

CANOPY COVERAGE:

THE DEVELOPMENT OF ANY PROPERTY SHALL MEET THE FINAL CANOPY PERCENT REQUIREMENTS AS DESCRIBED BELOW BASED ON THE LAND USE AND CAN BE ACCOMPLISHED BY MAXIMIZING THE PRESERVATION OF TREES, BY TREE PLANTING (IF NECESSARY), OR PAYMENT INTO THE TREE CANOPY FUND. DEVELOPMENTS OF ALL SITES MUST PROVIDE A MINIMUM FINAL TREE CANOPY COVER AS LISTED BELOW FOR THE ENTIRE GROSS PROJECT AREA OUTSIDE OF THE REGULATORY FLOODPLAIN. SINGLE-FAMILY RESIDENTIAL THIRTY-EIGHT (38) PERCENT. MULTI-FAMILY AND NONRESIDENTIAL TWENTY-FIVE (25) PERCENT. CRAG AREA FIFTEEN (15) PERCENT

SITE IMPROVEMENT AREA		133,119 (SF)	
MINIMUM FINAL TREE CANOPY 25%		33,280 (SF)	
EXISTING TREES	100% VALUE (SF)	QTY	SUBTOTAL (SF)
MESQUITE	875	2	1,750
LIVE OAK	875	8	7,000
CEDAR ELM	875	15	13,125
PERSIMMON	275	4	1,100
PROPOSED TREES	90% VALUE (SF)	QTY	SUBTOTAL (SF)
CEDAR ELM	787.5	3	2,363
LIVE OAK	787.5	3	2,363
MONTERREY OAK	787.5	3	2,363
BURR OAK	1080	3	3,240
SYCAMORE	1080	2	2,160
TOTAL TREE CANOPY PROVIDED (SF)			35,463
PAYMENT IN LIEU OF CANOPY(\$200 PER CALIPER INCH)			\$ (831)

BUFFERYARD TYPE F:

ADJACENT ZONING DISTRICT: I-2

MINIMUM WIDTH REQUIRED:	30 FT	TOTAL LINEAR FEET: 299 LF x 30' (8,970 SF)
		TOTAL SQUARE FEET PROVIDED: 9,289 SF
MINIMUM REQUIRED PLANTINGS PER 100 FT:		TOTAL PLANTINGS PROVIDED (REF. L4.00):
(2) CANOPY TREES		CANOPY TREES X 2.99 = 5.98 (6)
(4) UNDERSTORY TREES		UNDERSTORY TREES X 2.99 = 11.96 (12)
(9) LARGE SHRUBS		LARGE SHRUBS X 2.99 = 26.91 (27)
(5) MEDIUM SHRUBS		MEDIUM SHRUBS X 2.99 = 14.95 (15)

ELECTIVE CRITERIA:

IN ADDITION TO MANDATORY CRITERIA, LANDSCAPE PLANS NEED TO EARN 70 POINTS FOR ELECTIVE CRITERIA (ONLY 25 POINTS REQUIRED IF NO PARKING LOT). IF PROJECT IS IN A DESIGNATED "GATEWAY CORRIDOR", 85 POINTS ARE REQUIRED.

TREE PRESERVATION (40 POINTS MAX)

A MAXIMUM OF FORTY (40) POINTS SHALL BE AWARDED FOR THE PRESERVATION OF EXISTING HEALTHY TREES. FULL CREDIT IN ACCORDANCE WITH THE CRITERIA LISTED BELOW SHALL BE EARNED FOR THE PRESERVATION OF TREES WITHIN THE STREET YARD UP TO THIRTY (30) POINTS. HALF CREDIT MAY BE EARNED FOR PRESERVING TREES WITHIN THE STREET YARD ABOVE THIRTY (30) POINTS. HALF CREDIT MAY ALSO BE EARNED FOR PRESERVING TREES OUTSIDE THE STREET YARD UP TO A MAXIMUM OF FIFTEEN (15) POINTS. THESE POINTS SHALL BE INCLUDED WITHIN THE MAXIMUM FORTY (40) POINTS PERMITTED BY THIS ELECTIVE. POINTS SHALL BE TABULATED BASED ON THE FOLLOWING: DBH EQUAL TO OR EXCEEDING 4, BUT LESS THAN 6 INCHES = 3 POINTS. DBH EQUAL TO OR EXCEEDING 6, BUT LESS THAN 12 INCHES = 4 POINTS. DBH EQUAL TO OR EXCEEDING 12, BUT LESS THAN 18 INCHES = 6 POINTS.DBH EQUAL TO OR EXCEEDING 18 INCHES = 8 POINTS

EXISTING TREES	CALIPER (INCHES)	POINTS AWARDED
(2636) LIVE OAK	20	8
(2640) LIVE OAK	36.5	8
TOTAL POINTS		16
TOTAL POINTS AWARDED		15

STREET TREES (25 POINTS)

TWENTY-FIVE (25) POINTS ARE AWARDED FOR THE INSTALLATION OF LARGE TREES THAT MEET THE FOLLOWING REQUIREMENTS: (A) THE TREES EXTEND ALONG A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE TOTAL FRONTAGE OF THE STREET YARD OF THE PARCEL; (B) THE TREES SHALL BE SPACED ON AVERAGE NO MORE THAN FIFTY (50) FEET APART MEASURED FROM TRUNK TO TRUNK PROVIDED THE DISTANCE BETWEEN TREES DOES NOT EXCEED ONE HUNDRED (100) FEET; AND (C) THE TREES SHALL BE LOCATED NO MORE THAN SEVENTEEN (17) FEET FROM THE STREET RIGHT-OF-WAY LINE.

IRA LEE ROAD	
TOTAL STREET FRONTAGE (LF)	377
REQUIRED SHADED FRONTAGE AT 75%	282.75
REQUIRED LARGE TREES AT 50LF MAX SPACING	5.655
EXISTING TREES PROVIDED	0
PROPOSED LARGE TREES PROVIDED	8
TOTAL STREET TREES PROVIDED	8

COSA PLANTING NOTE:

ALL TREE PLANTING SUBJECT TO SECTION 35-523(m) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS. IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERY ONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL

REF. SEC 35-523. TREE PRESERVATION. (M) GENERAL PLANTING STANDARDS. (7)

REVIEWER NOTE:

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFERENCE PLANTING PLAN. CALCULATIONS FOR CODE COMPLIANCE ARE LISTED BELOW.

MANDATORY CRITERIA:

MANDATORY CRITERIA SHALL BE MET PER ARTICLE V DIVISION 3 SEC 35-511 OF SAN ANTONIO UNIFIED DEVELOPMENT CODE WHERE APPLICABLE.

PARKING LOT SHADING (20 POINTS)

CANOPY TREES, AS DEFINED IN APPENDIX "A," SHALL BE PROVIDED TO SHADE A MINIMUM OF TWENTY-FIVE (25) PERCENT OF A PARKING LOT. MEDIUM OR LARGE TREES MAY BE USED. EXISTING TREES PRESERVED ON A SITE WITHIN TWELVE (12) FEET OF ANY EDGE OF A PARKING LOT OR IN AN ISLAND OR PENINSULA NOT LESS THAN NINE (9) FEET BY EIGHTEEN (18) FEET SHALL BE CALCULATED AT ONE HUNDRED (100) PERCENT OF THE SHADE COVERAGE SHOWN IN APPENDIX "E," UNDER "SHADE AREA". NEWLY PLANTED TREES PLANTED IN AN ISLAND OR PENINSULA NOT LESS THAN NINE (9) FEET BY EIGHTEEN (18) FEET SHALL BE CALCULATED AT SEVENTY-FIVE (75) PERCENT OF THE SHADE COVERAGE SHOWN IN APPENDIX "E," UNDER "SHADE AREA." NEWLY PLANTED TREES PLANTED ADJACENT TO A PARKING LOT WITHIN TWELVE (12) FEET OF ANY EDGE OF A PARKING LOT SHALL BE CALCULATED AT FIFTY (50) PERCENT OF THE SHADE COVERAGE SHOWN IN APPENDIX "E," UNDER "SHADE AREA."

PARKING LOT 'A' SIZE (SF)	1,943		
SHADE REQUIRED AT 50%	971.5		
NEW TREES WITHIN 12FT OF PARKING LOT EDGE	50% VALUE	QTY	TOTAL
CEDAR ELM	437.5	2	875
LIVE OAK	437.5	1	437.5
TOTAL SHADE VALUE PROVIDED			1312.5

PARKING LOT 'B' SIZE (SF)	951		
SHADE REQUIRED AT 50%	475.5		
NEW TREES WITHIN 12FT OF PARKING LOT EDGE	50% VALUE	QTY	TOTAL
CEDAR ELM	437.5	1	437.5
LIVE OAK	437.5	1	437.5
TOTAL SHADE VALUE PROVIDED			875

PARKING LOT 'C' SIZE (SF)	2,245		
SHADE REQUIRED AT 50%	1122.5		
NEW TREES WITHIN 12FT OF PARKING LOT EDGE	50% VALUE	QTY	TOTAL
MONTERREY OAK	437.5	2	875
LIVE OAK	437.5	1	437.5
TOTAL SHADE VALUE PROVIDED			1312.5

PARKING LOT SHADING (ADDITIONAL 5 OR 15 POINTS)

TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (C)(7), ABOVE. FURTHER, AN ADDITIONAL: (A) FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A," WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT; AND (B) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A," WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT.

IRRIGATION

LANDSCAPED AREAS SHALL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR THE TYPE OF PLANTINGS INSTALLED. AN IRRIGATION SYSTEM WILL BE REQUIRED ON PROJECTS WHEN ANY ONE (1) OF THE FOLLOWING ARE USED TO MEET THE REQUIREMENTS OF THIS CHAPTER: (A) AN AREA GREATER THAN TWO THOUSAND (2,000) SQUARE FEET OF NEW LANDSCAPE; OR (B) MORE THAN TEN (10) TREES WILL BE INSTALLED; OR (C) PROJECTS WHICH EXCEED FOUR THOUSAND THREE HUNDRED (4,300) SQUARE FEET OF IMPERVIOUS SURFACE. IF AN IRRIGATION SYSTEM IS NOT REQUIRED AS ABOVE, A HOSE BIB MUST BE INSTALLED WITHIN ONE HUNDRED (100) FEET OF THE NEWLY INSTALLED PLANT MATERIAL. NO IRRIGATION IS REQUIRED FOR TURF AREAS. WHERE AN IRRIGATION SYSTEM IS REQUIRED, THE IRRIGATION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF TAC.

LANDSCAPE POINT TOTALS:

TOTAL POINTS REQUIRED	70
MANDATORY CRITERIA	POINTS AWARDED
PARKING LOT SHADING	20
ELECTIVE CRITERIA	POINTS AWARDED
STREET TREES	25
ADDITIONAL PARKING LOT SHADING	15
TREE PRESERVATION	15
TOTAL POINTS AWARDED	75



RESIDENCES AT SALADO CREEK

IRA LEE ROAD, SAN ANTONIO, TEXAS

ISSUE FOR PERMIT

ISSUE	DATE
PERMIT SET	01-29-2025
PROJECT NUMBER	24067
DRAWN BY	KV
CHECKED BY	PH

SHEET TITLE

Tree & Landscape Ordinance Compliance

SHEET NUMBER

L1.00

PROPERTY DESCRIPTION:

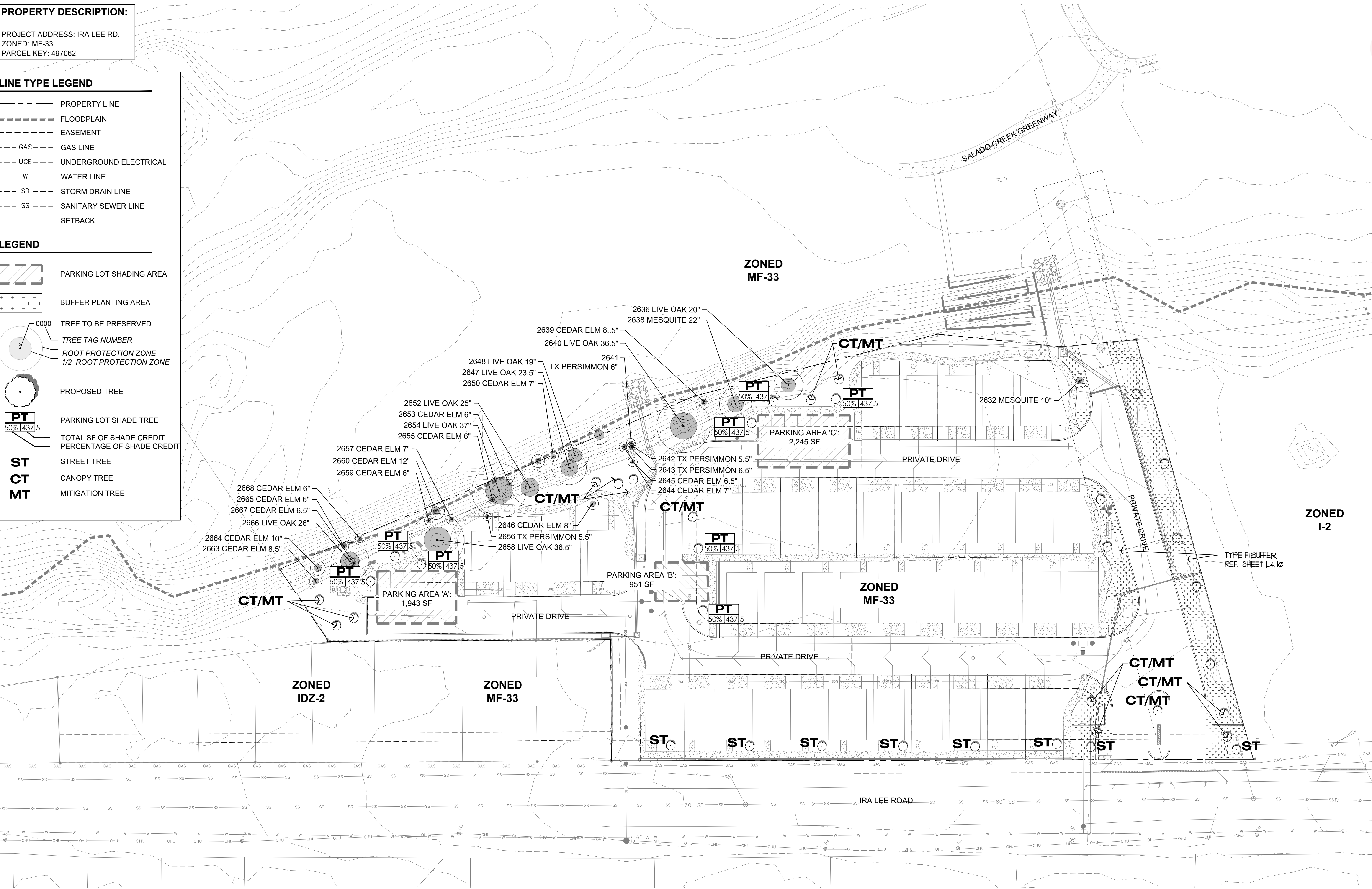
PROJECT ADDRESS: IRA LEE RD.
ZONED: MF-33
PARCEL KEY: 497062

LINE TYPE LEGEND

- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UNDERGROUND ELECTRICAL
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- SETBACK

LEGEND

- PARKING LOT SHADING AREA
- BUFFER PLANTING AREA
- TREE TO BE PRESERVED
- TREE TAG NUMBER
- ROOT PROTECTION ZONE
- 1/2 ROOT PROTECTION ZONE
- PROPOSED TREE
- PARKING LOT SHADE TREE
- TOTAL SF OF SHADE CREDIT
- PERCENTAGE OF SHADE CREDIT
- STREET TREE
- CANOPY TREE
- MITIGATION TREE



RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

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SHEET TITLE
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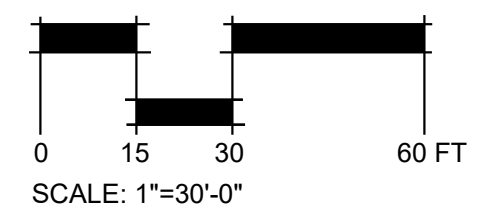
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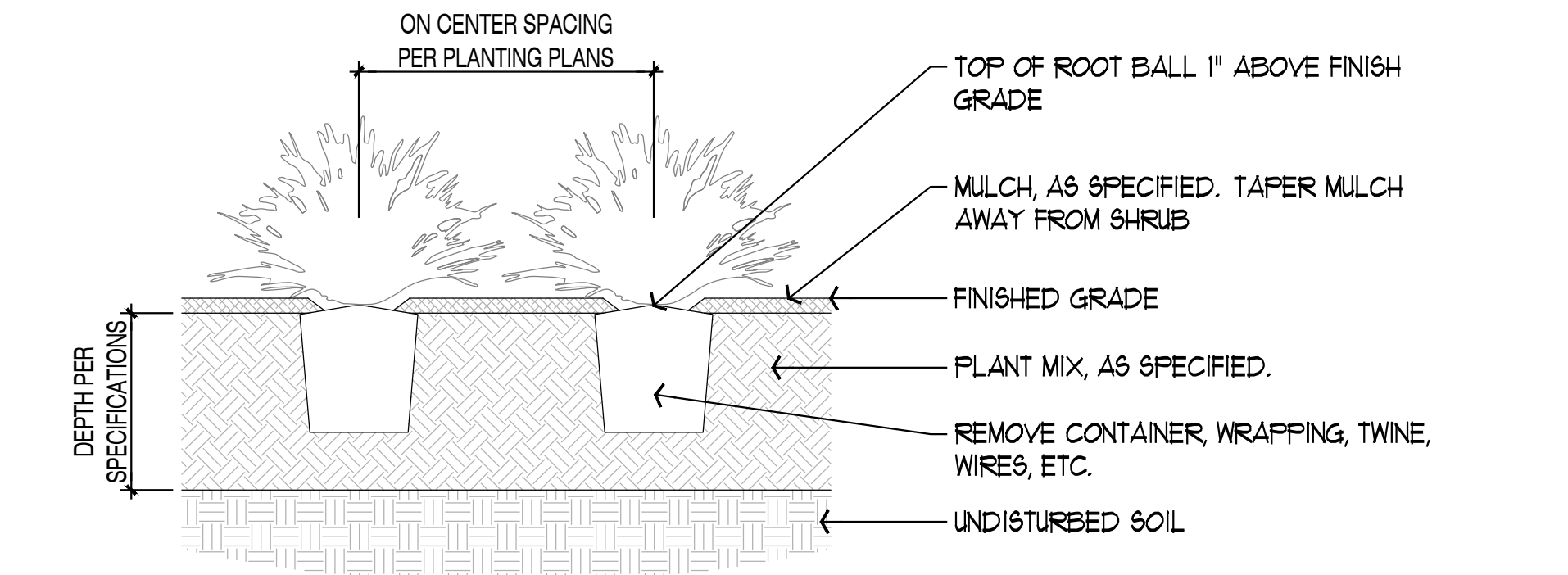
 Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of \$1,000.00 or both. UDC §35-523 (k)(2)

 It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.

 **DEVELOPMENT SERVICES**
Tree Pre-Construction Meeting
Required prior to Site Work

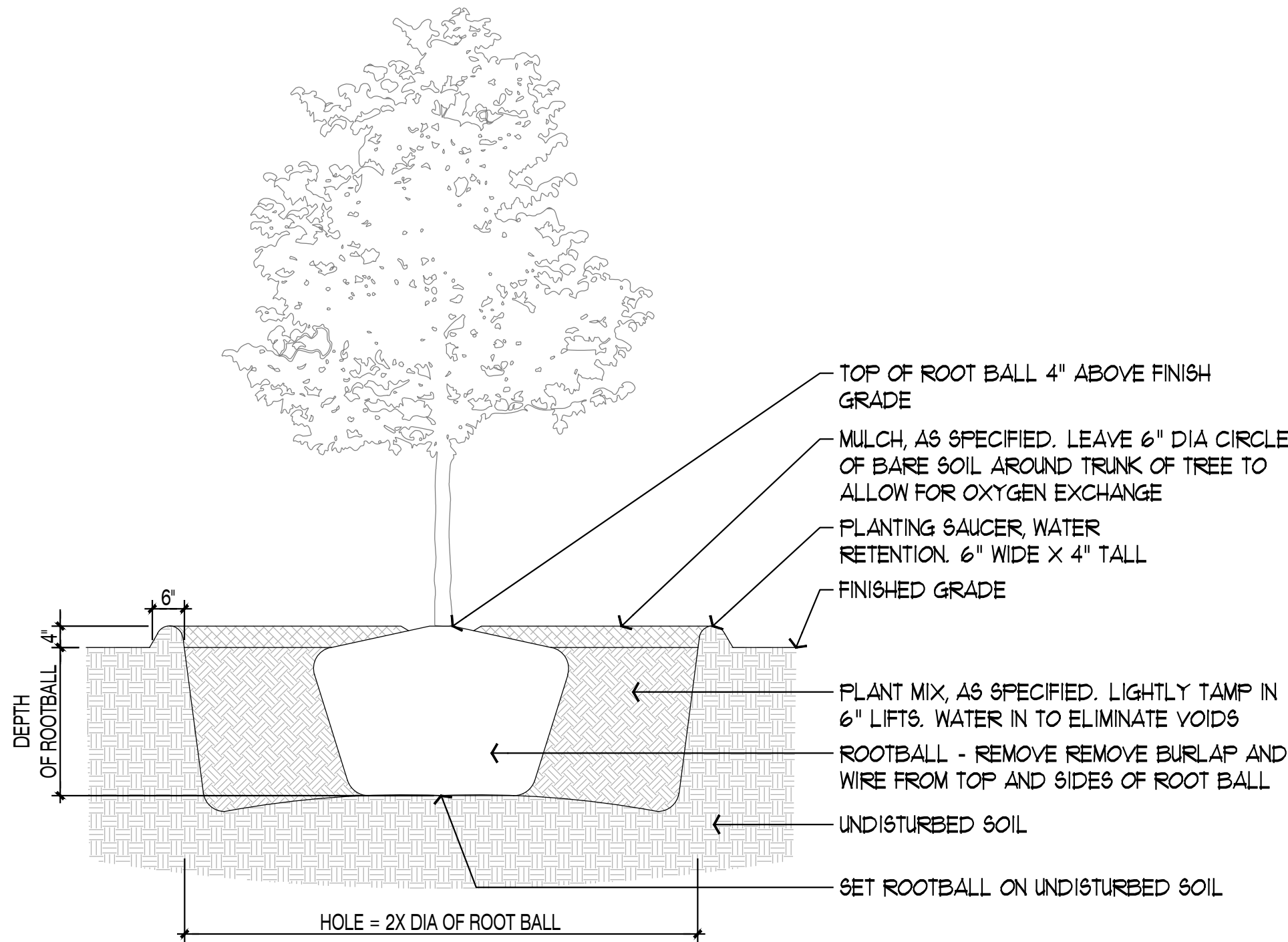
 **DEVELOPMENT SERVICES**
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE





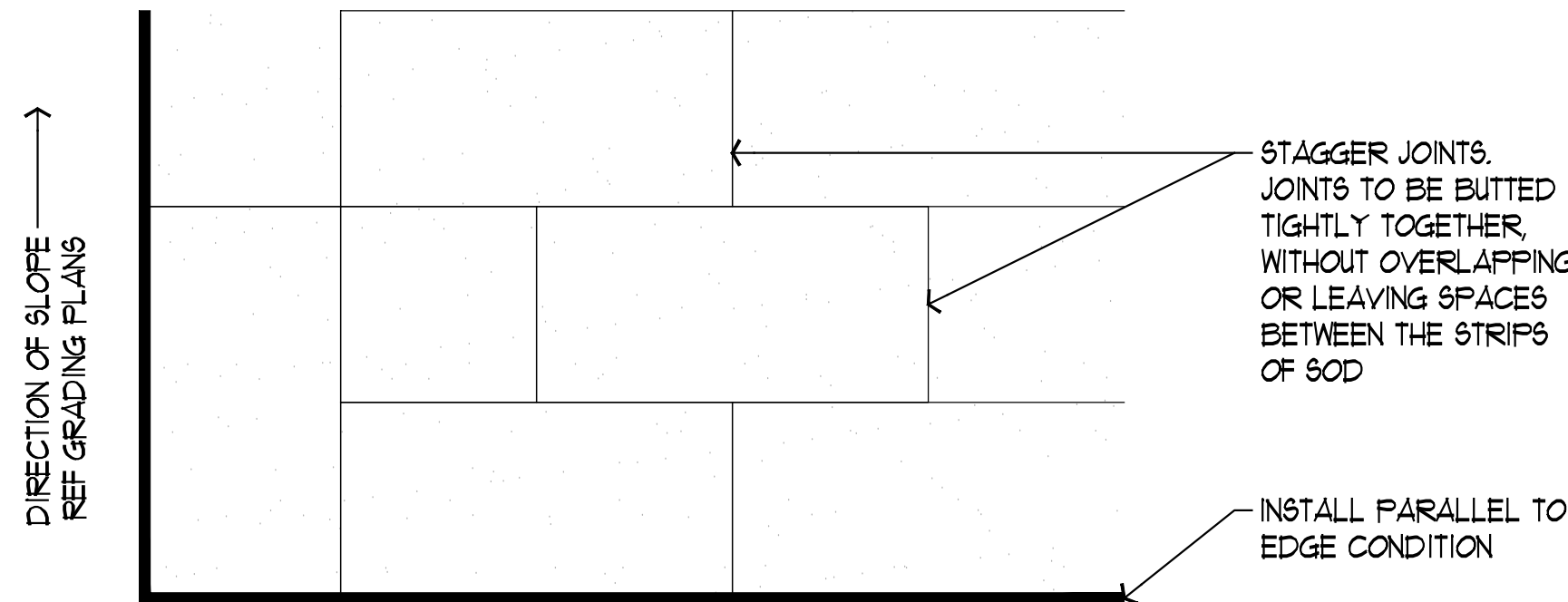
1 SECTION: SHRUB PLANTING

SCALE: NOT TO SCALE



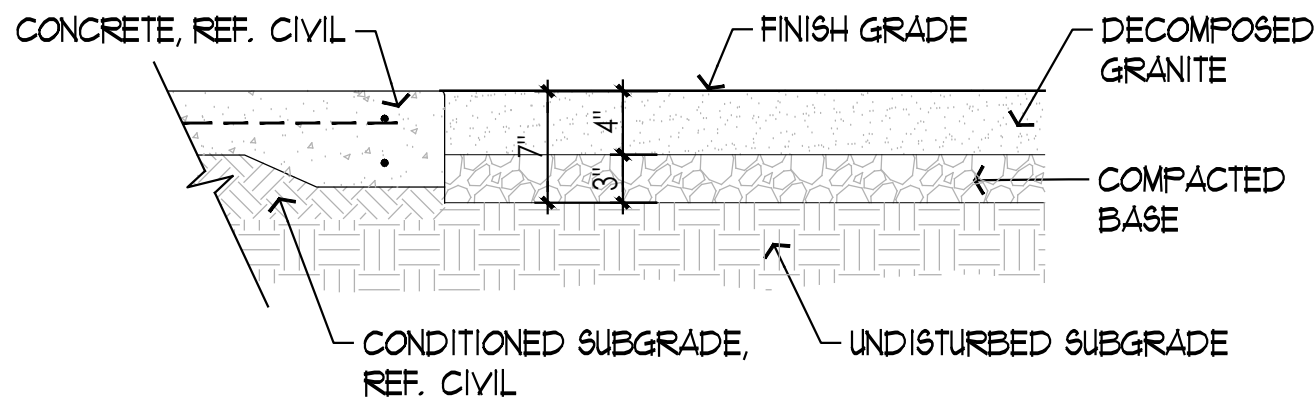
2 SECTION: TREE PLANTING

SCALE: NOT TO SCALE



3 PLAN: SOD INSTALLATION

SCALE: NOT TO SCALE



4 SECTION: DECOMPOSED GRANITE

SCALE: 1"= 1'-0"

PLANTING SCHEDULE:

PLANT SCHEDULE								
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
BOK-1C	3	Bur Oak	Quercus macrocarpa	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
BUC-1C	6	Mexican Buckeye	Ungnadia speciosa	1.5" cal.	6'-8'	4'-6'		Full and symmetrical
COK-1C	2	Chinkapin Oak	Quercus muehlenbergii	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
ELM-1C	16	Cedar Elm	Ulmus crassifolia	1.5" cal.	4'-6'	2'-4'		Single straight trunk, full symmetrical canopy
ESU-30G	9	Evergreen Sumac	Rhus virens	30 gal.	34'-36'	22'-24'		Symmetrical, full canopy, branching to top of rootball
FSU-15G	9	Flameleaf Sumac	Rhus lanceolata	15 gal.	2'-4'	2'-4'		Symmetrical, full canopy, branching to top of rootball
MOK-1C	6	Monterrey Oak	Quercus polymorpha	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
MTL-30G	9	Texas Mountain Laurel	Sophora secundiflora	30 gal.	2'-4'	4'-6'		Multi-trunk, symmetrical canopy
OAK-1C	9	Live Oak	Quercus virginiana	1.5" cal.	6'-8'	2'-4'		Single straight trunk, full symmetrical canopy
PER-1C	3	Texas Persimmon	Diospyros texana	1.5" cal.	6'-8'	4'-6'		Multi-trunk, symmetrical canopy
RBT-1C	3	Texas Redbud	Cercis canadensis texensis	1.5" cal.	8'-10'	4'-6'		Multi-trunk, symmetrical canopy
SYC-2C	2	Mexican Sycamore	Platanus mexicana	1.5" cal.	8'-10'	2'-4'		Single straight trunk, full symmetrical canopy
YAU-15G	3	Pride of Houston Yaupon Holly	Ilex vomitoria 'Pride of Houston'	15 gal.	4'-6'	2'-4'		Multi-trunk symmetrical canopy, branching to top of rootball
SHRUBS								
DWX-5G	5	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	16"-20"	12"-16"	36"	Full and symmetrical
LRB-5G	5	Rio Bravo Sage	Leucophyllum langmaniae 'Rio Bravo'	5 gal.	16"-20"	16"-20"	48"	Full and symmetrical
PRJ-5G	6	Primrose Jasmine	Jasminum mesnyi	5 gal.	16"-20"	16"-20"	36"	Full and symmetrical
GROUND COVERS								
BER SED	12,444 sf	Bermuda Grass	Cynodon dactylon	Seed				
BER SOD	6,750 sf	Bermuda Grass	Cynodon dactylon	Sod				

PLANTING NOTES:

- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION--ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY OWNER.
- REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE SOD OR HYDROSEED IS APPLIED.
- ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION).
- ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 4 INCHES WITH DOUBLE SHREDDED NATIVE BARK MULCH. MAINTAIN A 1FT. AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE. SUBMIT MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
- ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF HYDROMULCH, LAYING OF SOD, SHAPING PLANTING BEDS, INSTALLING TREES AND INSTALLING IRRIGATION.
- BERMS, IF REQUIRED, SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE PLANTS ARE INSTALLED.
- PROVIDE EROSION CONTROL NETTING IN AREAS AT 3:1 SLOPE OR GREATER.
- VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE-YEAR REPLACEMENT GUARANTEE FOR ALL PLANT MATERIAL.
- ALL FR-4 PLANTERS SHALL RECEIVE 4" POT ANNUAL PLANTS SPACED AT 6" ON CENTER.

SOIL MIXING AND PREPARATION NOTES:

- GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED SUBGRADES FOR USE BY PLANTING SUBCONTRACTOR. PLANTING SUBCONTRACTOR SHALL NOT BE RESPONSIBLE FOR EXCAVATING TO PROPER SUBGRADE FOR PLANTING INSTALLATION.
- TOPSOIL FOR LANDSCAPE USE SHALL BE FROM ONE OF TWO SOURCES: (1) STRIPPED DURING SITE EXCAVATION AND STOCKPILED; (2) IMPORTED. REFER TO SPECIFICATION SHEET FOR DESCRIPTION AND DISPOSITION OF TOPSOIL.
- ALL AREAS RECEIVING SOD SHALL FIRST RECEIVE 6" MINIMUM DEPTH OF AMENDED TOPSOIL. GENERAL CONTRACTOR SHALL EXCAVATE AS NECESSARY TO ALLOW FOR 6" TOTAL DEPTH. MINIMUM DEPTH SHALL BE REDUCED TO 3" WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- ALL AREAS RECEIVING HYDROSEED SHALL FIRST RECEIVE 3" MINIMUM DEPTH OF AMENDED TOPSOIL. GENERAL CONTRACTOR SHALL EXCAVATE AS NECESSARY TO ALLOW FOR 3" TOTAL DEPTH.
- UNLESS OTHERWISE NOTED, ALL PLANTING BEDS SHALL RECEIVE 12" MINIMUM DEPTH OF PLANTING MIX AND 3" MINIMUM DEPTH OF ORGANIC MULCH. GENERAL CONTRACTOR SHALL EXCAVATE AS NECESSARY TO ALLOW FOR DEPTH OF PLANTING MIX AND MULCH.
- WHEN PLANTING BEDS OCCUR WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN AND IN AREAS OTHERWISE UNDISTURBED BY CONSTRUCTION, PLANTING BEDS SHALL RECEIVE 1" DEPTH OF SOIL CONDITIONER (COMPOST) AND 3" MINIMUM DEPTH OF ORGANIC MULCH. WORK SOIL CONDITIONER INTO TOP 2" OF EXISTING SOIL PRIOR TO PLANTING. PLANTS SHALL BE POCKET-PLANTED IN PLANTING POCKETS SIZED PER SPECIFICATIONS AND BACKFILLED WITH PLANTING MIX IN THESE AREAS.
- SOIL SHALL BE BLENDED AS FOLLOWS. SUBMIT A SAMPLE OF EACH COMPLETED BLEND TO THE LANDSCAPE ARCHITECT ALONG WITH SOIL TEST RESULTS FOR APPROVAL. AMENDMENT MAY BE ADJUSTED PRIOR TO BLENDING BASED ON THE RESULTS OF SOIL TESTING TO BE COMPLETED BY THE CONTRACTOR. REFERENCE SPECIFICATION SHEET FOR DETAILED SPECIFICATIONS ON ALL MATERIALS BELOW:

- AMENDED TOPSOIL:
- 65% TOPSOIL (SITE HARVESTED OR IMPORTED)
 - 20% SAND
 - 15% SOIL CONDITIONER (COMPOST)
 - 1 LB SULFUR PER CY
 - 1/2 LB FERTILIZER PER CY

- PLANTING MIX:
- 50% TOPSOIL (SITE HARVESTED OR IMPORTED)
 - 30% SOIL CONDITIONER (COMPOST)
 - 10% SAND
 - 10% DECOMPOSED GRANITE
 - 1 1/2 LB SULFUR PER CY
 - 1/2 LB FERTILIZER PER CY

- BIOFILTRATION MIX:
- PREMIXED SOIL, REF. SPECIFICATION SHEET

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SHEET TITLE

Planting
Notes &
Schedules

SHEET NUMBER

L4.00



RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

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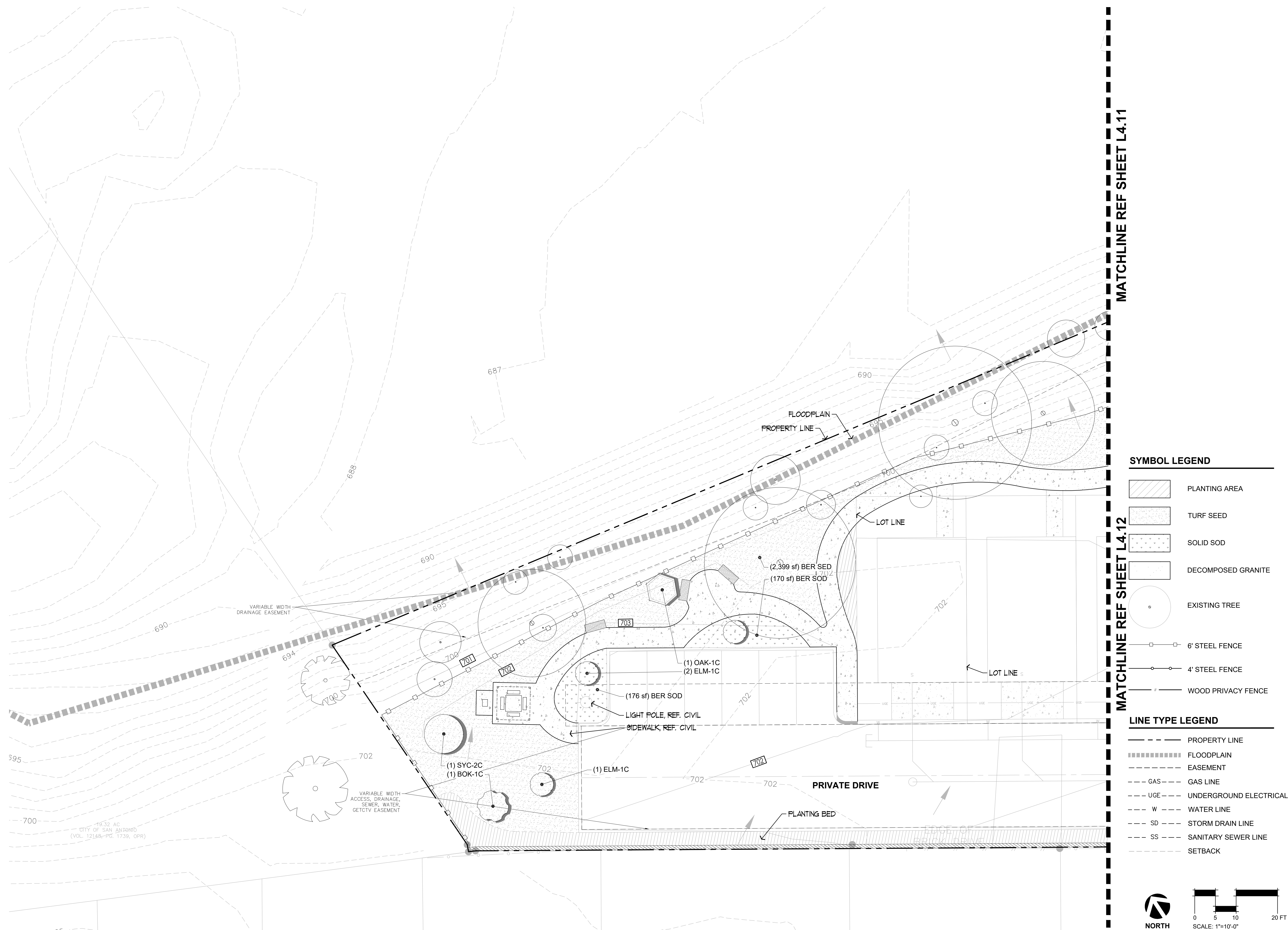
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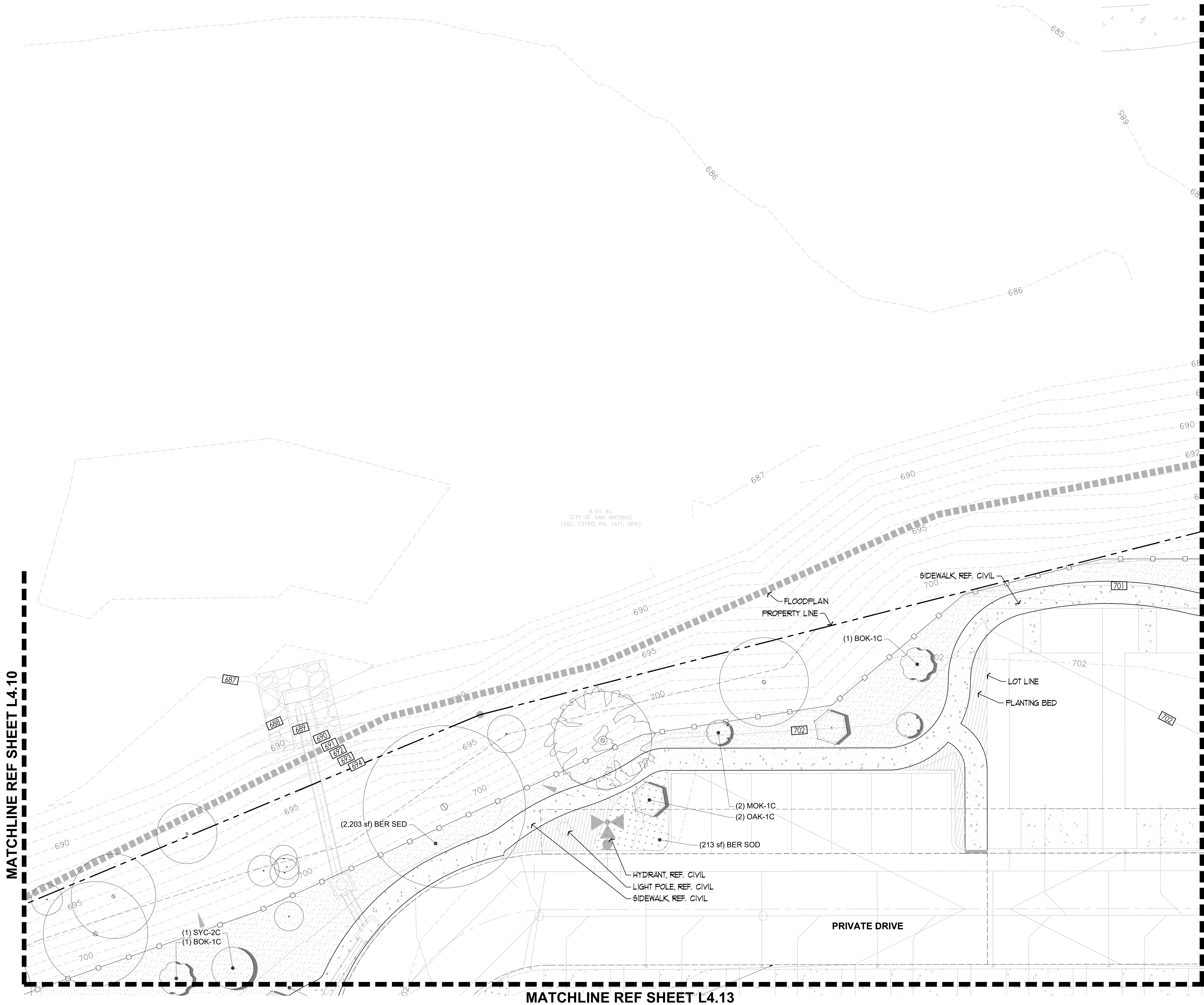
SHEET TITLE

Planting Plan

SHEET NUMBER

L4.10





MATCHLINE REF SHEET L4.12

MATCHLINE REF SHEET L4.10

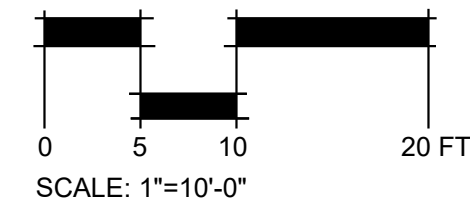
MATCHLINE REF SHEET L4.13

SYMBOL LEGEND

- PLANTING AREA
- TURF SEED
- SOLID SOD
- DECOMPOSED GRANITE
- EXISTING TREE
- 6' STEEL FENCE
- 4' STEEL FENCE
- WOOD PRIVACY FENCE

LINE TYPE LEGEND

- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UNDERGROUND ELECTRICAL
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- SETBACK





**RIALTO
STUDIO**

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RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

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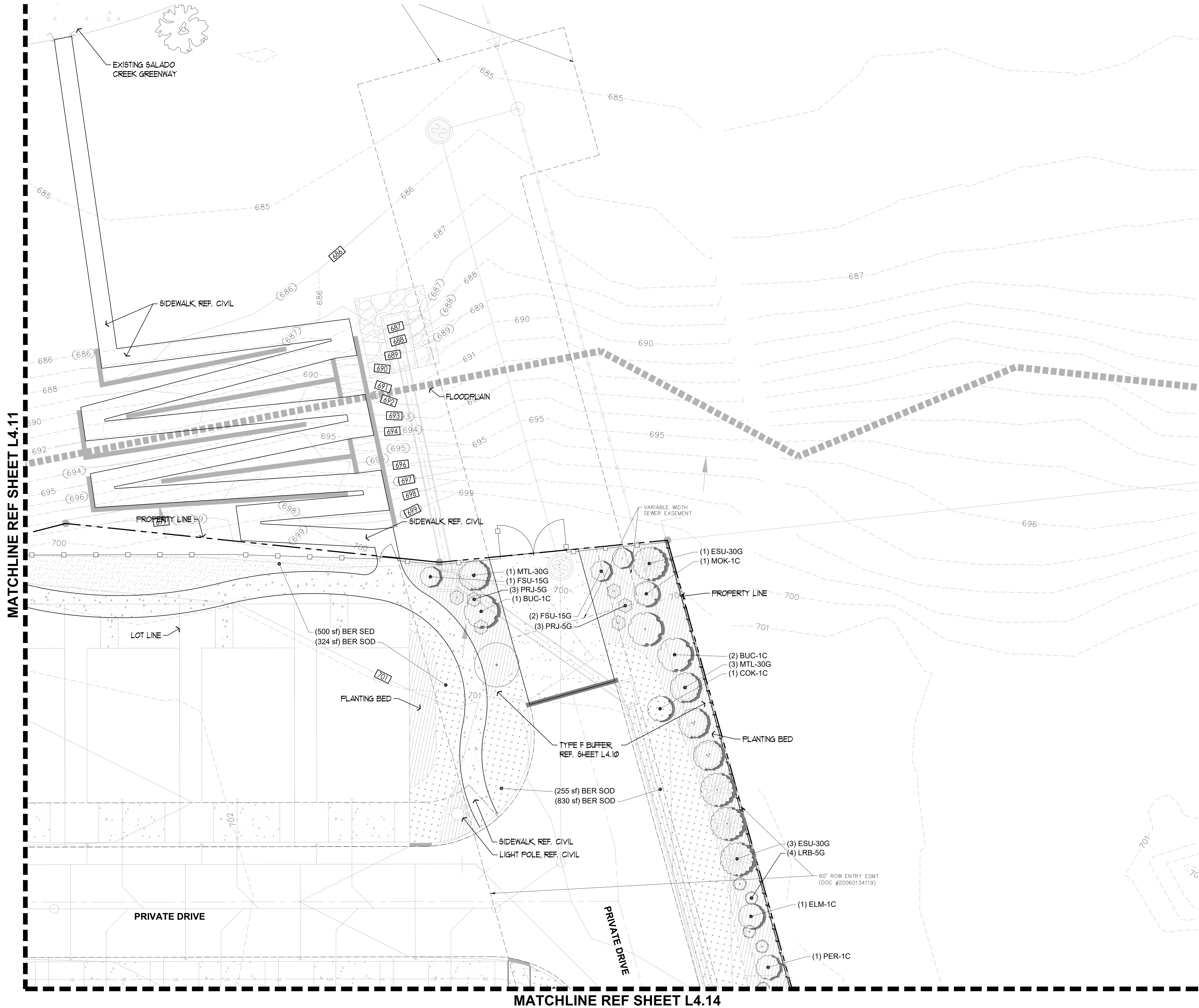
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SHEET TITLE

Planting Plan

SHEET NUMBER

L4.11

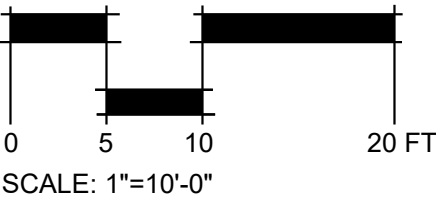


SYMBOL LEGEND

- PLANTING AREA
- TURF SEED
- SOLID SOD
- DECOMPOSED GRANITE
- EXISTING TREE
- 6' STEEL FENCE
- 4' STEEL FENCE
- WOOD PRIVACY FENCE

LINE TYPE LEGEND

- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UNDERGROUND ELECTRICAL
- WATER LINE
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ISSUE	DATE
PERMIT SET	01-29-2025

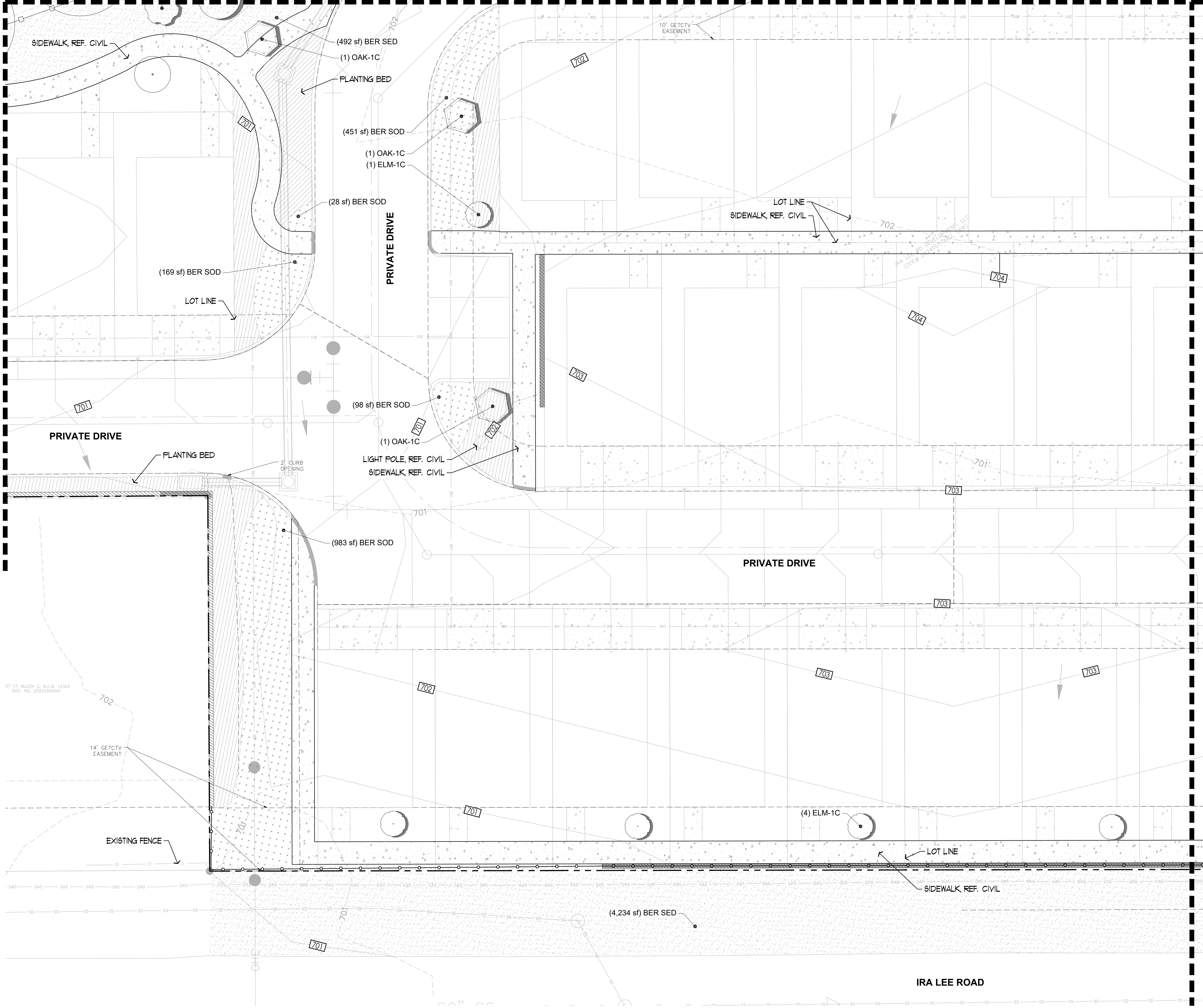
PROJECT NUMBER	24067
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SHEET TITLE

Planting Plan

SHEET NUMBER

L4.12

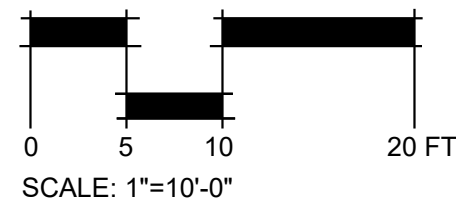


SYMBOL LEGEND

- PLANTING AREA
- TURF SEED
- SOLID SOD
- DECOMPOSED GRANITE
- EXISTING TREE
- 6' STEEL FENCE
- 4' STEEL FENCE
- WOOD PRIVACY FENCE

LINE TYPE LEGEND

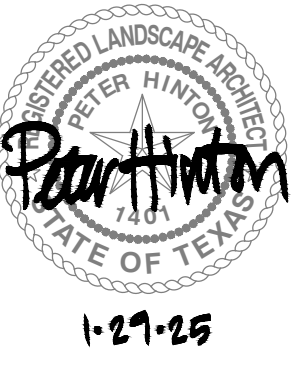
- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UNDERGROUND ELECTRICAL
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- SETBACK





**RIALTO
STUDIO**

Rialto Studio, Inc.
Landscape Architecture
2425 Broadway
San Antonio, Texas 78215
210.828.1155



RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

ISSUE FOR PERMIT

ISSUE	DATE
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Planting Plan

**ISSUE FOR
PERMIT**

ISSUE	DATE
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PROJECT NUMBER	24067
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CHECKED BY	PH

SHEET TITLE

Planting Plan

SHEET NUMBER

L4.14



The diagram illustrates five methods of ground cover installation, each represented by a rectangular box with a specific pattern or content, and a circular area representing an existing tree. The methods are:

- PLANTING AREA:** Represented by a rectangle with diagonal hatching lines.
- TURF SEED:** Represented by a rectangle filled with small, scattered dots.
- SOLID SOD:** Represented by a rectangle filled with small, scattered triangles.
- DECOMPOSED GRANITE:** Represented by a rectangle filled with small, scattered circles.
- EXISTING TREE:** Represented by a circle with a small dot in the center, indicating the tree's location.

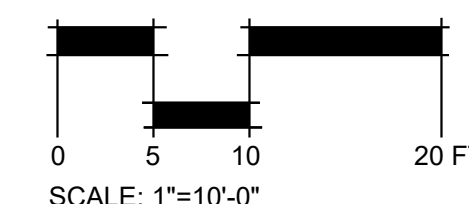
 6' STEEL FENCE

 4' STEEL FENCE

 WOOD PRIVACY FENCE

LINE TYPE LEGEND

--- PROPERTY LINE
 ■■■■■■■■■ FLOODPLAIN
 - - - - - EASEMENT
 - - - GAS - - - GAS LINE
 - - - UGE - - - UNDERGROUND ELECTRICAL
 - - - W - - - WATER LINE
 - - - SD - - - STORM DRAIN LINE
 - - - SS - - - SANITARY SEWER LINE
 - - - - - SETBACK



ZONE PERFORMANCE DATA (RUN TIMES @ 80% E.T.)							
ZONE NO.	APPLICATION	VALVE SIZE	FLOW RATE	AVE. PREC. RATE	MINUTES FOR 1"	MINUTES FOR 1/2"	MINUTES FOR 1/3"
1	TURF SPRAY	23.7	1.5	GPM	1.68 IN./HR	29	14
2	TURF SPRAY	27.8	1.5	GPM	1.68 IN./HR	29	14
3	TURF SPRAY	27.7	1.5	GPM	1.68 IN./HR	29	14
4	TURF SPRAY	17.2	1"	GPM	1.68 IN./HR	29	14
5	TURF SPRAY	19.4	1"	GPM	1.68 IN./HR	29	14
6	TURF ROTOR	31.3	1.5"	GPM	0.60 IN./HR	80	40
7	TURF SPRAY	32.0	1.5"	GPM	1.68 IN./HR	29	14
8	TREE BUBBLER	18.0	1"	GPM	1.00 IN./HR	48	24
9	TREE BUBBLER	20.0	1"	GPM	1.00 IN./HR	48	24
10	TREE BUBBLER	23.0	1.5"	GPM	1.00 IN./HR	48	24
11	TREE BUBBLER	20.0	1"	GPM	1.00 IN./HR	48	24
12	SHRUB DRIP	19.8	1"	GPM	0.60 IN./HR	80	40
13	SHRUB DRIP	22.1	1.5"	GPM	0.60 IN./HR	80	40
14	SHRUB DRIP	17.3	1"	GPM	0.60 IN./HR	80	40
NOTE: This is intended to serve as a guide only. Contractor should evaluate actual water needs and schedule each zone to ensure proper plant growth and development.					685	340	228
					11 Hr 25 Min	5 Hr 40 Min	3 Hr 48 Min

PRESSURE CALCULATIONS		
CRITICAL ZONE (6 @ 31.3 GPM)		
DEVICE	SIZE	PSI REQUIRED
SERVICE AND METER	2"	1.0
BACKFLOW PREVENTER	2"	4.0
MASTER VALVE	2"	1.7
MAINLINE LOOP (1,150')	2.5"	3.3
ELEVATION RISE (FALL)	2'	0.9
CONTROL VALVE KIT	1.5"	1.5
LATERAL PIPE	5"-1.5"	1.1
SWING JOINT	3/4"	3.0
NOZZLE	N/A	40.0
TOTAL DESIGN PRESSURE		58.5
PUMP PRESSURE REQUIRED		64.4

THIS IRRIGATION PLAN CONFORMS TO THE IRRIGATION DESIGN EQUIPMENT STANDARDS SET OUT IN 35-510(J) AND 35-511(C)(6) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE AND ALSO COMPLIES WITH THE REQUIREMENTS OF CHAPTER 344, 344.72-344.77 OF THE TEXAS ADMINISTRATIVE CODE.

- LONE STAR 811 (800-669-8344)
- TEXAS 811 (800-344-8377)

KATHERINE A VALADEZ
LICENSED IRRIGATOR #18083
RIALTO STUDIO, INC., 2425 BROADWAY, SUITE 105
SAN ANTONIO, TEXAS 78215
210-828-1155

1. CONTRACTOR TO SUBMIT AS BUILT DRAWINGS OF THE AUTOMATIC IRRIGATION SYSTEM AS DESCRIBED ON THE DRAWING AND WITHIN THESE NOTES. ILLUSTRATE ON THE DRAWING LOCATION OF AS BUILT EQUIPMENT WITH TWO TRIANGULATING MEASUREMENTS FROM PERMANENT OBJECTS, AS FOLLOWS:
 - A. ALL VALVES ELECTRICAL, QUICK COUPLING AND ISOLATION.
 - B. ALL WIRE JUNCTIONS AND SPLICE BOXES.
 - C. ALL ENDING LOCATIONS OF EXTRA VALVE WIRES AND MAINLINE.
 - D. LOCATION OF IRRIGATION CONTROLLER AND RAIN AND FREEZE SENSOR.DRAWINGS ARE TO BE SEALED BY A LICENSED IRRIGATOR WITH THE STATE OF TEXAS. SUBMIT AS BUILT DRAWINGS TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
2. ALL MAINLINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL LINE SLEEVES SHALL BE TWICE THE TOTAL DIAMETER OF ALL PIPES WITHIN. MAINLINE AND CONTROL WIRE SLEEVES SHALL BE OF ADEQUATE SIZE TO ALLOW FOR REMOVAL AND REPAIR. MINIMUM SLEEVE SIZE SHALL BE 4" O.D.
3. CONTRACTOR TO INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL AND GOVERNING AUTHORITIES.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE AND A MINIMUM OF 6" AWAY FROM WALLS, ROCKS, SIDEWALK, FENCES, ETC. UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY onto WALKS, STREETS, WALLS, ETC.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
9. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES AS PER LOCAL AND GOVERNING AUTHORITIES AND THE NATIONAL ELECTRICAL CODE AND IT'S GOVERNING AUTHORITIES.
10. ALL IRRIGATION MAIN LINES SHALL BE PVC CLASS 200 SOLVENT - WELD WITH A MIN. 12" COVER. ALL LATERAL LINES SHALL BE PVC CLASS 200 SOLVENT WELD WITH 8" MIN. COVER.
11. ALL CONTROL WIRE SHALL BE HUNTER ID1-WIRE, 14 AWG.
12. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
13. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE IRRIGATION CONTRACTOR SHALL INSTALL SERVICEABLE CHECK VALVES ON ALL HEADS IN AREAS WHERE POST VALVE SHUT-OFF DRAINING OF THE IRRIGATION HEAD CAUSES FLOODING OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE

THIS PROJECT REQUIRES A NEW 2" WATER METER, REFERENCE CIVIL DRAWINGS FOR LOCATION. METER WILL BE EQUIPPED WITH LIKE-SIZE BACKFLOW AND MASTER VALVE.

LATERAL SLEEVES WILL BE TWICE THE TOTAL DIAMETER OF ALL PIPES WITHIN OR MINIMUM 4" (WHICHEVER IS LARGER). MAINLINE SLEEVES TO BE 2 SIZES LARGER THAN MAINLINE WITHIN OR MINIMUM 4" (WHICHEVER IS LARGER). INSTALL WIRING IN A SEPARATE SLEEVE WITHIN MAINLINE SLEEVE, SIZE AS NECESSARY.

HEAD SPACING, NOZZLE SIZE AND COVERAGE PATTERNS VARY. OBSERVE AND INSTALL LAYOUT AS SHOWN. SYMBOLS DENOTE HEAD TYPE; NOZZLE IS CALLED OUT AT THE SYMBOL.

ALL SPRAY HEADS ARE TO BE A MINIMUM OF 4" AWAY FROM HARDSCAPED AREAS. SPRAY HEADS SHALL BE INSTALLED PLUMB REGARDLESS OF THE SLOPE OF THE FINISH GRADE.

CONTRACTOR IS TO ADJUST FOR THE BROADEST PATTERN POSSIBLE, AS GOVERNED BY WALKS, FENCES, CURBS, ETC.

UNLABELED PIPE IS .75" FOR ROTOR AND DRIP LATERALS AND .5" FOR SPRAYS AND BUBBLERS. DRIP IRRIGATION ZONES ARE SHOWN SCHEMATICALLY WITH SPECIFIC HATCH PATTERNS PER ZONE. CONNECT ALL LIKE-HATCHED AREAS WITH CLASS 200 PVC PIPE, .75" MINIMUM BUT DO NOT EXCEED 5 FPS IN ANY LATERAL PIPE.

VERIFY ALL R.O.W. DIMENSIONS WITH APPROPRIATE JURISDICTION.

CONTRACTOR SHALL TAKE STEPS NECESSARY TO PROTECT UTILITIES AND EXISTING FENCING AT ALL TIMES.

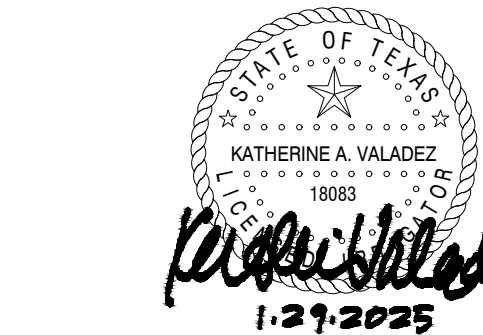
PLANS ARE SCHEMATIC IN NATURE, ANY PIPING SHOWN IN HARDSCAPE AREAS IS TO BE IN A SLEEVE OR UNDERSTOOD TO BE INSTALLED IN LANDSCAPE.

ANY EXCAVATION UNDER DRIP LINE OF EXISTING TREES REQUIRES HAND TRENCHING.

TEMPORARY POINTS OF CONNECTION MIGHT BE REQUIRED TO COINCIDE WITH THE LEVELS OF SITE AND UTILITY WORK PROGRESS. THE INSTALLING TEXAS LICENSED IRRIGATOR WILL ASSUME ALL RESPONSIBILITY FOR LOCAL AND STATE CODE COMPLIANCE REGARDING CROSS-CONNECTIONS AND POTENTIAL CONTAMINATION HAZARDS OF THE POTABLE WATER SUPPLY.

THIS DESIGN REPRESENTS GUIDELINES FOR CONTRACTOR'S DESIGN/BUILD IRRIGATION SYSTEM. RIALTO STUDIO AND ITS LICENSED IRRIGATOR (WITH SELL AFFIXED) DISCLAIMS ANY AND ALL RESPONSIBILITY FOR REGULATORY APPROPRIATENESS, ADEQUACY OF COVERAGE, COST OF INSTALLATION, OR WARRANTY STATUS OF THE FINAL IRRIGATION SYSTEM INSTALLED. THE DESIGN/BUILD LICENSED IRRIGATOR SHALL HOLD HARMLESS RIALTO STUDIO, ITS DESIGNS, AND ITS EMPLOYEES FROM ANY AND ALL CLAIMS ARISING FROM ERRORS AND/OR OMISSIONS OF THE DESIGN/BUILD LICENSED IRRIGATOR'S FINAL PRODUCT.

- STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 34 OF THE TEXAS WATER CODE AND TNRCC.
16. ALL REMOTE CONTROL VALVES, GATE VALVES, AND QUICK COUPLERS SHALL BE INSTALLED IN AN HIGHLINE STANDARD VALVE BOX.
17. WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. ON ID-WIRE, USE ONLY 3M-DBY OR-DBR CONNECTORS. ON SOLENOID WIRE, USE WADE CONNECTORS.
18. IRRIGATION CONTRACTOR SHALL PROCURE ALL PERMITS, LICENSES, TESTS AND INSPECTIONS, AND PAY ALL CHARGES AND FEES AND GIVE ALL NECESSARY NOTICES FOR THE COMPLETION OF WORK.
19. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
20. ALL VALVES SHALL BE ADJUSTED TO MINIMIZE WIND DRIFT, ATOMIZATION (FOGGING), AND TO ACHIEVE MAXIMUM COVERAGE. ADJUST THE OPERATING PRESSURE OF VALVES AT FARTHEST OR HIGHEST HEAD FROM VALVE. DO NOT ADJUST OUTPUT AT THE NOZZLE UNLESS ABSOLUTELY NECESSARY.
21. CONTRACTOR SHALL NOT DISTURB ROOTS OF EXISTING TREES. THERE SHALL BE NO MACHINE TRENCHING BELOW THE DRIPLINE OF EXISTING AND RELOCATED TREES. ALL TRENCHING WITHIN DRIPLINES SHALL BE PERFORMED BY HAND WITH CARE TAKEN TO AVOID ROOTS.
22. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.
23. CONTRACTOR SHALL CLEARLY MARK ALL EXPOSED EXCAVATIONS, MATERIALS AND EQUIPMENT. COVER OR BARRICADE TRENCHES WHEN THE CONTRACTOR IS NOT ON THE SITE. TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT AND PREVENT INJURY TO ANY PERSONS ON THE SITE.
24. PRIOR TO PROJECT TURN OVER THE IRRIGATION CONTRACTOR WILL BE REQUIRED TO CONDUCT A FINAL WALK THROUGH WITH THE OWNER OR THEIR REPRESENTATIVES. THE WALK THROUGH IS TO ESTABLISH 100% COMPLETION OF THE IRRIGATION INSTALLATION AND FUNCTION ACCORDING TO SPECIFICATIONS. IF THREE MALFUNCTIONS OR INSTALLATION DISCREPANCIES OCCUR THE WALK THROUGH WILL BE CEASED AND RESCHEDULED FOR A LATER DATE AFTER REPAIRS HAVE BEEN MADE AT THE CONTRACTORS LIABILITY.
25. THE IRRIGATION DESIGN DOES NOT PROVIDE FULL 100% COVERAGE OF THE SITE. SEE PLANS AND SPECIFICATIONS FOR AREAS TO BE IRRIGATED. CONTRACTOR IS RESPONSIBLE FOR 100% COVERAGE ON ALL IRRIGATED AREAS.
26. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION.
27. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND REPRESENT THE INTENT OF THE WORK TO BE INSTALLED. FOR CLARITY PURPOSES SOME IRRIGATION LINES MAY BE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS.
28. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
29. THE CONTRACTOR SHALL VERIFY THE ON-SITE STATIC PRESSURE BY SUBMITTING A LETTER CERTIFYING THAT ON-SITE PRESSURE EXCEEDS DESIGN PRESSURE BY 10%. IF ON-SITE PRESSURE DOES NOT EXCEED DESIGN PRESSURE BY 10%, CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. IF CONSTRUCTION WORK IS STARTED PRIOR TO RECEIVING CERTIFICATION LETTER, THE CONTRACTOR ASSUMES ALL COSTS FOR CHANGES REQUIRED TO MEET ON-SITE PRESSURE.



RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

ISSUE	DATE
PERMIT SET	01-29-2025

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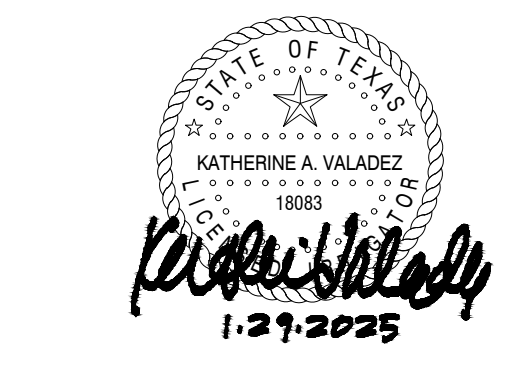
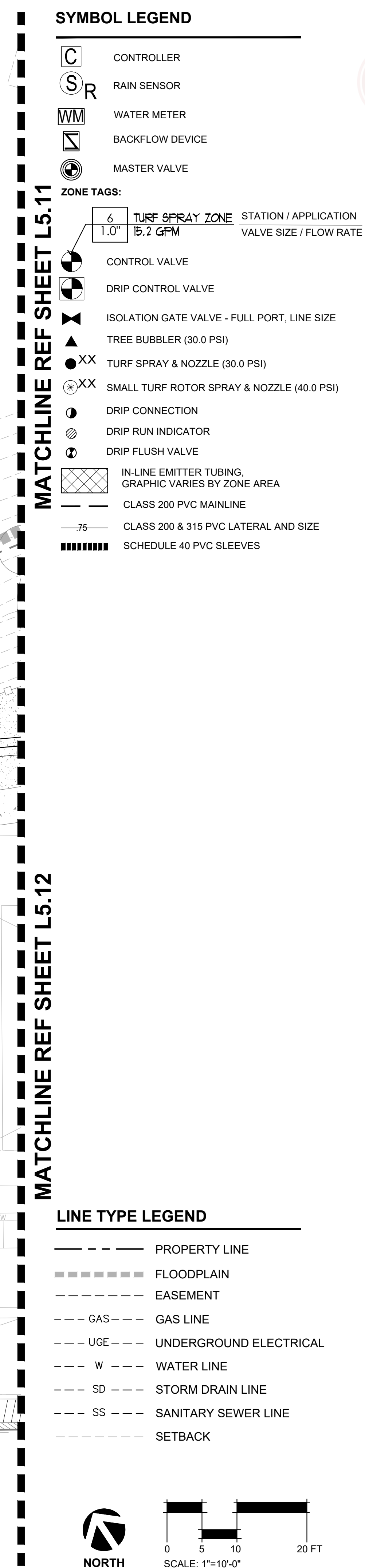
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SHEET TITLE

Irrigation Notes & Schedules

SHEET NUMBER

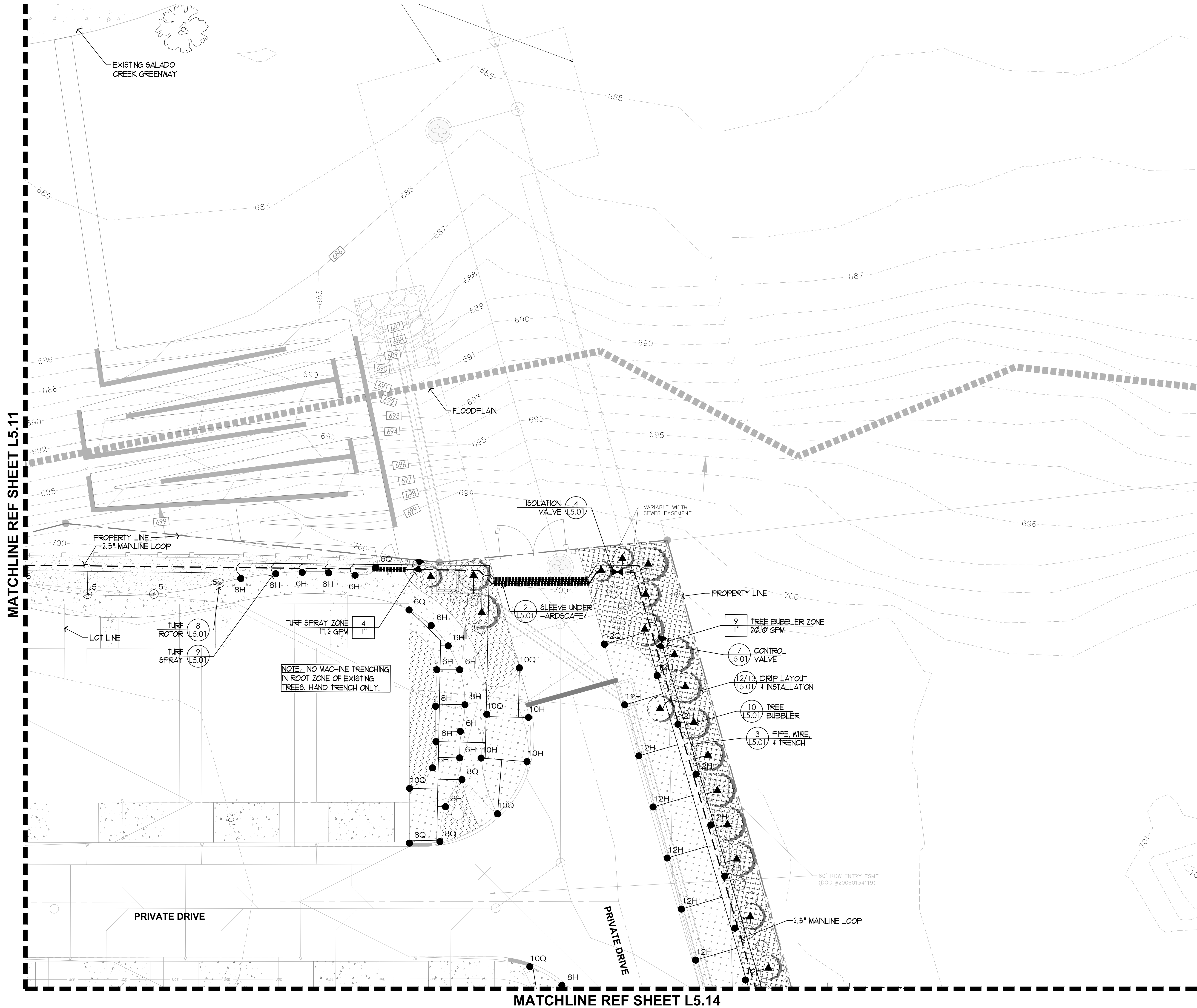
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Irrigation Plan

SHEET NUMBER

L5.10

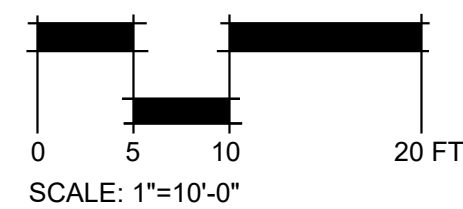


SYMBOL LEGEND

- CONTROLLER
- RAIN SENSOR
- WATER METER
- BACKFLOW DEVICE
- MASTER VALVE
- ZONE TAGS:**
 - 6 TURF SPRAY ZONE 1.0" 15.2 GPM
 - STATION / APPLICATION VALVE SIZE / FLOW RATE
- CONTROL VALVE
- DRIP CONTROL VALVE
- ISOLATION GATE VALVE - FULL PORT, LINE SIZE
- TREE BUBBLER (30.0 PSI)
- XX TURF SPRAY & NOZZLE (30.0 PSI)
- (*XX) SMALL TURF ROTOR SPRAY & NOZZLE (40.0 PSI)
- DRIP CONNECTION
- DRIP RUN INDICATOR
- DRIP FLUSH VALVE
- IN-LINE EMITTER TUBING, GRAPHIC VARIES BY ZONE AREA
- CLASS 200 PVC MAINLINE
- CLASS 200 & 315 PVC LATERAL AND SIZE
- SCHEDULE 40 PVC SLEEVES

LINE TYPE LEGEND

- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UNDERGROUND ELECTRICAL
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- SETBACK



RESIDENCES AT SALADO CREEK
IRA LEE ROAD, SAN ANTONIO, TEXAS

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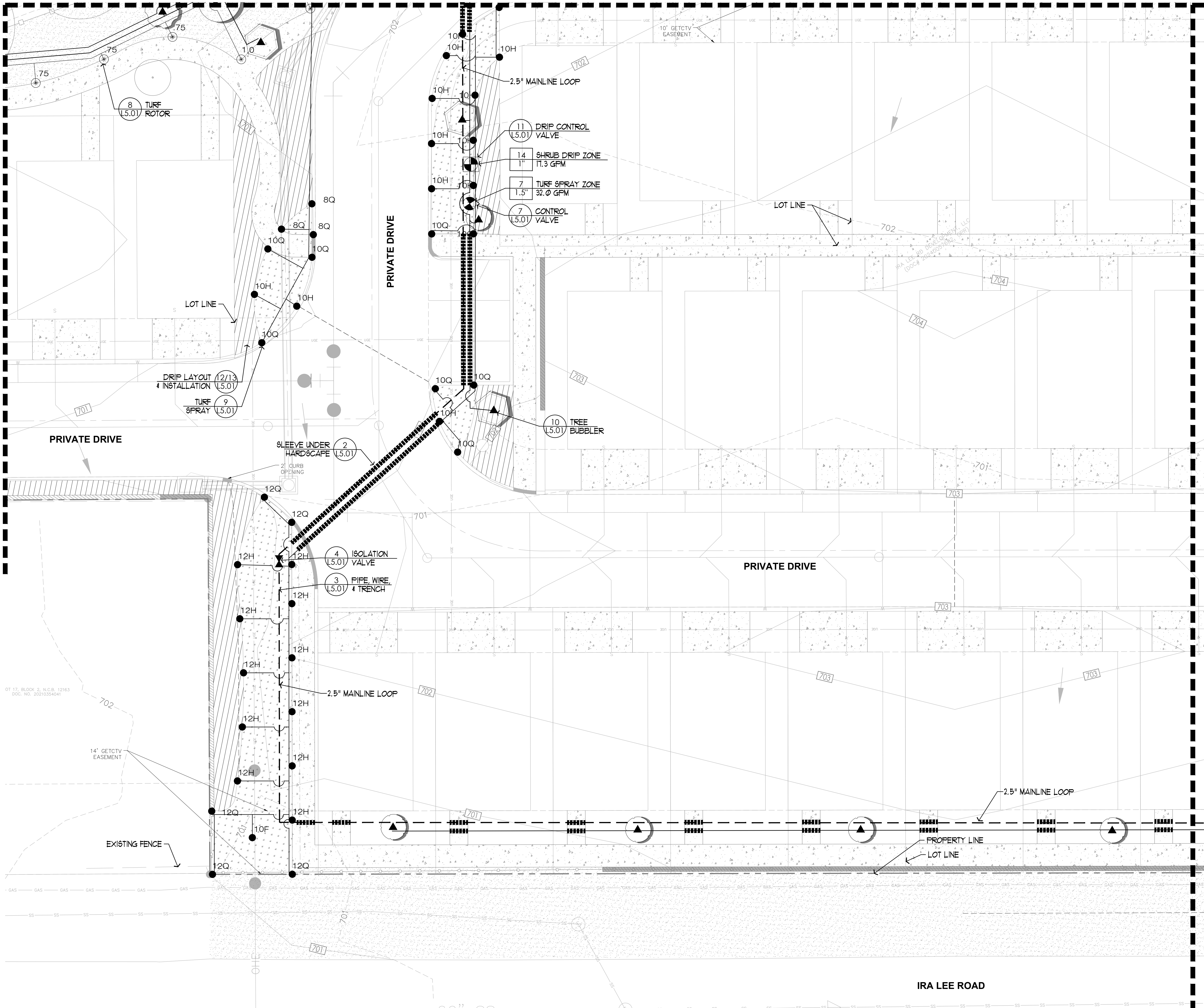
Irrigation Plan

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MATCHLINE REF SHEET L5.11

MATCHLINE REF SHEET L5.10

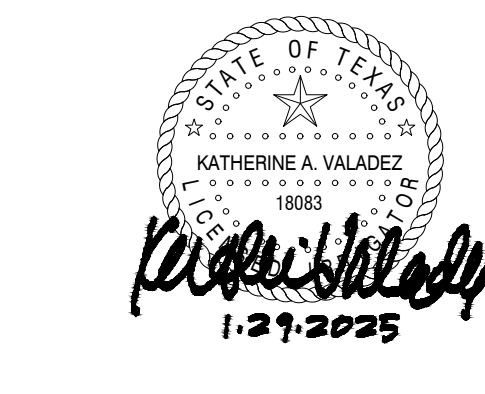
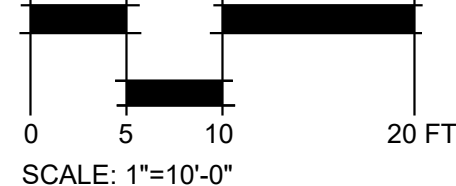


SYMBOL LEGEND

- CONTROLLER
- RAIN SENSOR
- WATER METER
- BACKFLOW DEVICE
- MASTER VALVE
- ZONE TAGS:**
 - TURF SPRAY ZONE 15.2 GPM
 - SHRUB DRIP ZONE 11.3 GPM
 - TURF SPRAY ZONE 32.0 GPM
 - CONTROL VALVE
 - DRIP CONTROL VALVE
 - ISOLATION GATE VALVE - FULL PORT, LINE SIZE
 - TREE BUBBLER (30.0 PSI)
 - TURF SPRAY & NOZZLE (30.0 PSI)
 - SMALL TURF ROTOR SPRAY & NOZZLE (40.0 PSI)
 - DRIP CONNECTION
 - DRIP RUN INDICATOR
 - DRIP FLUSH VALVE
 - IN-LINE EMITTER TUBING, GRAPHIC VARIES BY ZONE AREA
 - CLASS 200 PVC MAINLINE
 - CLASS 200 & 315 PVC LATERAL AND SIZE
 - SCHEDULE 40 PVC SLEEVES

LINE TYPE LEGEND

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RESIDENCES AT SALADO CREEK

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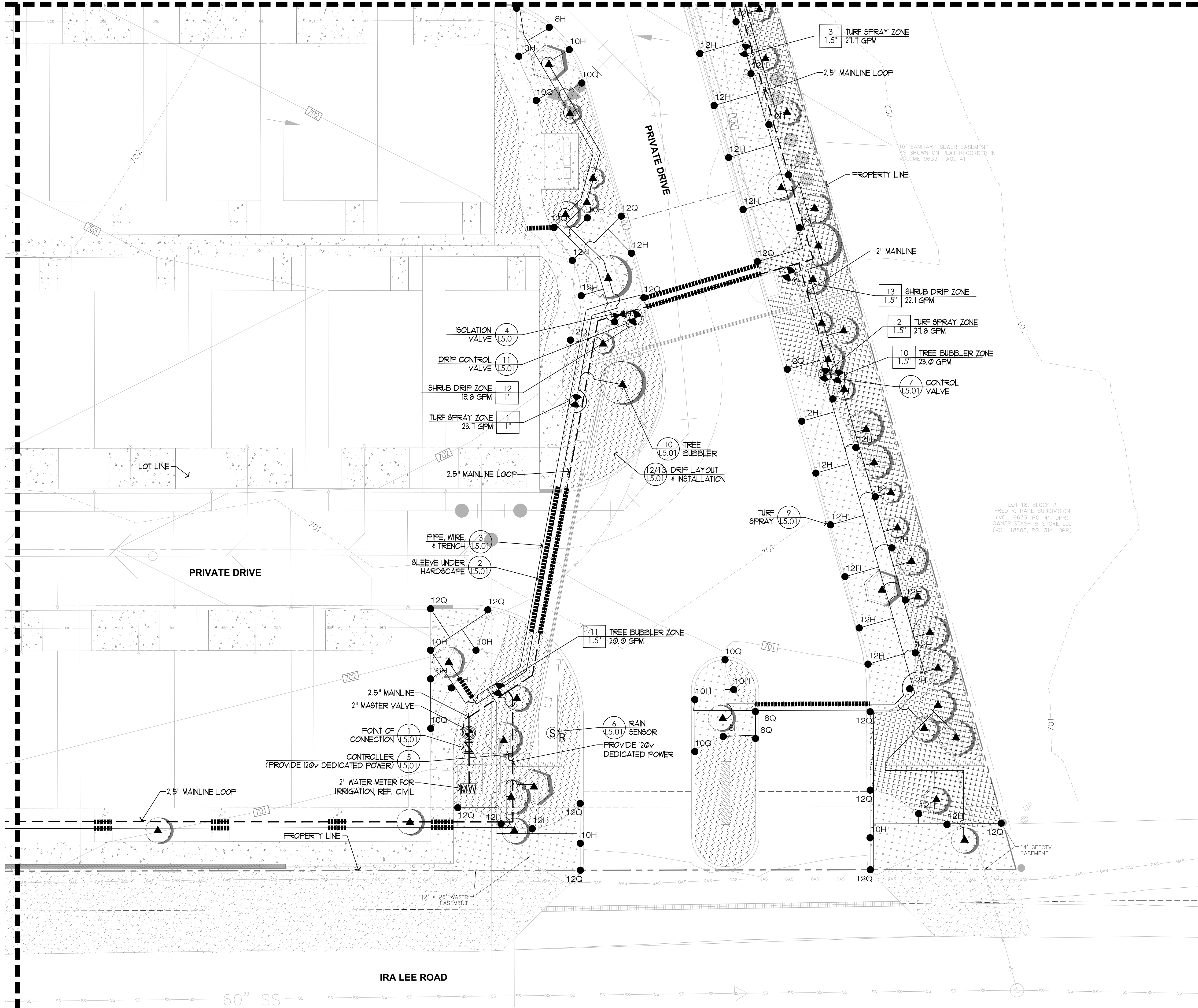
Irrigation Plan

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MATCHLINE REF SHEET L5.12

MATCHLINE REF SHEET L5.13

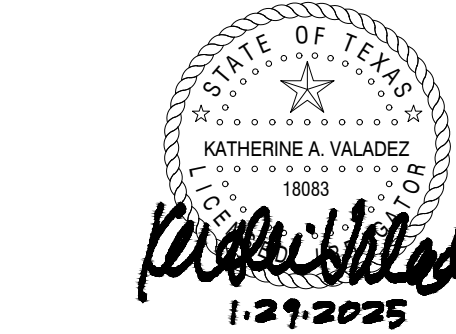
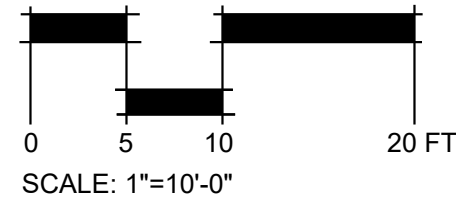


SYMBOL LEGEND

- C** CONTROLLER
- S** RAIN SENSOR
- WM** WATER METER
- BACKFLOW DEVICE
- ⊙** MASTER VALVE
- ZONE TAGS:**
 - 6** TURF SPRAY ZONE 15.2 GPM
 - 1.0"** VALVE SIZE / FLOW RATE
- ⊙** CONTROL VALVE
- ⊙** DRIP CONTROL VALVE
- ⊙** ISOLATION GATE VALVE - FULL PORT, LINE SIZE
- ▲** TREE BUBBLER (30.0 PSI)
- XX** TURF SPRAY & NOZZLE (30.0 PSI)
- *XX** SMALL TURF ROTOR SPRAY & NOZZLE (40.0 PSI)
- DRIP CONNECTION
- DRIP RUN INDICATOR
- DRIP FLUSH VALVE
- IN-LINE EMITTER TUBING, GRAPHIC VARIES BY ZONE AREA
- CLASS 200 PVC MAINLINE
- CLASS 200 & 315 PVC LATERAL AND SIZE
- SCHEDULE 40 PVC SLEEVES

LINE TYPE LEGEND

- PROPERTY LINE
- FLOODPLAIN
- EASEMENT
- GAS LINE
- UGE UNDERGROUND ELECTRICAL
- W WATER LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- SETBACK



RESIDENCES AT SALADO CREEK

IRA LEE ROAD, SAN ANTONIO, TEXAS

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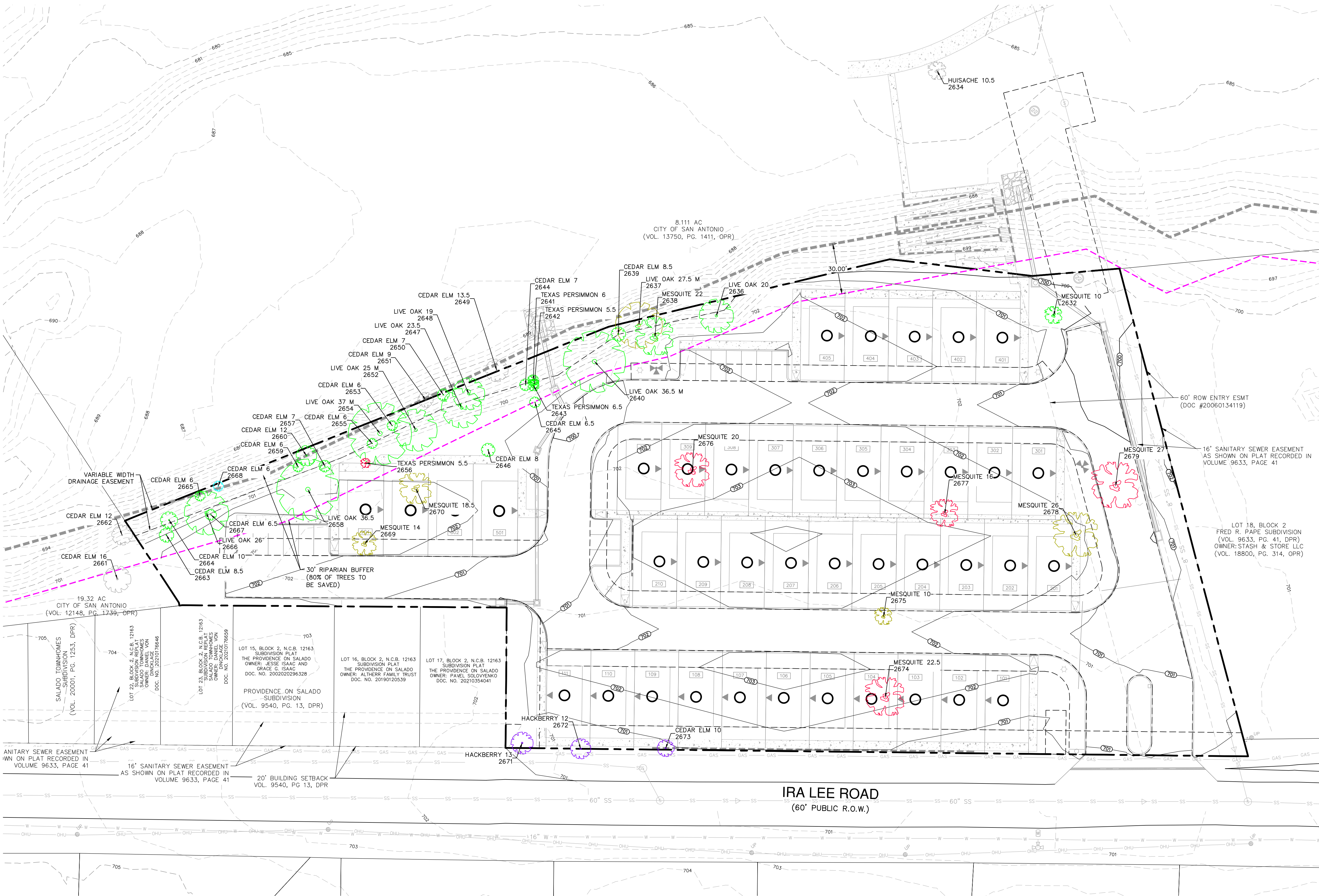
Irrigation Plan

SHEET NUMBER

L5.14

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Creek Tree Plan.dwg

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Book Tree Plan.dwg

PROTECTED TREES
TO BE REMOVED

PROTECTED TREES TO BE REMOVED (LARGE SPECIES)			
POINT#	SPECIES	DBH(IN)	MT DIMS
2674	MESQUITE	22.5	
2676	MESQUITE	20	
2677	MESQUITE	16	
Total:		58.5	

PROTECTED HERITAGE TREES TO BE REMOVED			
POINT#	SPECIES	DBH(IN)	MT DIMS
2679	MESQUITE	27	
Total:		27	

PROTECTED TREE TO BE REMOVED (SMALL SPECIES - SENSITIVE AREAS)			
POINT #	SPECIES	DBH(IN)	MT DIMS
2656	PERS	5.5	
Total:		5.5	

TREES IN DECLINE TO BE
REMOVED

TREE IN DECLINE TO BE REMOVED			
POINT#	SPECIES	DBH(IN)	MT DIMS
2637	LIVE OAK	27.5	15.5X13.5X11
2669	MESQUITE	14	
2670	MESQUITE	18.5	
2675	MESQUITE	10	
2678	MESQUITE	26	
Total:		96	

PROTECTED TREES TO REMAIN

PROTECTED TREE TO BE SAVED (FLOODPLAIN)			
POINT#	SPECIES	DBH(IN)	MT DIMS
2668	CEDAR ELM	6	
Total:		6	

PROTECTED TREE TO BE SAVED (LARGE SPECIES)			
POINT #	SPECIES	DBH(IN)	MT DIMS
2632	MESQUITE	10	
2645	CEDAR ELM	6.5	
2646	CEDAR ELM	8	
Total:		24.5	

PROTECTED HERITAGE TO BE SAVED (SENSITIVE AREAS)			
POINT#	SPECIES	DBH(IN)	MT DIMS
2640	LIVE OAK	36.5	23 X 15 X 12
2652	LIVE OAK	25	20 X 10.5
2654	LIVE OAK	37	29 X 16
2658	LIVE OAK	36.5	
2666	LIVE OAK	26	
Total:		161	

PROTECTED TREE TO BE SAVED (LARGE SPECIES - SENSITIVE AREAS)			
POINT #	SPECIES	DBH(IN)	MT DIMS
2636	LIVE OAK	20	
2638	MESQUITE	22	
2639	CEDAR ELM	8.5	
2644	CEDAR ELM	7	
2647	LIVE OAK	23.5	
2648	LIVE OAK	19	
2650	CEDAR ELM	7	
2653	CEDAR ELM	6	
2655	CEDAR ELM	6	
2657	CEDAR ELM	7	
2659	CEDAR ELM	6	
2660	CEDAR ELM	12	
2663	CEDAR ELM	8.5	
2664	CEDAR ELM	10	
2665	CEDAR ELM	6	
2667	CEDAR ELM	6.5	
Total:		175	

PROTECTED TREE TO BE SAVED (SMALL SPECIES - SENSITIVE AREAS)			
POINT #	SPECIES	DBH(IN)	MT DIMS
2641	PERS	6	
2642	PERS	5.5	
2643	PERS	6.5	
Total:		18	

UNPROTECTED TREES
TO REMAIN

UNPROTECTED TREES TO BE REMOVED			
POINT#	SPECIES	DBH(IN)	MT DIMS
2671	HACKBERRY	13	
2672	HACKBERRY	12	
2673	CEDAR ELM	10	
Total:		35	

MITIGATION CALCULATIONS

SIGNIFICANT

LARGE SPECIES
TOTAL LARGE SPECIES
SIGNIFICANT INCHES = 24.5" PRESERVED + 58.5" REMOVED = 83"

INCHES REQUIRED TO BE SAVED = 40% REQ. PRESERVATION x 83" = 33.2"

PERCENTAGE PRESERVED = 24.5 PRESERVED / 83" TOTAL = 29.5%

MITIGATION INCHES REQUIRED = 33.2" REQUIRED – 24.5" PRESERVED = 8.7" REQUIRED

HERITAGE

TOTAL HERITAGE INCHES = 0" PRESERVED + 27" REMOVED = 27"

REQUIRED HERITAGE PRESERVATION = 27" X 100% = 27"

PERCENTAGE PRESERVED = 0" PRESERVED / 27" TOTAL = 0%

MITIGATION INCHES REQUIRED = 27" REMOVED HERITAGE * 1:1 (MESQUITE) = 27" REQUIRED

ENVIRONMENTALLY SENSITIVE

FLOODPLAIN SIGNIFICANT

TOTAL SIGNIFICANT INCHES = 6" PRESERVED + 0" REMOVED = 6"

INCHES REQUIRED TO BE SAVED = 80% REQ. PRESERVATION x 6" = 4.8"

PERCENTAGE PRESERVED = 6" PRESERVED / 6" TOTAL = 100%

FLOODPLAIN BUFFER SIGNIFICANT

LARGE SPECIES

TOTAL LARGE SPECIES
SIGNIFICANT INCHES = 175" PRESERVED + 0" REMOVED = 175"

INCHES REQUIRED TO BE SAVED = 80% REQ. PRESERVATION x 175" = 140"

PERCENTAGE PRESERVED = 175" PRESERVED / 175" TOTAL = 100%

MITIGATION INCHES REQUIRED = 140" REQUIRED – 175" PRESERVED = 35" EXCESS

SMALL SPECIES

TOTAL SMALL SPECIES
SIGNIFICANT INCHES = 18" PRESERVED + 5.5" REMOVED = 23.5"

INCHES REQUIRED TO BE SAVED = 80% REQ. PRESERVATION x 23.5" = 18.8"

PERCENTAGE PRESERVED = 18" PRESERVED / 23.5" TOTAL = 76.6%

MITIGATION INCHES REQUIRED = 18.8" REQUIRED – 18" PRESERVED = 0.8" REQUIRED

FLOODPLAIN BUFFER HERITAGE

TOTAL HERITAGE INCHES = 161" PRESERVED + 0" REMOVED = 161"

REQUIRED HERITAGE PRESERVATION = 161" X 100% = 161"

PERCENTAGE PRESERVED = 161" PRESERVED / 161" TOTAL = 100%

MITIGATION INCHES REQUIRED = 0" REMOVED HERITAGE * 3:1 = 0"

MITIGATION

TOTAL MITIGATION REQUIRED = 8.7" (SIGNIFICANT) + 27" (HERITAGE) – 35 EXCESS (LARGE SENSITIVE)
+ 0.8 REQUIRED (SMALL SENSITIVE) = 1.5 REQUIRED

INCHES FROM PLANTING = 14 TREES @ 1.5" = 21" PLANTING

TOTAL MITIGATION = 21" PLANTING – 1.5" REQUIRED = 19.5" EXCESS

PROPOSED TREE CANOPY

MULTIFAMILY:

TOTAL PROJECT AREA = 3.0 ACRES

REQUIRED TREE CANOPY = 25% X 3.0 = 0.75 ACRES

EXISTING TREE CANOPY PRESERVED = TREE CANOPY PER EXISTING TREE = 28 TREES

- PRESERVED TREE CANOPY PER MINIMUM PRESERVATION REQUIREMENTS

(LARGE SHADE) = 24 TREES * 875 SQUARE FEET OF CANOPY PER TREE = 21,000 SF = 0.48 ACRES

(SMALL SHADE) = 5 TREES * 275 SQUARE FEET OF CANOPY PER TREE = 1,375 SF = 0.03 ACRES

TREE CANOPY PER PLANTED TREE = 875 SQUARE FEET X 90% = 787.5 SQUARE FEET OF CANOPY PER TREE

PROPOSED TREE CANOPY PLANTED = 14 TREES * 787.5 SQUARE FEET OF SHADE/TREE = 11,025 SF = 0.25 ACRES

PRESERVED CANOPY + PROPOSED CANOPY = 0.48 + 0.03 + 0.25 = 0.76 ACRES

PROPOSED TREE CANOPY COVERAGE = 0.76/3.0 ACRES = 25.3% (25% REQUIRED)

Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of \$1,000.00 or both. UDC §36-523 (k)(2)

It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.

DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work

DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

RESIDENCES AT SALADO CREEK

SAN ANTONIO, TEXAS

TREE PLAN



PLAT NO. 24-11800396

JOB NO. 13458-01

DATE DEC 2024

DESIGNER AL

CHECKED DRAWN AL

SHEET 2 OF 3

