



CLOMR
CASE #16-06-4003R
APPROVED JANUARY 11, 2017

Proposed 3/4" Irrigation Service
& Conduit Crossing

10774 REMOVED
MSQ 27.5X9.5
VARIANCE AP# 2057043
APPROVED JULY 14, 2015

Quiet Creek
Subdivision
(Vol. 9645 Pg. 214-219)
(AP # 1752503)

CLOMR
CASE #13-06-3184R
APPROVED APRIL 24, 2014

Summerhill
Subdivision Unit 1
(AP#2027786)

Summerhill
Subdivision Unit 2
(AP#220709)

LEGEND

- SUMMERHILL MDP & QUIET CREEK SUBDIVISION
- 30' Buffer Floodplain
- 100' Year FEMA Floodplain Reference FEMA (CLOMR) Submittal Tributary "C" To Saltillo Creek, Quiet Creek Subdivision FEMA Case # 13-06-3184R
- Removal Area
- Area Of Study
- Tree Canopy Developable Preserved Located Outside 30' Floodplain Buffer
- Tree Canopy To Be Removed
- Tree Canopy Preserved in Floodplain
- Tree Canopy Preserved within 30' Floodplain Buffer
- Proposed FEMA Floodplain Grading
- 10-4" (Medium to Large Species) Caliper Mitigation Trees To Be Planted and Irrigated Along Entry Road.
- 33 - 1 1/2" Native Large Canopy Shade Tree To be planted and irrigated in Floodplain

CONTRACTOR NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO SITE DEVELOPMENT TO STAY IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION 35-477 (5) (C); WHICH STATES A PRE CONSTRUCTION MEETING IS REQUIRED TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES. THIS CAN BE SCHEDULED WITH FENCING INSPECTION, 207-1111.

TREE PROTECTION NOTES

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF SAN ANTONIO.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

SUMMERHILL MDP FLOODPLAIN DEVELOPMENT TABLE

		PRESERVATION PERCENTAGE
TOTAL PROJECT AREA	56.31 AC	
TOTAL TREE CANOPY WITHIN THE PROJECT AREA	13.79 AC	
TOTAL TREE CANOPY DEVELOPABLE LOCATED OUTSIDE 30' FLOODPLAIN BUFFER	0.70 AC	
TOTAL TREE CANOPY LOCATED WITHIN 30' FLOODPLAIN BUFFER	0.71 AC	
TOTAL TREE CANOPY LOCATED WITHIN 100 YEAR FLOODPLAIN	12.38 AC	
TOTAL TREE CANOPY PRESERVED DEVELOPABLE	0.70 AC PRESERVED	100%
TOTAL TREE CANOPY PRESERVED LOCATED WITHIN 30' FLOODPLAIN BUFFER	0.71 AC PRESERVED	100%
TOTAL TREE CANOPY PRESERVED LOCATED WITHIN 100 YEAR FLOODPLAIN	9.47 AC PRESERVED	75%
TREE CANOPY MITIGATION WITHIN 100YR FLOODPLAIN		6.49%
TOTAL TREE CANOPY WITHIN 100YR FLOODPLAIN AFTER MITIGATION		81.49%
TOTAL HERITAGE TREE CANOPY PRESERVED LOCATED WITHIN 100 YEAR FLOODPLAIN	33" REMOVED	0.00%

PROTECTED HERITAGE TREE SPECIES INVENTORY TABLE 1:1 RATIO (23.5" & GREATER)

TAG #	SPECIES	REMOVED	PRESERVED
10774	MESQUITE	33	0
SUB. TOT. INCHES		33	0
TOTAL INCHES BY CATEGORY			33
HERITAGE PRESERVATION WITHIN THE 100 YEAR FEMA FLOODPLAIN			0%
HERITAGE MITIGATION REQUIRED (INCHES)			33

SUMMERHILL MASTER DEVELOPMENT PLAN
FLOODPLAIN IMPROVEMENTS
TREE CANOPY PRESERVATION