



Board of Adjustment
Notification Plan for
Case No A-25-10300051



- San Antonio City Limits ■
- Subject Property ■
- 200' Notification Boundary - - -
- Council District: 3



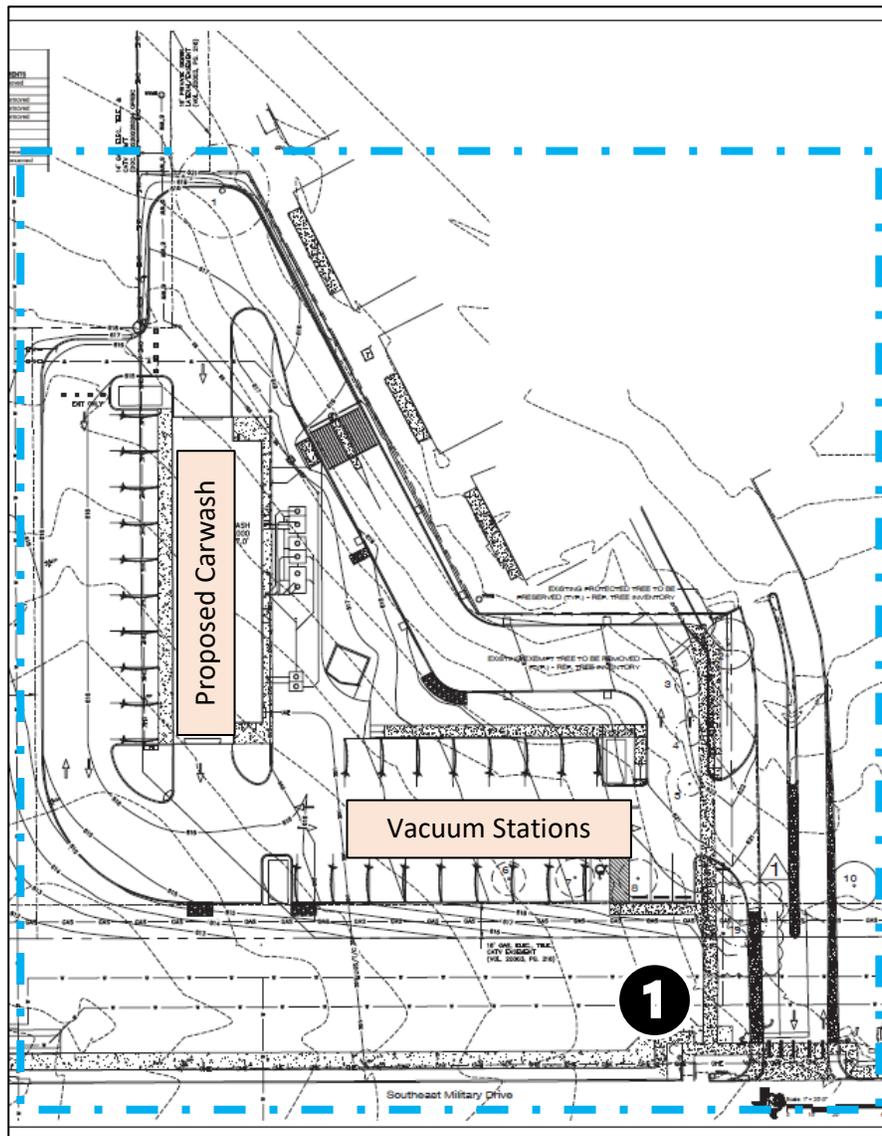
1 inch equals 150 feet

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"
 Development Services Department
 City of San Antonio

BOA-25-10300051 Site Plan

2815 Southeast Military Drive

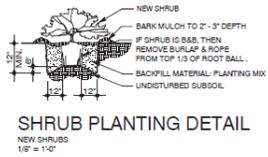
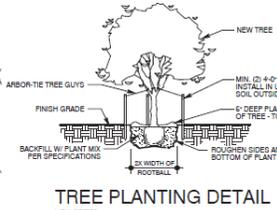
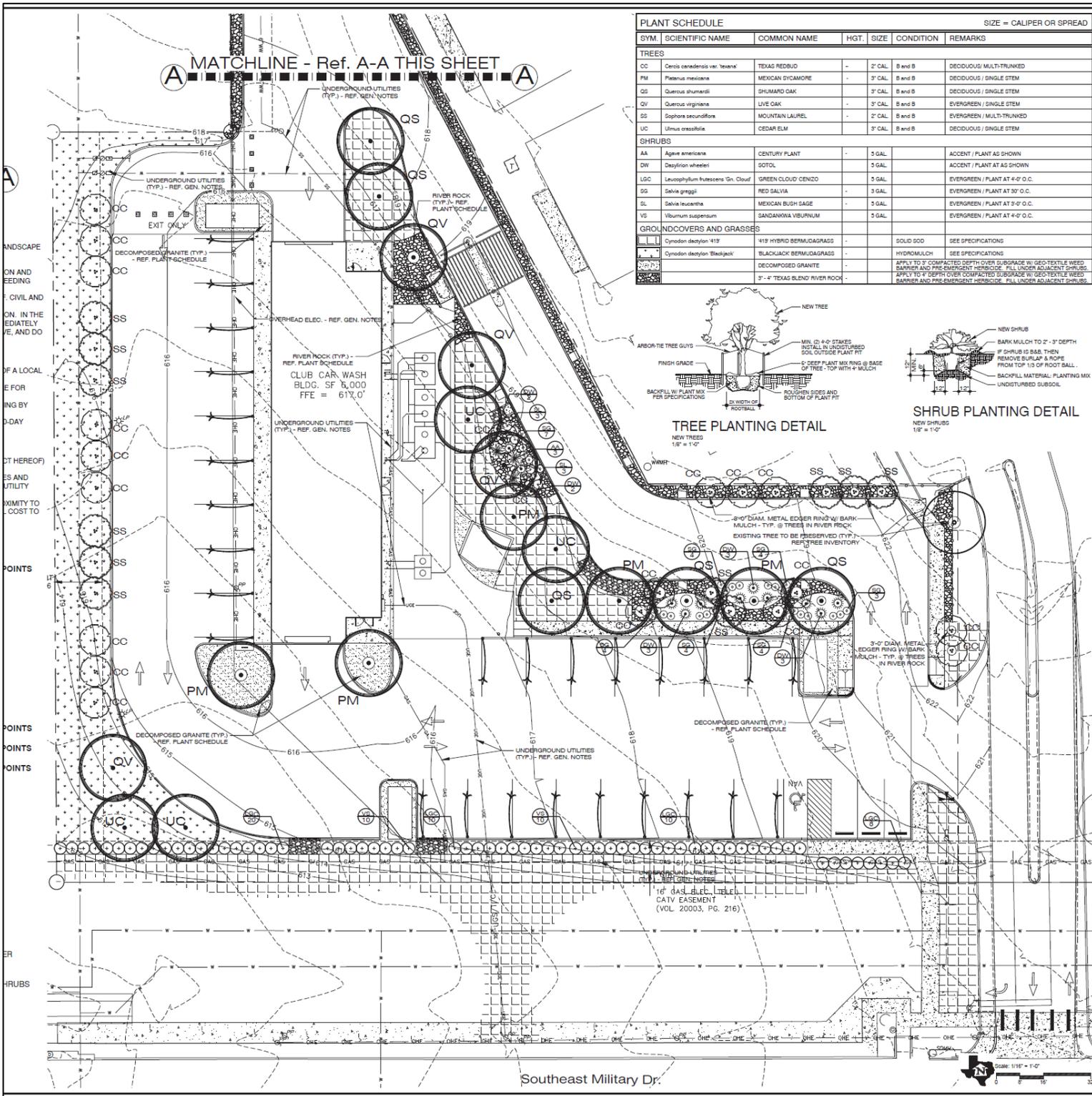
Zoned: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash.



1 A request for an elimination of buffer yard requirements.

A MATCHLINE - Ref. A-A THIS SHEET

PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	<i>Cercis canadensis</i> var. 'venosa'	TEXAS REDBUDD	-	2" CAL.	B and B	DECIDUOUS / MULTI-TRUNKED
PM	<i>Platanus mexicana</i>	MEXICAN SYCAMORE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	<i>Quercus shumardii</i>	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	<i>Quercus virginiana</i>	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	<i>Sophora secundiflora</i>	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
UC	<i>Ulmus crassifolia</i>	CEDAR ELM	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS						
AA	<i>Agave americana</i>	CENTURY PLANT	-	3 GAL.		ACCENT / PLANT AS SHOWN
DW	<i>Daylilyon wheeleri</i>	SOTOL	-	3 GAL.		ACCENT / PLANT AS SHOWN
LGC	<i>Leucophyllum frutescens</i> 'In. Cloud'	GREEN CLOUD CENZEO	-	3 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
SG	<i>Salvia greggii</i>	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SL	<i>Salvia leucantha</i>	MEXICAN BUSH SAGE	-	3 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
YC	<i>Viburnum suspensum</i>	SANDANOWA VIBURNUM	-	3 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
GROUNDCOVERS AND GRASSES						
11	Dynodon dactylon '419'	419 HYBRID BERMUDAGRASS			SOLID SOD	SEE SPECIFICATIONS
12	Dynodon dactylon 'Blackjack'	BLACKJACK BERMUDAGRASS			HYDROMULCH	SEE SPECIFICATIONS
13		DECOMPOSED GRANITE				APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS
14		3" - 4" TEXAS BLEND RIVER ROCK				APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS



Southeast Military Dr.





VICINITY MAP (N.T.S.)

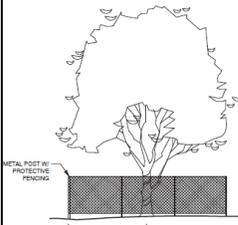
EXISTING TREE PRESERVATION AND REMOVAL NOTES:

UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE," "SIGNIFICANT TREE," "HERITAGE TREE," AND "FLOOD PLAN," AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.

IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

NOTES:

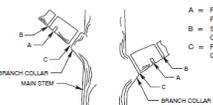
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 6' Ht. EXTENDING FROM TRUNK TO PERI-CARPEN RADIUS OF TREE MINIMUM 30" ON ONE SIDE ONLY. THE OPTIMAL DISTANCE IS TO INSTALL FENCE DIRECTLY BESIDE TRUNK OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LOGS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GRAVEL OR SPREADED ORGANIC BARK MULCH TO 4" DEPTH IN ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FENCE GRADE WITHIN THE ROOT PROTECTION ZONE (RPTZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



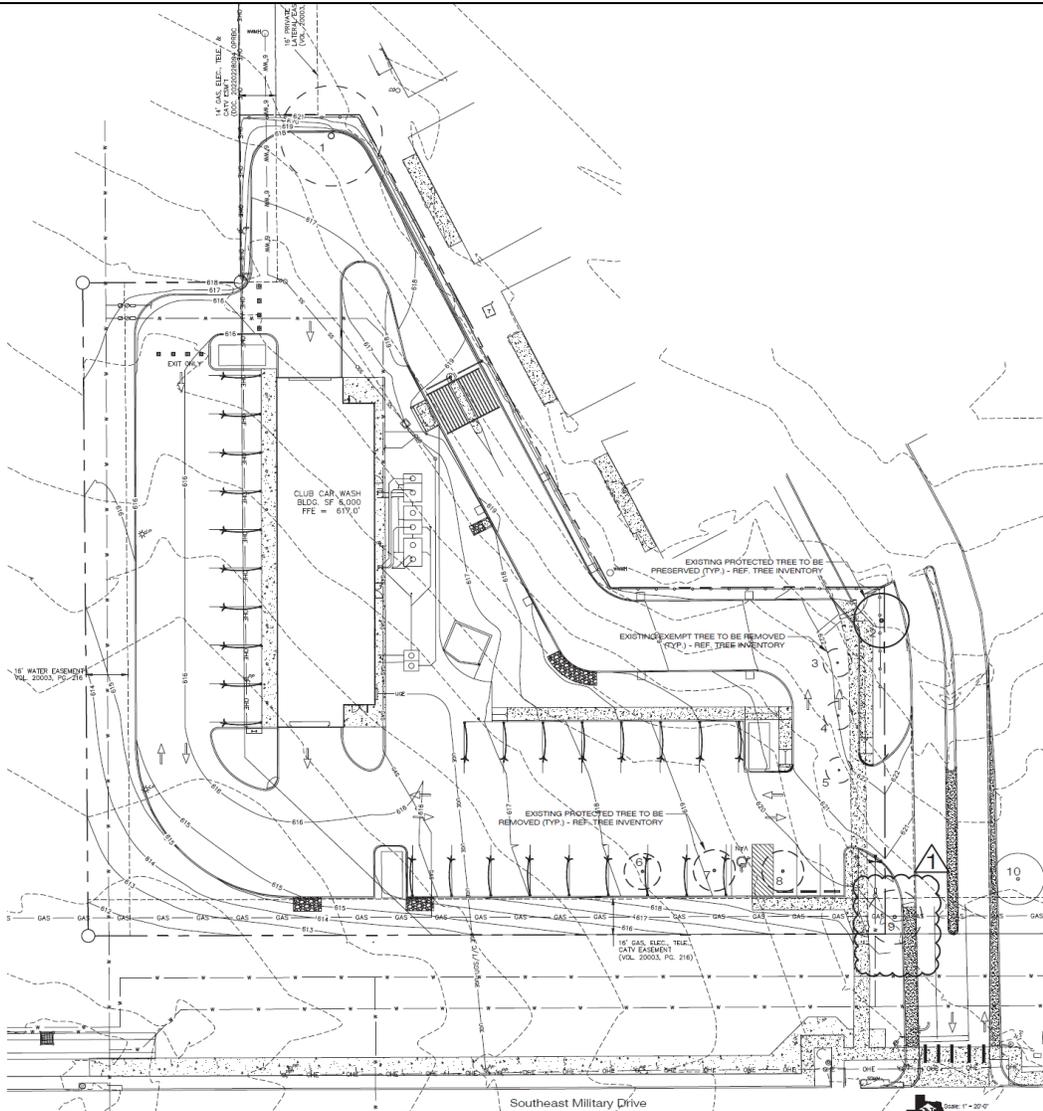
TREE PROTECTION DETAIL
NOT TO SCALE

PRUNING NOTES:

1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON QAL TREES WITHIN 30 MINUTES OF PRUNING.



TREE PRUNING DETAIL
NOT TO SCALE



Southeast Military Drive

SCALE: 1" = 20'

BOA-25-10300051

Historic Views of Subject Property

2008



2024



BOA-25-10300051

Current View of Subject
Property



BOA-25-10300051

Subject Property



BOA-25-10300051

Subject Property



BOA-25-10300051

Subject Property

Property towards the rear of subject property



BOA-25-10300051

Subject Property

Property left of subject property



BOA-25-10300051

Subject Property

Property towards the right of subject property



BOA-25-10300051

Surrounding Area

View Across from subject property



BOA-25-10300051
Surrounding Area

East of Southeast Military Drive



West of Southeast Military Drive

