

NOTES:

1. EACH TREE PLANTED SHALL BE ONE AND HALF (1.5) INCH CALIPER NEW TREES, WHICH TREES SHALL GENERALLY BE NATIVE, LARGE CANOPY TREES WITH A MINIMUM SHADE AREA VALUE OF 875
2. AS SHOWN HEREIN, TREES PLANTED ON SOUTH AND WEST SIDE OF BUILDINGS SHALL QUALIFY FOR ENERGY CONSERVATION CREDIT.
3. ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATION (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATION (OR THREE-TO-ONE INCHES).
4. ALL TREE PROTECTION SHALL CONSIST OF LEVEL 1 FENCE PROTECTION UNLESS OTHERWISE NOTED
5. SIGNIFICANT TREES HAVE BEEN PRESERVED AT 42% AND WILL THEREFORE NOT REQUIRE TREES TO BE PLANTED FOR MITIGATION.
6. REFERENCE SHEET 3 FOR TREE PRESERVATION NOTES & DETAILS.
7. REFERENCE SHEET 2 FOR TREE INVENTORY WORKSHEET.

CANOPY REQUIREMENTS:

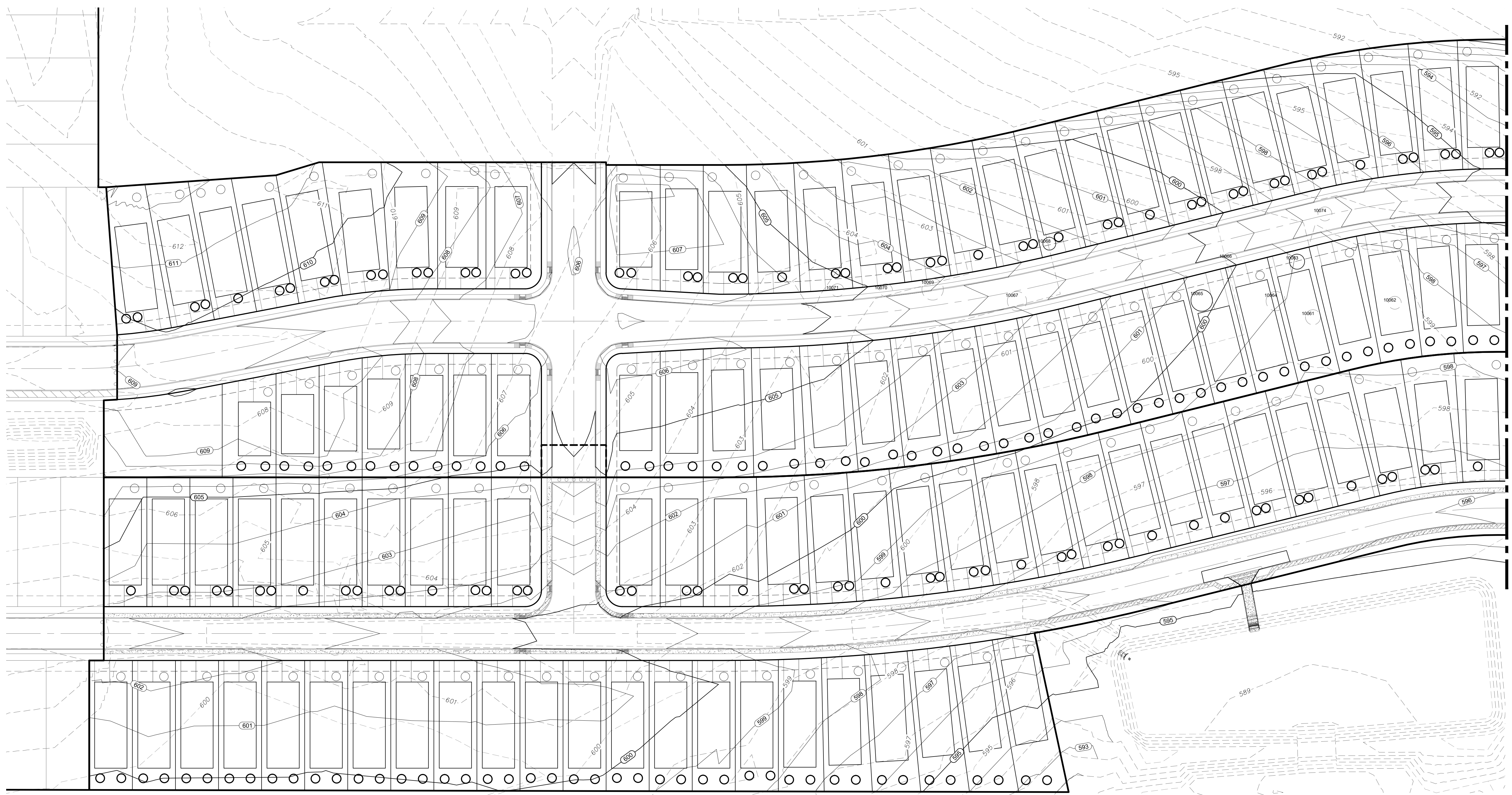
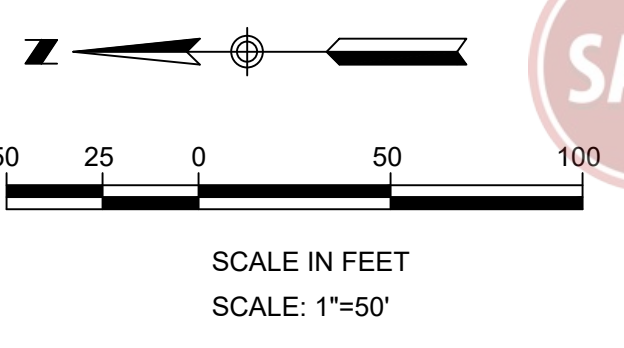
1. ALL 181 RESIDENTIAL LOTS WILL RECEIVE THE REQUIRED 2-1.5" TREES.
2. TO SATISFY REMAINING CANOPY REQUIREMENTS 180-1.5" TREES WILL BE PLANTED IN NON-ENERGY CREDIT LOCATIONS AND 337-1.5" TREES WILL BE PLANTED IN ENERGY CREDIT LOCATIONS.

TREE PLANTING COUNT:

1. ALL 181 RESIDENTIAL LOTS SHALL RECEIVE THE REQUIRED (2) 1.5" TREES
2. 155 LOTS SHALL RECEIVE (1) ADDITIONAL 1.5" TREE.

LEGEND

- TP TREE PROTECTION FENCING
- TREE (PRESERVE)
- TREE (REMOVE)
- HERITAGE TREE (PRESERVE)
- HERITAGE TREE (REMOVE)
- - - 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- ▭ PROPOSED FOUNDATIONS AND DRIVEWAYS
- PROPOSED 850 SHADE VALUE TREE LOCATION
- PROPOSED 850 TREE SHADE VALUE LOCATION (ENERGY CREDIT)



NO.	REVISIONS DESCRIPTION	BY	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PRISCILLA O. FLORES, P.E. 108874, ON 10/11/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DATE: 10/11/2021
 DESIGNED BY: SM
 DRAWN BY: SM
 CHECKED BY: PGF
 CHAVANEAUX SUBDIVISION WEST TREE PLAN.DWG

LJA Engineering, Inc.
 Phone 210-503-2700
 Fax 210-503-2749
 1100 NE Loop 410
 Suite 850
 San Antonio, Texas 78209

JOB NUMBER:
 SA199-0401B.426

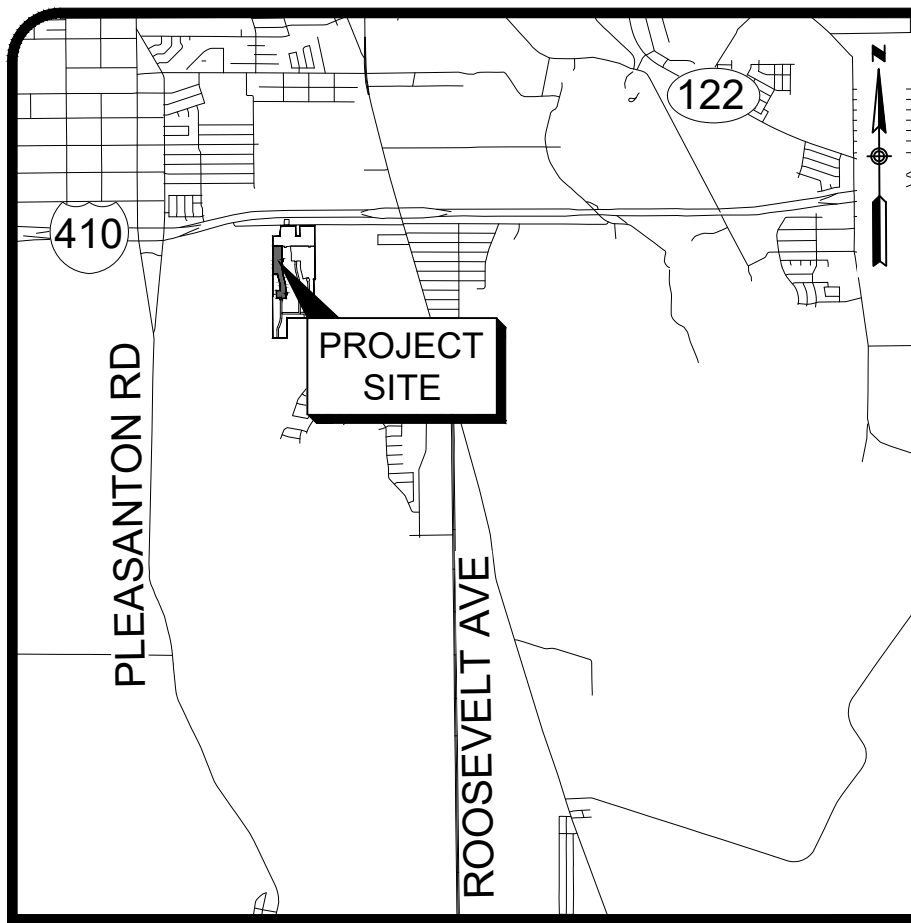
DEVELOPMENT SERVICES
TREE PROTECTION SECTION
 REVIEWED FOR COMPLIANCE

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

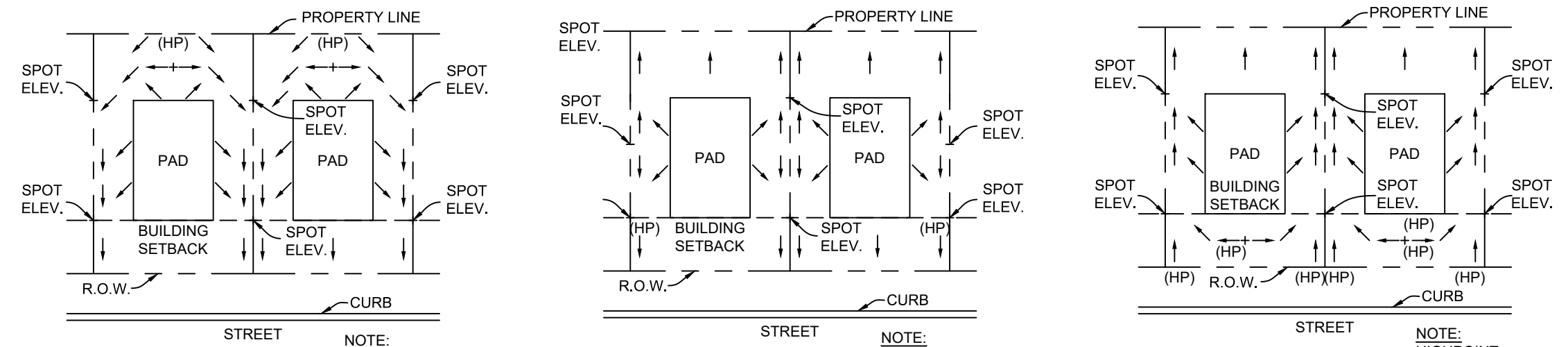
It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.

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)

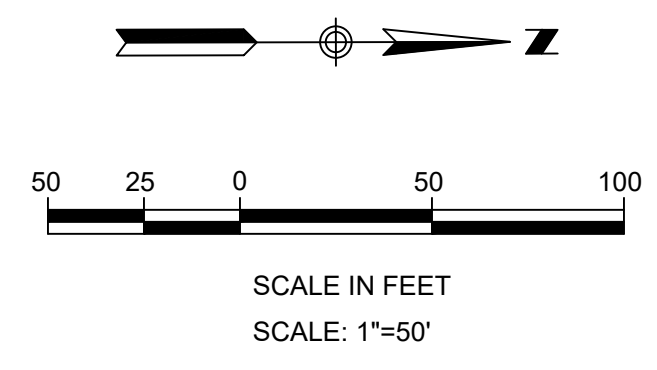
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 Plot Date/Time: Oct 11, 21 - 16:04:27



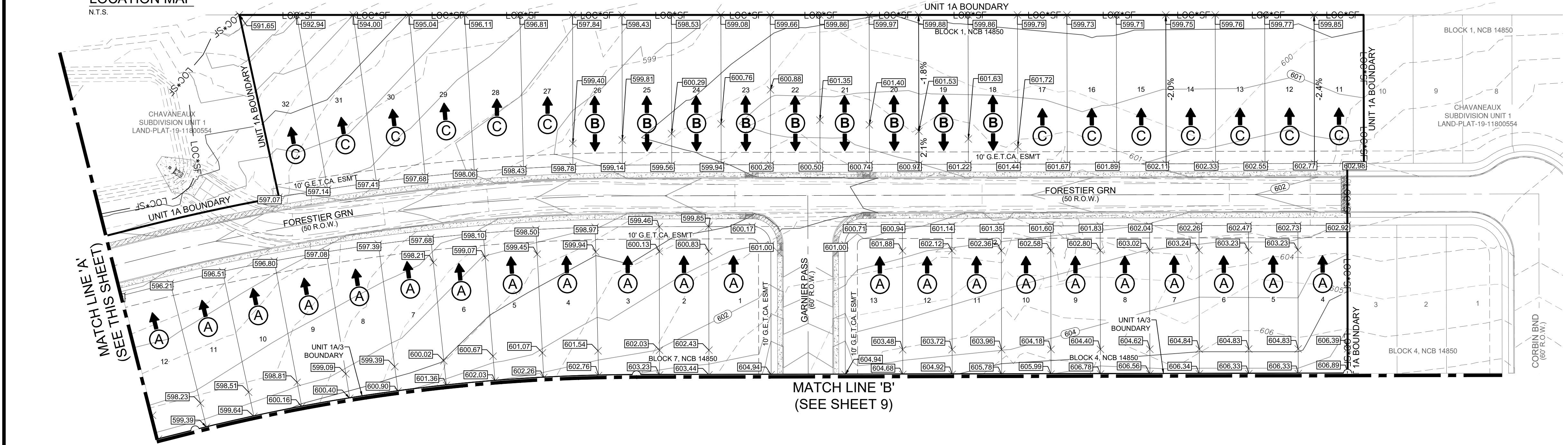
LOCATION MAP
N.T.S.



TYPICAL "A" LOT GRADING N.T.S. TYPICAL "B" LOT GRADING N.T.S. TYPICAL "C" LOT GRADING N.T.S.

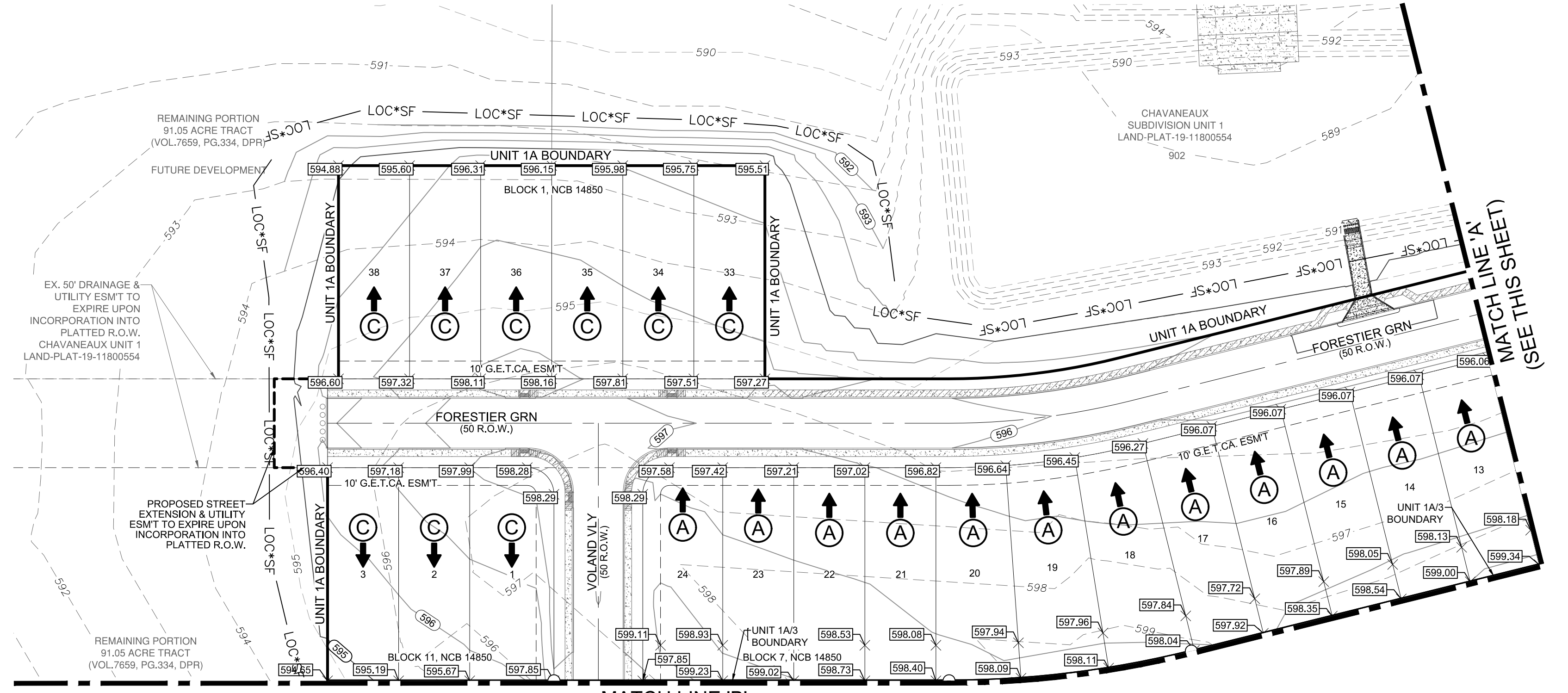


LEGEND	
PROPOSED	EXISTING
800	800
2%	2%
706.41	706.41 ME
706.41 ME	
A	LOT DRAINS TO FRONT
B	LOT DRAINS 1/2 TO FRONT AND 1/2 TO REAR
C	LOT DRAINS TO REAR
Am	LOT TYPE A MODIFIED
Bm	LOT TYPE B MODIFIED
Cm	LOT TYPE C MODIFIED
TMH	TOP OF MANHOLE
EX.	EXISTING
G.E.T.C.A	GAS, ELEC. TELE & CABLE TV ESMT.
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE



MATCH LINE 'B'
(SEE SHEET 9)

MATCH LINE 'A'
(SEE THIS SHEET)



MATCH LINE 'B'
(SEE SHEET 9)

GENERAL SPECIFICATIONS FOR SITE PREPARATION

GENERAL DESCRIPTION

THE ITEM SHALL CONSIST OF ALL CLEARING AND PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLOUDS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD-TEX-113-E COMPACTION PROCEDURE.

FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THE STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF THE DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12").

ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

DENSITY TEST

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE TESTING LAB PERFORMS ALL TEST REQUIRED BY F.H.A. SPECIFICATION.

LOT GRADING

ALL LOT GRADING SHALL BE IN ACCORDANCE WITH H.U.D. - F.H.A. DATA SHEET 79G.

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.
- THE HOMEOWNER WILL BE RESPONSIBLE FOR DETAILED GRADING ON EACH INDIVIDUAL LOT TO INCLUDE MINOR GRADING ON THE LOTS AND ANY SIDE OR BACK-LOT SWALES REQUIRED TO MEET THE DEPICTED DRAINAGE PATTERNS (SEE OVERALL MASTER DRAINAGE PLAN).
- HOMEOWNER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
- AS SOON AS PRACTICAL HOMEOWNER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC.) TO PREVENT EROSION FROM OCCURRING.
- CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
- ELEVATIONS IN STREET ARE FINISHED GRADE AT PROPERTY LINE.
- FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
- EXISTING TOPOGRAPHIC CONTOURS SHOWN BASED ON FIELD SURVEY PROVIDED BY D.A. MAYER LAND SURVEYING (210-325-0858).
- CONTRACTOR TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

CITY OF SAN ANTONIO
CHAVANEUX SUBDIVISION UNIT 1A
LAND-PLAT-21-11800403
GRADING PLAN (SHEET 1 OF 2)

NO.	DATE	BY	REVISIONS DESCRIPTION

DATE	7/20/2021
DESIGNED BY:	PGF
DRAWN BY:	SN/IMP
CHECKED BY:	PGF
TRAINING NAME:	at_Grading Plan.dwg



LJA Engineering, Inc.
Phone 210-503-2700
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

JOB NUMBER:
SA199-0401B.426

SAWS JOB NUMBER:

SHEET NO.
8
OF 24 SHEETS

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