

Date: October 18, 2023, 1:25 PM - User ID: nscuna
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1144263.dwg

2010 TREE PRESERVATION CALCULATION

FLOODPLAIN

EXISTING TREE CANOPY AREA:	29.52 ACRES
EXISTING TREE CANOPY AREA REQUIRED TO BE PRESERVED (80.00%):	23.61 ACRES
EXISTING TREE CANOPY AREA TO BE PRESERVED (93.58%):	27.62 ACRES
EXISTING TREE CANOPY AREA REMOVED:	1.89 ACRES

FLOODPLAIN BUFFER (ENVIRONMENTALLY SENSITIVE AREA)

EXISTING TREE CANOPY AREA:	2.07 ACRES
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED: (80.00%):	1.66 ACRES
EXISTING TREE CANOPY TO BE PRESERVED (93.49%):	1.94 ACRES
EXISTING TREE CANOPY AREA REMOVED:	0.13 ACRES

STEEP SLOPES (ENVIRONMENTALLY SENSITIVE AREA)

EXISTING STEEP SLOPE CANOPY AREA:	12.49 ACRES
EXISTING STEEP SLOPE CANOPY AREA REQUIRED TO BE PRESERVED: (80.00%):	9.99 ACRES
EXISTING STEEP SLOPE CANOPY AREA TO BE PRESERVED (91.57%):	11.43 ACRES
EXISTING STEEP SLOPE CANOPY AREA TO BE REMOVED:	1.05 ACRES

NONFLOODPLAIN TOTAL

EXISTING TREE CANOPY AREA:	71.22 ACRES
EXISTING TREE CANOPY AREA (FLOODPLAIN BUFFER):	2.07 ACRES
EXISTING TREE CANOPY AREA (STEEP SLOPES):	12.49 ACRES
TOTAL EXISTING TREE CANOPY AREA:	85.78 ACRES
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED (35.00%):	30.02 ACRES
EXISTING TREE CANOPY TO BE PRESERVED:	19.75 ACRES
EXISTING TREE CANOPY TO BE PRESERVED (FLOODPLAIN BUFFER):	1.94 ACRES
EXISTING TREE CANOPY TO BE PRESERVED (STEEP SLOPES):	11.43 ACRES
TOTAL EXISTING TREE TO BE PRESERVED (38.62%):	33.12 ACRES

MITIGATION REQUIRED FROM TREE CANOPY REMOVAL: 30.02 ACRES - 33.12 ACRES = -3.10 ACRES = 0.0"

NONFLOODPLAIN EXCESS TOTAL: 3.10 ACRES x 43,560 SF PER ACRE = 135,036 SF / 875 SF SHADE VALUE PER TREE = 154.33 TREES x 16.7" PER TREE = 2,577.31" EXCESS CANOPY

TREE PLANTING

TOTAL LOTS WITHIN THE TREE PERMIT AREA = 1,887 LOTS

TREES PLANTED PER LOT (ALL UNITS) = 2-3" TREES PLANTED PER LOT & 2-1.5" TREES PLANTED PER LOT = 9" PER LOT (COSA MINIMUM PLANTING IS 2-1.5" TREES PER LOT = 3" PER LOT)

TOTAL LOT PLANTING FOR MITIGATION = 1,887 * (9" PER LOT - 3" PER LOT NOT COUNTED) = 11,322"

REQUIRED TREES TO BE PLANTED WITH STREETScape (NOT COUNTED TOWARDS MITIGATION) = APPROXIMATELY 14,500 L.F. OF COLLECTOR / 1 TREE PER ±50 L.F. (BOTH SIDES) = 580 TREES @ 1.5" = 870" (EXCLUDES FUTURE BRIDGE)

FINAL TREE CANOPY CALCULATIONS

GROSS PROJECT AREA OUTSIDE REGULATORY FLOODPLAIN =

802.1 ACRES (GROSS PROJECT AREA) - 163.62 ACRES (REGULATORY FLOODPLAIN) = 638.48 ACRES

TREE CANOPY REQUIRED TO BE PRESERVED (38.00%)

= 638.48 ACRES * 38.00% = 242.62 ACRES

EXISTING TREE CANOPY TO BE PRESERVED

= 19.75 + 1.94 + 11.43 = 33.12 ACRES

PROPOSED TREE CANOPY TO BE PLANTED ON LOTS

= 4 TREES * 1,887 LOTS * (1080 SF SHADE VALUE PER TREE) = 187.14 ACRES

PROPOSED TREE CANOPY TO BE PLANTED WITH STREETScape

= 580 TREES * (787.5 SF SHADE VALUE PER TREE) = 10.49 ACRES

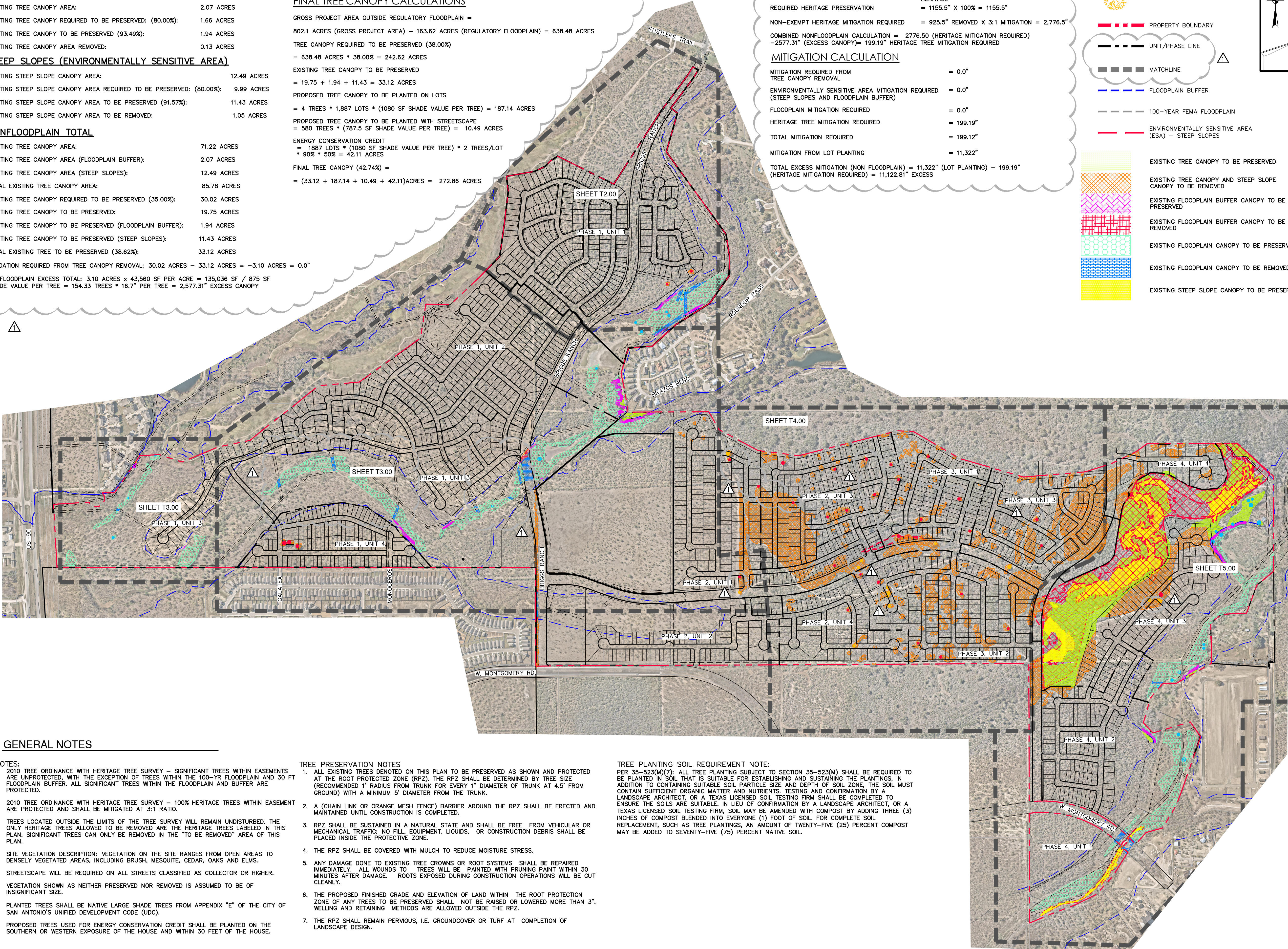
ENERGY CONSERVATION CREDIT

= 1887 LOTS * (1080 SF SHADE VALUE PER TREE) * 2 TREES/LOT

* 90% * 50% = 42.11 ACRES

FINAL TREE CANOPY (42.74%) =

= (33.12 + 187.14 + 10.49 + 42.11)ACRES = 272.86 ACRES



GENERAL NOTES

NOTES:

- 2010 TREE ORDINANCE WITH HERITAGE TREE SURVEY - SIGNIFICANT TREES WITHIN EASEMENTS ARE UNPROTECTED, WITH THE EXCEPTION OF TREES WITHIN THE 100-YR FLOODPLAIN AND 30 FT FLOODPLAIN BUFFER. ALL SIGNIFICANT TREES WITHIN THE FLOODPLAIN AND BUFFER ARE PROTECTED.
- 2010 TREE ORDINANCE WITH HERITAGE TREE SURVEY - 100% HERITAGE TREES WITHIN EASEMENT ARE PROTECTED AND SHALL BE MITIGATED AT 3:1 RATIO.
- TREES LOCATED OUTSIDE THE LIMITS OF THE TREE SURVEY WILL REMAIN UNDISTURBED. THE ONLY HERITAGE TREES ALLOWED TO BE REMOVED ARE THE HERITAGE TREES LABELED IN THIS PLAN. SIGNIFICANT TREES CAN ONLY BE REMOVED IN THE "TO BE REMOVED" AREA OF THIS PLAN.
- SITE VEGETATION DESCRIPTION: VEGETATION ON THE SITE RANGES FROM OPEN AREAS TO DENSELY VEGETATED AREAS, INCLUDING BRUSH, MESQUITE, CEDAR, OAKS AND ELMS.
- STREETSCAPE WILL BE REQUIRED ON ALL STREETS CLASSIFIED AS COLLECTOR OR HIGHER.
- VEGETATION SHOWN AS NEITHER PRESERVED NOR REMOVED IS ASSUMED TO BE OF INSIGNIFICANT SIZE.
- PLANTED TREES SHALL BE NATIVE LARGE SHADE TREES FROM APPENDIX "E" OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE (UDC).
- PROPOSED TREES USED FOR ENERGY CONSERVATION CREDIT SHALL BE PLANTED ON THE SOUTHERN OR WESTERN EXPOSURE OF THE HOUSE AND WITHIN 30 FEET OF THE HOUSE.

TREE PRESERVATION NOTES

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTED ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 1' RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- A (CHAIN LINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE ZONE.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO TREES WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREES TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

TREE PLANTING SOIL REQUIREMENT NOTE:

PER 35-523(M)(7): 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 EVERYONE (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.



2010 HERITAGE TREE PRESERVATION CALCULATION

TOTAL ENVIRONMENTALLY SENSITIVE AREA (ESA) HERITAGE INCHES = 631.0" ESA PROTECTED PRESERVED + 0.0" ESA PROTECTED REMOVED = 631.0"

REQUIRED ESA HERITAGE PRESERVATION = 631.0" X 80% = 504.8"

ESA HERITAGE MITIGATION REQUIRED = 0.0" REMOVED X 3:1 MITIGATION = 0.0"

TOTAL NON-EXEMPT HERITAGE TREE = 230.0" HERITAGE PRESERVED + 925.5" HERITAGE REMOVED = 1155.5" TOTAL HERITAGE

REQUIRED HERITAGE PRESERVATION = 1155.5" X 100% = 1155.5"

NON-EXEMPT HERITAGE MITIGATION REQUIRED = 925.5" REMOVED X 3:1 MITIGATION = 2,776.5"

COMBINED NONFLOODPLAIN CALCULATION = 2776.50 (HERITAGE MITIGATION REQUIRED) - 2577.31" (EXCESS CANOPY) = 199.19" HERITAGE TREE MITIGATION REQUIRED

MITIGATION CALCULATION

MITIGATION REQUIRED FROM TREE CANOPY REMOVAL = 0.0"

ENVIRONMENTALLY SENSITIVE AREA MITIGATION REQUIRED (STEEP SLOPES AND FLOODPLAIN BUFFER) = 0.0"

FLOODPLAIN MITIGATION REQUIRED = 0.0"

HERITAGE TREE MITIGATION REQUIRED = 199.19"

TOTAL MITIGATION REQUIRED = 199.12"

MITIGATION FROM LOT PLANTING = 11,322"

TOTAL EXCESS MITIGATION (NON FLOODPLAIN) = 11,322" (LOT PLANTING) - 199.19" (HERITAGE MITIGATION REQUIRED) = 11,122.81" EXCESS

LEGEND

- HERITAGE & REMOVED TREES
- HERITAGE & SAVED TREES
- HERITAGE AND EXEMPT TREES

PROPERTY BOUNDARY

UNIT/PHASE LINE

MATCHLINE

FLOODPLAIN BUFFER

100-YEAR FEMA FLOODPLAIN

ENVIRONMENTALLY SENSITIVE AREA (ESA) - STEEP SLOPES

EXISTING TREE CANOPY TO BE PRESERVED

EXISTING TREE CANOPY AND STEEP SLOPE CANOPY TO BE REMOVED

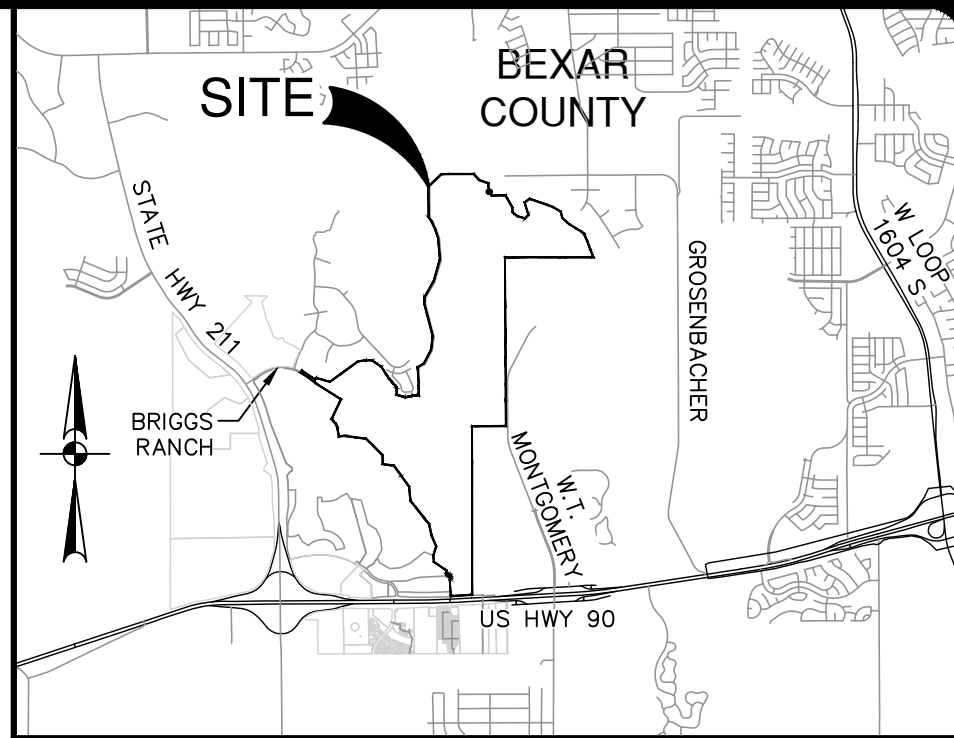
EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED

EXISTING FLOODPLAIN BUFFER CANOPY TO BE REMOVED

EXISTING FLOODPLAIN CANOPY TO BE PRESERVED

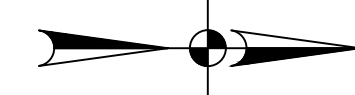
EXISTING FLOODPLAIN CANOPY TO BE REMOVED

EXISTING STEEP SLOPE CANOPY TO BE PRESERVED



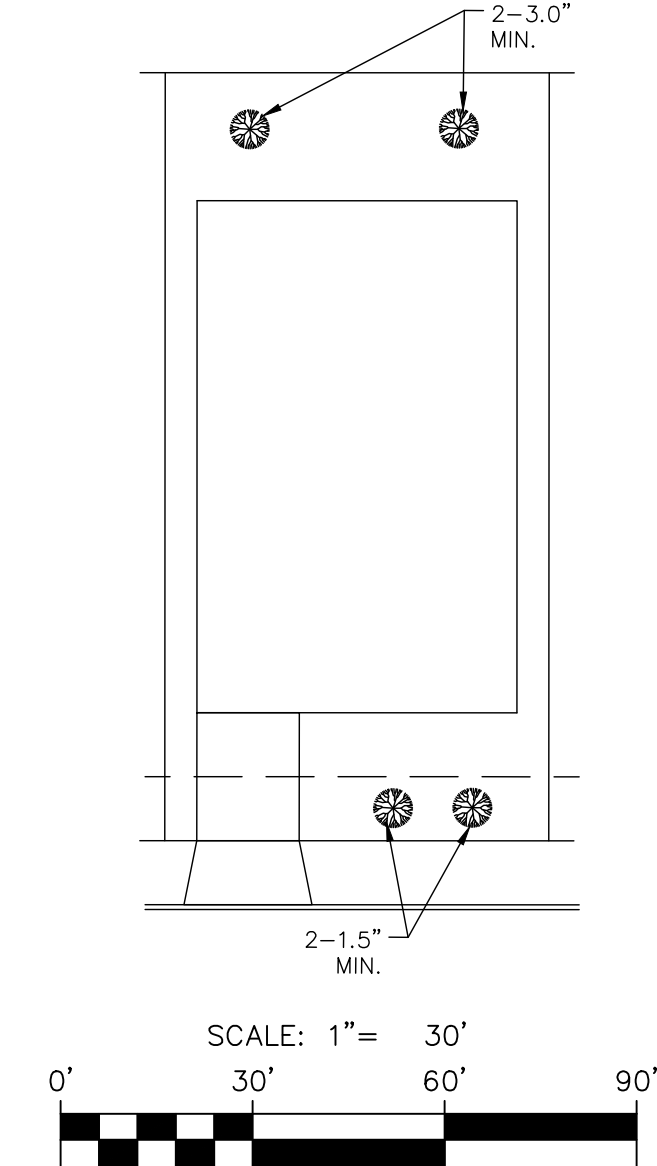
LOCATION MAP

NOT-TO-SCALE



SCALE: 1"= 500'
0' 500' 1,000' 1,500'

TYPICAL LOT AND PROPOSED PLANTING



SCALE: 1"= 30'
0' 30' 60' 90'

DEVELOPER/OWNER:

HDC HWY 211 LLC
100 NE LOOP 410, SUITE 1080
SAN ANTONIO, TEXAS 78216
(210) 838-6784

ENGINEER/PLAN PREPARER

PAPE-DAWSON ENGINEERS, INC
TBPE # 470
C/O MATTHEW GEISTWEIDT
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

DATE OF PRINT:

July 15, 2025

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ENGINEERS

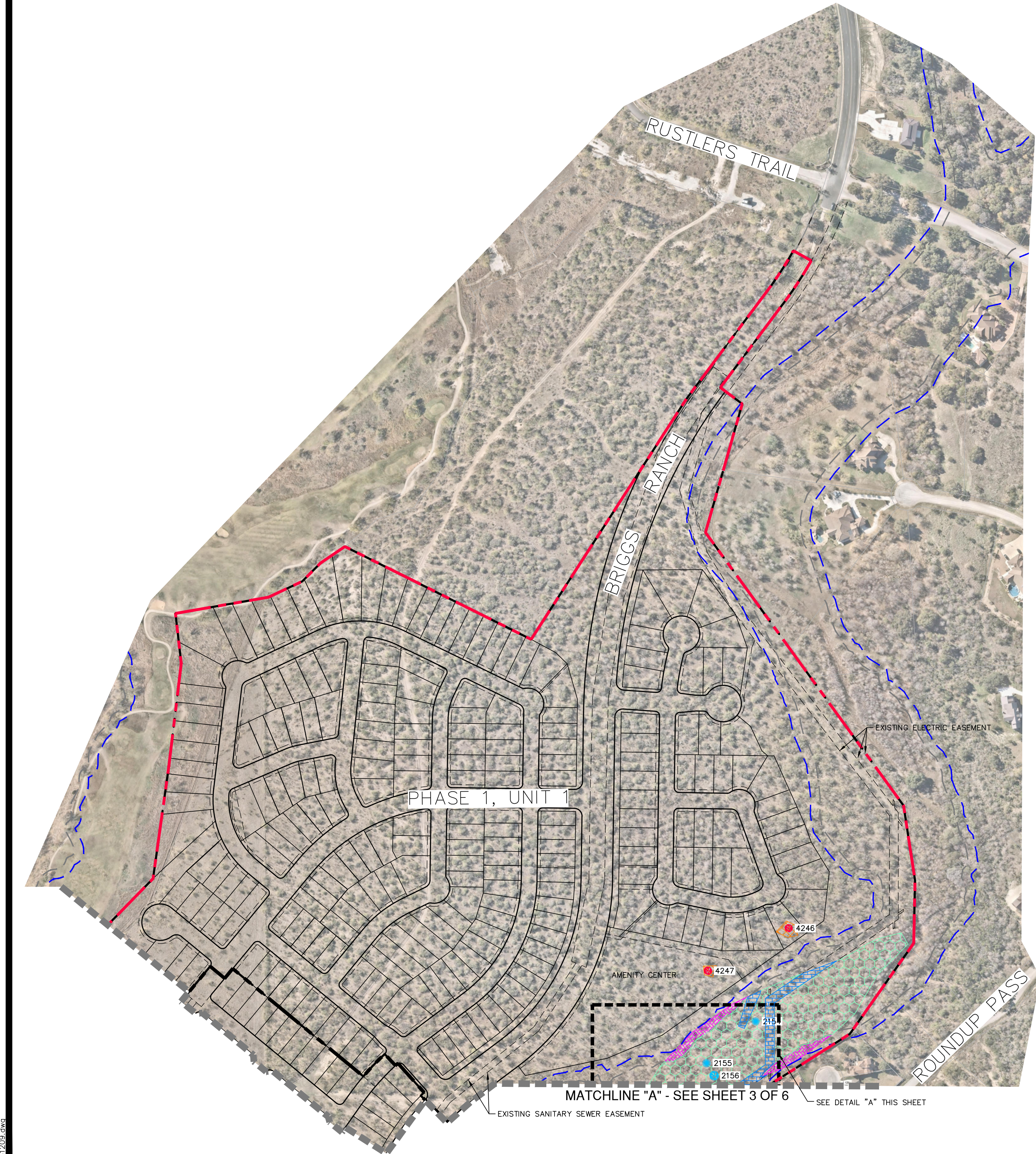
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS SURVEYING FIRM #1008800

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS

TREE PRESERVATION PLAN
SHEET 1 OF 8

PLAT NO. N/A
JOB NO. 11412-09
DATE JANUARY 2024
DESIGNER SSC
CHECKED CLL DRAWN NA
SHEET T1.00

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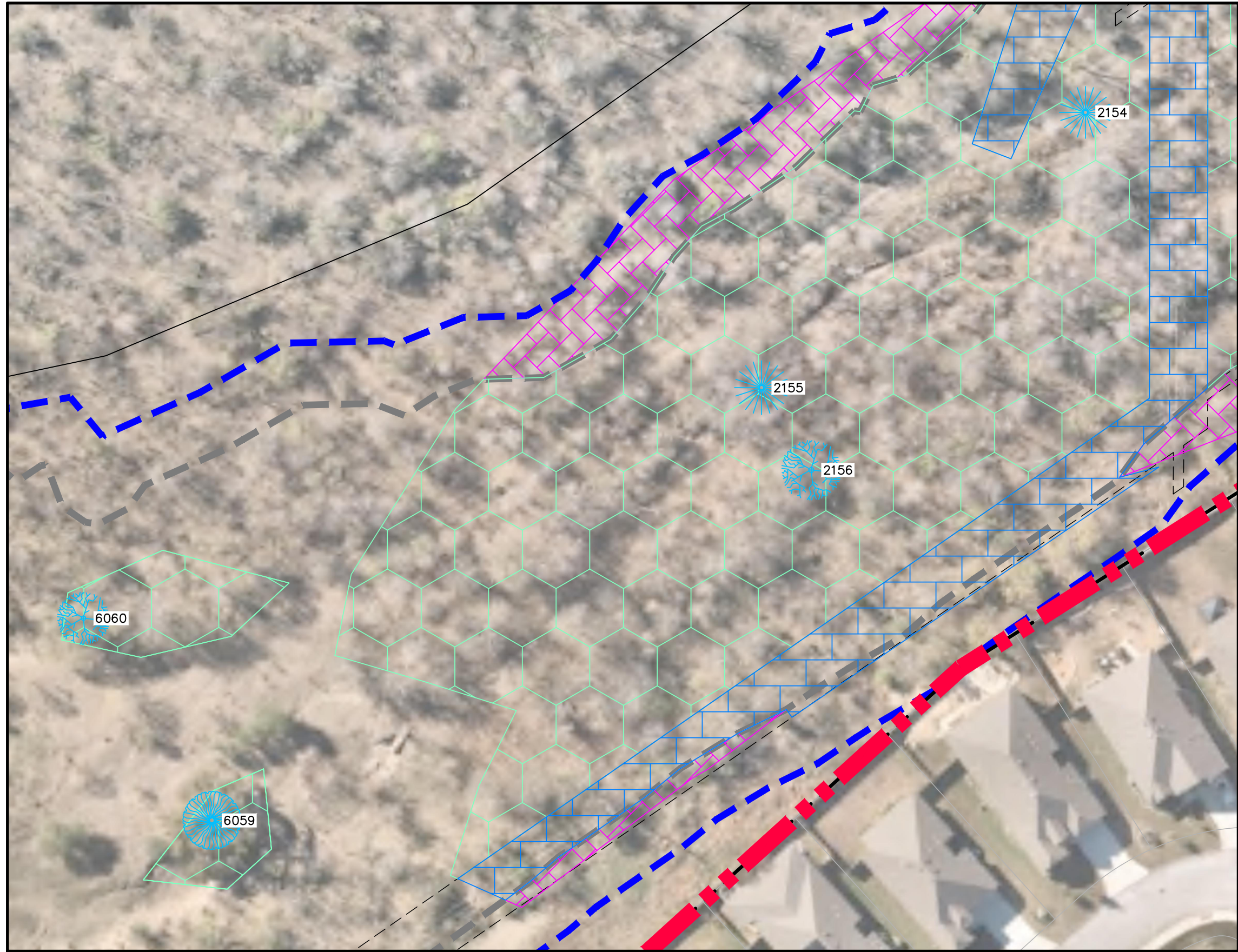
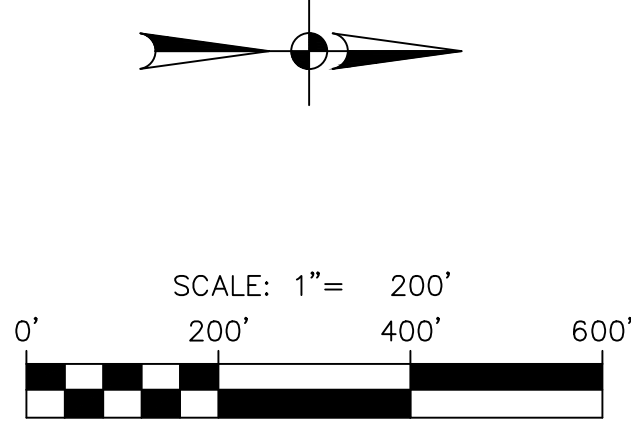


LEGEND

- EXEMPT & REMOVED TREES (NOT COUNTED)
- HERITAGE & REMOVED TREES
- EXEMPT BUT SAVED TREES (NOT COUNTED)
- HERITAGE & SAVED TREES

- HERITAGE AND EXEMPT TREES
- PROPERTY BOUNDARY
- UNIT/PHASE LINE
- MATCHLINE
- FLOODPLAIN BUFFER
- 100-YEAR FEMA FLOODPLAIN
- ENVIRONMENTALLY SENSITIVE AREA - STEEP SLOPES

- EXISTING TREE CANOPY TO BE PRESERVED
- EXISTING TREE CANOPY AND STEEP SLOPE CANOPY TO BE REMOVED
- EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED
- EXISTING FLOODPLAIN BUFFER CANOPY TO BE REMOVED
- EXISTING FLOODPLAIN CANOPY TO BE PRESERVED
- EXISTING FLOODPLAIN CANOPY TO BE REMOVED
- EXISTING STEEP SLOPE CANOPY TO BE PRESERVED

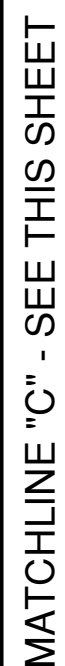
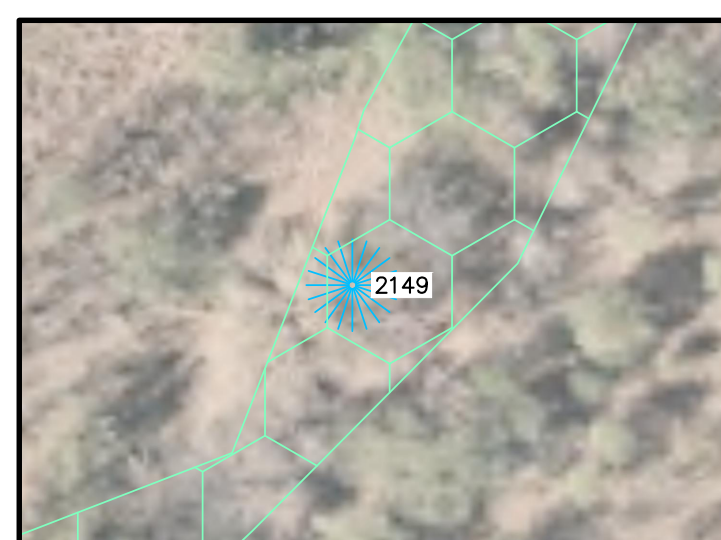
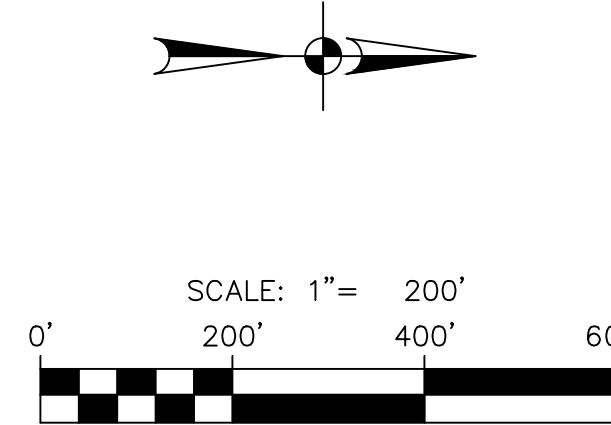
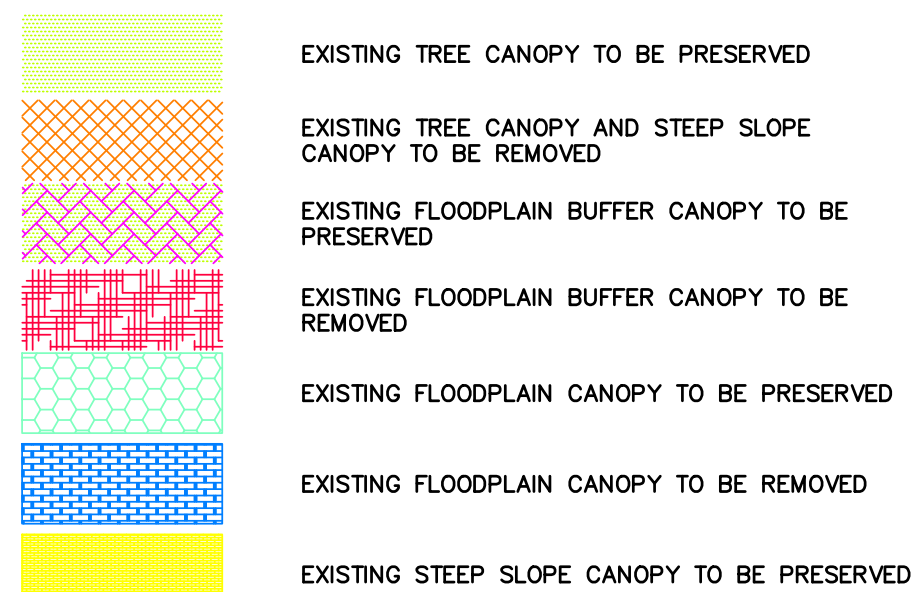


DETAIL "A"
SCALE: 1" = 50'

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ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS
TREE PRESERVATION DETAIL
SHEET 2 OF 8

PLAT NO. N/A
JOB NO. 11412-09
DATE JANUARY 2024
DESIGNER CLL
CHECKED SSC DRAWN NA
SHEET T2.00

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS












TREE PRESERVATION DETAIL
SHEET 3 OF 8

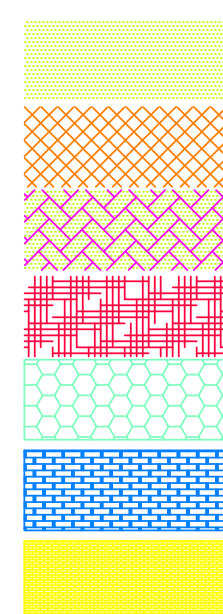
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DATE JANUARY 2024
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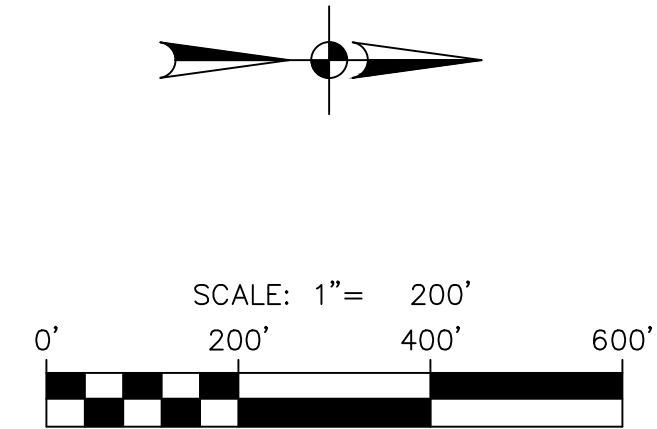
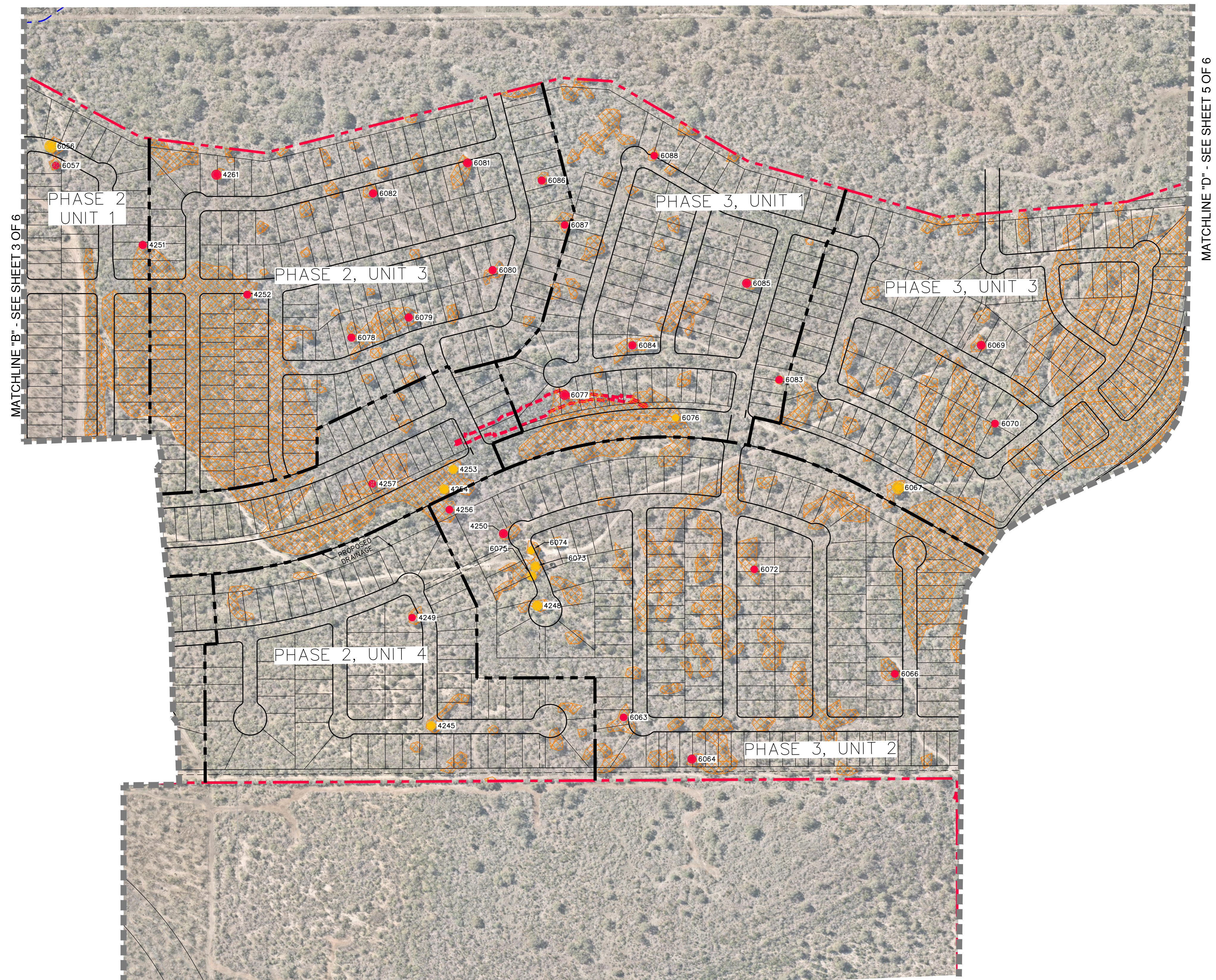
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- | | |
|---|--|
|  | EXEMPT & REMOVED TREES
(NOT COUNTED) |
|  | HERITAGE & REMOVED TREES |
|  | EXEMPT BUT SAVED TREES
(NOT COUNTED) |
|  | HERITAGE & SAVED TREES |
|  | HERITAGE AND EXEMPT TREES
(ROW ONLY) |
|  | PROPERTY BOUNDARY |
|  | UNIT/PHASE LINE |
|  | MATCHLINE |
|  | FLOODPLAIN BUFFER |
|  | 100-YEAR FEMA FLOODPLAIN |
|  | ENVIRONMENTALLY SENSITIVE
AREA - STEEP SLOPES |



- EXISTING TREE CANOPY TO BE PRESERVED
- EXISTING TREE CANOPY AND STEEP SLOPE CANOPY TO BE REMOVED
- EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED
- EXISTING FLOODPLAIN BUFFER CANOPY TO BE REMOVED
- EXISTING FLOODPLAIN CANOPY TO BE PRESERVED
- EXISTING FLOODPLAIN CANOPY TO BE REMOVED
- EXISTING STEEP SLOPE CANOPY TO BE PRESERVED



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BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS
TREE PRESERVATION DETAIL
SHEET 4 OF 8

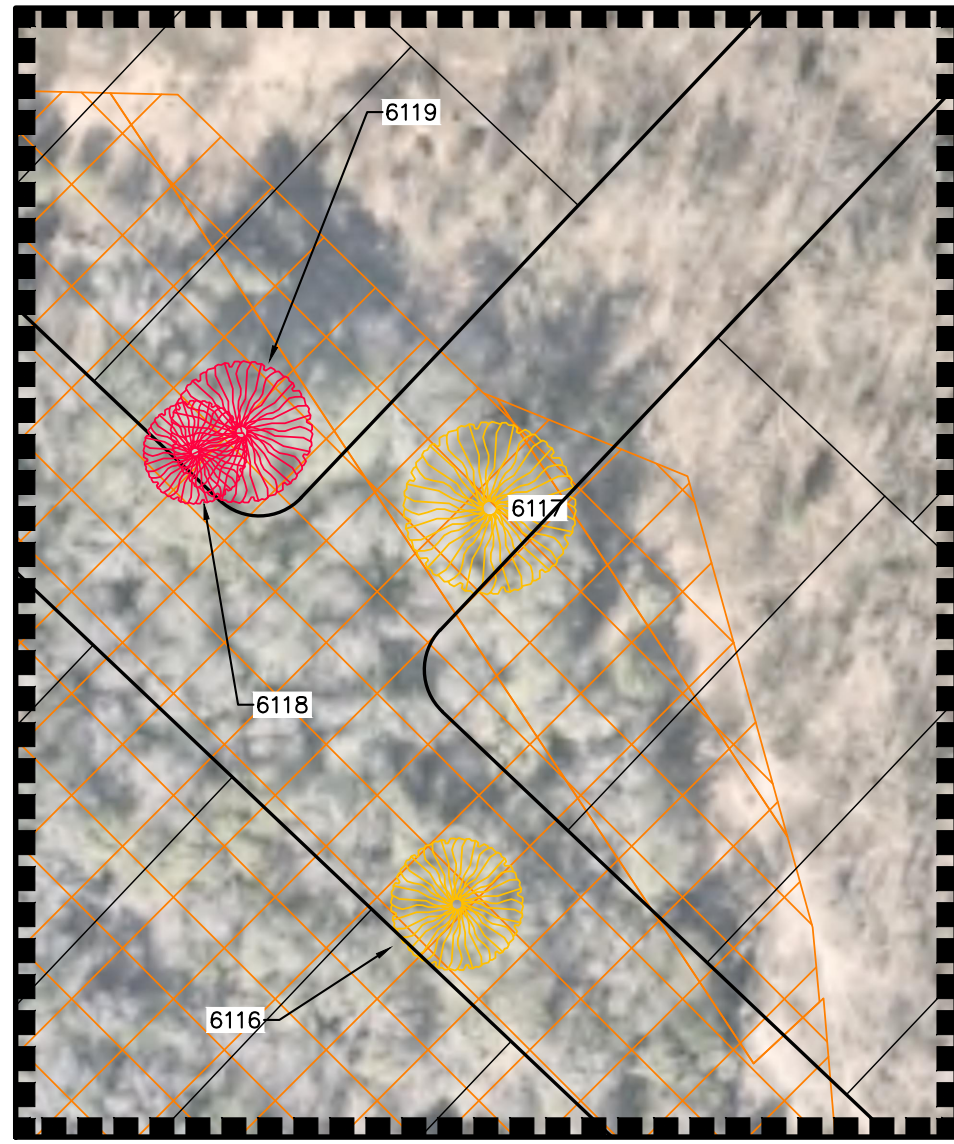
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JOB NO. 11412-09
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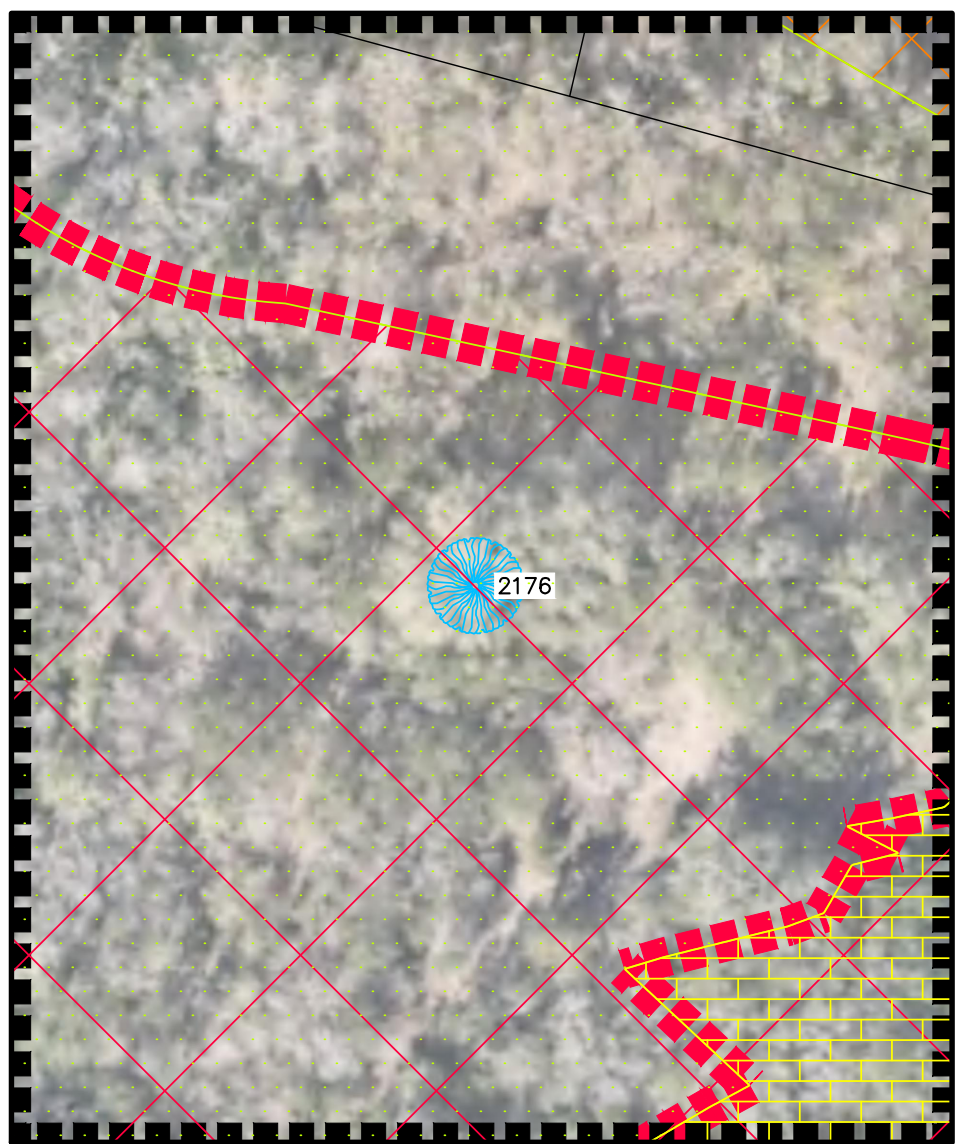
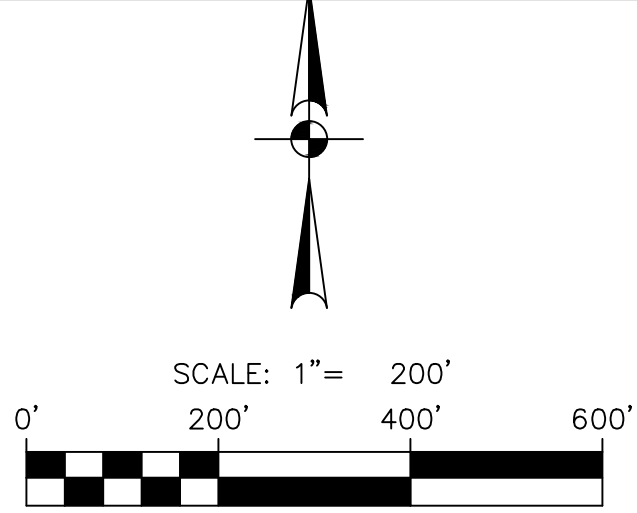
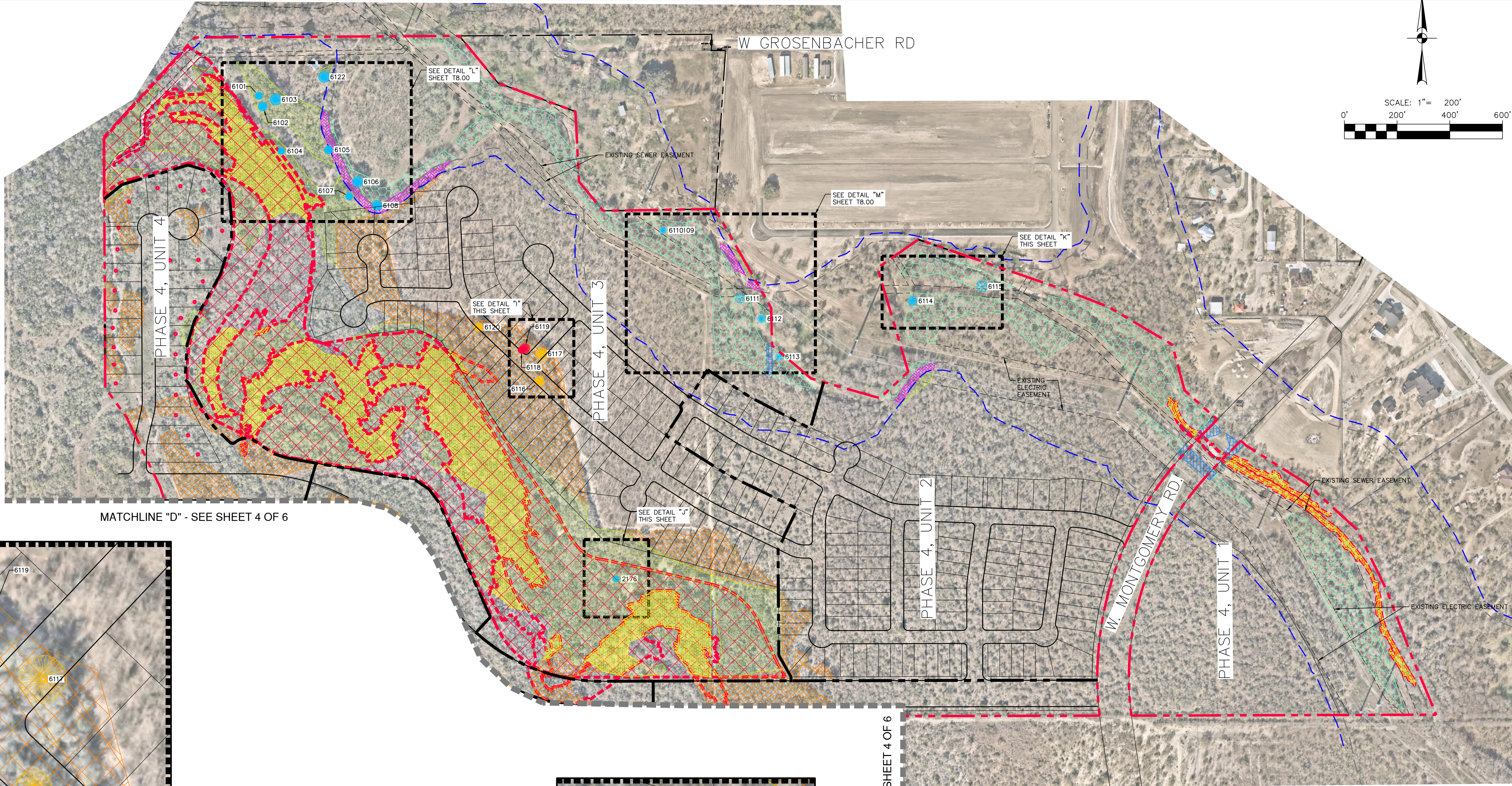
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LEGEND

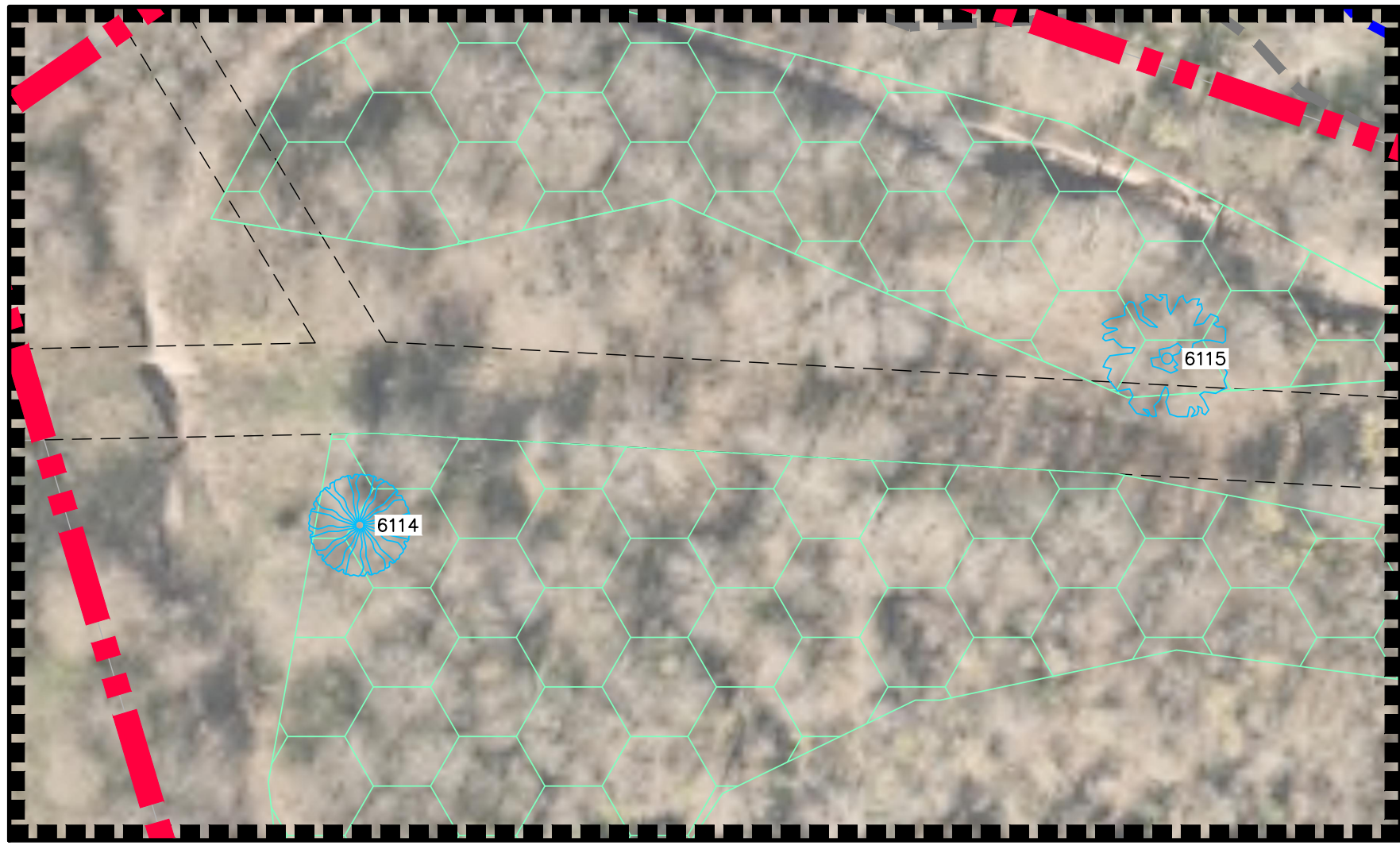
	EXEMPT & REMOVED TREES (NOT COUNTED)		PROPERTY BOUNDARY		EXISTING TREE CANOPY TO BE PRESERVED
	HERITAGE & REMOVED TREES		UNIT/PHASE LINE		EXISTING TREE CANOPY AND STEEP SLOPE CANOPY TO BE REMOVED
	EXEMPT BUT SAVED TREES (NOT COUNTED)		MATCHLINE		EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED
	HERITAGE & SAVED TREES		FLOODPLAIN BUFFER		EXISTING FLOODPLAIN BUFFER CANOPY TO BE REMOVED
	HERITAGE AND EXEMPT TREES (ROW ONLY)		100-YEAR FEMA FLOODPLAIN		EXISTING FLOODPLAIN CANOPY TO BE PRESERVED
			ENVIRONMENTALLY SENSITIVE AREA - STEEP SLOPES		EXISTING FLOODPLAIN CANOPY TO BE REMOVED
					EXISTING STEEP SLOPE CANOPY TO BE PRESERVED



DETAIL "I"
SCALE: 1" = 50'



DETAIL "J"
SCALE: 1" = 50'



DETAIL "K"
SCALE: 1" = 50'

NO.	REVISION	DATE

PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS

TREE PRESERVATION DETAIL
SHEET 5 OF 8

PLAT NO.	N/A
JOB NO.	11412-09
DATE	JANUARY 2024
DESIGNER	CLL
CHECKED	SSC
DRAWN	NA
SHEET	T5.00

POINTS										
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	ORDINANCE	SIZE CLASS	LOCATION CLASS	CONDITION	
6084	13695696.96	2049056.54	LIVE OAK	26.5	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6085	13696096.85	2048839.33	LIVE OAK	29.5	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6086	13695379.80	2048479.32	LIVE OAK	26	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6087	13695460.12	2048635.40	LIVE OAK	24.5	NO	2010	HERITAGE	NON-EXEMPT	REMOVED	
6088	13695773.54	2048392.63	LIVE OAK	24	NO	2010	HERITAGE	NON-EXEMPT	REMOVED	
6101	13699187.84	2048840.73	LIVE OAK	27.5	YES	2010	HERITAGE	NON-EXEMPT	SAVED	
6102	13699147.59	2048855.29	LIVE OAK	34	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6103	13699173.80	2048904.02	LIVE OAK	43	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6104	13698978.28	2048925.35	LIVE OAK	25	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6105	13698983.04	2049105.06	LIVE OAK	31	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6106	13698861.61	2049215.86	LIVE OAK	40	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6107	13698806.57	2049183.56	LIVE OAK	27.5	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6108	13698771.58	2049289.01	LIVE OAK	38	NO	2010	HERITAGE	FLOOD PLAIN BUFFER	SAVED	
6109	13698677.92	2050412.05	CEDAR ELM	30.5	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6110	13698677.63	2050373.69	CEDAR ELM	28	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6111	13698418.89	2050665.97	PECAN	34	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6112	13698342.23	2050746.93	CEDAR ELM	32	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6113	13698198.19	2050814.79	CEDAR ELM	30	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6114	13698409.85	2051320.55	HACKBERRY	33.5	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6115	13698464.47	2051585.32	PECAN	40	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6116	13698106.08	2049905.69	LIVE OAK	34.5	NO	2010	HERITAGE	EXEMPT	REMOVED	
6117	13698209.25	2049914.20	LIVE OAK	45	NO	2010	HERITAGE	EXEMPT	REMOVED	
6118	13698223.79	2049837.51	LIVE OAK	27	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6119	13698229.04	2049849.59	LIVE OAK	37	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6120	13698310.45	2049674.47	LIVE OAK	33	NO	2010	HERITAGE	EXEMPT	REMOVED	
6122	13699259.51	2049088.37	LIVE OAK	42	NO	2010	HERITAGE	NON-EXEMPT	SAVED	

POINTS										
POINT #	NORTHING	EASTING	SPECIES	SIZE	MULTI-TRUNK	ORDINANCE	SIZE CLASS	LOCATION CLASS	CONDITION	
6084	13695696.96	2049056.54	LIVE OAK	26.5	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6085	13696096.85	2048839.33	LIVE OAK	29.5	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6086	13695379.80	2048479.32	LIVE OAK	26	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6087	13695460.12	2048635.40	LIVE OAK	24.5	NO	2010	HERITAGE	NON-EXEMPT	REMOVED	
6088	13695773.54	2048392.63	LIVE OAK	24	NO	2010	HERITAGE	NON-EXEMPT	REMOVED	
6101	13699187.84	2048840.73	LIVE OAK	27.5	YES	2010	HERITAGE	NON-EXEMPT	SAVED	
6102	13699147.59	2048855.29	LIVE OAK	34	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6103	13699173.80	2048904.02	LIVE OAK	43	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6104	13698978.28	2048925.35	LIVE OAK	25	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6105	13698983.04	2049105.06	LIVE OAK	31	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6106	13698861.61	2049215.86	LIVE OAK	40	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6107	13698806.57	2049183.56	LIVE OAK	27.5	NO	2010	HERITAGE	NON-EXEMPT	SAVED	
6108	13698771.58	2049289.01	LIVE OAK	38	NO	2010	HERITAGE	FLOOD PLAIN BUFFER	SAVED	
6109	13698677.92	2050412.05	CEDAR ELM	30.5	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6110	13698677.63	2050373.69	CEDAR ELM	28	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6111	13698418.89	2050665.97	PECAN	34	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6112	13698342.23	2050746.93	CEDAR ELM	32	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6113	13698198.19	2050814.79	CEDAR ELM	30	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6114	13698409.85	2051320.55	HACKBERRY	33.5	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6115	13698464.47	2051585.32	PECAN	40	NO	2010	HERITAGE	FLOOD PLAIN	SAVED	
6116	13698106.08	2049905.69	LIVE OAK	34.5	NO	2010	HERITAGE	EXEMPT	REMOVED	
6117	13698209.25	2049914.20	LIVE OAK	45	NO	2010	HERITAGE	EXEMPT	REMOVED	
6118	13698223.79	2049837.51	LIVE OAK	27	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6119	13698229.04	2049849.59	LIVE OAK	37	YES	2010	HERITAGE	NON-EXEMPT	REMOVED	
6120	13698310.45	2049674.47	LIVE OAK	33	NO	2010	HERITAGE	EXEMPT	REMOVED	
6122	13699259.51	2049088.37	LIVE OAK	42	NO	2010	HERITAGE	NON-EXEMPT	SAVED	

**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10026800

TREE PRESERVATION DETAIL
SHEET 6 OF 8

N/A

11412-09

JANUARY 2024

CLL

SSC DRAWN NA

T6.00

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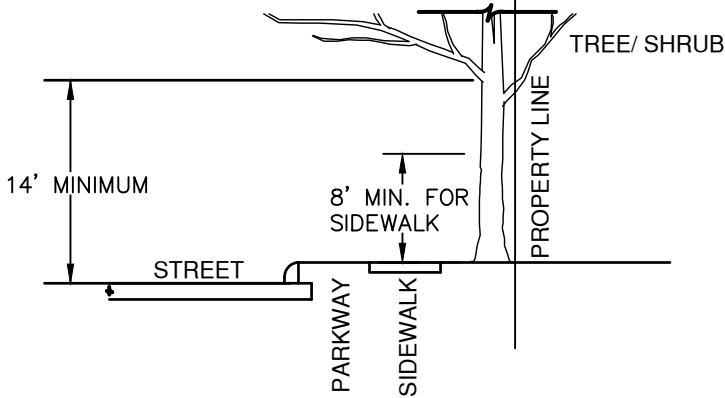
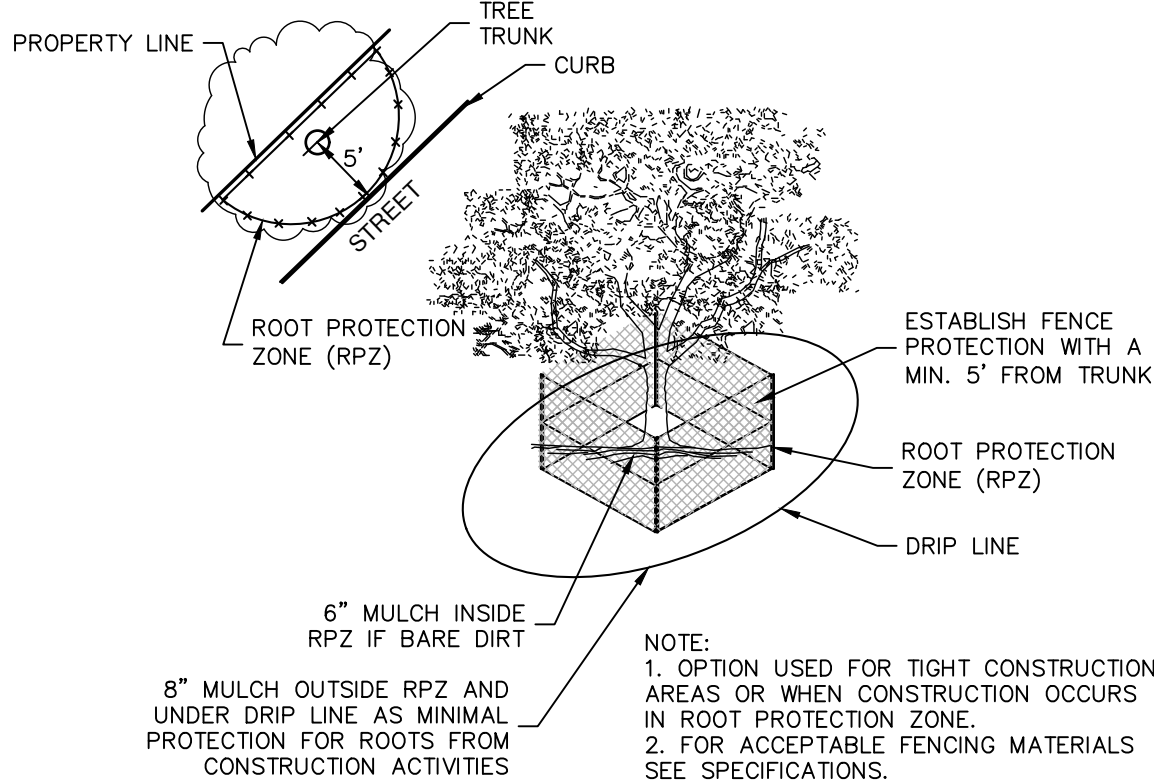


FIGURE NO. 2
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

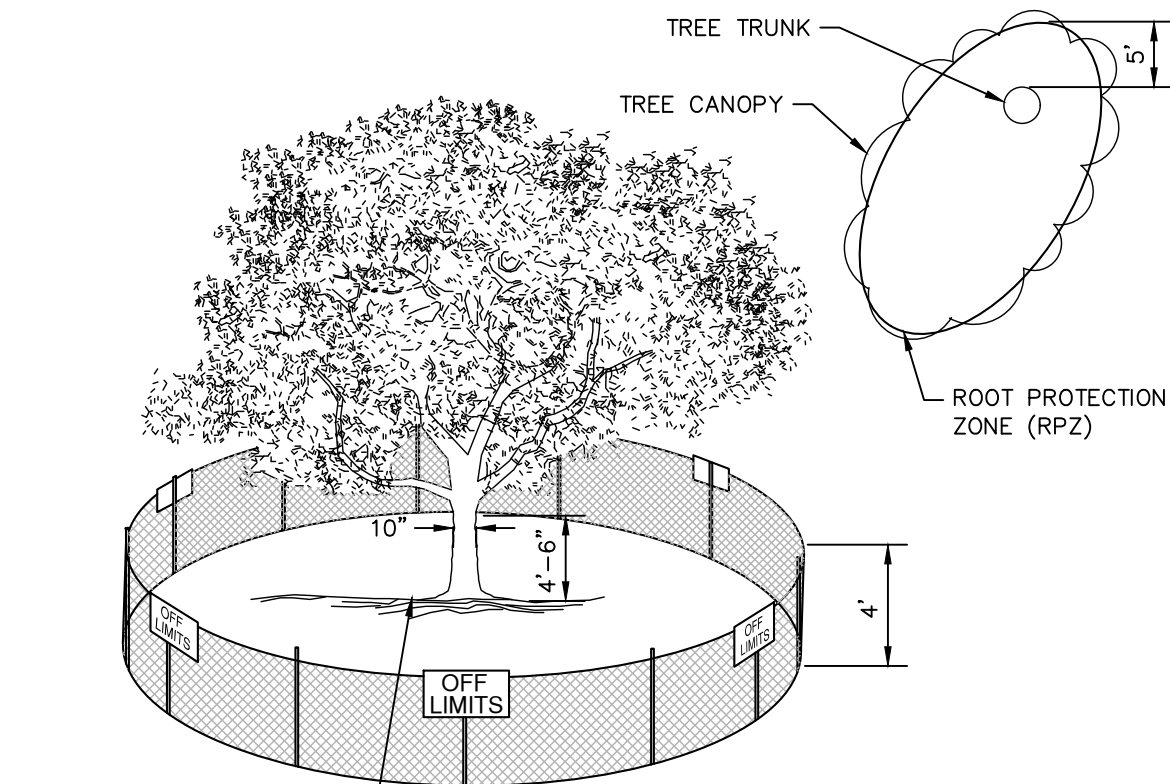
BRANCH CLEARANCE DETAIL

NOT TO SCALE



LEVEL II A FENCE PROTECTION

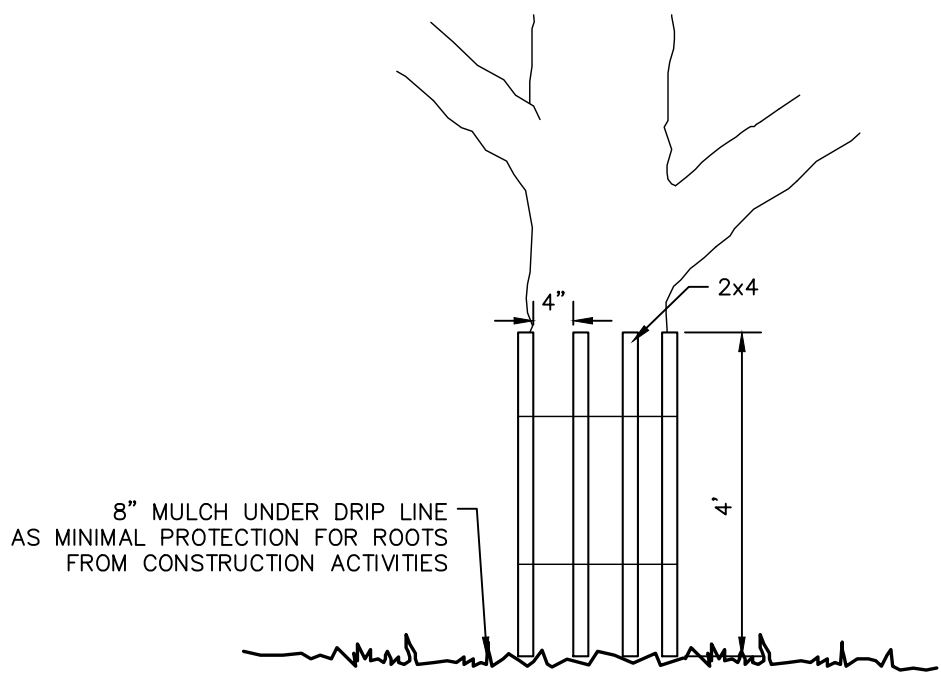
NOT TO SCALE



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

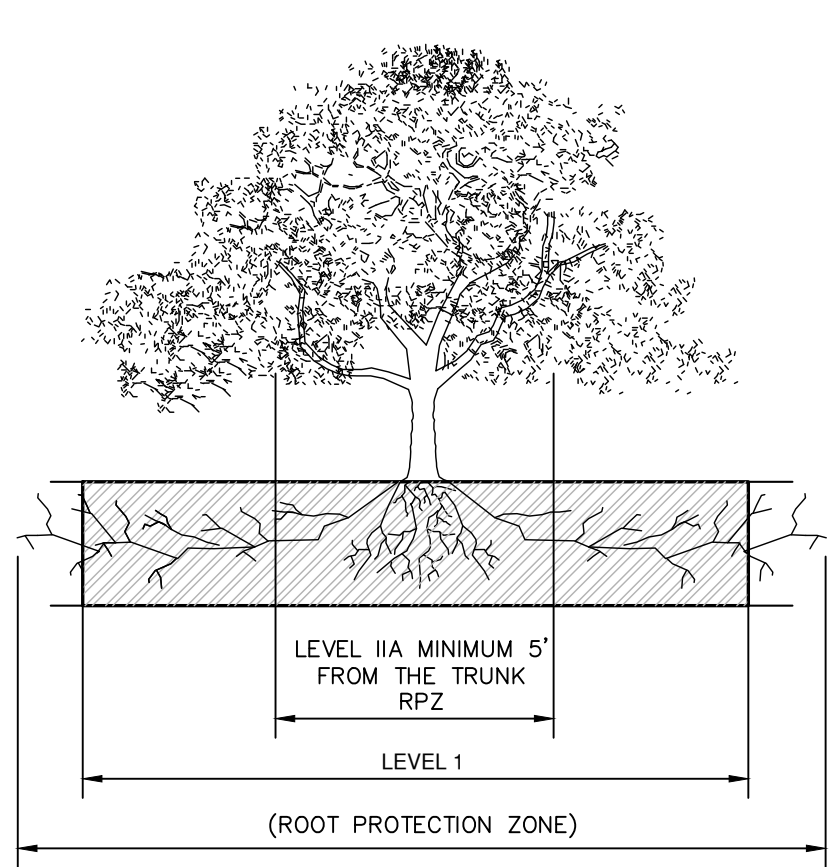
TREE PROTECTION ZONE

NOT TO SCALE



LEVEL II B FENCE PROTECTION

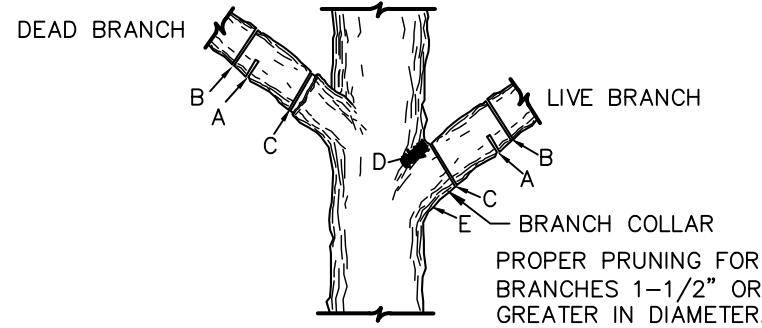
NOT TO SCALE



ROOT PROTECTION ZONE--THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION

NOT TO SCALE

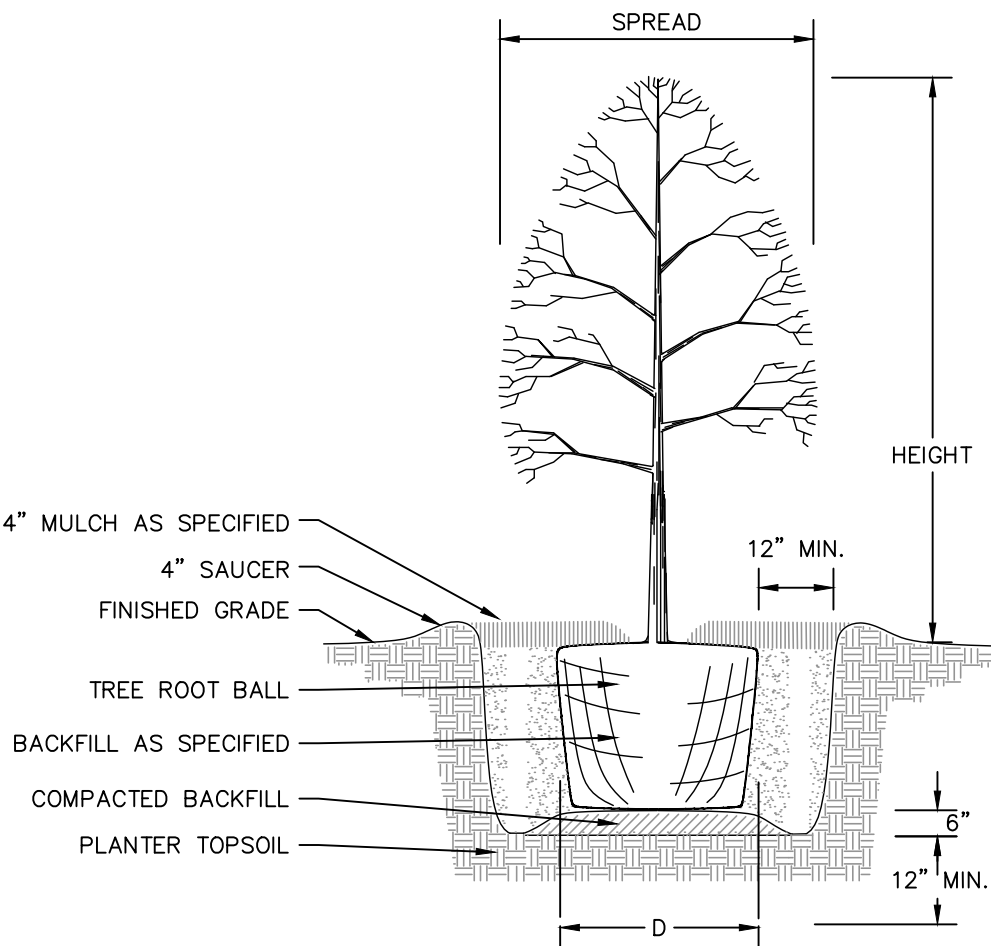


NOTE:
DO NOT CUT FROM D TO E.
A. FIRST CUT -- TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT -- TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT -- ALLOW FOR HEALING COLLAR BUT NO STUBS

FOR OAKS ONLY:
PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING

NOT TO SCALE

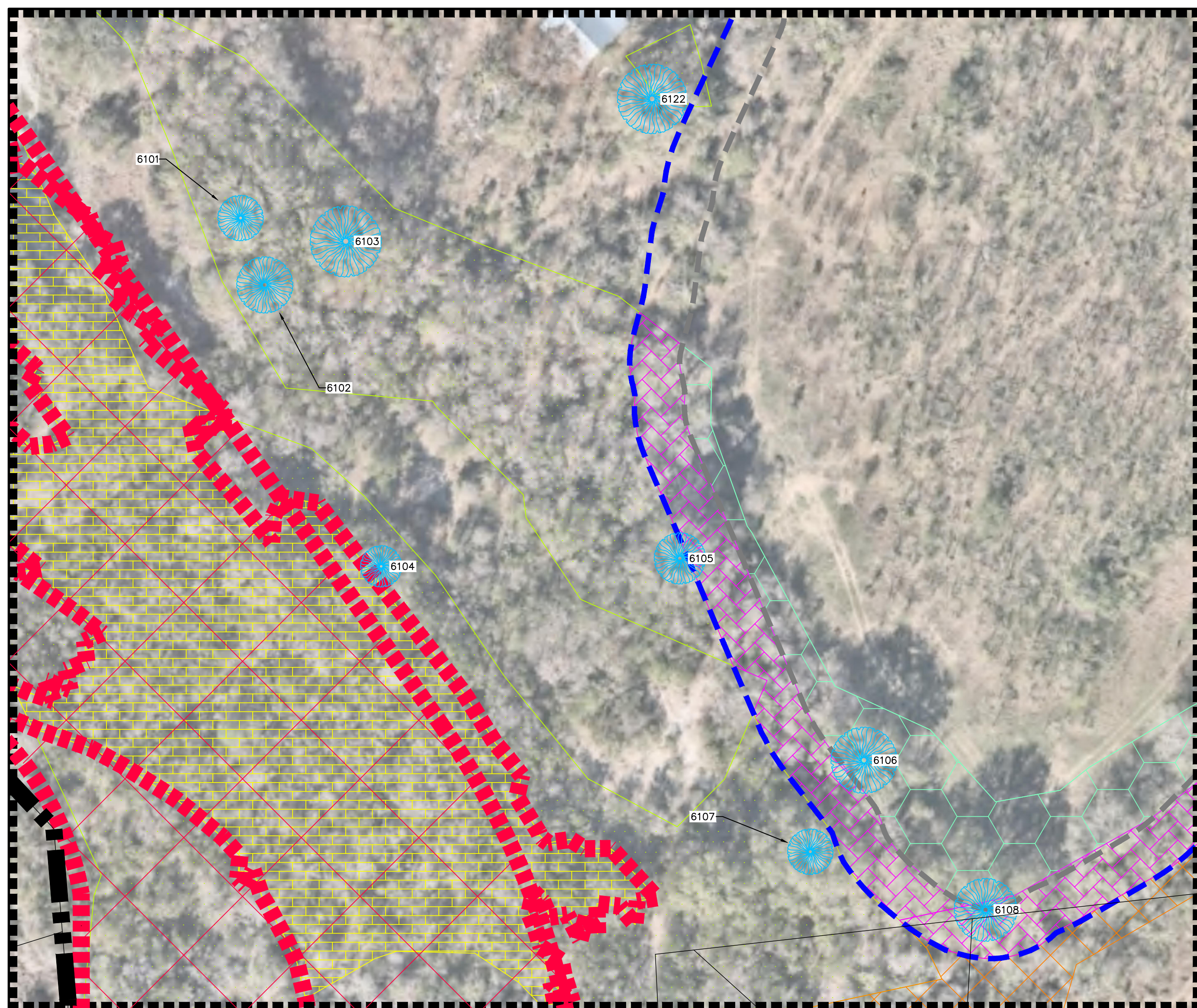


NEW TREE PLANTING DETAIL

NOT TO SCALE

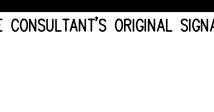
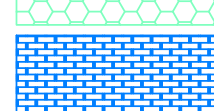
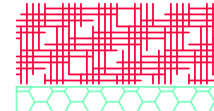
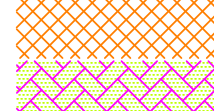
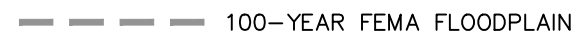
COSA GENERAL NOTES

- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES 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 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON THIS SHEET.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
- 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 MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT 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. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.



DETAIL "L"
SCALE: 1" = 50'

LEGEND



DETAIL "M"
SCALE: 1" = 50'



**PAPE-DAWSON
ENGINEERS**

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS

TREE PRESERVATION DETAIL
SHEET 8 OF 8

PLAT NO. N/A
JOB NO. 11412-09
DATE JANUARY 2024
DESIGNER CLL
CHECKED SSC DRAWN NA
SHEET T8.00

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