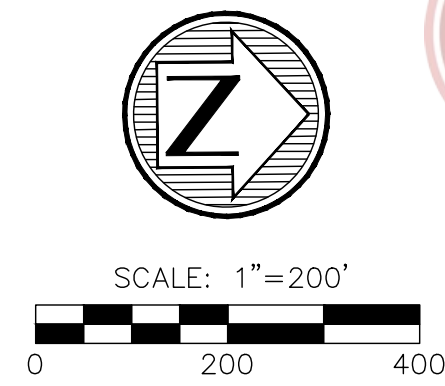
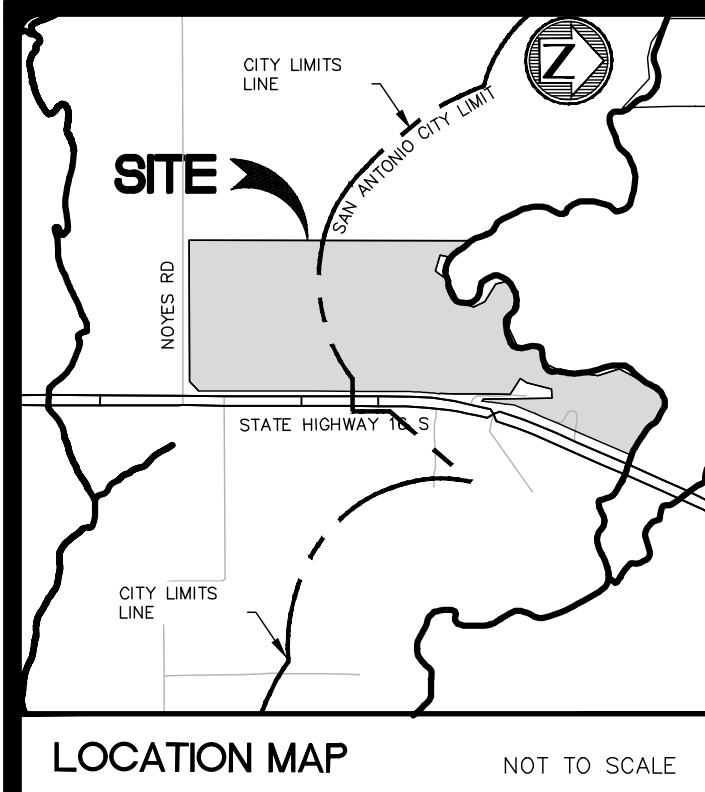
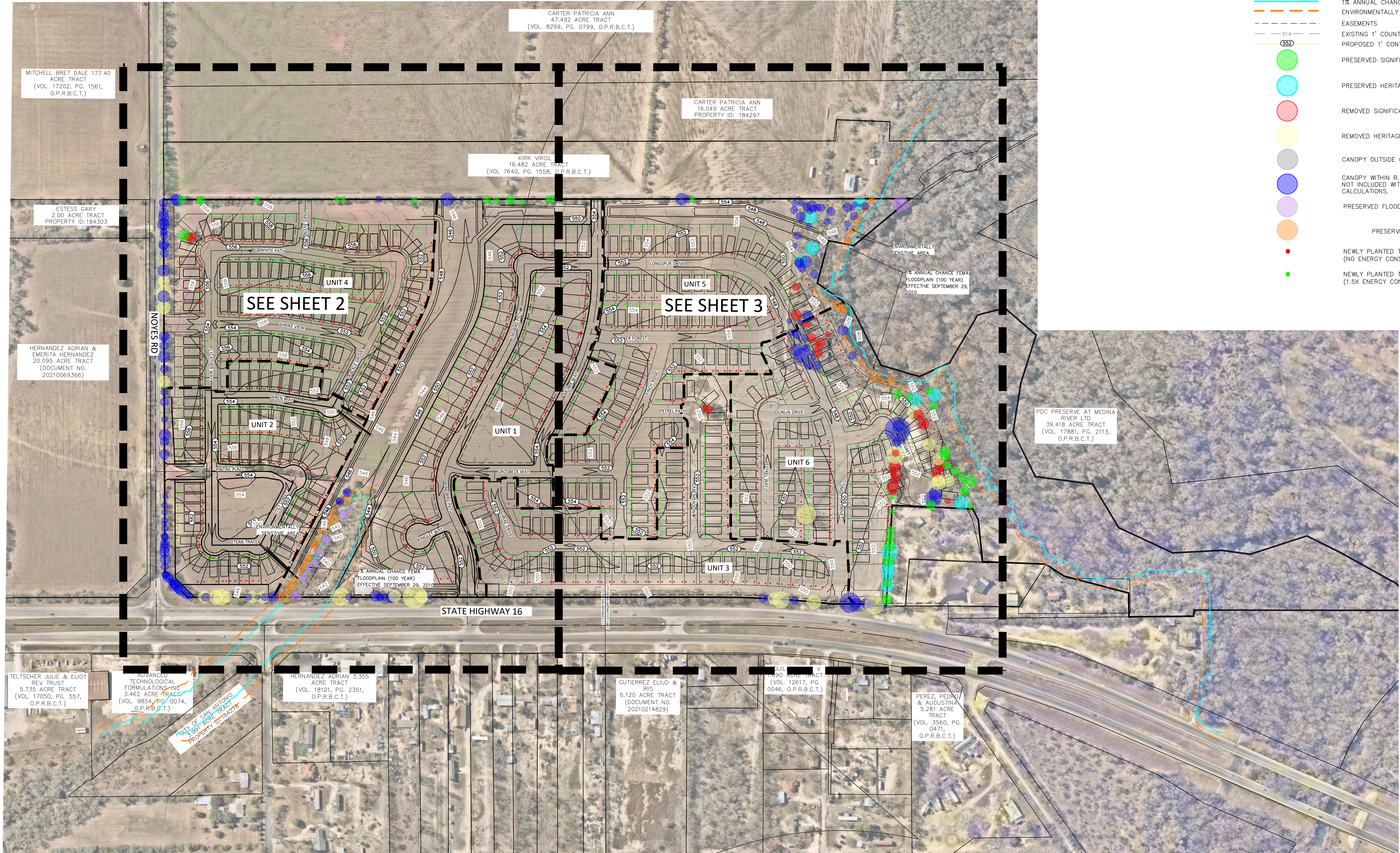
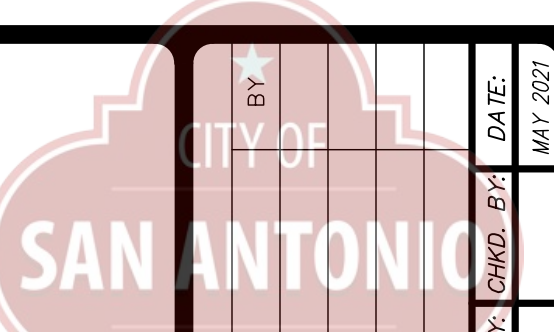




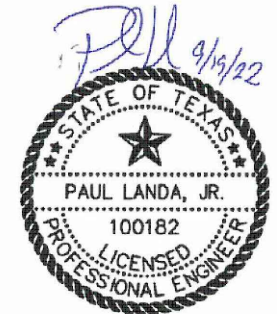
- LEGEND:**
- PROPERTY BOUNDARY
 - 1% ANNUAL CHANCE FEMA FLOODPLAIN
 - ENVIRONMENTALLY SENSITIVE 30' BUFFER
 - EASEMENTS
 - EXISTING 1' CONTOUR
 - PROPOSED 1' CONTOUR
 - PRESERVED SIGNIFICANT CANOPY
 - PRESERVED HERITAGE CANOPY
 - REMOVED SIGNIFICANT CANOPY
 - REMOVED HERITAGE CANOPY
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 - NEWLY PLANTED TREE (NO ENERGY CONSERVATION CREDIT)
 - NEWLY PLANTED TREE (1.5X ENERGY CONSERVATION CREDIT)



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- DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work
- DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

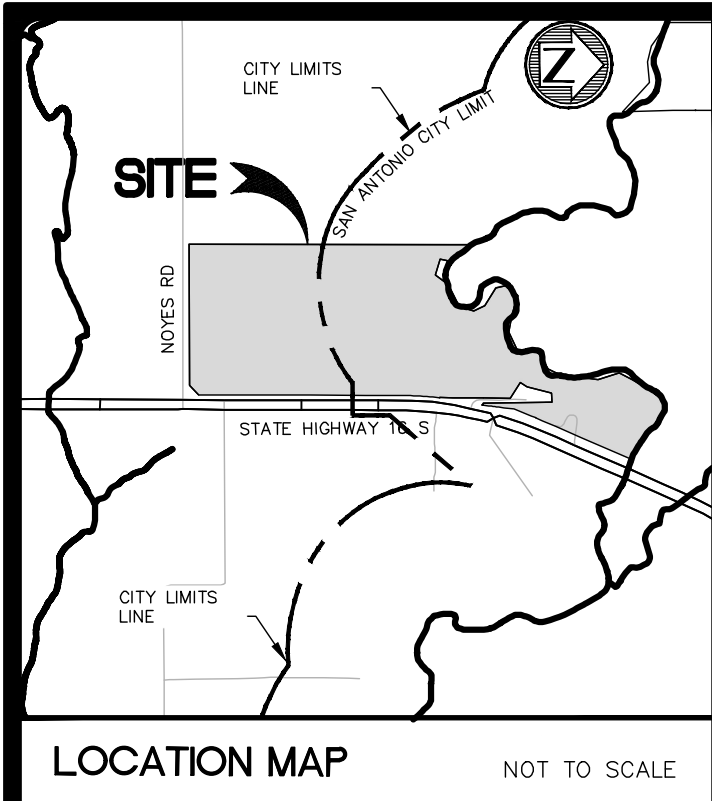


Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
FERN TERPES, ENG. F-5297, S.W. F-10131500
12770 CHAMBERLAIN PARKWAY, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 688-5081
FAX: (210) 688-5085

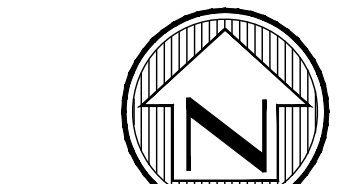


VERDIN SUBDIVISION
TREE PRESERVATION PLAN AND PLANTING PLAN





MATCHLINE "A" SEE SHEET 2



SCALE: 1"=80'
0 80 160

LEGEND:

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- EXISTING 1" COUNTOUR
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TREE REMOVAL NOTES:

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- CALCULATIONS ARE BASED ON REQUIREMENTS DESCRIBED IN SECTION 35-523 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
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- BUILDING PAD PLACEMENT IS BASED ON A 5 FOOT SIDE SETBACK AND A 20 FOOT FRONT AND BACK SETBACK.

TREE PLANTING NOTES:

- ALL TREES PLANTED WILL CONFORM TO SECTION 35-523 AND APPENDIX E OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
- NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REPLACEMENT TREES SHALL BE THE SAME SPECIES.
- RECOMMENDED LIST OF TREES FOR PLANTING:
 - LIVE OAK - 875 SHADE VALUE
 - HACKBERRY - 875 SHADE VALUE
 - MONTERREY OAK - 875 SHADE VALUE
 - CEDAR ELM - 875 SHADE VALUE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE BORING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO BORE WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE CITY.

BORES SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

TREE NOTE:

THERE ARE NOT ANY TREES LOCATED IN THE FLOODPLAIN OR IN THE FLOODPLAIN BUFFER.

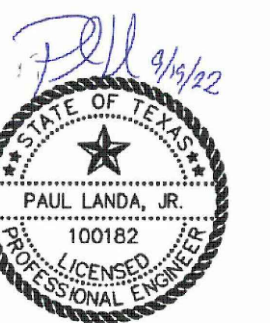
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DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work

DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

CITY OF
SAN ANTONIO
TEXAS

Engineers
Surveyors
Planners
MIR
Moy Tarin Ramirez Engineers, LLC
FIRM: TREPES ENG. F-5297 SVY: F-10131500
12770 CHAMBERLAIN PARKWAY, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 688-5651
FAX: (210) 688-5085



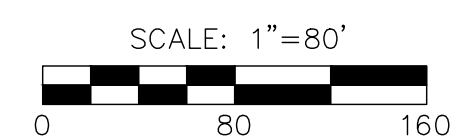
VERDIN SUBDIVISION

TREE PRESERVATION PLAN AND PLANTING PLAN



SHEET

2 OF 5



DESCRIPTION	REVISIONS
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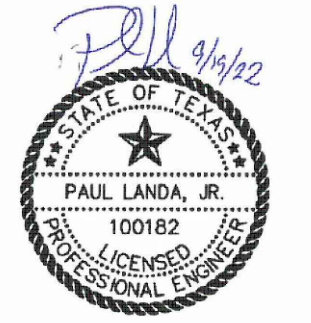
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MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVT F-10131500
TEL: (210) 698-5051
FAX: (210) 698-5098
27270 CAMARON PATH, SUITE 100
CINCARON, TEXAS 78249



VERDIN SUBDIVISION

TREE PRESERVATION PLAN AND PLANTING PLAN



SHEET
3 OF 6

	PROPERTY BOUNDARY
	1% ANNUAL CHANCE FEMA FLOODPLAIN
	ENVIRONMENTALLY SENSITIVE 30' BUFFER
	EASEMENTS
	EXISTING 1' COUNTOUR
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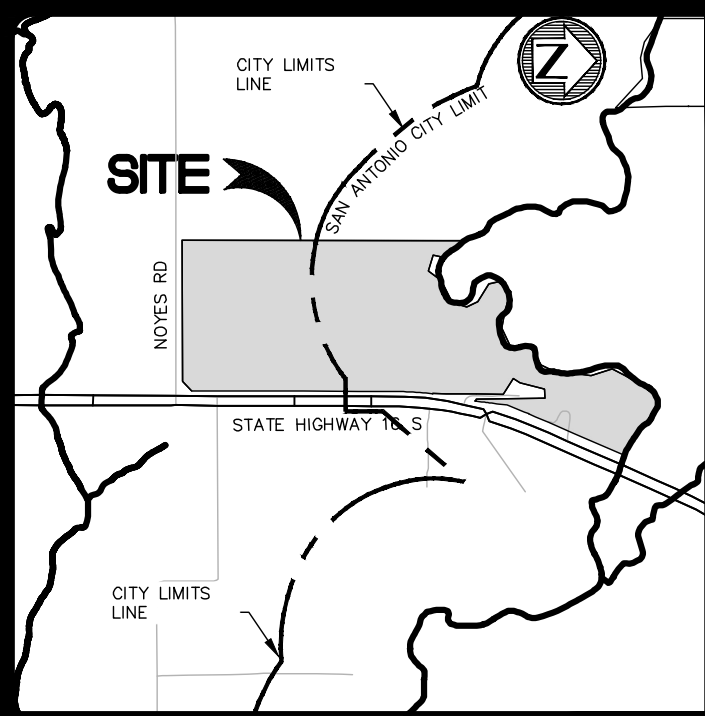
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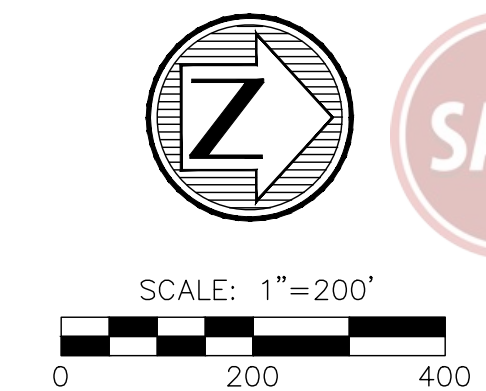
DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work



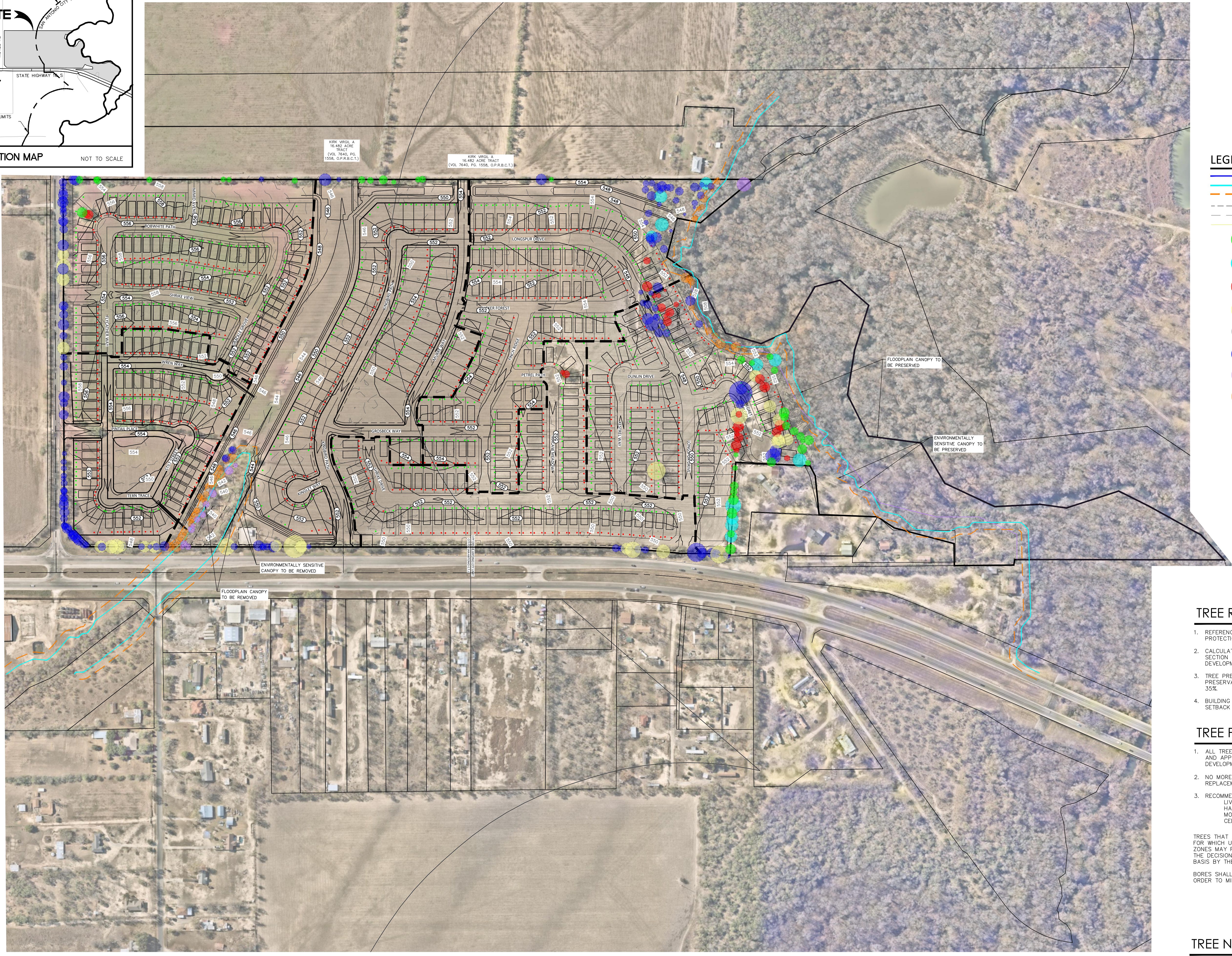
DEPARTMENT OF TRANSPORTATION
TREE PROTECTION SECTION
DESIGNED FOR COMPLIANCE



LOCATION MAP NOT TO SCALE



- LEGEND:**
- PROPERTY BOUNDARY
 - 1% ANNUAL CHANCE FEMA FLOODPLAIN
 - ENVIRONMENTALLY SENSITIVE 30' BUFFER
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DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work

DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

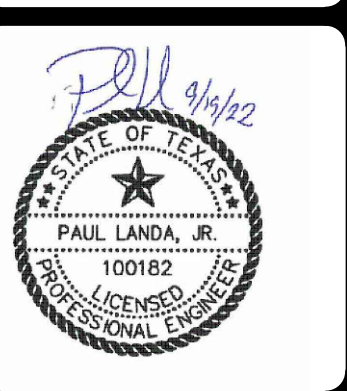
REVISIONS	NO.	DATE	DESCRIPTION	BY	DATE

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

FEIN: 169615 ENG. F-52937 SUR. F-10131500
12770 CUMARON EAST, SUITE 100 TEL: (210) 688-6051
SAN ANTONIO, TEXAS 78249 FAX: (210) 688-5085

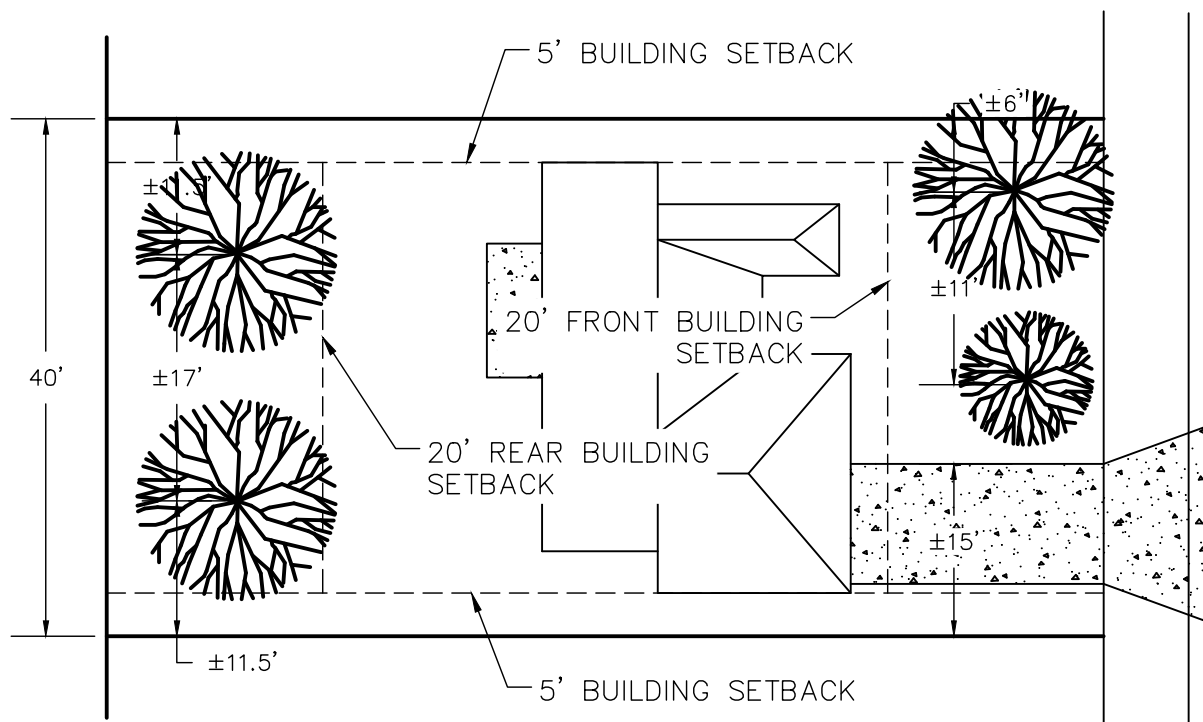


VERDIN SUBDIVISION

TREE PRESERVATION PLAN AND PLANTING PLAN

City of San Antonio Seal

1. ALL PROTECTED SIZE TREES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No. 802. (TREE PRUNING, SOIL AMENDING AND FERTILIZATION), UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM No. 801. (TREE AND LANDSCAPE PROTECTION) AND AS DETAILED IN 1.1.2.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY ARBORIST OFFICE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR IF ROOTS LARGER THAN THREE INCHES (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED OVER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.
7. NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
8. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND.
9. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY DURING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
11. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.

[illegible]

FINAL CANOPY COVERAGE CALCULATIONS					
TOTAL PROJECT AREA (SF)	38% REQUIRED FINAL TREE CANOPY (SF)	TOTAL PRESERVED CANOPY (SF)	TOTAL CANOPY DEFICIT (SF)	TOTAL CANOPY SURPLUS AFTER REQUIRED PER LOT TREE PLANTING (SF)	TOTAL FINAL CANOPY COVERAGE AFTER PLANTING (%)
4,619,439.55	1,755,387.03	35,175	(1,720,212)	475.47	38.01%

TOTAL PRESERVED CANOPY					
CALCULATION METHOD: CANOPY AREA = (SHADE VALUE) X (NUMBER OF TREES)					
SPECIES	NUMBER OF INCHES	NUMBER OF TREES	SHADE VALUE	RADIUS (√(SHADE VALUE / 3.14))	CANOPY AREA
MESQUITE	646	37	550	13.2	20350
HACKBERRY	202	10	875	16.7	8750
HUISACHE	17	1	550	13.2	550
ELM	43	6	875	16.7	5250
PERSIMMON	7	1	275	9.4	275
TOTAL	915	55			35,175

TOTAL SIGNIFICANT INCHES	35% PRESERVATION REQUIREMENT (INCHES)	TOTAL PRESERVED INCHES	TOTAL PRESERVED (%) (20% MINIMUM)	REQUIRED SIGNIFICANT MITIGATION INCHES TO MEET PRESERVATION (INCHES)
1004	351	566	56.37%	0

Heritage Tree Mitigation Summary (Excluding Floodplain and Environmentally Sensitive Area)					
Total Heritage Tree Inches	Total Preserved Heritage Inches	Total Preserved (%) (20% Minimum)	Total Inches to be Mitigated Before Canopy Credit from Planting (1:1 for Mesquite and 1:3 for Oak)	Heritage Tree Mitigation from Planting and Preservation Surplus (Inches)	Heritage Tree Surplus (Inches)
1053	299	28.40%	832	1305	473

PRESERVATION CALCULATIONS (SIGNIFICANT WITHIN ENVIRONMENTALLY SENSITIVE AREAS)				
TOTAL SIGNIFICANT INCHES	80% PRESERVATION REQUIREMENT (INCHES)	TOTAL PRESERVED INCHES	TOTAL PRESERVED (%)	TOTAL PRESERVATION SURPLUS (INCHES)
634	507	634	100.00%	127

PRESERVATION CALCULATIONS (SIGNIFICANT WITHIN FLOODPLAIN)				
TOTAL SIGNIFICANT INCHES	80% PRESERVATION REQUIREMENT (INCHES)	TOTAL PRESERVED INCHES	TOTAL PRESERVED (%)	TOTAL PRESERVATION SURPLUS (INCHES)
176	176	176	100.00%	0

HERITAGE TREE MITIGATION THROUGH PLANTING			
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR HERITAGE MITIGATION
435	4	1.5	1305

STANDARD TREE CANOPY ACHIEVEMENT THROUGH PLANTING (ENERGY CONSERVATION CREDIT) (4 TREES PER LOT)			
TOTAL NUMBER OF TREES ELIGIBLE FOR ENERGY CONSERVATION CREDIT (SOUTH AND WEST SIDE OF HOUSE)	SHADE VALUE OF PLANTED TREES	ENERGY CONSERVATION CREDIT	TOTAL CANOPY PLANTED (90% CREDIT) (SF)
890	875	1.5	1,051,312.50

TREE CANOPY ACHIEVEMENT THROUGH PLANTING (4 TREES PER LOT)		
TOTAL NUMBER OF TREES NOT ELIGIBLE FOR ENERGY CONSERVATION CREDIT (NORTH AND EAST SIDE OF HOUSE)	SHADE VALUE OF PLANTED TREES	TOTAL CANOPY PLANTED (90% CREDIT) (SF)
850	875	669,375.00

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DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

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FLOODPLAIN TREE SUMMARY:

FLOODPLAIN SIGNIFICANT				
POINT NUMBER	SIZE	SPECIES	PRESERVED	REMOVED
217	30	30" PECAN	30	
623	10	10" HACK	10	
624	14	14" MESQ	14	
625	13	13" HACK	13	
629	15	15" MESQ	15	
630	10	10" HACK	10	
634	13	13" MESQ	13	
635	13	13" HACK	13	
639	14	14" HACK	14	
644	16	16" HACK	16	
651	18	18" MESQ	18	
657	10	10" MESQ	10	
TOTAL INCHES			176	0
TOTAL INCHES OVERALL			176	
TOTAL TREES			12	
PERCENTAGE PRESERVED			100%	

ENVIRONMENTALLY SENSITIVE TREE SUMMARY:

ENVIRONMENTALLY SENSITIVE SIGNIFICANT				
POINT NUMBER	SIZE	SPECIES	PRESERVED	REMOVED
503	20	20" MESQ	20	
622	22	22" HACK	22	
626	15	15" MESQ	15	
627	21	21" MESQ	21	
628	15	15" MESQ	15	
631	15	15" MESQ	15	
632	11	11" MESQ	11	
633	14	14" MESQ	14	
636	14	14" HACK	14	
637	13	13" MESQ	13	
638	13	13" HACK	13	
640	13	13" HACK	13	
641	14	14" MESQ	14	
642	14	14" HACK	14	
643	12	12" HACK	12	
645	11	11" HACK	11	
646	11	11" HACK	11	
647	10	10" HACK	10	
648	12	12" HACK	12	
649	18	18" MESQ	18	
650	19	19" MESQ	19	
652	14	14" MESQ	14	
655	14	14" MESQ	14	
656	21	21" MESQ	21	
658	10	10" HACK	10	
800	12	12" MESQ	12	
801	21	21" MESQ	21	
802	12	12" MESQ	12	
803	10	10" MESQ	10	
804	22	22" MESQ	22	
805	14	14" MESQ	14	
806	15	15" MESQ	15	
808	13	13" MESQ	13	
844	15	15" MESQ	15	
845	7	7" PERS	7	
846	14	14" MESQ	14	
848	16	16" MESQ	16	
849	11	11" MESQ	11	
850	10	10" MESQ	10	
853	11	11" MESQ	11	
854	14	14" MESQ	14	
880	16	16" MESQ	16	
888	14	14" MESQ	14	
889	21	21" MESQ	21	
TOTAL INCHES			634	0
TOTAL INCHES OVERALL			634	
TOTAL TREES			44	
PERCENTAGE PRESERVED			100%	

HERITAGE TREE SUMMARY:

HERITAGE PRESERVED		
POINT NUMBER	SIZE	SPECIES
743	26	26" HACK
745	27	27" HACK
746	25	25" HACK
748	33	33" HACK
776	29	29" MESQ
794	27	27" MESQ
796	27	27" MESQ
839	26	26" MESQ
863	27	27" MESQ
868	28	28" MESQ
874	24	24" MESQ
TOTAL TREES		11
TOTAL INCHES		299

HERITAGE REMOVED		
POINT NUMBER	SIZE	SPECIES
505	25	25" HACK
507	24	24" MESQ
510	24	24" MESQ
511	32	32" MESQ
512	29	29" MESQ
514	26	26" MESQ
553	26	26" MESQ
559	27	27" MESQ
561	30	30" MESQ
562	24	24" HACK
661	36	36" MESQ
668	24	24" MESQ
669	48	48" MESQ
670	26	26" MESQ
726	39	39" PECAN
759	36	36" MESQ
769	29	29" MESQ
770	24	24" MESQ
773	24	24" MESQ
786	25	25" MESQ
789	26	26" MESQ
797	25	25" MESQ
740	38	38" MESQ
734	29	29" MESQ
731	34	34" HACK
729	24	24" HACK
TOTAL TREES		26
TOTAL INCHES		754

SIGNIFICANT TREE SUMMARY:

SIGNIFICANT PRESERVED		
POINT NUMBER	SIZE	SPECIES
580	15	15" HACK
581	16	16" MESQ
582	12	12" MESQ
583	22	22" MESQ
709	12	12" MESQ
710	11	11" MESQ
711	11	11" MESQ
713	12	12" MESQ
716	15	15" HACK
717	13	13" MESQ
718	18	18" MESQ
719	10	10" MESQ
720	12	12" MESQ
721	14	14" MESQ
723	10	10" HACK
742	22	22" MESQ
744	15	15" MESQ
747	22	22" MESQ
749	22	22" MESQ
750	15	15" HACK
751	17	17" HACK
752	11	11" MESQ
753	10	10" MESQ
767	19	19" HACK
777	12	12" MESQ
778	20	20" MESQ
779	20	20" MESQ
780	10	10" MESQ
781	17	17" MESQ
782	17	17" MESQ
783	17	17" MESQ
787	22	22" MESQ
788	17	17" HUI
793	15	15" MESQ
795	14	14" MESQ
796	12	12" MESQ
799	17	17" MESQ
TOTAL TREES		37
TOTAL INCHES		566

SIGNIFICANT REMOVED		
POINT NUMBER	SIZE	SPECIES
584	17	17" HACK
585	19	19" MESQ
724	16	16" MESQ
725	10	10" MESQ
754	11	11" HACK
755	22	22" MESQ
756	11	11" MESQ
757	12	12" MESQ
758	23	23" HACK
760	13	13" MESQ
764	20	20" MESQ
771	20	20" MESQ
775	12	12" HACK
784	13	13" MESQ
785	22	22" MESQ
790	22	22" MESQ
791	10	10" HACK
792	20	20" MESQ
810	11	11" MESQ
811	18	18" MESQ
821	9	9" ELM
822	6	6" ELM
823	19	19" MESQ
824	19	19" MESQ
879	15	15" MESQ
881	21	21" MESQ
884	11	11" HACK
885	10	10" MESQ
887	6	6" ELM
TOTAL TREES		29
TOTAL INCHES		438

EXEMPT / NEUTRAL TREE SUMMARY:

NEUTRAL (R.O.W./EASEMENTS/OFF-SITE)		
POINT NUMBER	SIZE	SPECIES
502	20	20" MESQ
504	15	15" HACK
506	10	10" HACK
508	13	13" HACK
509	13	13" MESQ
513	17	17" HACK
515	14	14" MESQ
516	17	17" MESQ
517	21	21" HACK
518	20	20" HACK
519	20	20" HACK
520	20	20" HACK
521	20	20" MESQ
522	18	18" HACK
523	13	13" HACK
524	10	10" HACK
525	15	15" MESQ
526	15	15" HACK
527	21	21" HACK
528	15	15" HACK
529	15	15" HACK
530	13	13" HACK
531	15	15" HACK
532	20	20" HACK
533	21	21" HACK
534	19	19" HACK
535	13	13" HACK
536	18	18" HACK
537	11	11" HACK
538	13	13" HACK
539	14	14" HACK
540	14	14" HACK
541	14	14" MESQ
542	11	11" HACK
543	12	12" HACK
544	12	12" HACK
545	12	12" HACK
546	10	10" HACK
547	20	20" MESQ
548	17	17" MESQ
549	23	23" MESQ
550	12	12" MESQ
551	17	17" MESQ
552	14	14" MESQ
554	16	16" MESQ
555	23	23" MESQ
556	18	18" MESQ
557	11	11" MESQ
558	20	20" MESQ
560	23	23" MESQ
563	23	23" HACK
564	17	17" MESQ
565	17	17" HACK
566	21	21" HACK
567	15	15" HACK
568	14	14" HACK
569	13	13" HACK
570	13	13" HACK
571	23	23" HACK
572	17	17" HACK
573	21	21" HACK
574	18	18" HACK
576	12	12" HACK
577	17	17" HACK
578	20	20" HACK-DECLINE
579	23	23" HACK-DECLINE
653	12	12" MESQ
654	16	16" HACK
659	17	17" MESQ
660	10	10" HACK
662	14	14" MESQ
663	22	22" MESQ
664	16	16" HACK
665	12	12" HACK
666	15	15" HACK
667	23	23" HACK

671	10	10" HACK
712	11	11" HACK-DECLINE
714	26	26" MESQ-DECLINE
715	10	10" MESQ
722	23	23" HACK-DECLINE
727	16	16" HACK
728	12	12" HACK
730	11	11" HACK
732	16	16" HACK
733	14	14" HACK
735	40	40" MESQ
736	21	21" MESQ
737	20	20" MESQ
738	19	19" MESQ
739	14	14" MESQ
741	15	15" HACK
761	49	49" MESQ
762	22	22" MESQ
763	18	18" MESQ
765	32	32" MESQ
766	13	13" HACK
768	25	25" HACK
807	15	15" MESQ
809	21	21" MESQ
812	14	14" MESQ
813	17	17" MESQ
814	13	13" MESQ
816	24	24" MESQ
817	29	29" MESQ
818	14	14" MESQ
819	10	10" HACK
820	10	10" HACK
825	10	10" MESQ
826	18	18" MESQ
827	16	16" HACH
828	13	13" MESQ
829	14	14" MESQ
830	13	13" MESQ
831	16	16" MESQ
832	20	20" MESQ
833	15	15" MESQ
834	14	14" MESQ
835	16	16" MESQ
836	17	17" MESQ
838	18	18" MESQ
840	6	6" ELM
841	11	11" ELM
842	7	7" ELM
843	14	14" HACK
847	15	15" MESQ
851	6	6" ELM
852	13	13" MESQ
860	6	6" ELM
861	13	13" MESQ
862	12	12" MESQ
864	10	10" MESQ
865	19	19" MESQ
866	15	15" MESQ
867	10	10" MESQ
869	7	7" ELM
873	23	23" MESQ
875	18	18" MESQ
876	17	17" MESQ
877	15	15" MESQ
878	16	16" MESQ
882	11	11" MESQ
883	10	10" MESQ
886	20	20" MESQ
TOTAL TREES		144
TOTAL INCHES		2337

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 §34-023 (b)(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

CITY OF
SAN ANTONIO
TEXAS

REVISIONS

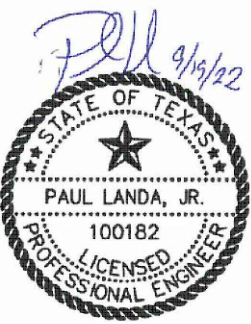
NO.	DATE	DESCRIPTION

PROJ. #	CON. BY	DWN. BY	DATE

Engineers
Surveyors
Planners

MIR

Moy Tarin Ramirez Engineers, LLC
FIRM, TEXELS ENG. F-5297 SUR. F-10131500
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SAN ANTONIO, TEXAS 78249
TEL: (210) 688-6651
FAX: (210) 688-5085



VERDIN SUBDIVISION

TREE INVENTORY TABLES

