

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-503
ADDRESS: 112 LINDELL PLACE
LEGAL DESCRIPTION: NCB 6204 BLK 5 LOT 1
ZONING: MF-33, H, RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Jim Bailey/Alamo Architects
OWNER: Asher Reilly
TYPE OF WORK: Amendments to a previously approved site plan regarding the driveway
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved site plan to include a straight driveway consisting of concrete in lieu of the previously approved curved driveway and pavers. The previously approved driveway configuration was approved to preserve an existing anacua tree, which the applicant has noted is currently in decline and will be removed.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved site plan to include a straight driveway consisting of concrete in lieu of the previously approved curved driveway and pavers. The previously approved driveway configuration was approved to preserve an existing anacua tree, which the applicant has noted is currently in decline and will be removed. The previously approved site plan was approved along with new construction and rehabilitation on November 18, 2015.
- b. EXISTING TREE – The applicant has noted that the existing anacua tree has been determined to be in decline by both a certified arborist and a tree inspector from the City’s arborist office. The certified arborist’s report notes that the multi-trunk tree features a moderate amount of decay, features dead trunks in the right of way and recommends the removal of the tree. Per the tree preservation plan, the tree is to be removed.
- c. DRIVEWAY MODIFICATION – The applicant has proposed to modify the previously approved driveway to feature a straight profile, to also include the relocation of the curb cut from adjacent to the roundabout to the east edge of the property, on E Woodlawn. The driveway will feature a smaller curb cut, but will no longer feature pervious paving. The Guidelines for Site Elements 5.B. notes that driveways should feature a similar configuration as those found historically on the site, and that historic driveways are typically no wider than ten (10) feet. Driveways found on E Woodlawn feature locations on the east side of the property and straight configurations. Materials vary from full width concrete driveways to concrete ribbon strips. Staff finds the proposed location and material profile to be appropriate and consistent with the Guidelines.
- d. DRIVEW MODIFICATION (Width) – The Guidelines for Site Elements 5.B. notes that historic driveways are typically no wider than ten (10) feet in width and that new driveways should match this width. The applicant has proposed a driveway that is thirteen (13) feet in width. The previously approved driveway featured a width of approximately twelve (12) to thirteen (13) feet. Staff finds that the proposed driveway width should be comparable to those found historically on E Woodlawn.

RECOMMENDATION:

Staff recommends approval based on finding a through d with the stipulation that the applicant install a driveway that features a width that is comparable to those found historically on E Woodlawn and that a tree be planted to mitigate the removal of the anacua.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 03, 2018

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112 Lindell Pl

E Woodlawn Ave

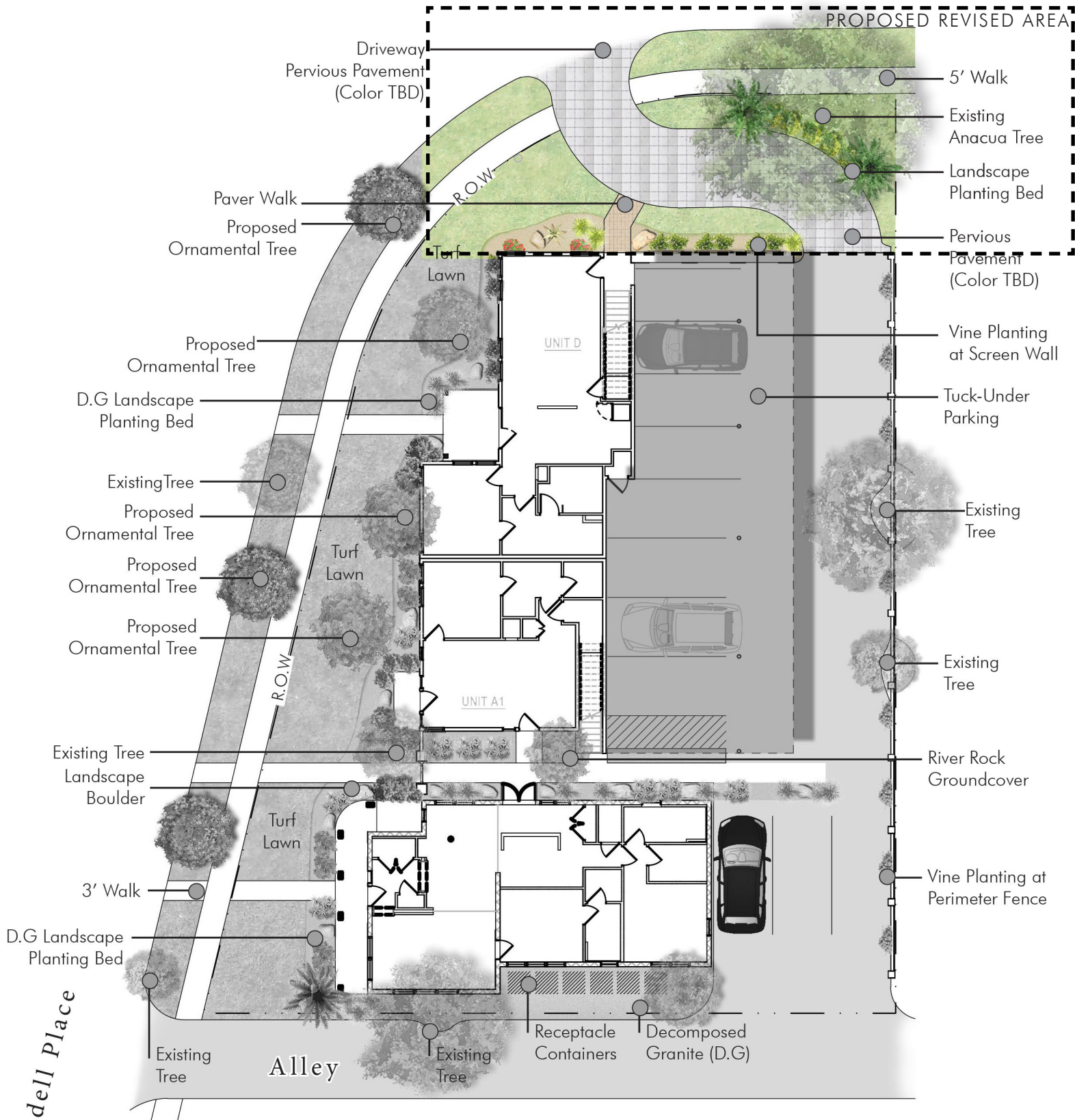
112 Lindell Proposed Amendment to the Certificate of Appropriateness

On November 18, 2015, HDRC Case No. 2015-042 received approval for new construction of a two-story building housing six residential units and rehabilitation of the existing structure at 112 Lindell Place, HDRC Case No. 2015-042. The current request is specific to the relocation, revised geometry and revised material proposed for the portion of the driveway accessed from E. Woodlawn Ave.

In the time since the Certificate of Appropriateness was issued, the mature anacua tree, which was the basis for the approved driveway design, has been determined to be dying or “in decline” by Laurie Hawkins, a certified arborist, and Steven Dennis, a City tree inspector. Therefore, the City approved tree preservation plan indicates the anacua tree is to be removed. Because there is no longer a tree obstruction at the northeast corner of the site, we are proposing the following changes to the design of the driveway:

- A. Straighten the driveway and relocate the curb cut/access from Woodlawn to the eastern edge of the property.
 - a. Safer traffic conditions are achieved by moving away from intersection and simplifying the vehicle maneuvering required.
 - b. Reduces the amount hardscape and allows for more landscaped area, which promotes a better overall aesthetic.
- B. Driveway to be concrete in lieu of pavers.
 - a. Due to the health/removal of the anacua tree, pervious pavers are no longer critical to its sustainability.
 - b. Uniformity with neighboring driveways consisting of concrete.

E. Woodlawn Ave.



Lindell Place

1 1 2 LINDELL PLACE

HDRC APPROVED CONCEPTUAL LANDSCAPE PLAN

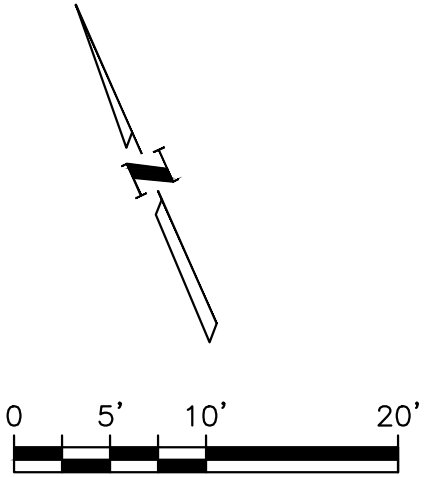
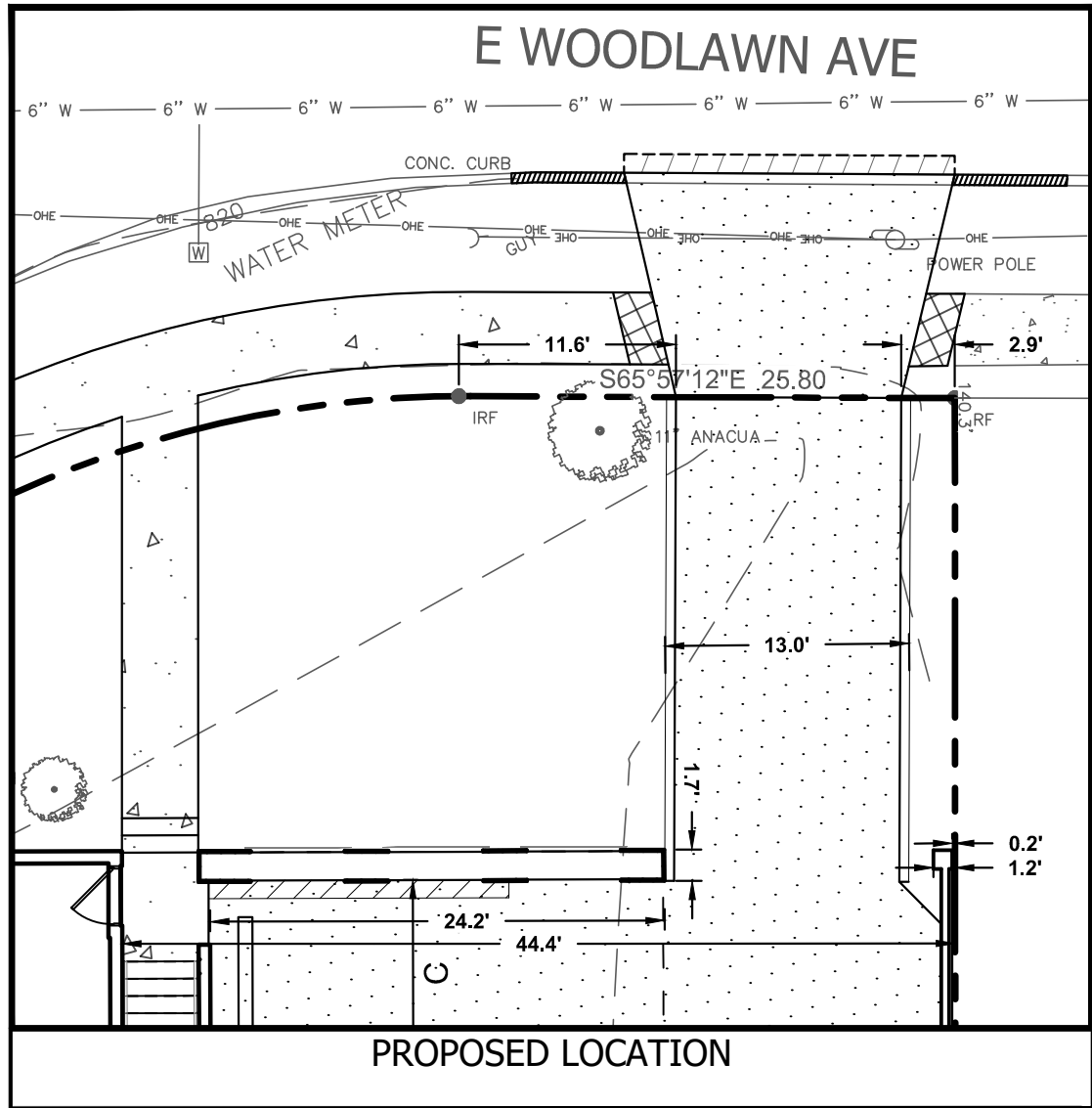
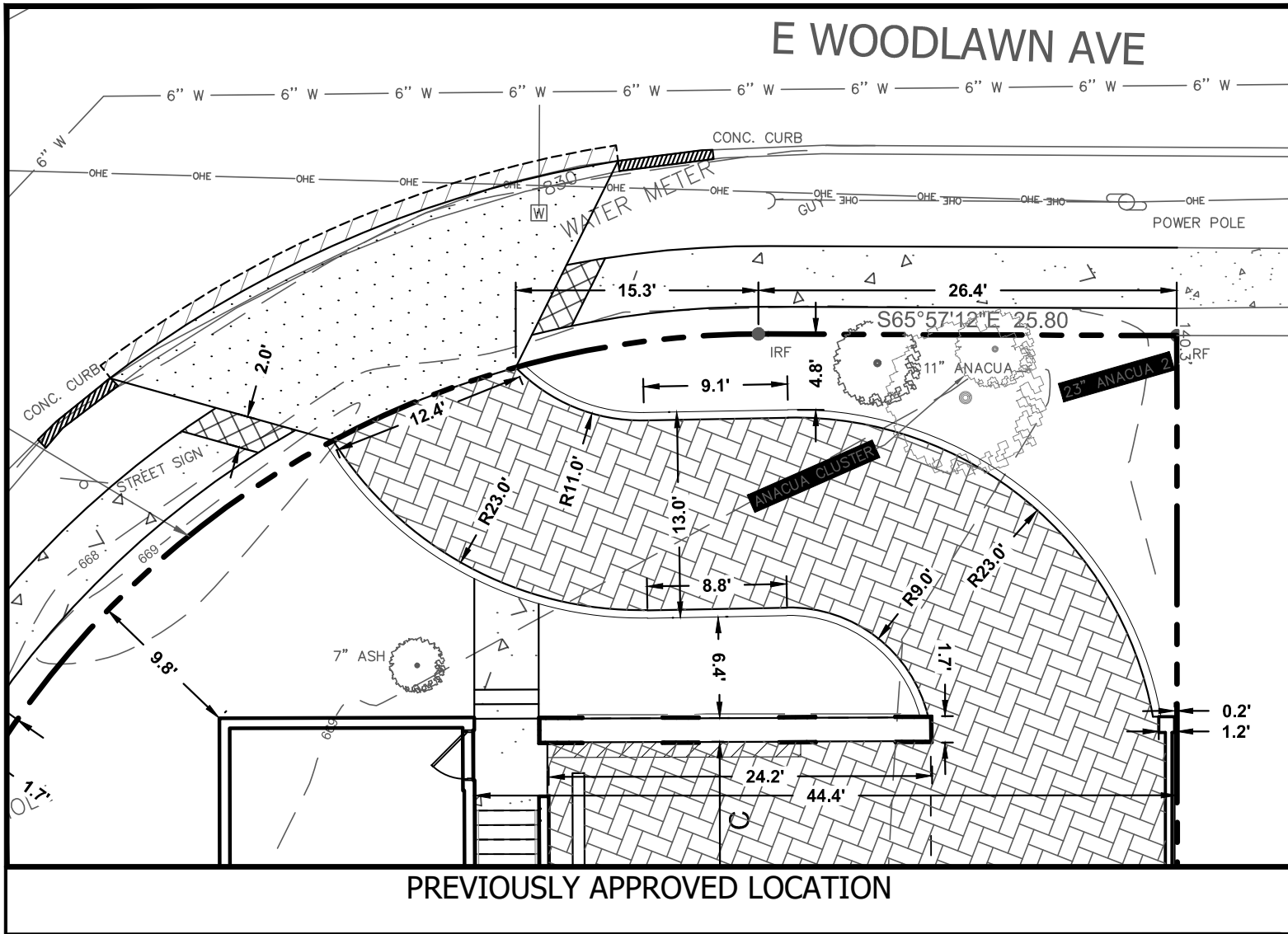


Design with **community** in mind.

September 28, 2018

The information shown is based on the best information available and is subject to change without notice.





December 4, 2017

Mark Maldonado, PLA
Stantec
70 NE Loop 410 Suite 1100
San Antonio TX 78216

RE: Tree Assessment Services

112 Lindell Place in San Antonio, Bexar County, Texas.

Dear Mr. Maldonado:

Pursuant to your request on behalf of Stantec (Client), on December 1, 2017, J & L Consulting, LLC (J&L) conducted an assessment of the subject tree at 112 Lindell Place in order to support City of San Antonio (CoSA) requirements. Specifically, J & L assessed tree 5009 (depicted as a 23 inch anaqua on the attached survey) to determine the current health, size (diameter at breast height) and confirm species. No trees were marked or tagged during the site visit.

Based on the work performed by a J & L ISA certified arborist (TX-3285A) and a climber who inspected the tree canopy, below please find a summary that includes tree species, size as measured in inches at diameter breast height (DBH) 4.5 feet from the ground, and a current health description documented during the field assessment.

Overview: Tree 5009, 53.5" DBH *Ehretia anacua*

General observations:

Trunk – Multitrunk tree with moderate amount of decay, typical of species this size due to multitrunk form; slightly buried in ROW; numerous stubcuts; suckers present

Rooting area – Majority of tree is located outside of wooden fence in ROW approximately 2 feet from sidewalk and 10 feet from the street; largest tree trunks are located in the backyard; suckers present

Crown – Significantly reduced- over 85% dead

Leaves – Only present on trunks in the backyard; small

Tree 5009 is a 53.5 inch anaqua with multiple trunks (16.5, 16.5, 15, 14, 12.5, 10, 5.5) located in the northeast corner of the residential backyard approximately 100 feet from the house and pool. The two largest tree trunks are located in the backyard behind the wooden fence while the remaining tree trunks are found outside the fence in the ROW, slightly buried behind a 6 inch tall limestone rock edge along the sidewalk. The wooden fence was cut to accommodate the tree. Tree trunks in the ROW and backyard have stubcuts that are decaying. In general, the main tree trunk exhibits a moderate amount of decay typically found in this multitrunk species. Branches in the ROW have been trimmed to accommodate the low utility lines, but not excessively. None of the tree trunks in the ROW have leaves and were confirmed to be dead by the climber. Small leaves only occur on the two 16.5 inch trunks in the backyard.

Recommendation: Removal due to moderate failure probability and high probability of hitting a target upon failure in the ROW.

As a result of the tree assessment performed onsite, it is J & L's professional opinion that the information above accurately represents the current condition of tree 5009 assessed during the December 2017 site visit to the project area. Please contact me at 210-326-3312 should you have any questions regarding the information presented above.

Sincerely,

J & L Consulting, LLC



Laurie Hawkins
Ecologist/ISA Certified Arborist TX-3285A

PHOTOGRAPHS



Photo #1- Tree 5009 from backyard- very small leaves are visible. Note adjacent anacua to the left that does have leaves (located in ROW).



Photo #2- Suckers surrounding tree 5009 in ROW; fully leafed out anaqua adjacent to the right (in foreground)



Photo #3- Trunk decay circled in red (from ROW)



Photo #4- Climber confirming canopy health status



Photo #5- Climber confirming dead canopy in ROW- adjacent anaqua with leaves on right and under climber.

List Inspections By Permit Number

A/P Number:

A/P
Number: [2331181](#)

A/P Type:

TREE PERMIT

Address: 112 LINDELL PLACE

Work****CASE 145877 CLOSED-PERMIT IS NO LONGER ON HOLD- ESPINOZA

Summary: 12.15.2017*** TREE PERMIT LINDELL PLACE 2015 TREE ORDINANCE / A4
DESIGNATION PARCEL KEY # 127430 LANDSCAPE / IRRIGATION REVIEWS WILL BE DEFERRED TO BUILDING PERMIT PHASE - OK PER M MALDONADO -PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES (CAN BE SCHEDULED WITH TREE FENCING INSPECTION) -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 IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH AUTHORIZED WORK IS IN PROGRESS. ****ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. IS REQUIRED TO COMPLY WITH THE TERMS AND CONDITIONS OF THE APPROVED TREE PERMIT. **FAILURE TO SCHEDULE A FENCING INSPECTION PRIOR TO START OF WORK MAY RESULT IN A STOP WORK ORDER OR A PENALTY OF \$1000.00 OR BOTH. (SECTION 35-523 OF THE UDC, SUBSECTION (K)(2) THE BARRIER SHALL BE IN PLACE BEFORE ANY SITE WORK IS INITIATED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS) // NOTE: APPLICATION IS FOR SITE WORK AND TREE REMOVAL PURPOSES. APPROVAL IS FOR TREE REMOVAL ONLY. // GENERAL NOTES, TERMS, AND CONDCTIONS: *APPROVAL VALID FOR 180 DAYS (PER UDC CHAPTER 35-477 (I) (2) (NOTE: FOR A-3'S & SITE WORK PERMITS FOR TREE REMOVAL ONLY) 35-523 (K) (5) ALL OFFSITE STAGING, STORAGE, PROJECT TRAILERS, EMPLOYEE PARKING, ETC. ARE REQUIRED TO COMPLY WITH THE TERMS AND CONDITIONS OF THE APPROVED TREE PERMIT. 35-477 (J) IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO MAINTAIN A COPY OF THE TREE PERMIT, THE DATA AND DRAWINGS REQUIRED BY THIS SECTION, AND THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY ARBORIST READILY AVAILABLE AT THE SITE AT ALL TIMES DURING WHICH THE AUTHORIZED WORK IS IN PROGRESS. 35-523 (K) (4) ALL BROKEN BRANCHES & EXPOSED ROOTS 2" IN DIAMETER OR GREATER OF SIGNIFICANT, HERITAGE OR MITIGATION TREES SHALL BE CUT CLEANLY. FOR OAK SPECIES, IN ORDER TO PREVENT OAK WILT INFECTION, WOUNDS MUST BE PAINTED WITHIN 30 MIN. 21-170 (B) ALL WOUNDS TO THE TRUNK, LIMBS, AND ROOT SYSTEM OF OAK TREES IN THE CITY THAT EXPOSE SAPWOOD SHALL BE PAINTED WITHIN 30 MIN. OF THE WOUND WITH ASPHALTIC, EXTERIOR OIL OR LATEX BASED PAINT. 35-511 (E) A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE, TO PROTECT THE ROOT PROTECTION ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. 35-523 (K) (2) THE BARRIER SHALL BE IN PLACE BEFORE ANY SITE WORK IS INITIATED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. 35-477 (5) (C) 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 THE FENCING INSPECTION, 207.1111. REFERENCE AP# PROVIDED ABOVE. 35-523 (J) (1) ROOT PROTECTION ZONE: A ROOT PROTECTION ZONE MUST BE ESTABLISHED AROUND THE TRUNK OF EACH TREE PRESERVED OR MITIGATION TREE. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY AN AVERAGE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH (DBH). THE ROOT PROTECTION ZONE AREA SHALL BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (?) THE ROOT

PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS ARE USED, CONSTRUCTION MAY BE AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE (1) SIDE OF THE TREE. FILLING SHALL BE ALLOWED TO ACCOMPLISH WATER CONSERVATION GOALS ESTABLISHED BY THE CITY OF SAN ANTONIO OR BY A PUBLIC UTILITY. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THIS REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED USING NATIVE, DROUGHT TOLERANT PLANTS. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (?) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES. THE AREA CONTAINED WITHIN A ROOT PROTECTION ZONE REQUIRED UNDER THIS SUBSECTION MUST BE LEFT IN A PREVIOUS CONDITION AFTER CONSTRUCTION AND DEVELOPMENT ARE COMPLETED UNLESS APPROVED ALTERNATIVE CONSTRUCTION METHODS ARE USED. THE ARBORIST SHALL ESTABLISH A WRITTEN SET OF TECHNICAL CRITERIA ON WHICH SUCH APPROVAL SHALL BE BASED. THESE CRITERIA WILL BE UPDATED AT LEAST EVERY FIVE (5) YEARS WITH THE ASSISTANCE OF A COMMITTEE CONSISTING OF, AT A MINIMUM, THE CITY ARBORIST, THE REGIONAL URBAN FORESTER FROM THE TEXAS FOREST SERVICE, A LANDSCAPE ARCHITECT AND AN ENGINEER. DURING CONSTRUCTION ACTIVITY ON THE SITE, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE CITY ARBORIST. PLEASE FORWARD A COPY TO THE CONTRACTOR ON SITE WITH A COPY OF THE PLAT OR PLAN (IF APPLICABLE) FOR POSTING ON SITE. A COPY OF THE APPROVED PERMIT AND PLAN MUST BE ON SITE DURING SITE WORK. **1/19/18 - CUST PLANS READY FOR P/U IN BIN L-32 - CUST NOTIFIED - R. GARCIA ** 15FEB2018***PLANS PICKED UP BY CHIP COLLINS***EANTU

**CPS
Release
Info:**

Unpaid Fees: \$0.00

**Child
Permits:**

Reviews

Contractors/Contacts:

STANTECT
STANTEC
MARK MALDONADO

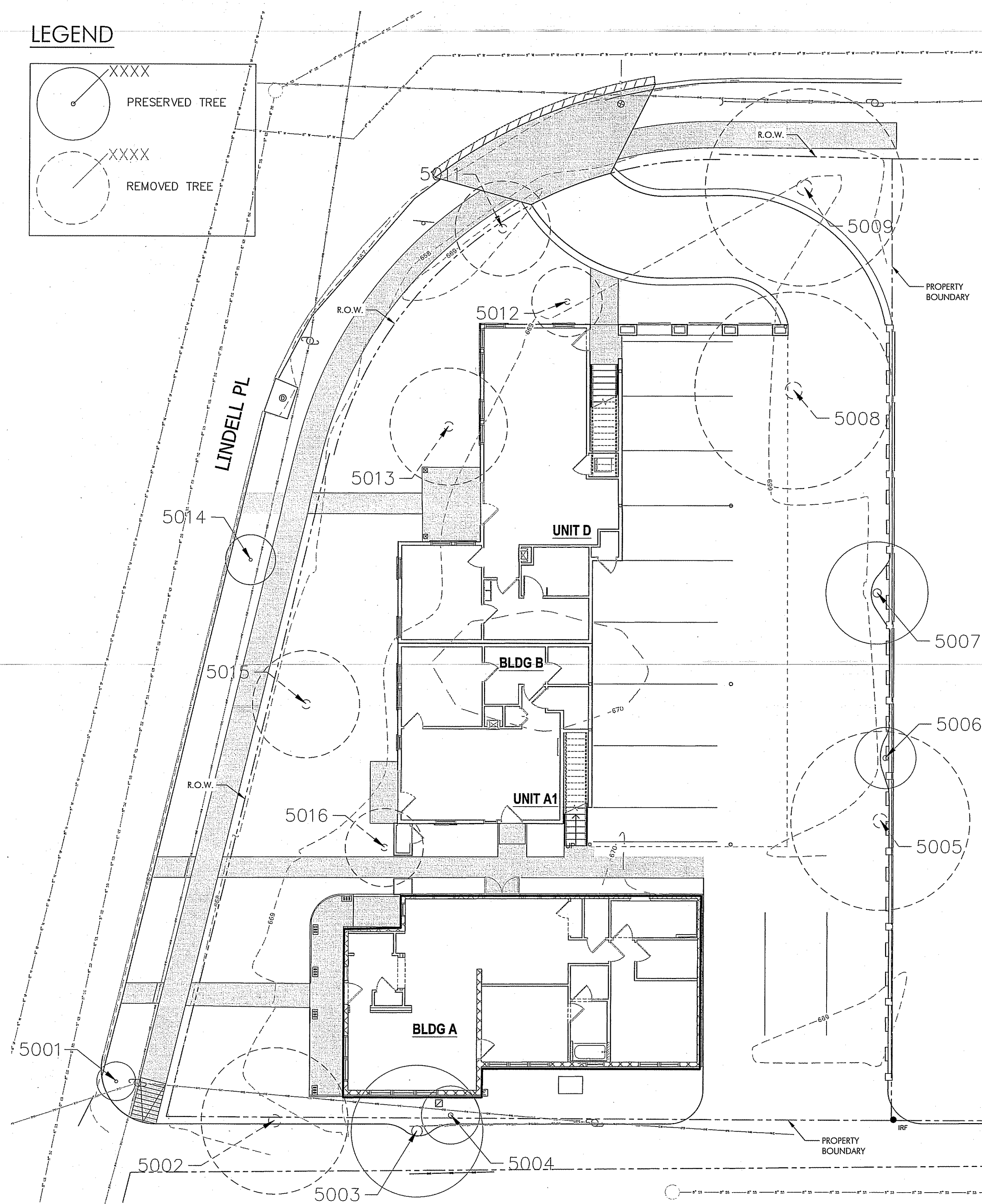
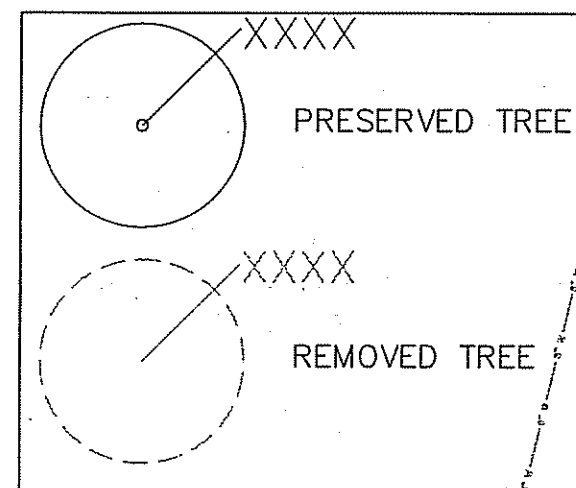
Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
TREE FINAL			NO ACTION	ADRIANA GOETZ	
TREE PRELIMINARY	12/18/2017 8:40:00 AM	12/18/2017 10:50:00 AM	PASSED	STEVEN DENNIS	LARGE ANAQUA IS IN DECLINE 10 % OF TREE ALIVE. UNKNOWN TREES MARKED ON PLAN. LARGE CRP MYR MAY NOT BE SAVED IF GRADE CHANGE WITHIN RPZ

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LEGEND



SITE PLAN

TREE PROTECTION NOTES

1. 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.

2. 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.

3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.

4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.

5. 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.

6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.

7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 20 MINUTES TO PREVENT OAK WILT INFECTION.

8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207-8053).

9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.

10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.

11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

TREE INVENTORY TABLE

Tag #	Species	Understory Species 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		ROW Tree 1:1		Additional Inches Preserved for Mitigation ***	Comments
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved		
5001	Pistachio												4		Tree in ROW
5002	Chinaberry					15"									Non-Native Tree/ Invasive
5003	Anacua												14		
5004	Anacua				6										
5005	Pecan			18"											Tree Deceased
5006	Pecan			6											Warranty Provided
5007	Hackberry					10									Warranty Provided
5008	Chinaberry			20"											
5009	Anacua							53.5"							Tree Deceased
5011	Chinaberry			6"											Non-Native Tree/ Invasive
5012	Chinese Tallow					7"									Non-Native Tree/ Invasive
5013	Chinese Tallow					12"									Non-Native Tree/ Invasive
5014	Lacebark Elm												9		Tree in ROW
5015	Arizona Ash					11									
5016	Crape Myrtle			8											
Sub. Tot. Inches=		0	0	8	12	11	10	0	0	0	0	0	27	0	
				0		20	21			0		0	27	0	
Total inches by category=		N/A		Significant		54%		Heritage Preservation		N/A		ROW Tree		0	
Preservation percentage=		0		Commercial (inches)		-5.6		Heritage Mitigation (inches)		0		Replacement Inch		0	
Mitigation required (Commercial) =		0		Residential (inches)		-7.55									
Mitigation required (Residential) =															

No category to fall below 20% preservation;

Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.

Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation

* Tree noted for inventory purposes- not used in calculations

Notes:

Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees

Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees

Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed

SUMMARY OF CALCULATIONS

MITIGATION SUMMARY

TOTAL Tree Mitigation Required		0"
Mitigation to be paid in Tree Fund:		0"
TOTAL Tree Mitigation Required (If trees #5006 & #5007 die during term of warranty)		10.5"
Proposed Tree		
Mexican Redbud (1)	3"	
Yaupon Holly (2)	4"	
Shumard Oak (2) 1.5" out of 4" contribute to Parking Tree	5"	
Live Oak (1) 1.5" out of 6" contribute to Parking Tree	4.5"	
Mountain Laurel (3)	7.5"	
TOTAL Tree Mitigation Provided		24"
Mitigation to be paid in Tree Fund:		0"

TREE CANOPY COVERAGE OVERALL

Total Site Area =	11,982 S.F.
Canopy Required: 11,982 S.F. x 25% =	2,996 S.F.
Existing Tree Canopy Preservation	
Anaqua x 875 s.f. (#5004)	x 100% = 875 S.F.
Anaqua x 875 s.f. (#5003)	x 50% = 437.5 S.F.
Proposed Tree Canopy	
Mexican Redbud x 275 s.f. (1)	x 90% = 247.5 S.F.
Yaupon Holly x 275 s.f. (2)	x 90% = 495 S.F.
Live Oak x 875 s.f. (1)	x 90% = 787.5 S.F.
Shumard Oak x 1200 s.f. (2)	x 90% = 2160 S.F.
Mountain Laurel x 275 s.f. (3)	x 90% = 742.5 S.F.
Total Tree Canopy Provided (48%):	5,745 S.F.

MANDATORY CRITERIA

PARKING LOT SHADING

Percentage of site requiring coverage x Square feet of parking lot area =
Total number of square feet needed for shade (35% x 1,620 s.f. = 567 s.f.)
Square feet of shade required: 567 s.f. (35%)
Square feet of shade provided: 1,637.5 s.f. (100%)

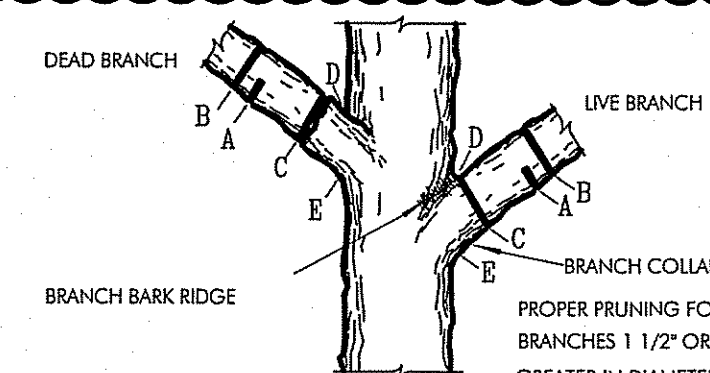
Existing trees in an island or peninsula	
(1) Live Oak x 875 S.F.	x 50% = 437.5 S.F.
(2) Shumard Oak x 1200 S.F.	x 50% = 1,200 S.F.
TOTAL: 1637.5 S.F.	

POINTS EARNED: 35 POINTS

TOTAL POINTS

TOTAL POINTS REQUIRED: 25 POINTS

TOTAL POINTS EARNED: 35 POINTS

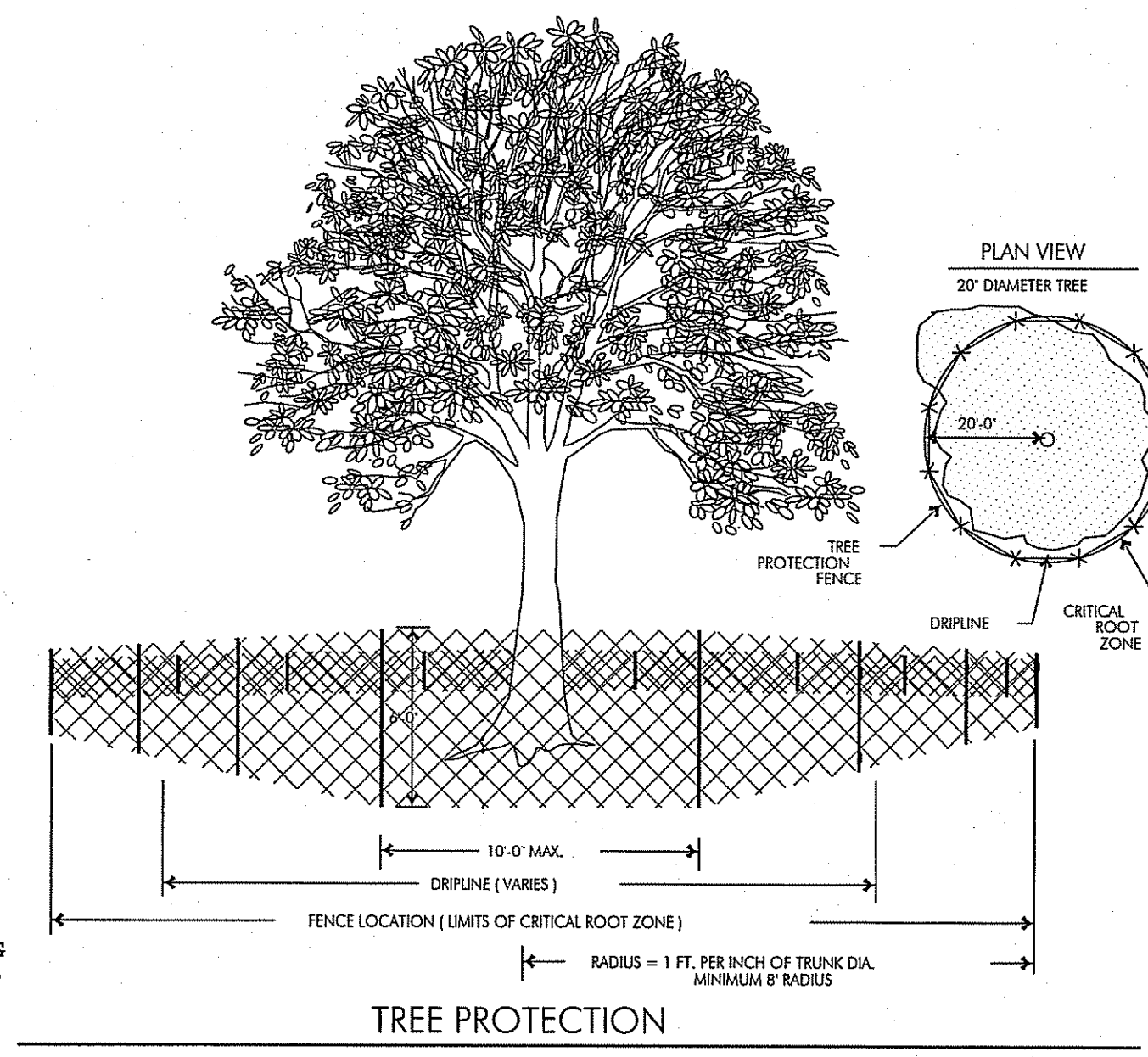


- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS.
- B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

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

BRANCH PRUNING DETAIL

N.T.S.



TREE PROTECTION

N.T.S.

TREE PRESERVATION & PERMIT REQUIREMENTS

LINDELL APARTMENTS

112 LINDELL PLACE
SAN ANTONIO, TEXAS

DRAWN BY: MM, DB

DESIGNED BY:

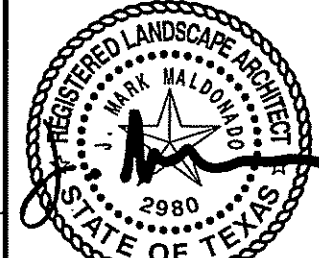
QA/QC:

PROJECT NO.: 222310042

SHEET

LC1.01

Stantec



06/04/2018

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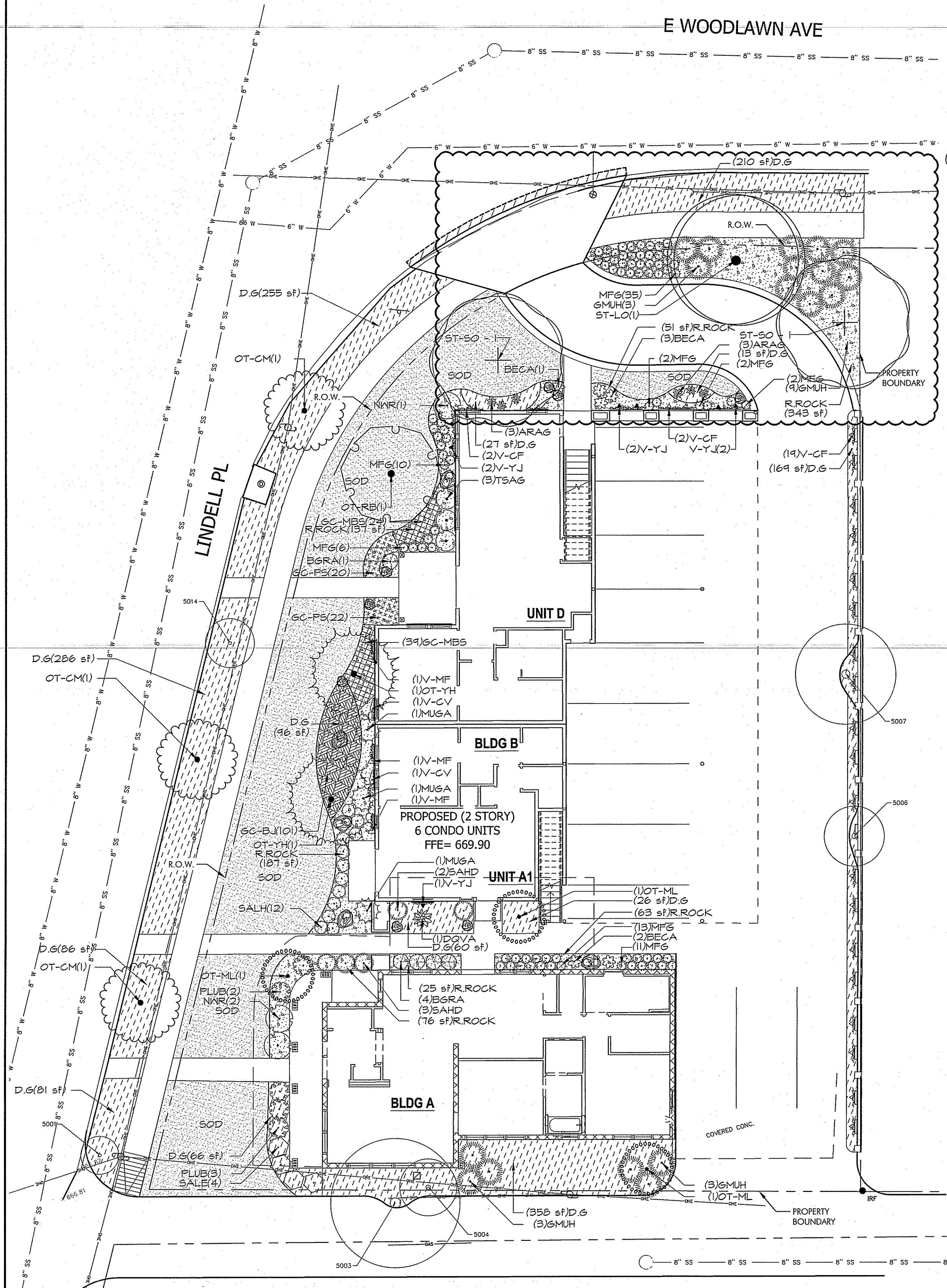
CITY COMMENTS REVISION 2

100% ISSUE FOR PERMIT

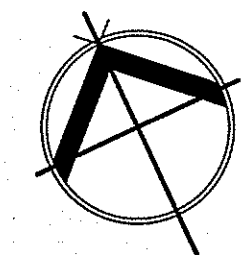
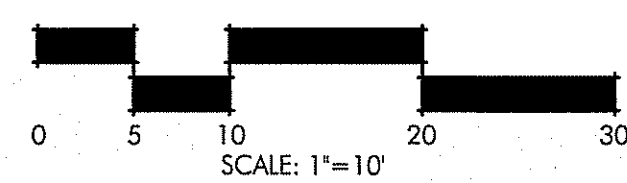
REVISION

DATE

NO.



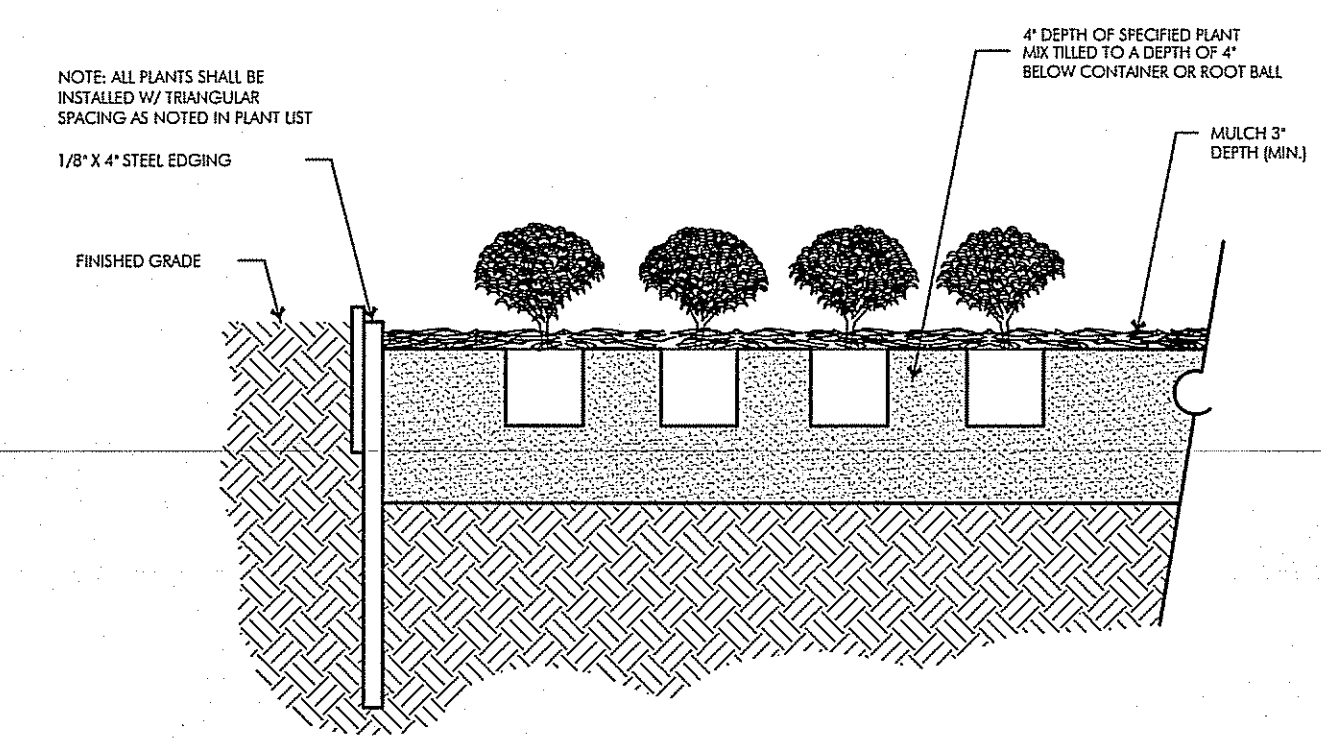
SITE PLAN



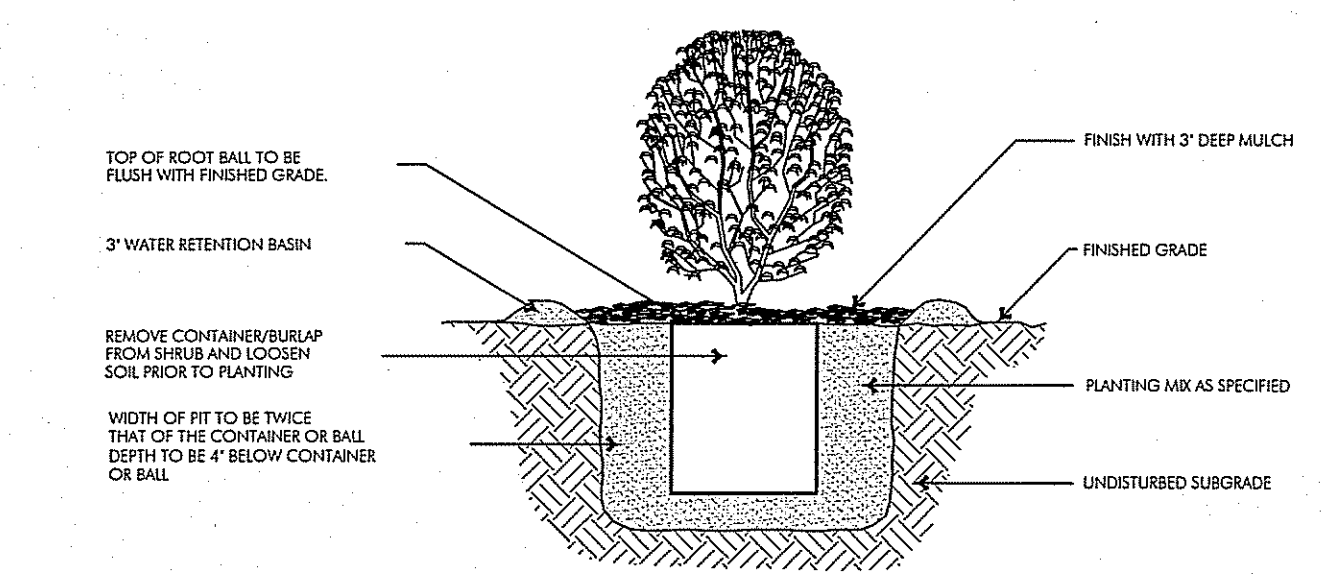
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	OT-RB	1	Cercis mexicana / Mexican Redbud	45 gal	3" Cal
	OT-YH	2	Ilex vomitoria 'Pride of Houston' / Pride of Houston Yaupon	30 gal	2" Cal
	OT-CM	3	Loganstræmia indica 'Black Diamond' / Black Diamond 'Pure White' Crape Myrtle	30 gal	2.5" Canes Min.
	ST-SO	2	Quercus shumardii / Shumard Red Oak	100 Gal.	4" Cal.
	ST-LO	1	Quercus virginiana / Live Oak	200 gal	6" Cal
	OT-ML	3	Sophora secundiflora / Texas Mountain Laurel	45 gal	2.5" Canes Min.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPECS
	TSAG	3	Leucophyllum frutescens 'Texas Ranger' / Texas Ranger	3 gal	24" Ht./ 20" Spd.
	PLUB	5	Plumbago auriculata 'White' / White Cape Plumbago	3 gal	18" Ht./ 18" spread
	NWR	3	Rosa floribunda 'Nearly Wild' / Nearly Wild Rose	3 gal	18" Ht./ 18" spread
	SAHD	5	Salvia farinacea 'Henry Duelberg' / Henry Duelberg Sage	1 gal	12" Ht./ 12" Spd.
	SALE	4	Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	3 gal	18" Ht./ 18" spread
	SALH	12	Salvia microphylla 'Hot Lips' / 'Hot Lips' Salvia	5 gal	18" Ht./ 18" spread
ACCENT SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPECS
	ARAG	6	Agave parryi 'Estrella' / Estrella Agave	5 gal	12" Ht./ 12" Spd.
	DQVA	1	Agave victoriae-reginae 'Compacta' / Dwarf Queen Victoria Agave	5 gal	12" Ht./ 12" spread
	BECA	6	Opuntia hybrid 'Kally's Choice' / Bunny Ears Prickly Pear	5 gal	12" Ht./ 12" Spd.
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPECS
	BGRA	5	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	3 gal	18" Ht./ 18" spread
	GMUH	18	Muhlenbergia capillaris 'Pink Flamingos' / Pink Flamingo Muhly Grass	5 gal	18" Ht./ 18" spread
	MUGA	3	Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly	5 gal	18" Ht./ 18" spread
	MEG	81	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 gal	12" Ht./ 8" spread
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPECS
	V-CV	2	Bignonia capreolata / Cross Vine Provide temporary bamboo staking with each vine. Use Soft Wire Ties to secure vines to screen.	5 gal	36" Ht./ 12" Spd.
	V-CF	23	Ficus pumila / Creeping Fig Provide temporary bamboo staking with each vine. Use Soft Wire Ties to secure vines to screen.	5 gal	36" Ht./ 12" Spd.
	V-YJ	7	Gelsemium sempervirens 'Carolina' / Yellow Jasmine Provide temporary bamboo staking with each vine. Use Soft Wire Ties to secure vines to screen.	5 gal	36" Ht./ 12" Spd.
	V-MF	3	Pseudogynoxys chenopodioides / Mexican Flame Vine Provide temporary bamboo staking with each vine. Use Soft Wire Ties to secure vines to screen.	5 gal	36" Ht./ 12" Spd.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME		
	GC-BJ	101	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper		
	GC-MBS	63	Salvia chamaedryoides / Mexican Blue Sage		
	GC-FS	42	Scutellaria suffrutescens / Pink Skullcap		
ROCKS/ GRAVELS	CODE	QTY	BOTANICAL NAME / COMMON NAME		
	D.G	1,734 sf	Decomposed Granite / Decomposed Granite Install with weed barrier fabric to a depth of 4". Decomposed Granite finished grade to remain 1/2" from top of curb/ top of steel edging. D.G in landscape areas should not be compacted. Compacted D.G areas where no planting is present only.		
	R.ROCK	898 sf	River Rock / Colorado Blend 2-4" Install with weed barrier fabric to a depth of 4". Contractor to submit 4 quart sample of material to owner's representative prior to installation for approval.		
TURF GRASS/ SEED MIXES	CODE	QTY	BOTANICAL NAME / COMMON NAME		
	SOD	1,202 sf	Cynodon dactylon 'Princess' / Princess Bermuda Grass Install solid sod on 4" of screened top soil. Contractor to remove any rocks/gravel from topsoil larger than 2". Roll sod to achieve a smooth, seamless lawn.		
STEEL EDGING	QTY				
	250 lf		L.F Steel Edge 1/2" x 4" with 12" stakes, black in color. Only install steel Only install steel edging where shown on plans.		
BOULDERS	QTY				
	8		Location as shown on plan. Boulders - vary in size: "1.5" boulders to be approximate size of 18" x 18"; "3" boulders to be approximate size of 30" x 30". Contractor to "Plant" bottom 1/3 of boulder in the ground so that they appear to be a natural rock outcropping.		

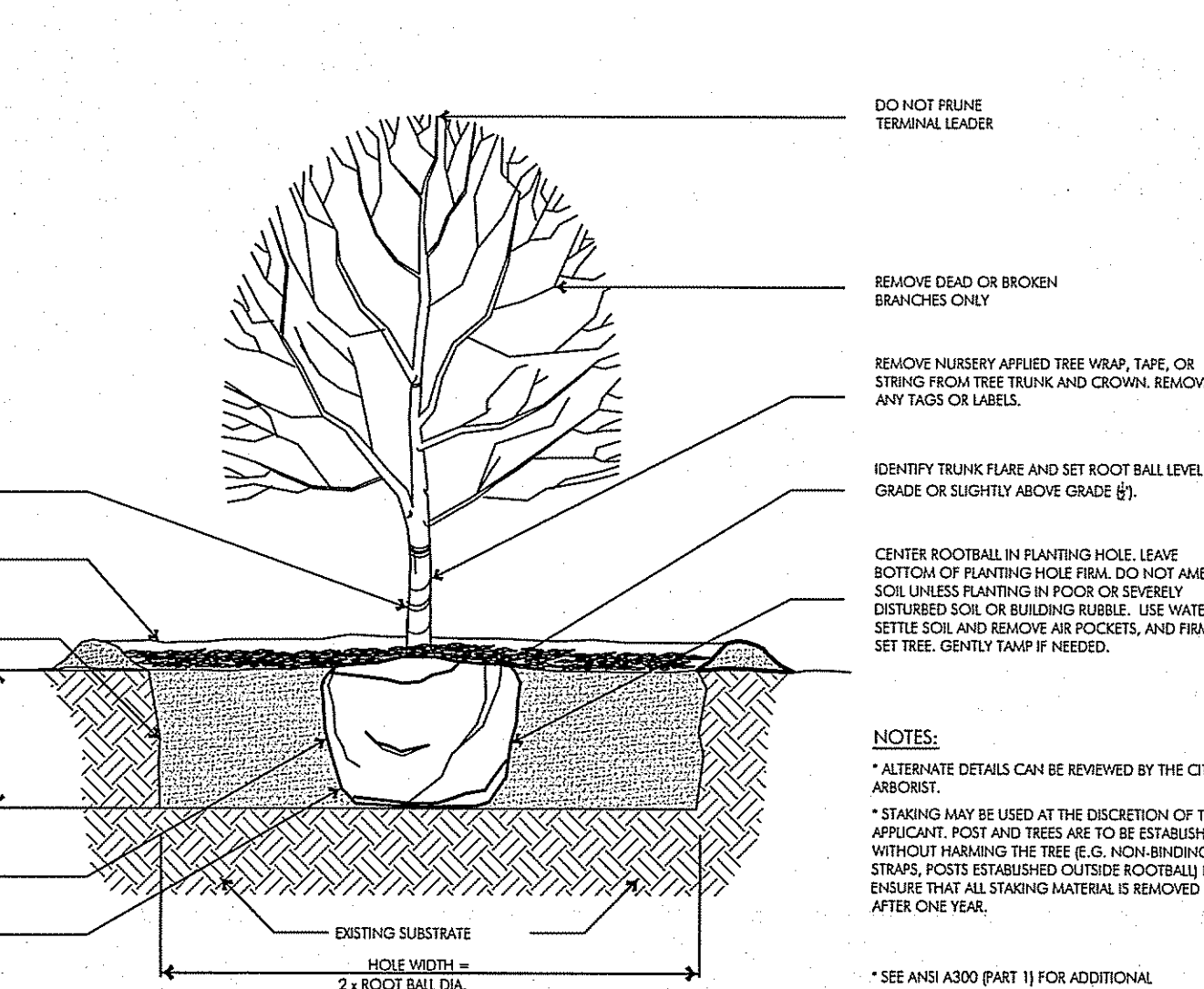
**NOTE:
Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.



GROUND COVER PLANTING



SHRUB PIT PLANTING DETAIL



TREE PLANTING DETAIL

STANTEC

70 NE Loop 410, Suite 1100
San Antonio, TX 78214-5893
Tel: 214.592.1234 Fax: 214.592.1235
www.stantec.com

SEAL OF THE STATE OF TEXAS

06/04/2018

LANDSCAPE PLAN

LANDSCAPE REVISION 2
100% ISSUE FOR PERMIT

REVISION

DATE

NO.

APPROVAL

DATE

NO.

LINEELL APARTMENTS

112 LINEELL PLACE
SAN ANTONIO, TEXAS

DRAWN BY: MM, DB

DESIGNED BY:

QA / QC:

PROJECT NO.: 222310042

SHEET

LP1.01

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