



Board of Adjustment **Notification Plan for** **Case No A-20-10300113**



San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 4

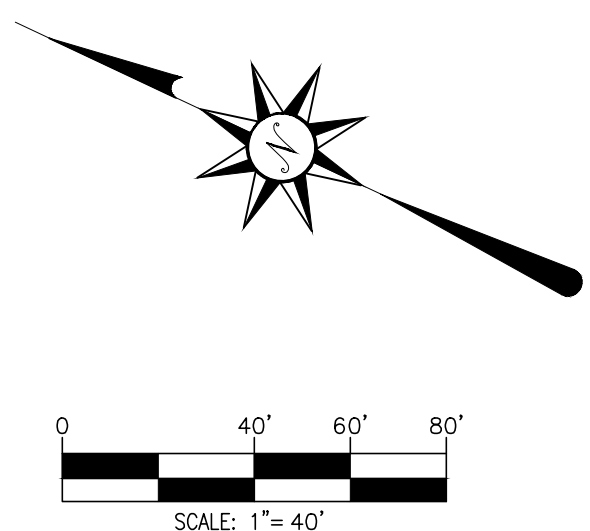
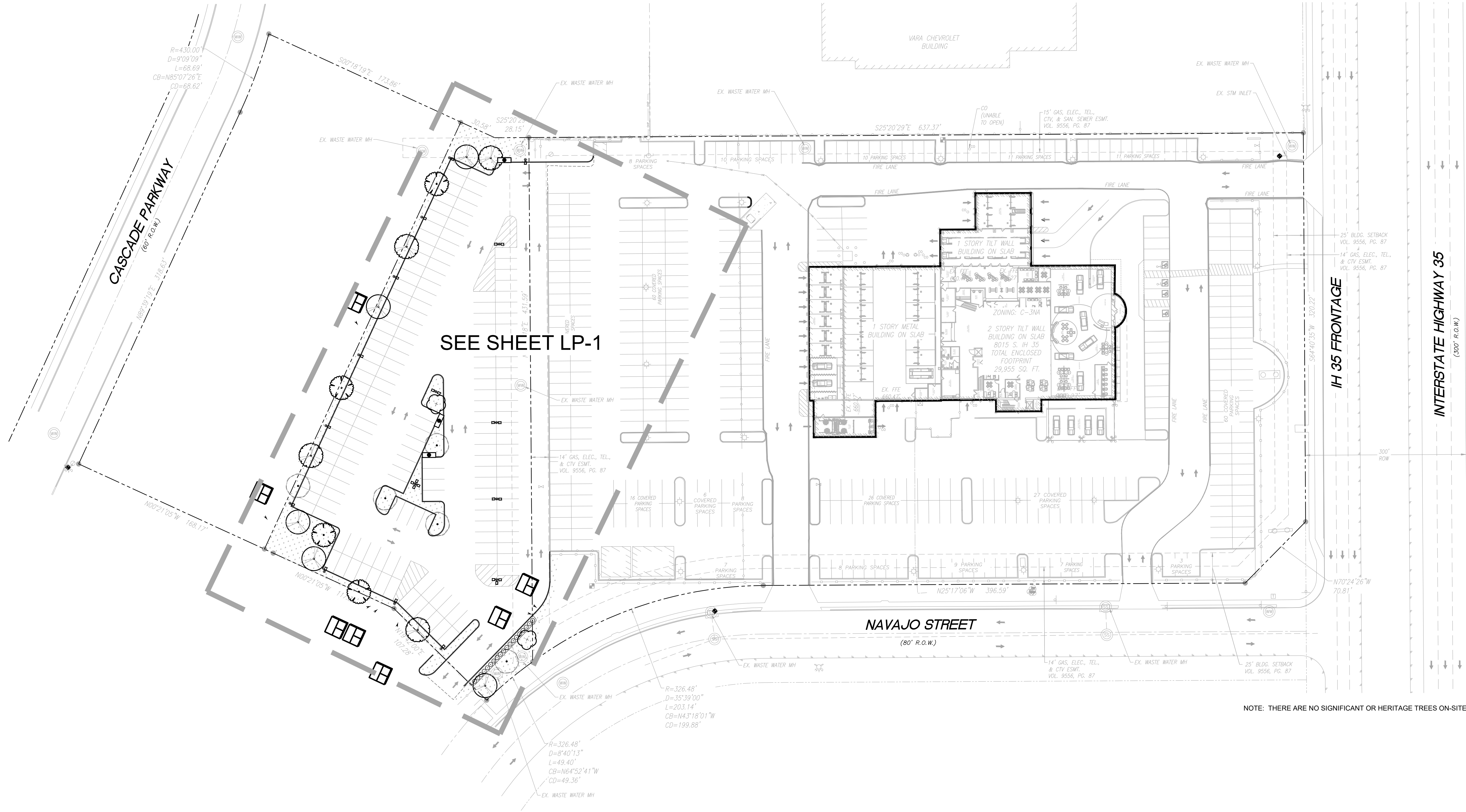


1 inch equals 200 feet

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

FILE PATH: Fernandez Honda San Antonio LP-1 2020-09-30.dwg PLOT DATE: 2020-10-02 SAVED BY: SHAKA JAZZBEAUX



PROJECT NO: 20-10

DATE: 10/02/20

SCALE: JWG

DRAWN: JWG

CHECKED: RM

APPROVED: RM

OVERALL LANDSCAPE PLAN

FERNANDEZ HONDA PHASE II
PARKING LOT ADDITION

8015 IH 35 SOUTH
BEXAR COUNTY, SAN ANTONIO, TEXAS

COOL BREEZE CONSULTANTS LLC

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San Antonio, TX 78203

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TDPE FRM # F-20465

CBC

PROFESSIONAL ENGINEERING SERVICES

Seal

PROFESSIONAL LANDSCAPE ARCHITECT

SHAKA JAZZBEAUX

2020

STATE OF TEXAS

DATE: 10/2/2020

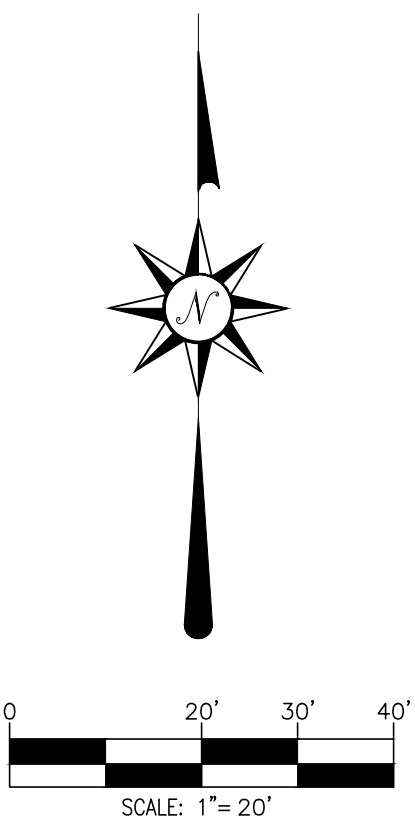
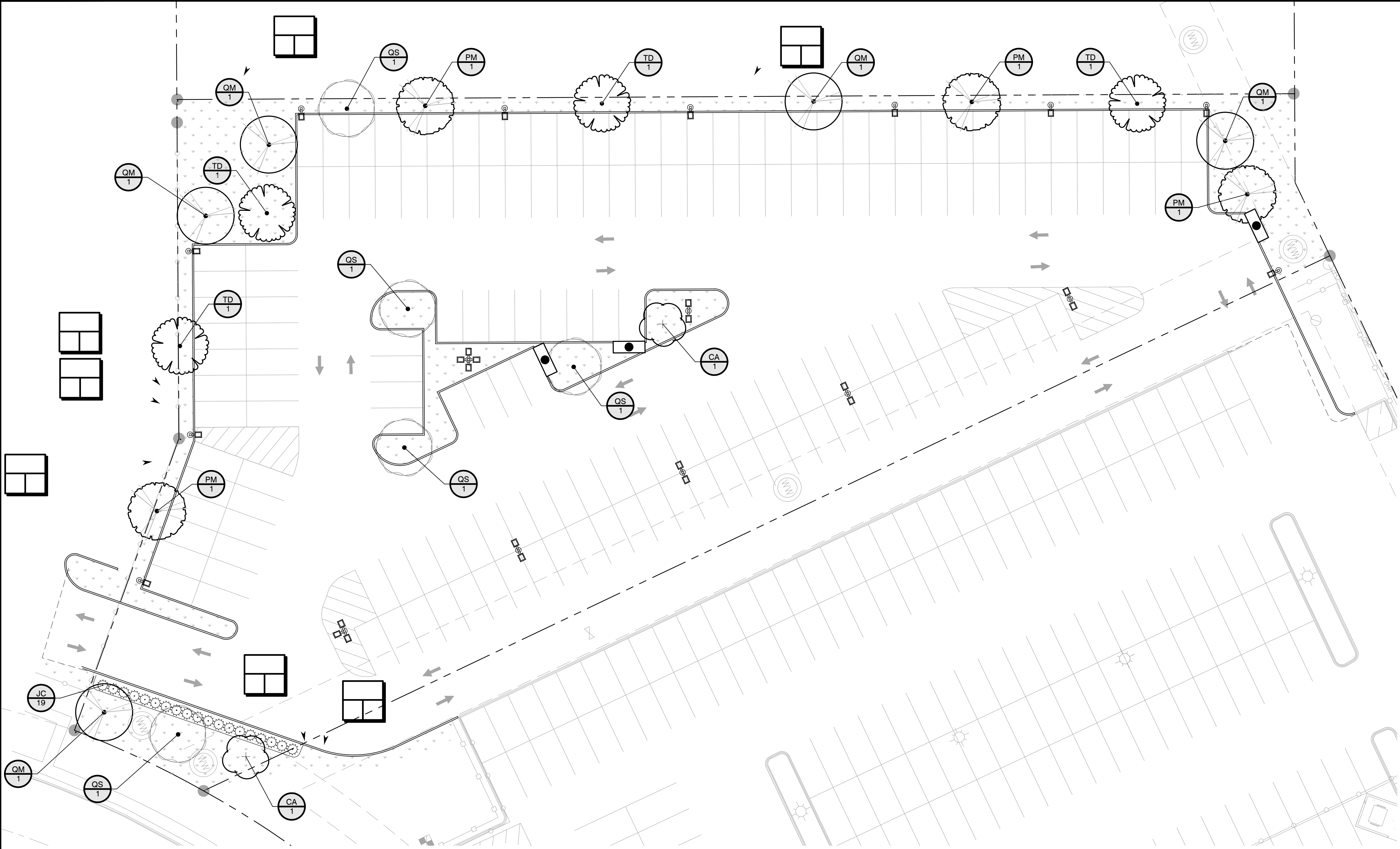
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GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 8" OF TREE ROOT FLARE.
5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
7. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
8. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
10. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY), ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
11. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP ROOT 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

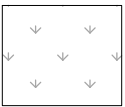
LANDSCAPE CALCULATIONS

BUFFERYARD	
SUBJECT PROPERTY:	ZONE C-3NA
ADJACENT PROPERTIES TO SOUTH EAST AND WEST:	ZONE C-3/C-2
BUFFERYARD TYPE:	N/A
PARKING LOT SHADING	
PARKING LOT AREA:	57,057 SF
AREA REQUIRED TO BE SHADED (25% OF PARKING AREA):	5,706 SF
TREES PROVIDED FOR SHADING:	
LARGE TREES WITHIN 12' OF EDGE: 9 X 1,200 SF EACH X 50% =	5,400 SF
MEDIUM TREES WITHIN 12' OF EDGE: 1 X 875 SF EACH X 50% =	437.5 SF
TOTAL SHADED AREA:	5,837.5 SF
TREE CANOPY COVERAGE	
GROSS SITE AREA:	61,238 SF
COVERAGE AREA REQUIRED (25% OF GROSS SITE AREA):	15,309 SF
TREES PROVIDED:	
15 TREES WITH A TOTAL 30,125 CANOPY x 0.9 = 15,557	15,557 SF
TOTAL SHADED AREA:	27,113 SF (248 SF OVER)
STREETSCAPE PLANTING	
ONE LARGE STREET TREE PER EVERY 50' OF STREET FRONTAGE:	
NAVAHO STREET FRONTAGE 50'/50 = 1 TREES	1 TREES

BUFFERS	
NAVAHO STREET BUFFER TYPE 'A'	
MINIMUM 10' BUFFER REQUIRED	10' BUFFER PROVIDED
2 LARGE TREES/2 UNDERSTORY TREE/16 SMALL SHRUBS PER 100' REQUIRED:	PROVIDED - YES
ELECTIVE REQUIREMENTS	
MINIMUM POINTS REQUIRED:	70
TOTAL POINTS EARNED:	
SCREENING OF SURFACE PARKING:	25
PARKING LOT SHADING:	20
STREET TREES:	25
TOTAL:	70

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	BASE SHADING
LARGE TREES						
PM	Platanus mexicana	Mexican Sycamore	1.5" cal., 7'-8' high	Per plan	4	20.00%
QM	Quercus macrocarpa	Burr Oak	1.5" cal., 7'-8' high	Per plan	5	25.00%
QS	Quercus shumardii	Shumard Red Oak	1.5" cal., 7'-8' high	Per plan	5	25.00%
TD	Taxodium distichum	Bald Cypress	1.5" cal., 7'-8' high	Per plan	4	20.00%
					Totals:	18 100%
SMALL TREE						
CA	Chilopsis linearis 'Arts Seedless'	Desert Willow	1.5" cal., 7'-8' high	Per plan	2	10.00%
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
NOTE: THERE ARE NO EXISTING TREES ON THE SITE.						
SMALL SHRUBS						
JC	Juniperus chinensis 'Pfitzeriana Compacta'	Compacta Pfitzer	3 gal.	4' o.c.	19	
GROUND COVER						



CT2 Cynodon dactylon 'Tif 419' / Bermuda Grass

sod 9,721 sf

NOTE: THERE ARE NO SIGNIFICANT OR HERITAGE TREES ON-SITE



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TDP# FNN# F-20465

CBC

PROFESSIONAL ENGINEERING SERVICES

NO.	DESCRIPTION	DATE	INIT

LANDSCAPE PLANTING

FERNANDEZ HONDA PHASE II
PARKING LOT ADDITION
8015 IH 35 SOUTH
BEXAR COUNTY, SAN ANTONIO, TEXAS

PROJECT NO:	20-10
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Seal

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Sheet No.

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Subject Property: 2637 Navajo



Subject Property



Subject Property



Neighboring Property

