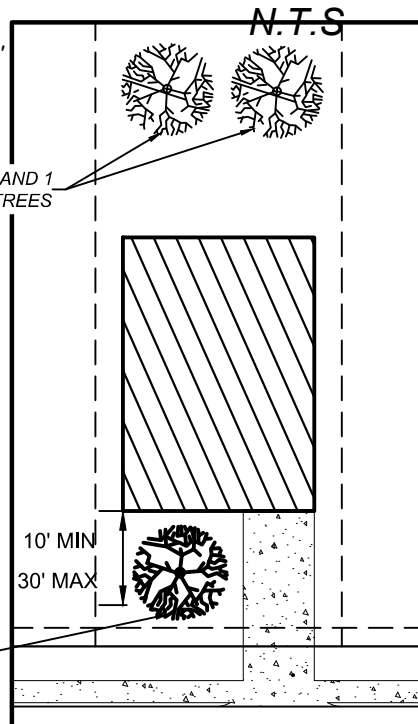
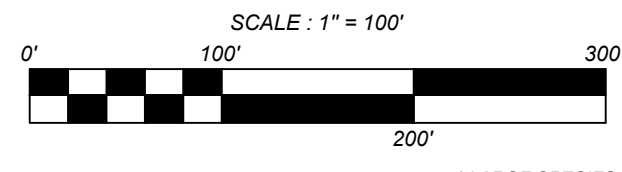
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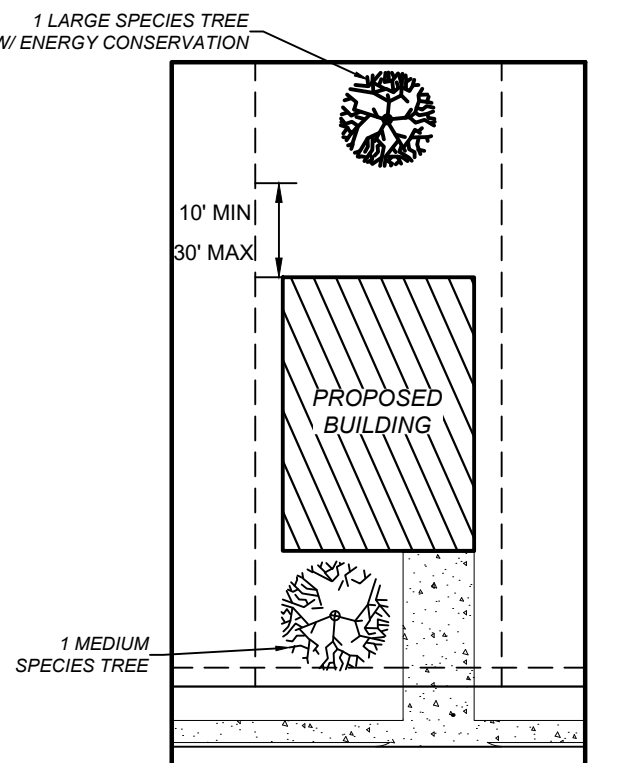
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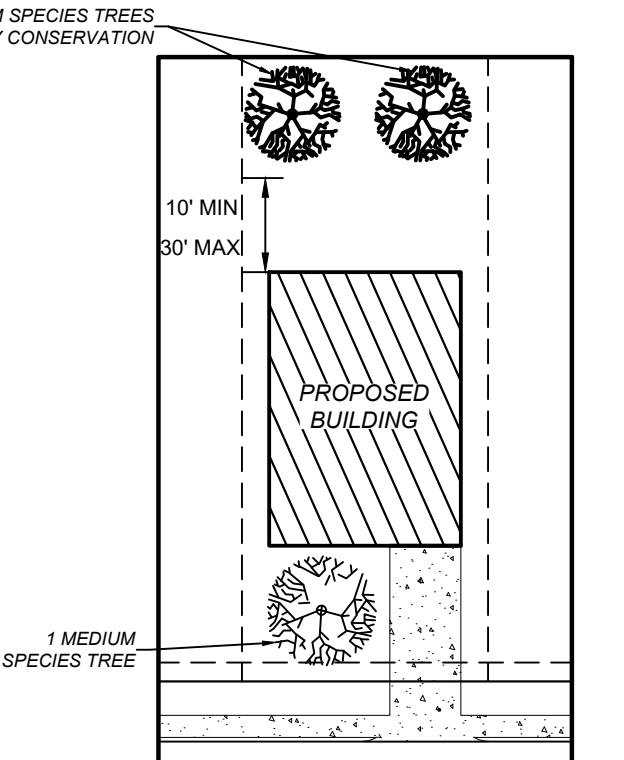
LOCATION MAP



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ENGINEERS + SURVEYING
12251
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBE Firm # 9513 • TBE Firm # 1012300

ELIZONDO SUBDIVISION
SAN ANTONIO, TEXAS

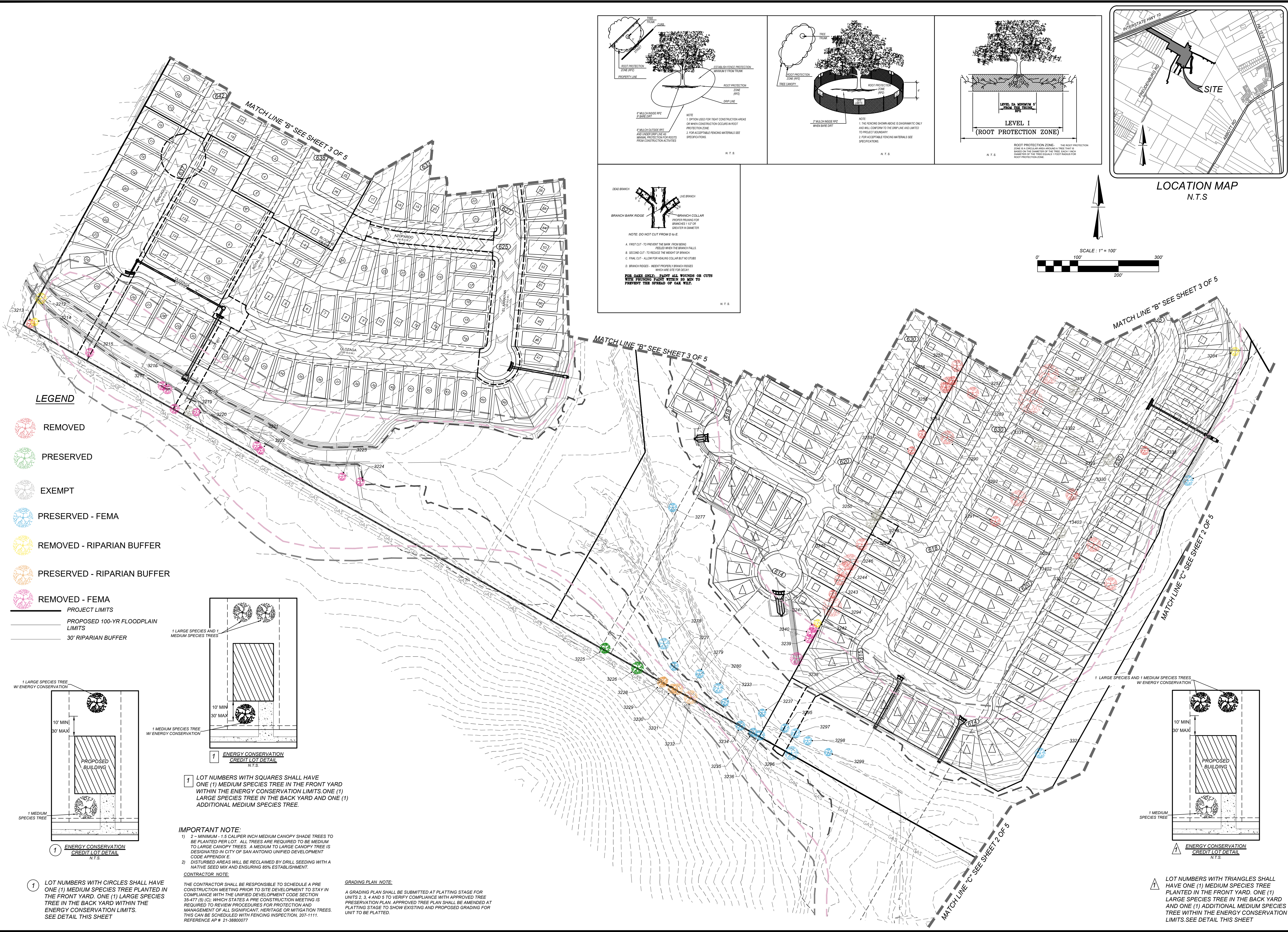
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JOB NO. : 873-01-03
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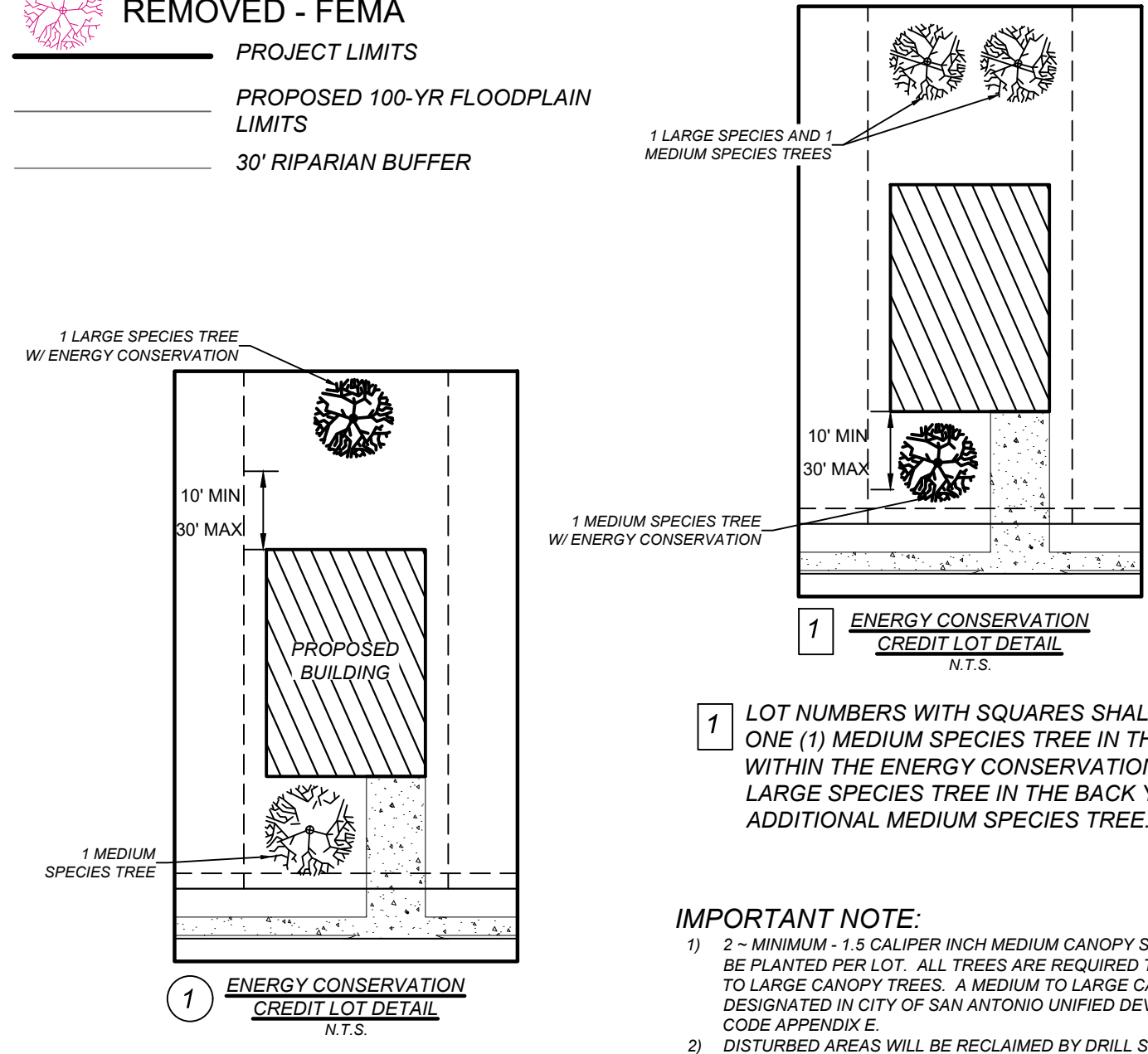
SHEET NUMBER:
3 OF 5

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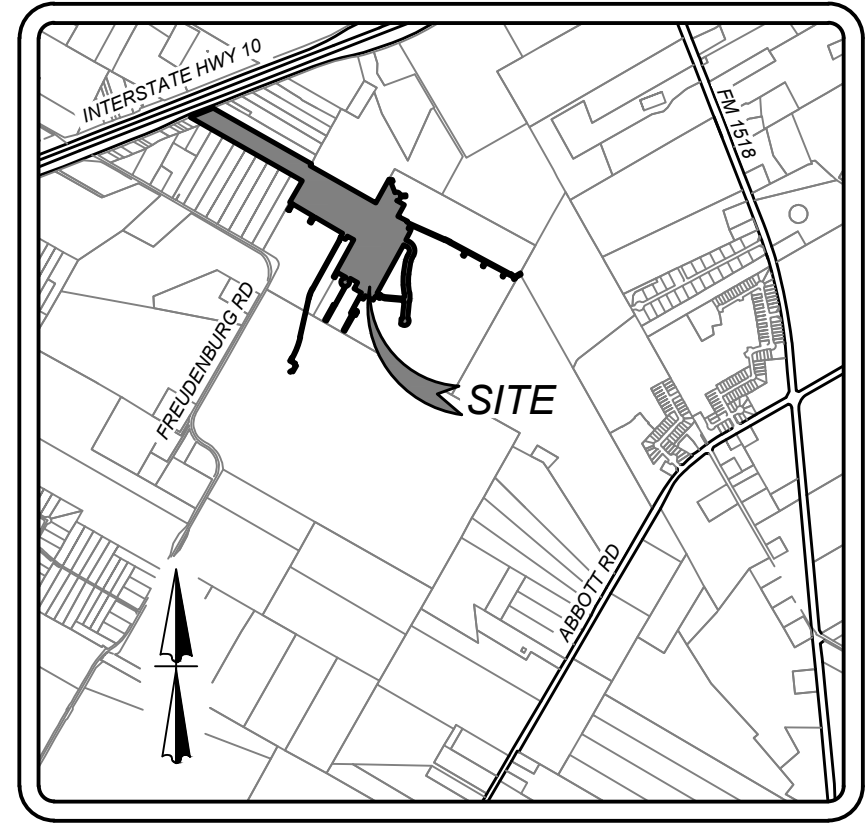
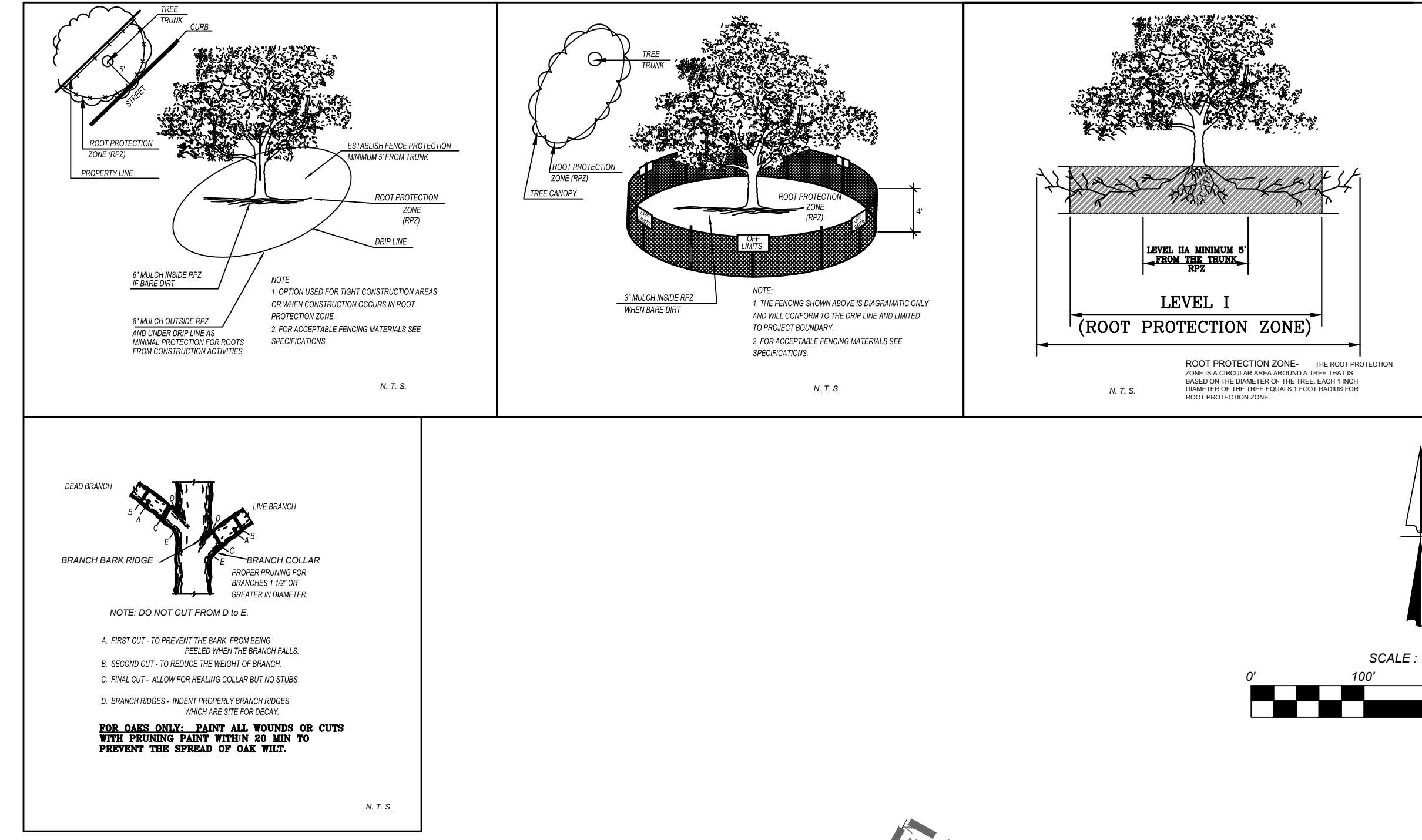
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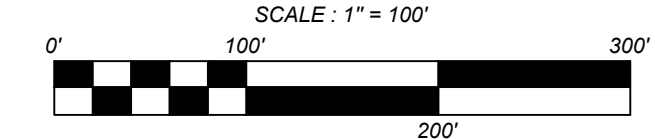
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LOCATION MAP
N.T.S



ENGINEERS + SURVEYING
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TBE# Firm #: 9513 • TBE# S Firm #: 1012300

ISSUE DATE: _____

REVISIONS: _____

ELIZONDO SUBDIVISION
SAN ANTONIO, TEXAS

TREE PRESERVATION PLAN

PLAT NO.
20-11800598

JOB NO.: 873-01-03
DATE: JANUARY 2021
DRAWN: JOC CHECKED: CG

SHEET NUMBER:
4 OF 5

Date: Dec 07, 2022, 10:47am User: ID: rhous
Filter: L:\873\GIS\Design\GMA TREES\TPB\20103.dwg

SIGNIFICANT SPECIES (5.0" - 12.0") SMALL SPECIES INVENTORY TABLE				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3270	PER 5		5	
13401	PER 7.5X7		7.5	
SUB TOTAL INCHES		0	12.5	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			12.5	
PRESERVATION PERCENTAGE			0%	
MITIGATION REQUIRED			4.38	0

SIGNIFICANT SPECIES (6.0" - 24.0") MEDIUM TO LARGE INVENTORY TABLE				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3210	MSQ 23	23		550
3211	MSQ 13X13X12X6	13		550
3213	HK 11		11	
3225	MSQ 13X13	13		550
3226	MSQ 15	15		550
3243	MSQ 10		10	
3244	MSQ 14X13X10		14	
3245	MSQ 19X9		19	
3246	MSQ 20X7		20	
3247	MSQ 15X10X9		15	
3253	MSQ 10X6		10	
3254	MSQ 11X11		11	
3255	MSQ 14		14	
3256	MSQ 18		18	
3257	MSQ 11X9		11	
3258	MSQ 15		15	
3259	MSQ 11		11	
3260	MSQ 10		10	
3261	MSQ 19		10	
3262	MSQ 21		21	
3264	MSQ 11X6		11	
3266	MSQ 14		14	
3269	MSQ 10X8X6X5X5		10	
3282	MSQ 11X9X8X6		11	
3283	MSQ 10X8		10	
3285	MSQ 15		15	
3287	MSQ 15X15		15	
3288	MSQ 20		20	
3289	MSQ 15		15	
3290	MSQ 17		17	
3291	MSQ 13X7		13	
3292	MSQ 20		20	
3301	MSQ 12X6X6		12	
3302	MSQ 10		10	
3303	MSQ 11		11	
3304	MSQ 12X11X10		12	
3305	MSQ 12X11X10X9		12	
3306	MSQ 13		13	
3307	MSQ 14X10		14	
3308	HK 10		10	
3310	MSQ 10X8		10	
3311	HUI 11X9		11	
3312	HK 13		13	
3313	HK 12		12	
3315	MSQ 10.5X7X6		10.5	
3316	MSQ 10.5		10.5	
3327	MSQ 16		16	
3330	MSQ 15X14X12		15	
3335	MSQ 11X9X8X7		11	
3336	MSQ 13		13	
13403	MSQ 18		18	
SUB TOTAL INCHES		64	625	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			689	
PRESERVATION PERCENTAGE			9%	
MITIGATION REQUIRED			177.15	2200

HERITAGE SPECIES (24.0" & UP) INVENTORY TABLE (1:1)				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3286	MSQ 27		27	
3294	MSQ 24		24	
3332	MSQ 31		31	
3333	MSQ 25X13		25	
SUB TOTAL INCHES		0	107	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			107	
PRESERVATION PERCENTAGE			0%	
MITIGATION REQUIRED (1:1)			107	0

FEMA SIGNIFICANT SPECIES (6.0"-24.0") MEDIUM TO LARGE INVENTORY TABLE				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3215	MSQ 11X7		11	
3216	MSQ 12		12	
3217	MSQ 11X6X5		11	
3218	MSQ 12X9		12	
3220	HK 10		10	
3221	MSQ 11X7		11	
3222	MSQ 10X7X6		10	
3223	MSQ 10X7X6X6		10	
3224	MSQ 11X9X7		11	
3227	MSQ 11X9X9	11		550
3233	MSQ 10X8X5	10		550
3234	MSQ 12X10X6	12		550
3235	HK 11	11		875
3236	HK 12X6X6	12		875
3237	MSQ 10X7X5	10		550
3238	MSQ 16X12		16	
3239	MSQ 11X9X8		11	
3240	MSQ 13X9		12	
3241	MSQ 10		10	
3272	MSQ 11X11X10		11	
3274	MSQ 15		15	
3275	MSQ 11X8X7X7X6X6	11		550
3276	MSQ 10X6X6X4X4		10	
3277	MSQ 11X8X6	11		550
3278	MSQ 14X14X11	14		550
3279	MSQ 11X7X6	11		550
3280	MSQ 13X9X7	13		550
3295	MSQ 11X7	11		550
3296	MSQ 17	17		550
3297	MSQ 12	12		550
3298	MSQ 11X10	11		550
3299	MSQ 10X8X5X5	10		550
3318	MSQ 11X7X5	11		550
3319	HK 11	11		875
3320	MSQ 13	13		550
3321	MSQ 13X12X8	13		550
3322	MSQ 22	22		550
3325	MSQ 20X19	20		550
3326	MSQ 16	16		550
3328	MSQ 13X13	13		550
3337	MSQ 10X6X6X6X5X4X4	10		550
3338	MSQ 10X9	10		550
3339	MSQ 22	22		550
3340	MSQ 11X9	11		550
3341	MSQ 11X8X7X7X6	11		550
3342	MSQ 10X10	10		550
3343	ELM 9	9		875
3344	MSQ 14X11X10	14		550
3345	HK 11	11		875
3346	MSQ 22	22		550
3347	HK 14	14		875
13405	MSQ 13	13		550
13406	MSQ 15X12.5X8.5	15		550
13407	MSQ 13.2	13.2		550
13408	MSQ 12X6	12		550
13409	MSQ 15.5	15.5		550
13410	HK 10	10		875
13411	MSQ 16.5	16.5		550
13412	MSQ 13.5X7.5	13.5		550
13413	MSQ 10	10		550
13414	MSQ 11X6	11		550
13415	MSQ 18X7X6	18		550
13416	MSQ 13	13		550
13417	HK 11.5	11.5		875
13418	MSQ 12X9X7.5	12		550
13419	MSQ 12	12		550
13420	MSQ 10	10		550
13421	MSQ 12.3X10X9.5	12.3		550
13422	MSQ 10.5	10.5		550
13423	MSQ 10	10		550
13424	MSQ 13.4X11.2	13.4		550
13425	MSQ 10X8	10		550
13426	MSQ 13.5X10X7.5	13.5		550
SUB TOTAL INCHES		725.9	183	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			908.9	
PRESERVATION PERCENTAGE			80%	
MITIGATION REQUIRED			1.22	33950

FEMA HERITAGE SPECIES (24.0" & UP) INVENTORY TABLE (1:1)				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3323	MSQ 24	24		550
13404	MSQ 24.5	24.5		550
SUB TOTAL INCHES		48.5	0	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			48.5	
PRESERVATION PERCENTAGE			100%	
MITIGATION REQUIRED			0	1100

RIPARIAN BUFFER SIGNIFICANT SPECIES (6.0"-24.0") MEDIUM TO LARGE INVENTORY TABLE				
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
3212	MSQ 14		14	
3214	MSQ 10		10	
3228	MSQ 11	11		550
3229	MSQ 13	13		550
3230	MSQ 12X7	12		550
3231	MSQ 14	14		550
3232	MSQ 17X14	17		550
3242	MSQ 10X8X7		10	
3273	MSQ 10X8X7X7X6X5		10	
3284			11	
SUB TOTAL INCHES		67	55	TOTAL PRESERVED CANOPY (SQFT)
TOTAL INCHES BY CATEGORY			122	
PRESERVATION PERCENTAGE			55%	
MITIGATION REQUIRED			30.60	2750

FINAL TREE CANOPY CALCULATIONS		
PROJECT DATA		
-PROJECT AREA (ACRES)	121.57	ACRES
-FINAL TREE CANOPY REQUIREMENT	38%	
-FINAL TREE CANOPY AREA REQUIRED	2,012,324	SQFT
EXISTING TREES		
-EXISTING CANOPY	4,950	SQFT
PROPOSED TREE CANOPY MITIGATION PLAN		
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY ○)	167	LOTS
-NO. OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT (1.5*1200)+(1*875)	2675.0	SQFT
TOTAL CANOPY CIRCLE DESIGNATED LOTS	446725.0	SQFT
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY △)	142	LOTS
-NO. OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT (1.5*1200)+(1.5*875)+(1*875)	3987.5	SQFT
TOTAL CANOPY TRIANGLE DESIGNATED LOTS	566225.0	SQFT
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY □)	304	LOTS
-NO. OF LARGE SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT ((1*1200)+(1*875)+(1.5*875)	3387.5	SQFT
TOTAL CANOPY SQUARE DESIGNATED LOTS	1029800.0	SQFT
PROPOSED STREETSCAPE TREES CANOPY		
-NO. OF SMALL SPECIES TREES PLANTED FOR STREETSCAPE	25	TREES
TOTAL CANOPY PER STREETSCAPE (275 SQFT/TREE)	6875.0	SQFT
-NO. OF MEDIUM SPECIES TREES PLANTED FOR STREETSCAPE	21	TREES
TOTAL CANOPY PER STREETSCAPE (650 SQFT/TREE)	11550.0	SQFT
-NO. OF MEDIUM SPECIES TREES PLANTED FOR STREETSCAPE	85	TREES
TOTAL CANOPY PER STREETSCAPE (875 SQFT/TREE)	74375.0	SQFT
-NO. OF LARGE SPECIES TREES PLANTED FOR STREETSCAPE	80	TREES
TOTAL CANOPY PER STREETSCAPE (1200 SQFT/TREE)	96000.0	SQFT
PROPOSED TOTAL CANOPY PER TREE CANOPY PLAN	2,231,550.0	SQFT
90% MATURE TOTAL CANOPY COVER	2,008,395.0	SQFT
FINAL TOTAL CANOPY PER PLAN & EXISTING CANOPY (90% MATURE + EXISTING)	2,013,345.0	SQFT
TOTAL TREE CANOPY MITIGATION (NO ADDITIONAL CANOPY REQUIRED)	-1021.10	SQFT

TREE PRESERVATION CALCULATIONS		
SIGNIFICANT SPECIES (5.0" - 12") RESIDENTIAL		
PRESERVATION PERCENTAGE	0%	
MITIGATION REQUIRED	4.4	INCHES
SIGNIFICANT SPECIES (6.0" - 24.0") RESIDENTIAL		
PRESERVATION PERCENTAGE	9%	
MITIGATION REQUIRED	177.2	INCHES
HERITAGE (24.0" & UP) RESIDENTIAL		
PRESERVATION PERCENTAGE	0%	
MITIGATION REQUIRED	107	INCHES
FEMA SIGNIFICANT SPECIES (6.0" - 24.0") RESIDENTIAL		
PRESERVATION PERCENTAGE	80%	
MITIGATION REQUIRED	1.2	INCHES
FEMA HERITAGE SPECIES (24.0" & UP) RESIDENTIAL		
PRESERVATION PERCENTAGE	100%	
MITIGATION REQUIRED	0	INCHES
RIPARIAN BUFFER SIGNIFICANT SPECIES (6.0" - 24.0") RESIDENTIAL		
PRESERVATION PERCENTAGE	55%	
MITIGATION REQUIRED	30.6	INCHES
ADDITIONAL INCHES FROM THIRD TREE PLANTED IN LOTS (2 INCHES/TREE * 446 TREES = INCHES)	892	INCHES
TOTAL MITIGATION REQUIRED	(571.655)	INCHES

- 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 (B) (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.

EXEMPT TREES INVENTORY TABLE			
POINT	SPECIES	EXEMPT	DESCRIPTION
3201	HK 13	13	INSIDE DRAINAGE EASEMENT
3202	HK 10	10	INSIDE DRAINAGE EASEMENT
3203	HK 15	15	INSIDE DRAINAGE EASEMENT
3204	MSQ 20	20	INSIDE DRAINAGE EASEMENT
3205	HK 14X8	14	INSIDE DRAINAGE EASEMENT
3219	MSQ 13X11	13	DEAD TREE
3248	MSQ 12	12	ON PROPOSED STREET
3249	MSQ 15	15	ON PROPOSED STREET
3250	MSQ 12	12	ON PROPOSED STREET
3252	HK 16X9	16	INSIDE UTILITY EASEMENT
3263	MSQ 10	10	OUTSIDE SUBDIVISION BOUNDARY
3265	MSQ 10	10	ON PROPOSED STREET
3267	CND 6	6	OUTSIDE SUBDIVISION BOUNDARY
3268	MSQ 10X10X8	10	ON PROPOSED STREET
3271	MSQ 12X7	12	OUTSIDE SUBDIVISION BOUNDARY</