

 HERITAGE & SAVED TREES

HERITAGE AND EXEMPT TREES

 PROPERTY BOUNDARY

UNIT/PHASE LINE & MATCHLINE

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

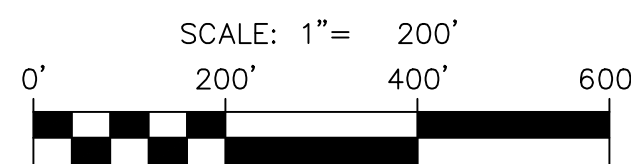
EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED

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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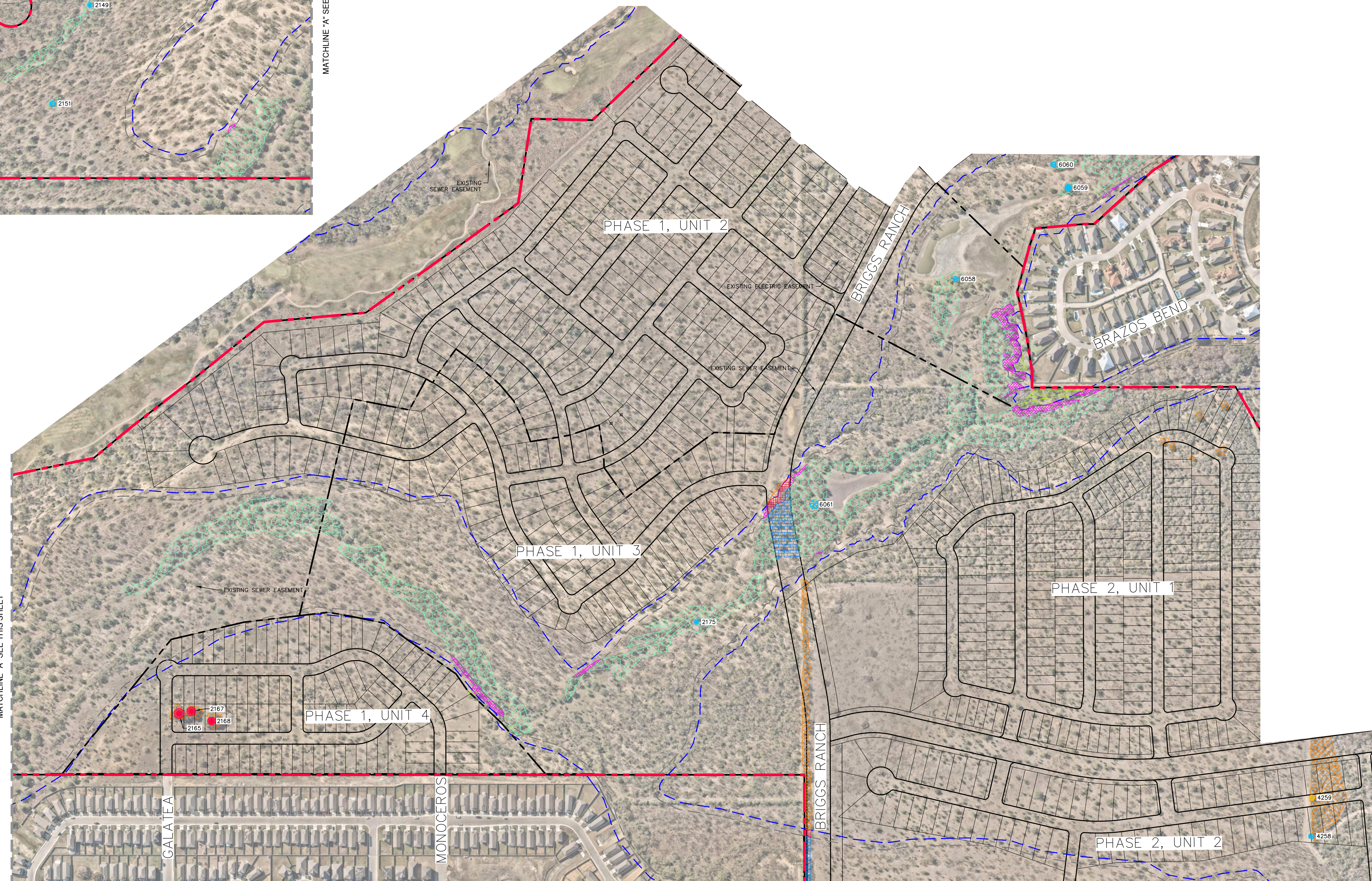
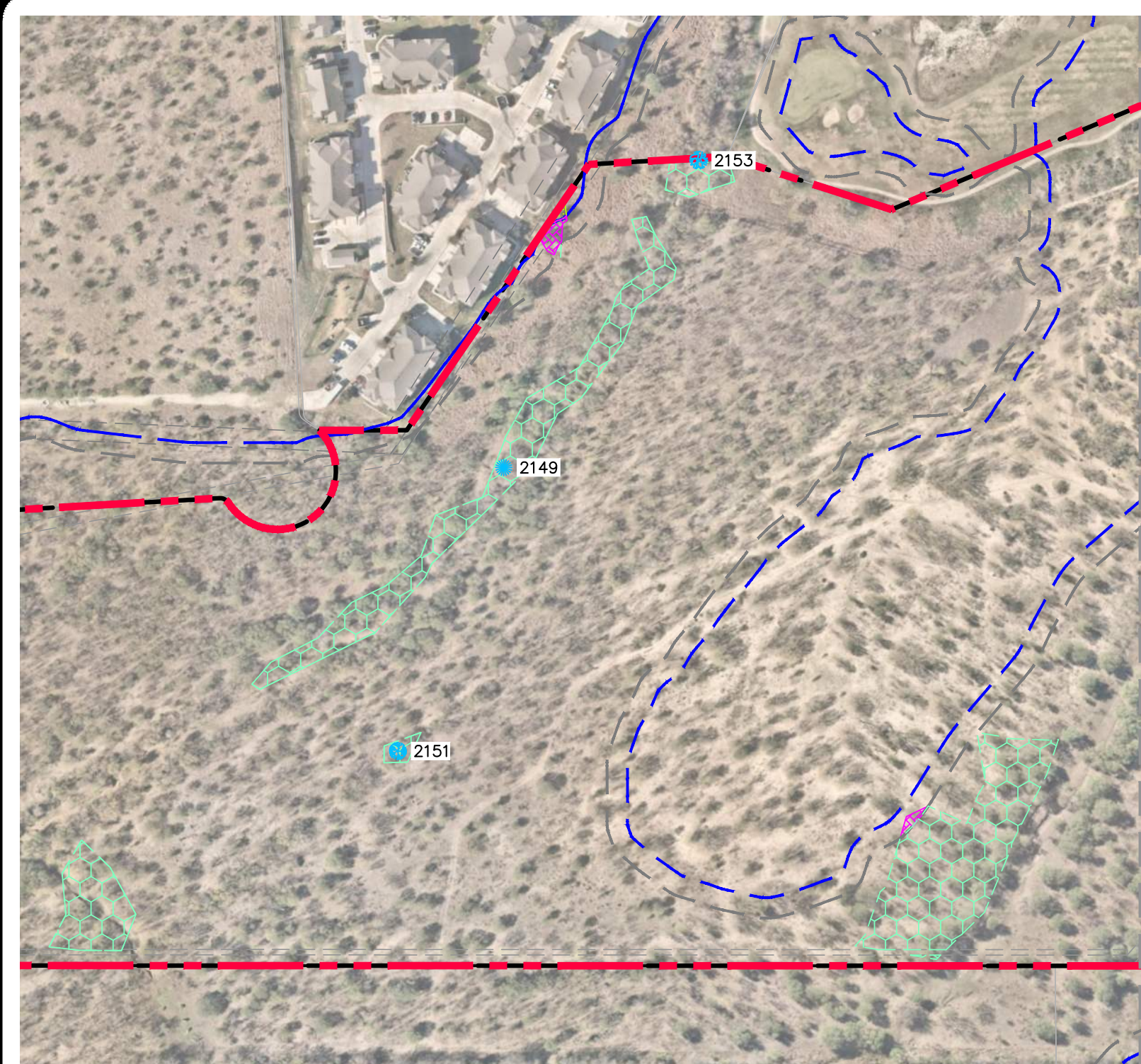
**PAPE-DAWSON
ENGINEERS**

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

BRIGGS RANCH EAST 804 AC TRACT
SAN ANTONIO, TEXAS

TREE PRESERVATION DETAIL
SHEET 2 OF 6

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



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 &

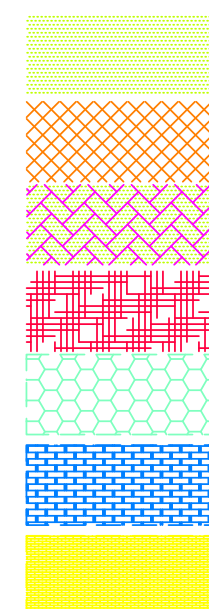


- FLOODPLAIN BUFFER



= 100-YEAR FEMA FLOODPLAIN

AREA - STEEP SLOPES



EXISTING TREE CANOPY TO BE PRESERVED

EXISTING TREE CANOPY AND STEEP SLOPE
CANOPY TO BE REMOVED

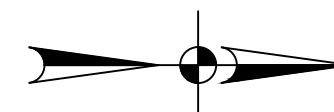
EXISTING FLOODPLAIN BUFFER CANOPY TO BE PRESERVED

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



SCALE: 1"= 200

[illegible]

**PAPE-DAWSON
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 3 OF 6

PLAT NO. N/A
JOB NO. 11412-09
DATE JANUARY 202
DESIGNER CLL
CHECKED SSC DRAWN
SHEET T3.00

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PLAT NO. N/A
JOB NO. 11412-09
DATE JANUARY 2024
DESIGNER CLL
CHECKED SSC DRAWN NA
SHEET T4.00

XXXXXXXXXXXX



- UNIT/ PHASE LINE & MATCHLINE

- | | |
|---|---|
|  | 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 |

W GROSENBACHER RD

PHASE 4: UNIT 4

PHASE 4, UNIT 3

PHASE 4, UNIT 2

PHASE 4, UNIT 1

— EXISTING ELECTRIC EASEMENT

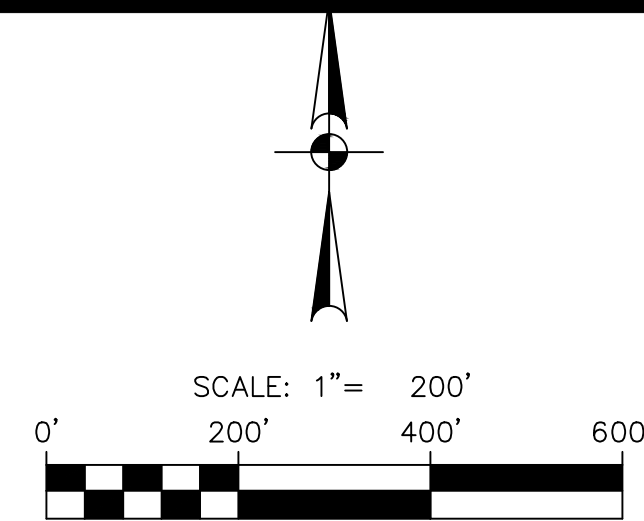
EXISTING
ELECTRIC
EASEMENT

EXISTING SEWER EASEMENT

EXISTING
ELECTRIC
EASEMENT

EXISTING SEWER EASEMENT

— EXISTING ELECTRIC EASEMENT

[illegible]

**PAPE-DAWSON
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 5 OF 6

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

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POINT #	NORTHING	EASTING	SPECIES	SIZE	POINTS		ORDINANCE	SIZE CLASS	LOCATION CLASS	CONDITION
					MULTI-TRUNK					
6084	13695696.96	2049056.54	LIVE OAK	26.5	YES	2010	HERITAGE	EXEMPT		REMOVED
6085	13696096.85	2048839.33	LIVE OAK	29.5	YES	2010	HERITAGE	EXEMPT		REMOVED
6086	13695379.80	2048479.32	LIVE OAK	26	YES	2010	HERITAGE	NON-EXEMPT		REMOVED
6087	13695460.12	2046635.40	LIVE OAK	24.5	NO	2010	HERITAGE	EXEMPT		REMOVED
6088	13695773.54	2048392.63	LIVE OAK	24	NO	2010	HERITAGE	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	NON-EXEMPT		REMOVED
6117	13698209.25	2049914.20	LIVE OAK	45	NO	2010	HERITAGE	NON-EXEMPT		SAVED
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

PLAT NO. N/A
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 CHECKED SSC DRAWN NA
 SHEET T6.00

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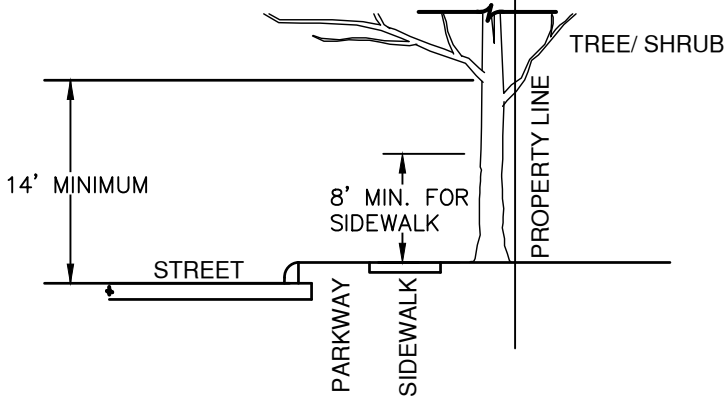
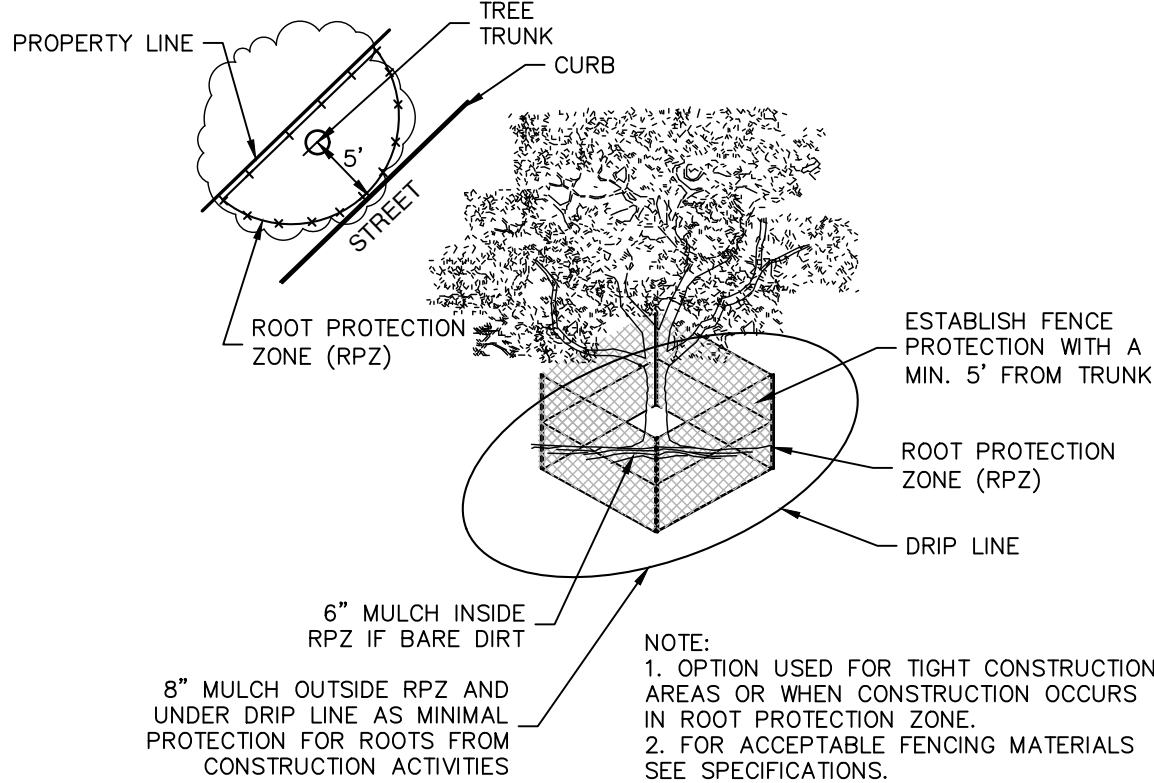


FIGURE NO. 2
 A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

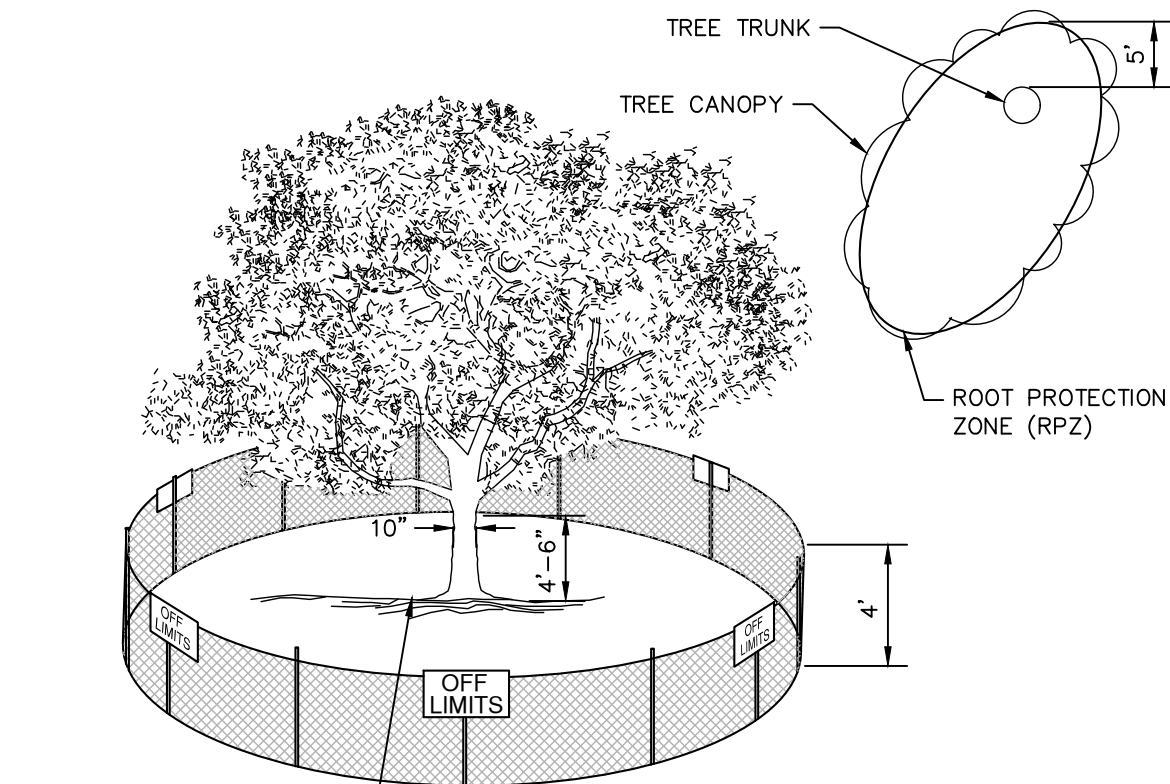
BRANCH CLEARANCE DETAIL

NOT TO SCALE



LEVEL II A FENCE PROTECTION

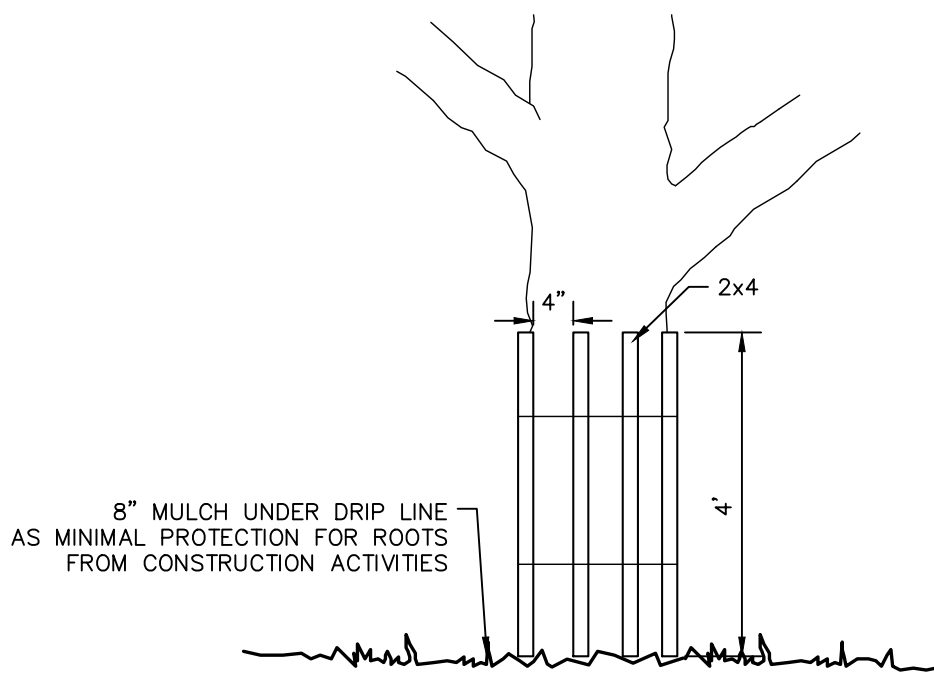
NOT TO SCALE



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.

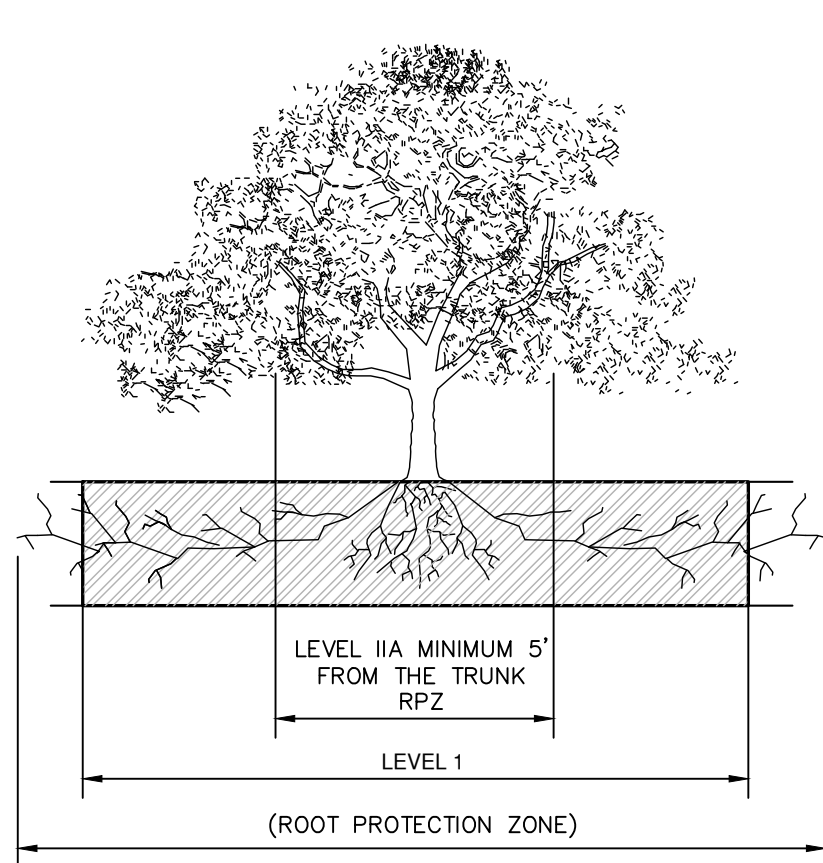
TREE PROTECTION ZONE

NOT TO SCALE



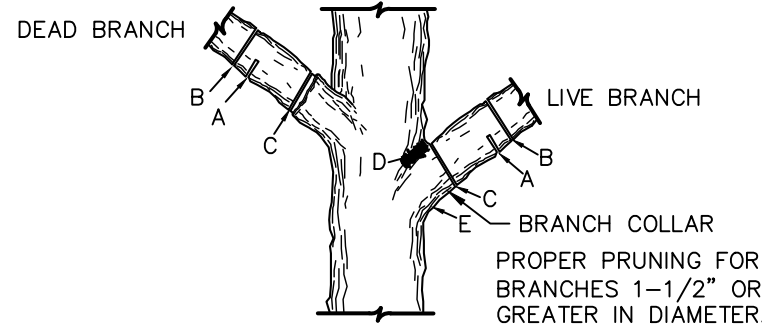
LEVEL II B FENCE PROTECTION

NOT TO SCALE



ELEVATION

NOT TO SCALE

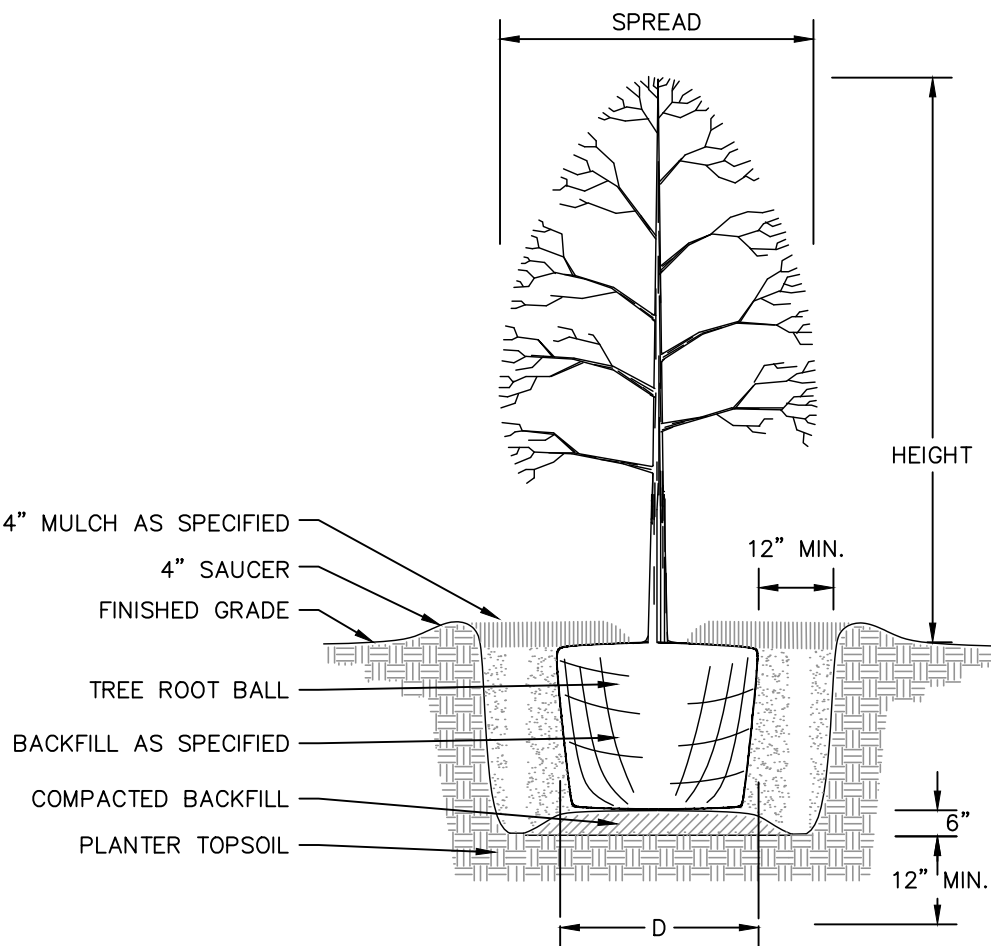


NOTE:
 DO NOT CUT FROM D TO E.
 A. FIRST CUT -- TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
 B. SECOND CUT -- TO REDUCE THE WEIGHT OF BRANCH.
 C. FINAL CUT -- ALLOW FOR HEALING COLLAR BUT NO STUBS

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 MITGATED 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.