

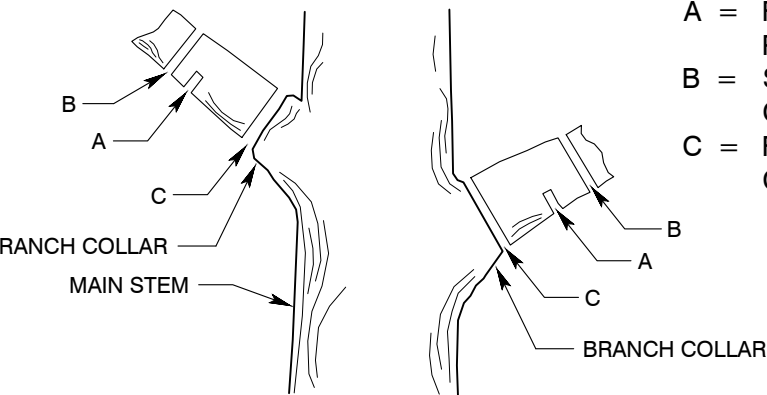
Refer to Sheet TP 1.0 for Overall Tree Preservation Plan.
Refer to Sheet TP 1.1 - TP 1.2 for Enlarged Tree Preservation Plans.
Refer to Sheet TP 1.3 for Tree Inventories and Calculations.
Refer to Sheet L1.0 for Overall Landscape Planting Plan.
Refer to Sheet L1.1 - L1.2 for Enlarged Landscape Planting Plan and Tree Canopy and Mitigation calculations.

- 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 PLAIN, 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.



VICINITY MAP (N.T.S.)

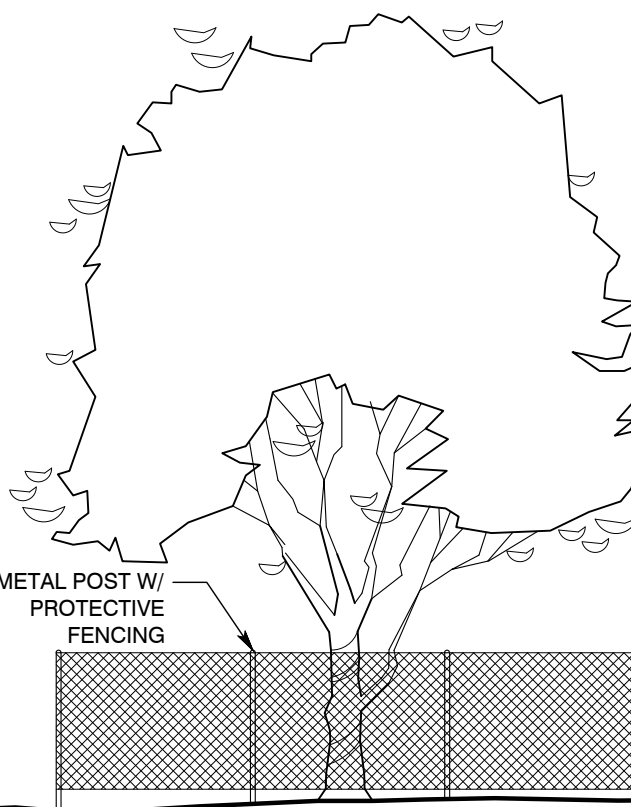
- PRUNING NOTES:
- ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
 - PAIN



- A = FIRST CUT. TO PREVENT BARK FROM PEELING WHEN THE BRANCH FALLS.
B = SECOND CUT. TO REDUCE THE WEIGHT OF THE BRANCH.
C = FINAL CUT. ALLOW FOR A HEALING COLLAR BUT DO NOT LEAVE A STUB.

TREE PRUNING DETAIL

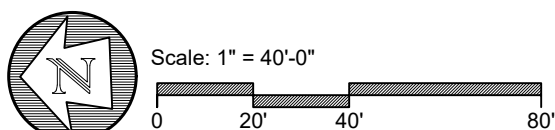
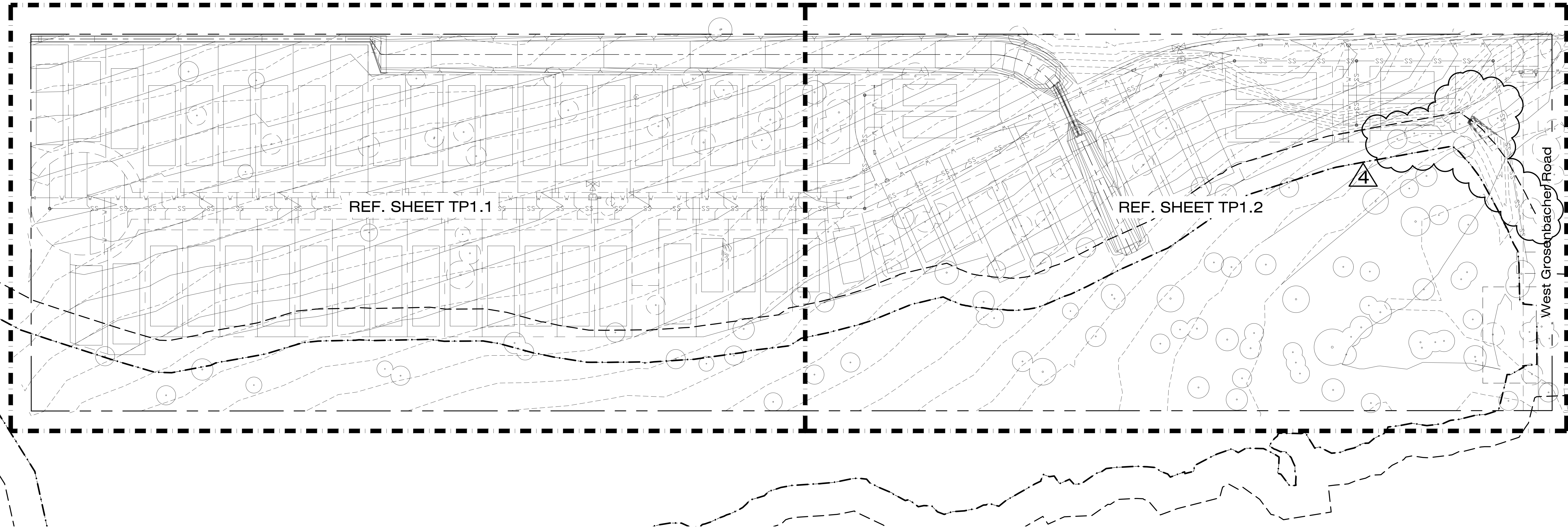
NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

- NOTES:
- 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.
 - APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
 - ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
 - PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
 - PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 - DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
 - APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
 - THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
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San Antonio, Texas 78232
210.831.8564 | robinson@horizondesignsa.com



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OWNER
SHOWCASE DEVELOPMENT LTD.
13423 Blanco Rd. #250
San Antonio, TX 78216

PROJECT TITLE
**Levy Tract
Manufactured Home
Community**
W Grosenbacher Road
Bexar County

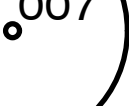
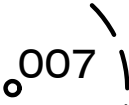
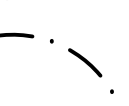

PROJECT NUMBER
2018-108
DRAWN BY
ab
CHECKED BY
jr

REVISIONS		
NUMBER	DATE	DESCRIPTION
1.	11/04/20	City Comments
2.	11/19/20	City Comments
3.	10/14/22	City Comments
4.	5/22/23	Owner Comments

SHEET TITLE
**OVERALL TREE
PRESERVATION
PLAN**

DATE
August 19, 2020
SHEET NUMBER

TP1.0

 = EXISTING PROTECTED TREE TO BE PRESERVED
 = EXISTING PROTECTED TREE TO BE REMOVED
 = EXISTING EXEMPT TREE TO BE REMOVED
 = EXISTING OFF SITE TREE TO BE PRESERVED

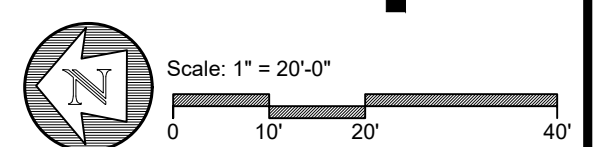
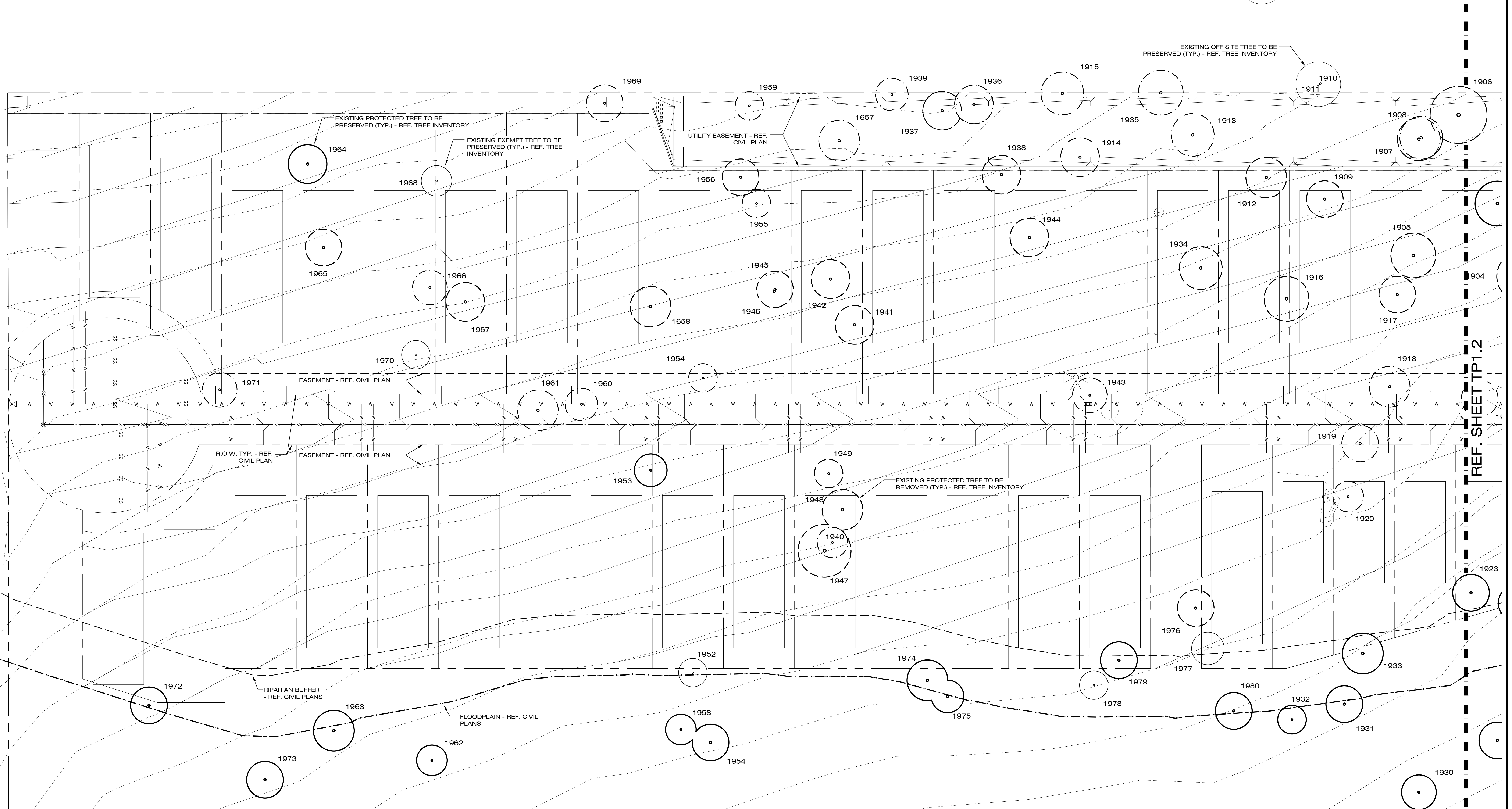
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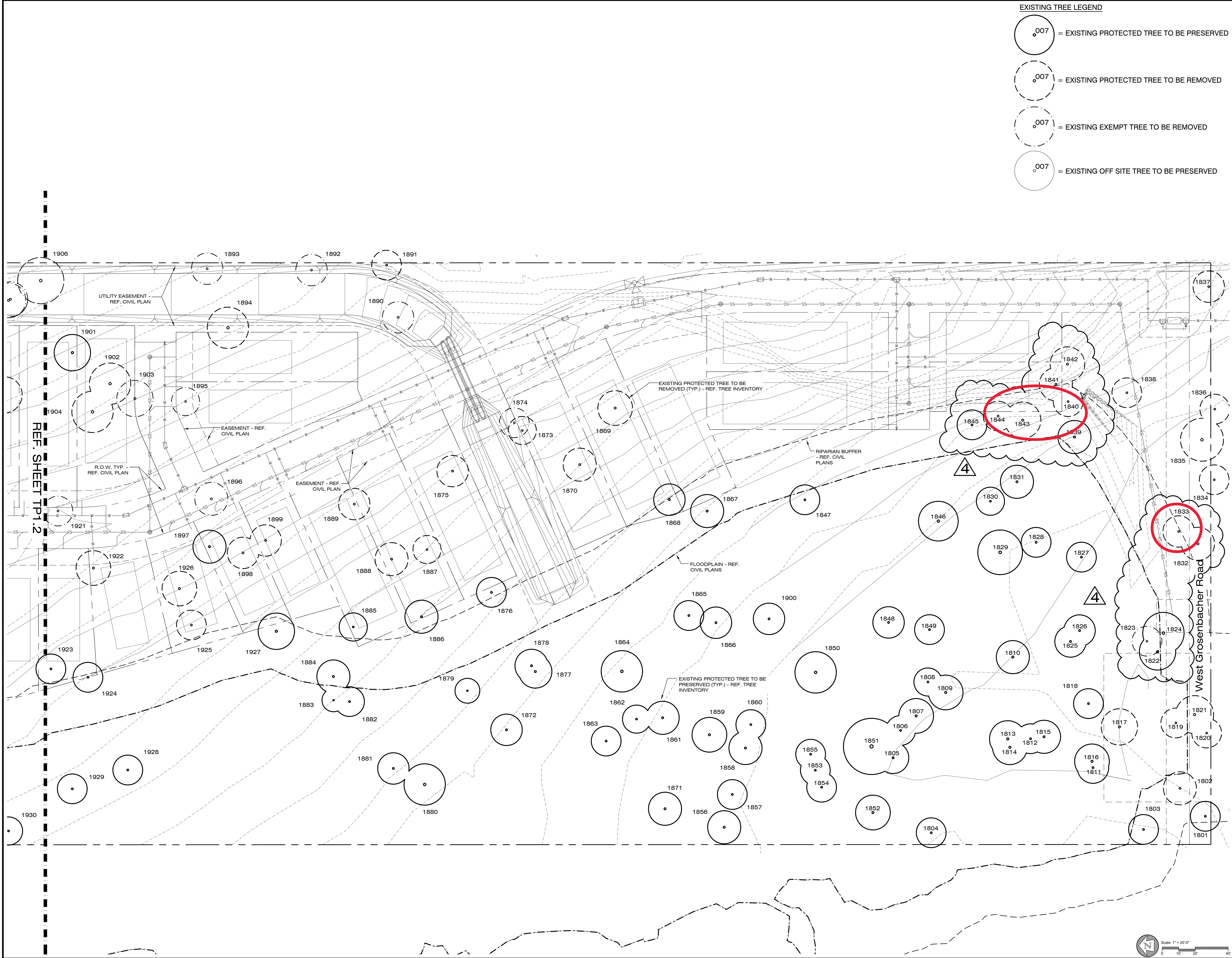
PROJECT TITLE

Levy Tract
Manufactured Home
Community
Grosenbacher Road
Maricopa County

FREE PRESERVATION ENLARGEMENT

TP1.1





- EXISTING TREE LEGEND**
- ◉ = EXISTING PROTECTED TREE TO BE PRESERVED
 - ◉ = EXISTING PROTECTED TREE TO BE REMOVED
 - ◉ = EXISTING EXEMPT TREE TO BE REMOVED
 - ◉ = EXISTING OFF SITE TREE TO BE PRESERVED

H O R I Z O N
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10/4/22
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OWNER
SHOWCASE DEVELOPMENT LTD.
13423 Blanco Rd. #250
San Antonio, TX 78216

PROJECT TITLE
**Levy Tract
Manufactured Home
Community**
W Grosenbacher Road
Bexar County

PROJECT NUMBER
2018-108

DRAWN BY
ab

CHECKED BY
jr

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	11/04/20	City Comments
3.	10/14/22	City Comments
4.	05/22/23	Owner Comments

SHEET TITLE
**TREE
PRESERVATION
ENLARGEMENT**

DATE
August 19, 2020

SHEET NUMBER

TP1.2



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EXISTING RIGHT OF WAY TREE INVENTORY

August 19, 2020

TAG #	SPECIES	SIZE	LARGE SPECIES					SMALL SPECIES					PROTECTED CAL INCHES	COMMENTS
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	EXEMPT		
1837	Mesquite	11		11										
1838	Hackberry	10		10										
1835	Hackberry	18												
1834	Hackberry	10		10										
1832	Hackberry	12		12										
TOTALS		61	0	61	0	0	0	0	0	0	0	0		

ROW TREE PRESERVATION SUMMARY

TOTAL CAL. INCHES ON-SITE:	61
SIGNIFICANT CAL. INCHES ON-SITE:	61
Significant Cal. Inches Preserved:	0
Significant Cal. Inches Exempt:	0
Significant Class Preservation Ratio:	0.00%
Required Significant Preservation Ratio:	100%
Significant Class Excess / (Mitigation):	(61.0)
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (3:1):	0
Heritage Cal. Inches Removed (1:1):	0
Heritage Class Excess / (Mitigation), 3:1	0.0
Heritage Class Excess / (Mitigation), 1:1	0.0
Significant Class Excess / Mitigation:	(61.0)
TOTAL EXCESS / (MITIGATION)	(61)

EXISTING UPLAND TREE INVENTORY

May 22, 2023

LARGE SPECIES								SMALL SPECIES				PROTECTED	
TAG #	SPECIES	SIZE	SIGNIFCANT	SIGNIFCANT	HERITAGE	HERITAGE	HERITAGE	SIGNIFCANT	SIGNIFCANT	HERITAGE	HERITAGE	CAL INCHES	COMMENTS
			PRESERVED	REMOVED	PRESERVED	REMOVED (3:1)	REMOVED (1:1)	PRESERVED	REMOVED	PRESERVED	REMOVED		
1657	Mesquity	12										12	Exempt, Drainage Easement
1801	Mesquite	12	12	12									
1802	Mesquite	12		12									
1803	Mesquite	10	10										
1820	Mesquite	10		10									
1821	Mesquite	15		15									
1824	Mesquite	17	17										
1833	Mesquite	11		11									
1838	Hackberry	10		10									
1839	Mesquite	12	12										
1840	Mesquite	10		10									
1841	Hackberry	12		12									
1842	Hackberry	13		13									
1843	Mesquite	14		14									
1844	Mesquite	10		10									
1845	Mesquite	10	10										
1867	Mesquite	12	12										
1868	Hackberry	11	11										
1869	Hackberry	13		13									
1870	Hackberry	12		12									
1873	Elm	9		9									
1874	Hackberry	10		10									
1875	Hackberry	11		11									
1876	Elm	10	10										
1884	Hackberry	12	12										
1885	Elm	9	9										
1886	Hackberry	12	12										
1887	Elm	9		9									
1888	Elm	12	12										
1889	Elm	11	11										
1890	Hackberry	11		11								11	Exempt, Drainage Easement
1891	Mesquite	10		10									
1892	Hackberry	11										11	Exempt, Drainage Easement
1893	Hackberry	11										11	Exempt, Drainage Easement
1894	Hackberry	15		15									
1895	Elm	9		9								9	Exempt, Easement
1896	Hackberry	12										12	Exempt, R.O.W.
1897	Hackberry	12	12										
1898	Hackberry	11		11									
1899	Hackberry	11		11									
1901	Hackberry	14	14										
1902	Hackberry	17		17									
1903	Hackberry	14										14	Exempt, R.O.W.
1904	Hackberry	17		17									
1905	Hackberry	14		14									
1906	Hackberry	20										20	Exempt, Drainage Easement
1907	Hackberry	13										13	Exempt, Drainage Easement
1908	Hackberry	13										13	Exempt, Drainage Easement
1909	Hackberry	10		10									
1910	Hackberry	10										14	Offsite, Preserved
1911	Hackberry	14										14	Offsite, Preserved
1912	Hackberry	12		12									
1913	Hackberry	13										13	Exempt, Drainage Easement
1914	Hackberry	14										14	Exempt, Drainage Easement
1915	Hackberry	13										13	Exempt, Drainage Easement
1916	Hackberry	14		14									
1917	Hackberry	10		10									
1918	Hackberry	12										12	Exempt, Easement
1919	Hackberry	10										10	Exempt, R.O.W.
1920	Mesquite	7										7	Undersized, Removed
1921	Hackberry	10										10	Exempt, R.O.W.
1922	Hackberry	13	13										
1923	Hackberry	10	10										
1924	Hackberry	10	10										
1925	Hackberry	10		10									
1926	Hackberry	13		13									
1927	Hackberry	14	14										
1933	Hackberry	12	12										
1934	Hackberry	13		13									
1935	Hackberry	14										14	Exempt, Drainage Easement
1936	Hackberry	11										11	Exempt, Drainage Easement
1937	Hackberry	11										11	Exempt, Drainage Easement
1938	Hackberry	11		11									
1939	Mesquite	8										8	Exempt, Drainage Easement
1940	Mesquite	7										7	Undersized, Removed
1941	Elm	11		11									
1942	Hackberry	11		11									
1943	Mesquite	9										9	Exempt, R.O.W.
1944	Elm	11		11									
1945	Hackberry	10		10									
1946	Elm	8		8									
1947	Cedar	18		18									
1948	Cedar	12		12									
1949	Elm	6		6									
1952	Mesquite	6										6	Undersize, Preserved
1953	Mesquite	8	8										
1954	Mesquite	6										6	Exempt, Easement
1955	Mesquite	6										6	Undersized, Removed
1956	Hackberry	10		10									
1959	Elm	6										6	Exempt, Drainage Easement
1960	Mesquite	8										8	Exempt, R.O.W.
1961	Mesquite	12										12	Exempt, R.O.W.
1964	Hackberry	11	11										
1965	Mesquite	10		10									
1966	Mesquite	9										9	Undersized, Removed
1967	Hackberry	11		11									
1968	Mesquite	7										7	Undersized, Preserved
1969	Hackberry	10										10	Exempt, Drainage Easement
1970	Mesquite	6										6	Undersized, Preserved
1971	Mesquite	9										9	Exempt, Easement
1972	Mesquite	10	10										
1974	Elm	12	12										
1975	Elm	8		8									
1979	Elm	10		10									
1977	Mesquite	8										8	Undersized, Preserved
1978	Mesquite	6										6	Undersize, Preserved
1979	Mesquite	10	10										
1980	Mesquite	10	10										
TOTALS		1201	281	532	0	0	0	0	0	0	0	388	

EXISTING RIPARIAN BUFFER TREE INVENTORY

November 19, 2020

L A R G E S P E C I E S								S M A L L S P E C I E S				PROTECTED	COMMENTS
TAG #	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL INCHES EXEMPT	
1801	Mesquite	12	12										
1802	Mesquite	12		12									
1803	Mesquite	10	10										
1820	Mesquite	10		10									
1821	Mesquite	15		15									
1824	Mesquite	17	17										
1833	Mesquite	11		11									
1839	Mesquite	12	12										
1840	Mesquite	10		10									
1843	Mesquite	14		14									
1844	Mesquite	10		10									
1845	Mesquite	10	10										
1867	Mesquite	12	12										
1868	Hackberry	11	11										
1884	Hackberry	12	12										
1924	Hackberry	10	10										
1927	Hackberry	14	14										
1933	Hackberry	12	12										
1952	Mesquite	6										6	Undersize, Preserved
1972	Mesquite	10	10										
1974	Elm	12	12										
1978	Mesquite	6										6	Undersize, Preserved
1979	Mesquite	10	10										
1980	Mesquite	10	10										
TOTALS		268	174	82	0	0	0	0	0 ^	0	0	12	

RIPARIAN BUFFER TREE PRESERVATION SUMMARY

TOTAL CAL. INCHES ON-SITE:	268
SIGNIFICANT CAL. INCHES ON-SITE:	256
Significant Cal. Inches Preserved:	174
Significant Cal. Inches Exempt:	12
Significant Class Preservation Ratio:	67.97%
Required Significant Preservation Ratio:	80%
Refer to Upland Tree Inventory for Excess Mitigation	

EXISTING FLOODPLAIN TREE INVENTORY

August 19, 2020

L A R G E S P E C I E S								S M A L L S P E C I E S					PROTECTED	
TAG#	SPECIES	SIZE	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED	CAL. INCHES EXEMPT	COMMENTS	
1804	Hackberry	10	10											
1805	Hackberry	11	11											
1806	Hackberry	10	10											
1807	Hackberry	13	13											
1808	Elm	9	9											
1809	Hackberry	13	13											
1810	Hackberry	12	12											
1811	Mesquite	12	12											
1812	Hackberry	10	10											
1813	Hackberry	14	14											
1814	Mesquite	13	13											
1815	Hackberry	12	12											
1816	Hackberry	13	13											
1817	Hackberry	14		14										
1818	Hackberry	10	10											
1819	Hackberry	10		10										
1822	Hackberry	14	14											
1823	Hackberry	10										10	In-Decline, Removed	
1825	Hackberry	11	11											
1826	Hackberry	11	11											
1827	Hackberry	10	10											
1828	Hackberry	10	10											
1829	Hackberry	19	19											
1830	Elm	9	9											
1831	Hackberry	12	12											
1846	Hackberry	16	16											
1847	Hackberry	10	10											
1848	Hackberry	11	11											
1849	Hackberry	10	10											
1850	Hackberry	15	15											
1851	Hackberry	26			26									
1852	Hackberry	13	13											
1853	Hackberry	10	10											
1854	Hackberry	10	10											
1855	Hackberry	10	10											
1856	Hackberry	12	12											
1857	Hackberry	10	10											
1858	Hackberry	12	12											
1859	Elm	13	13											
1860	Hackberry	10	10											
1861	Elm	12	12											
1862	Elm	10	10											
1863	Hackberry	10	10											
1864	Elm	15	15											
1865	Hackberry	10	10											
1866	Elm	11	11											
1871	Hackberry	12	12											
1872	Mesquite	11	11											
1877	Elm	12	12											
1878	Hackberry	12	12											
1879	Elm	7	7											
1880	Hackberry	15	15											
1881	Elm	11	11											
1882	Hackberry	10	10											
1883	Elm	16	16											
1900	Hackberry	11	11											
1928	Mesquite	10	10											
1929	Hackberry	10	10											
1930	Mesquite	9										9	Undersize, Preserved	
1931	Hackberry	10	10											
1932	Mesquite	6										6	Undersize, Preserved	
1944	Elm	10	10											
1958	Mesquite	7										7	Undersize, Preserved	
1962	Mesquite	7												
1963	Hackberry	12	12											
1973	Mesquite	10	10											
1975	Elm	8	8											
TOTALS		764	675	24	26	0	0	0	0	0	0	39		

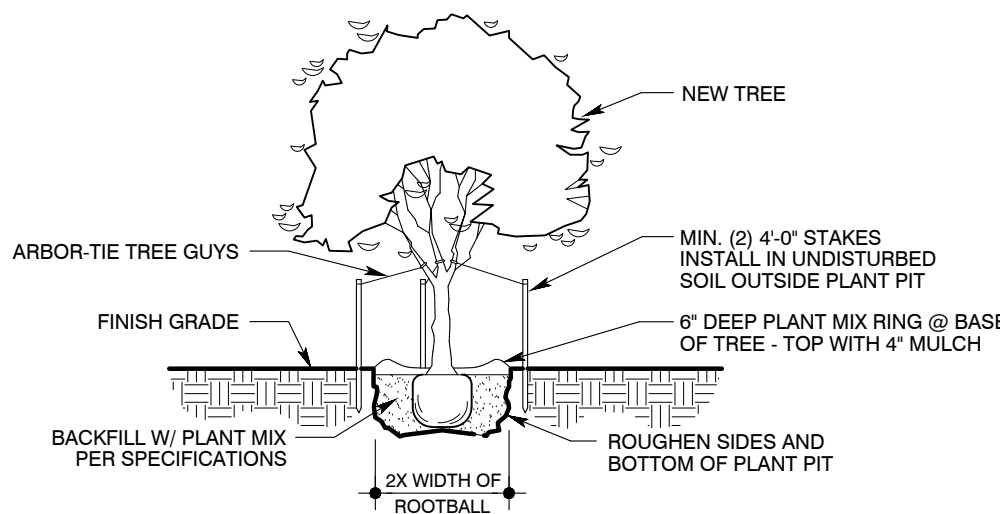


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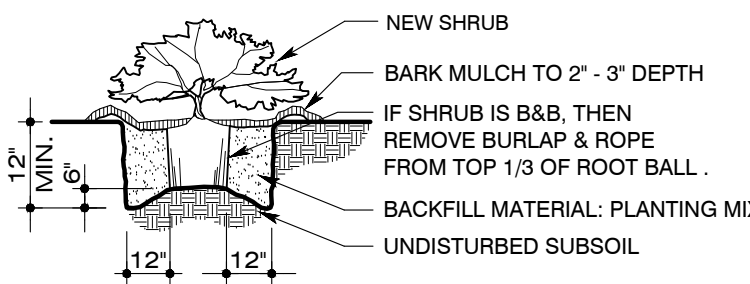
- GENERAL NOTES:**
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

- URBAN DEER NOTES:**
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
 2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
 3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
 4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

- OVERHEAD ELECTRIC NOTES:**
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
 2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
 3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.



TREE PLANTING DETAIL
NEW TREES
1/8" = 1'-0"

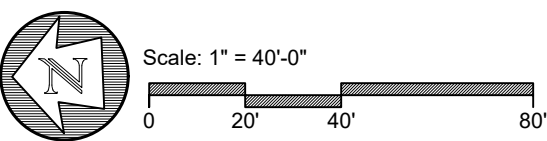


SHRUB PLANTING DETAIL
NEW SHRUBS
1/8" = 1'-0"

REF. SHEET L1.1

REF. SHEET L1.2

West Grosenbacher Road



OWNER
**SHOWCASE
DEVELOPMENT LTD.**
13423 Blanco Rd. #250
San Antonio, TX 78216

PROJECT TITLE
**Levy Tract
Manufactured Home
Community**
W Grosenbacher Road
Bexar County

PROJECT NUMBER
2018-108
DRAWN BY
ab
CHECKED BY
jr
REVISIONS
NUMBER DATE DESCRIPTION
4. 5/22/23 Owner Comments

SHEET TITLE
**OVERALL
LANDSCAPE
PLANTING
PLAN**

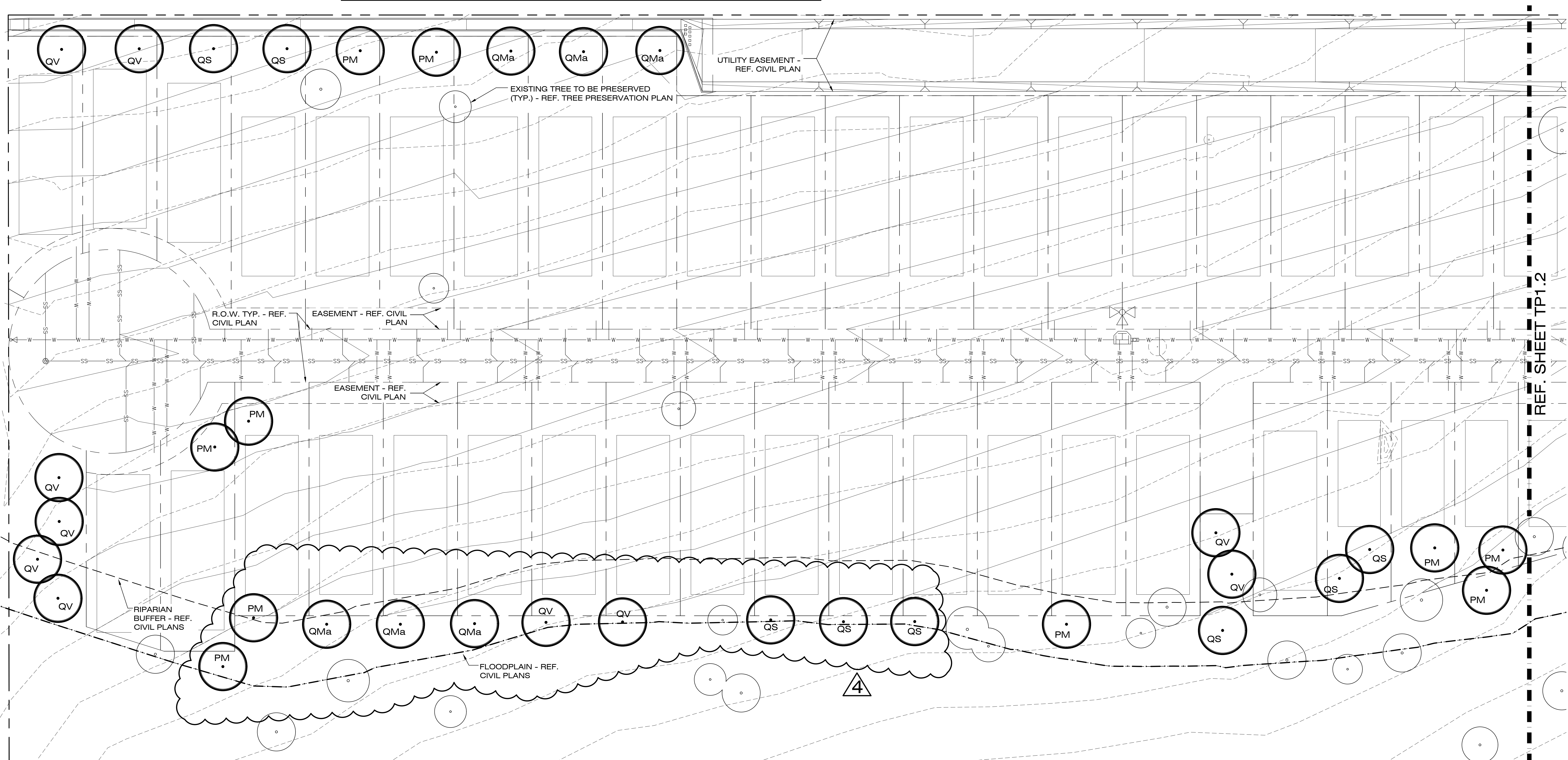
DATE
November 4, 2020
SHEET NUMBER

L1.0

PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
PM	Platanus mexicana	MEXICAN SYCAMORE	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QMa	Quercus macrocarpa	BUR OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	2" CAL.	B and B	EVERGREEN / SINGLE STEM

TREE CANOPY ORDINANCE COMPLIANCE	
GROSS PROJECT SITE AREA:	500,584 SF
<LESS FLOODPLAIN>	144,353 SF
NET AREA:	356,231 SF
X 25% = TREE CANOPY REQUIRED:	89,058 SF (25%)
150% CREDIT TREES W/ ENERGY CONSERVATION CREDIT	
(6) MESQUITES @ 550 SF X 150%:	4950 SF
(TREE TAG #s 1839, 1845, 1867, 1952, 1972, 1978)	
(2) HACKBERRIES @ 875 SF X 150%:	2625 SF
(TREE TAG #s 1924,1927)	
(2) ELMS @ 875 SF X 150%:	2625 SF
(TREE TAG #s 1876,1974)	
(8) MEXICAN SYCAMORES @ 1200 SF X 150% X 90%:	12,960 SF
(9) BUR OAKS @ 1200 SF X 150% X 90%:	14,580 SF
(11) SHUMARD OAKS @ 1200 SF X 150% X 90%:	17,820 SF
(7) LIVE OAKS @ 875 SF X 150% X 90%:	8268.75 SF
100% CREDIT EXISTING TREES	
(9) MESQUITES @ 550 SF X 100%:	4950 SF
(TREE TAG #s 1801, 1803, 1824, 1953, 1968, 1970,1977, 1979, 1980)	
(7) HACKBERRIES @ 875 SF X 100%:	6125 SF
(TREE TAG #s 1868, 1884, 1886, 1897, 1901, 1922,1964)	
(1) ELM @ 875 SF X 100%:	875 SF
(TREE TAG # 1888)	
90% CREDIT NEW TREES	
(4) MEXICAN SYCAMORES @ 1200 SF x 90%:	4320 SF
(3) BUR OAKS @ 1200 SF x 90%:	3240 SF
(2) SHUMARD OAKS @ 1200 SF x 90%:	2160 SF
(5) LIVE OAKS @ 875 SF x 90%:	3937.5 SF
TOTAL TREE CANOPY PROVIDED:	89,436.25 SF (25.1%)

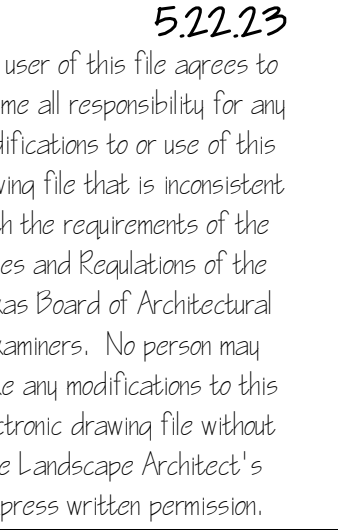
TREE MITIGATION SUMMARY	
MITIGATION REQUIRED PER TREE INVENTORY:	
1. R.O.W. TREE INVENTORY	61 CAL. IN.
2. UPLAND TREE INVENTORY	44 CAL. IN.
TOTAL MITIGATION REQUIRED:	105 CAL. IN.
TOTAL MITIGATION PROVIDED:	
<u>1. PRESERVATION OF UNDERSIZE TREES</u>	33 CAL. IN.
<u>2. FULL CREDIT NEW TREES</u>	
(12) 2" MEXICAN SYCAMORE	24 CAL. IN.
(12) 2" BUR OAK	24 CAL. IN.
(13) 2" SHUMARD OAK	26 CAL. IN.
(12) 2" LIVE OAK	24 CAL. IN.
TOTAL MITIGATION PROVIDED:	131 CAL. IN.



H O R I Z O N
DESIGN AND DEVELOPMENT

PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING

14607 San Pedro Ave., Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com



PROJECT TITLE

Levy Tract
Manufactured Home
Community
W Grosenbacher Road
Bexar County

REVISIONS		
NUMBER	DATE	DESCRIPTION
4.	5/22/23	Owner Comments

DATE
November 4, 2020
SHEET NUMBER

L1.2

