



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
July 21st, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, July 21st, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 1045P – 102 Arcadia Pl & 141 Grove Pl

Request of Brad Knolle, applicant, representing Trebes Sasser, Jr., owner, for the preliminary design review of a proposed multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl. *(No action required)*

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



7600 BROADWAY SUITE 300
SAN ANTONIO TEXAS 78209
210.824.6044

embrey.com

Date: July 6, 2026

To: Lety Hernandez

Director, Community Development, City of Alamo Heights

6116 Broadway

San Antonio, TX 78209

Subject: Architectural Review Board Project Review Application – Grove Pl. Multifamily Project

To Whom It May Concern,

This letter serves as an introduction to EMBREY and the proposed multifamily project that EMBREY intends to develop at the property that is bound by Arcadia Pl., Cleveland Ct., and Grove Pl., and is addressed as 141 Grove Pl. and 102 Arcadia Pl.

EMBREY is a vertically integrated real estate investment company that develops, constructs, and manages multifamily communities across six states. Founded and headquartered in San Antonio since 1974, EMBREY has a decades long track record of building award-winning communities. For the Grove Pl. project, EMBREY is partnering with San Antonio based Lake Flato Architects on the concept architecture and with HEDK Architects as the architect of record.

EMBREY currently has control of the land and proposes to demolish the existing, 70's vintage, Treehouse Apartments and the building that used to house the St. Peter Prince of the Apostles Catholic School. In their place, EMBREY intends to build a new multifamily building with Class-A amenities for the Alamo Heights community. Conceptually, the building will be 5-stories with a basement level and will provide up to 305 units of housing. Maximum height will be 65' and shall be calculated from the proposed average grade of 724'. A pre-cast parking garage will be wrapped with units and will not be seen from the street. EMBREY intends to preserve deep, 25' setbacks from the adjacent streets that will be lushly landscaped, and many of the existing, mature, live oak trees will be preserved. Amenities will include a clubhouse, fitness center, swimming pool, and exterior courtyards. EMBREY is also exploring off-street parallel parking

within the existing right-of-way that will help to accommodate the adjacent retail along Broadway and should improve the flow of traffic on all three surrounding streets.

EMBREY anticipates that this project will require a Specific Use Permit (SUP) for approval of the proposed density, height, parking, etc., and will work with the City to formulate the appropriate SUP parameters. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Brad Knolle
Executive Vice President of Development
EMBREY



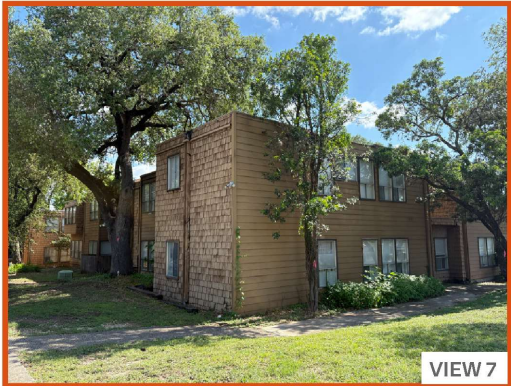
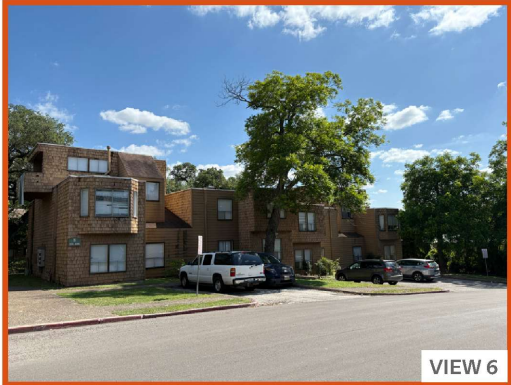
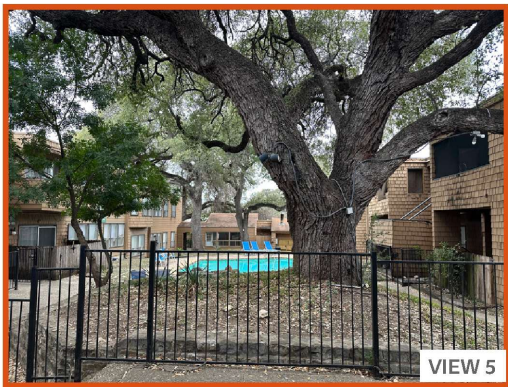
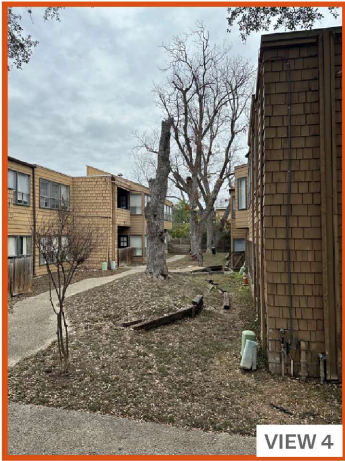
JULY 2026

Treehouse Apartments

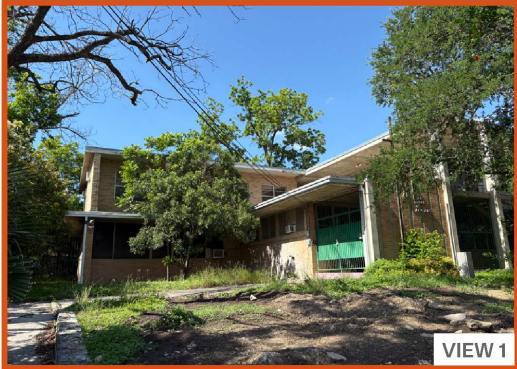
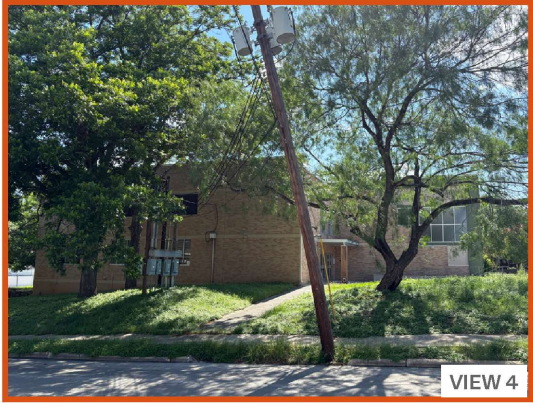
Alamo Heights, Texas

CONCEPT DESIGN

EXISTING BUILDINGS
TREEHOUSE APARTMENTS

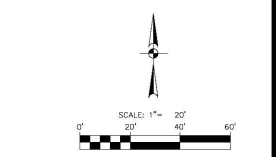
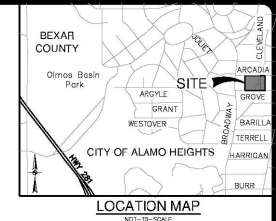


EXISTING BUILDINGS
ST. PETER'S SCHOOL





DATE: JUL 02, 2024, 2:22PM, USER: D. Manning
FILE: C:\Users\DManning\OneDrive\Documents\240702_GrovePlace\GrovePlace.dwg, PLOT: 240702_GrovePlace.dwg, PLOT DATE: 07/02/2024



LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS
	GRADE BREAK
	RETAINING WALL (SEE STRUCTURAL PLANS)
	ADA SLOPE
	GATE INLET
	CURB INLET
	JUNCTION BOX
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	TOP OF CURB
	OUTLET
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING TREES TO REMAIN (SEE TREE PRESERVATION PLAN & SOLOIST'S LANDSCAPE ARCHITECT)
	FINISHED FLOOR ELEVATION
	PROPOSED FLOW ARROWS
	PROPOSED FLOW ARROWS

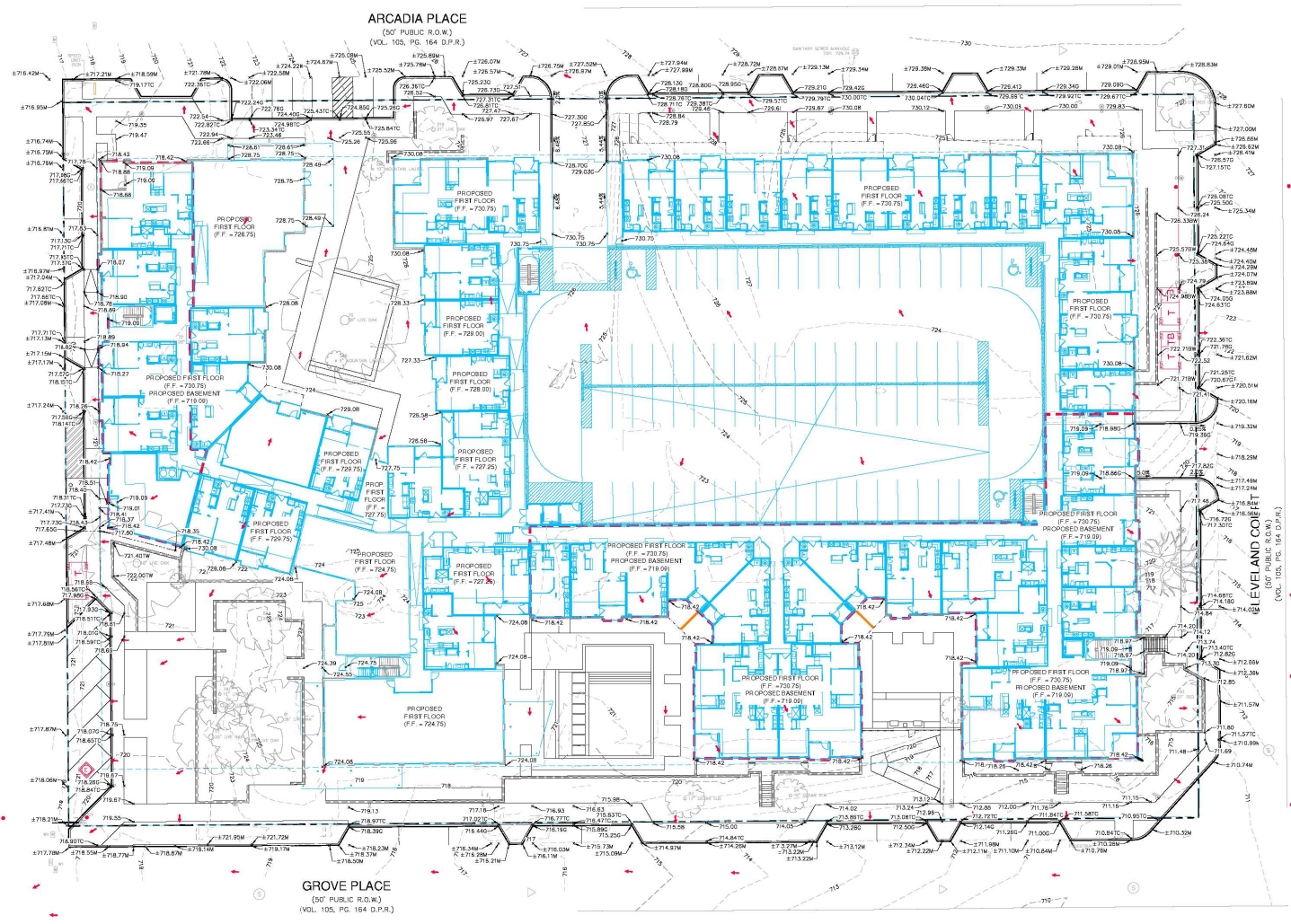
- NOTE**
- SEE SHEET 0210 FOR CONSTRUCTION NOTES.
 - THE SLOPE OF ACCESSIBLE SIDEWALK LANDINGS AND PARKING LOT AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE SIDEWALKS SHALL EXCEED 2% RUNNING SLOPE AND 2% CROSS SLOPE. CURB RAMPS SHALL NOT EXCEED 8% RUNNING SLOPE AND 2% CROSS SLOPE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - REFERENCE 1871 FOR RETAINING WALL PERMIT REQUIREMENTS.

CAUTION!
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE AND OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES.

CAUTION!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES OF THE LOCATION AND DEPTH OF ALL UTILITIES.



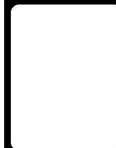
DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____

PAPE-DAWSON
2805 HWY. 60, SUITE 110, SAN ANTONIO, TX 78249
TEL: 214.343.1100
WWW.PAPE-DAWSON.COM

GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

OVERALL GRADING PLAN

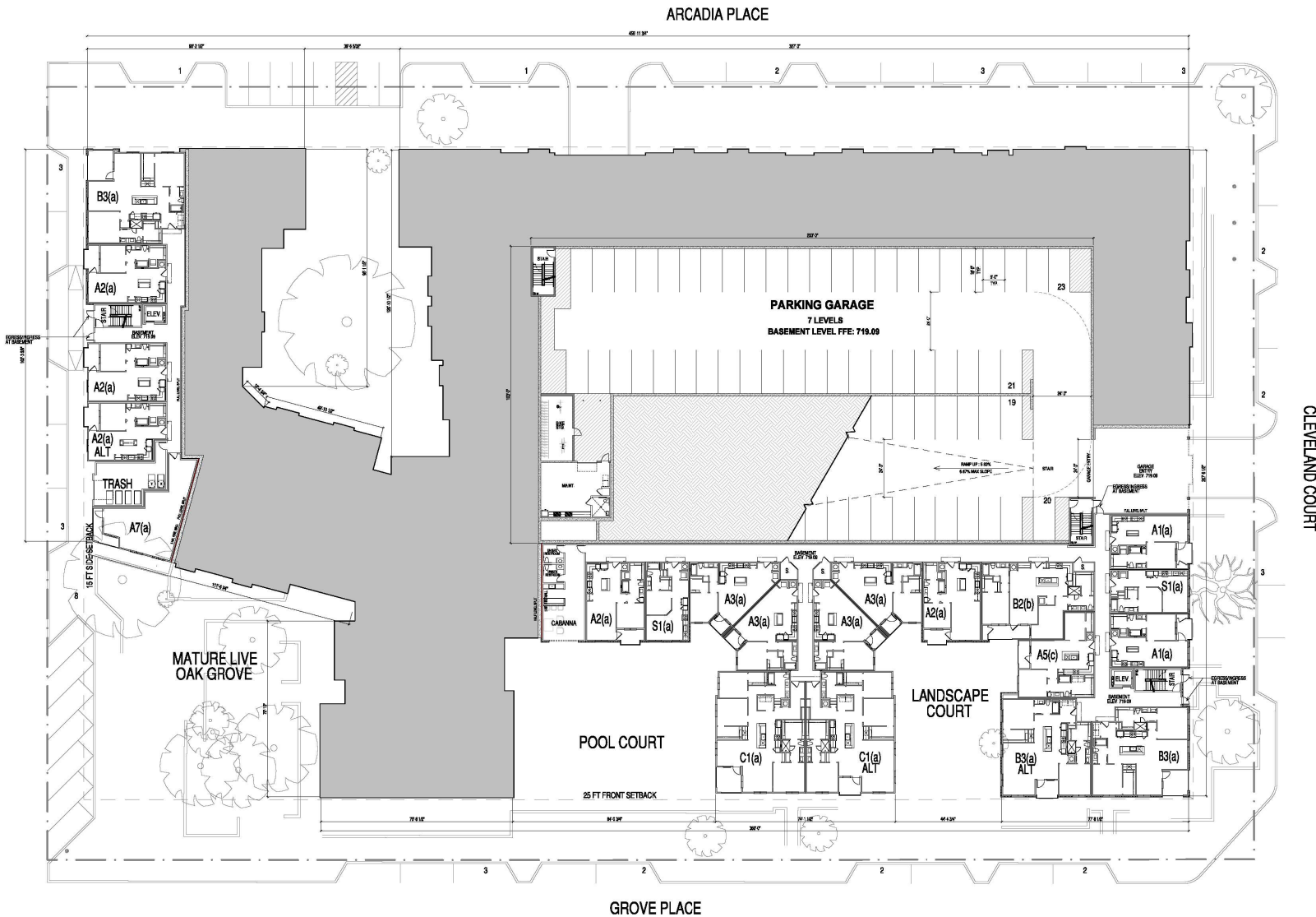
PLAT NO.: _____
JOB NO.: 14754-12
DATE: JULY 2024
DESIGNER: _____
CHECKED BY: _____
SHEET: C2.00

[illegible]

EXHIBIT

PF

PLAT NO. _____
JOB NO. 14154-10
DATE JULY 2025
DESIGNER TR
CHECKED TK DRAIN TR
SHEET EX-2



CLEVELAND COURT

GROVE PLACE

PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	75	0	2	77
2	80	2	0	82
3	80	2	0	82
4	80	2	0	82
5	80	2	0	82
6	47	0	0	47
TOTAL	406	8	2	406

1 BUILDING PLAN - BASEMENT
SCALE: 1" = 20' 0"

NOT FOR
REGULATORY APPROVAL,
PERMITTING
OR CONSTRUCTION

REVISIONS

EMREY GROVE PLACE
APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBREY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

HECK
ARCHITECTS
10000 RIVER WALKWAY, ADDISON, TX 75001
214.520.8878

DATE
07-06-2026
PROJECT
26101
SHEET NUMBER

A3-00
BUILDING PLAN
BASEMENT

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A3-01
BUILDING PLAN
FIRST FLOOR

LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HIC	VAN	
BASEMENT	44	0	0	44
1	75	0	2	77
2	80	2	0	82
3	80	2	0	82
4	80	2	0	82
5	80	2	0	82
6	47	0	0	47
TOTAL	486	8	2	496

[illegible]

3 CORNER OF ARCADIA
& CLEVELAND COURT
SCALE: 1" = 20'-0"

5 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"

6 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"

HEIGHT DEFINITION PER CODE OF ORDINANCES:

FOR THE PURPOSES OF ZONING DISTRICTS OTHER THAN THE SF AND SF-A DISTRICTS, HEIGHT SHALL BE MEASURED FROM THE VERTICAL DISTANCE OF A BUILDING MEASURED FROM THE AVERAGE ESTABLISHED GRADE AT THE STREET LINE OR FROM THE AVERAGE NATURAL SURFACE OF THE GROUND, WHICHEVER IS HIGHER, TO (1) THE HIGHEST POINT OF THE ROOF SURFACE, IF A FLAT SURFACE, OR THE DECK LINE OF MANSARD ROOFS, OR (2) THE MEAN HEIGHT LINE BETWEEN EAVES AND RIDGES FOR HIP AND GABLE ROOFS. IN MEASURING THE HEIGHT OF A BUILDING, THE FOLLOWING USES SHALL BE EXCLUDED FROM THE HEIGHT OF THE BUILDING: (A) TOWER LIGHTS, CHIMNEYS, COOLING TOWERS, ELEVATOR BUILDINGS, PENTHOUSES, TANKS, WATER TOWERS, ORNAMENTAL CUPOLAS, DORIES OR SPIRES, AND PARAPET WALLS.

AVERAGE NATURAL FRONT YARD GROUND LEVEL IS THE AVERAGE OF THE HIGHEST AND LOWEST EXISTING GROUND ELEVATION POINTS AROUND THE FOUNDATION ALONG ARCADIA: $(728.00 + 720.00)/2 = 724.00$

AVERAGE GRADE: 724.00

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	REVISIONS		EMREY GROVE PLACE APARTMENTS IN ALAMO HEIGHTS, TX FOR: EMBREY DEVELOPMENT COMPANY	REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.	 4595 EXCEL PARKWAY, ADDISON, TX 75001 214.330.8878 hedk.com	DATE 07-06-2026	SHEET NUMBER A1-02
						PROJECT 26101	SITE SECTIONS

Project Tabulation

Project Name: Embrey Grove Place
Project Location: Alamo Heights, Texas
Developer: Embrey
Site Acreage: 3.678 Acres
FAR: 1.78
Project Density: 81.57 Units/Acre
Project Efficiency: 78.17%

Average 1 BDRM SF: 735.36 S.F.
Average 2 BDRM SF: 1272.89 S.F.
Average 3 BDRM SF: 1747.50 S.F.
Average Unit SF: 919.21 S.F.

HECK Architects
HECK Project Number: 26101
Date: 03/30/2026

UNIT DATA																
Unit Type	Net Square Footage	Total Net Square Footage	Balcony Stg Square Footage	Net+Basic Stg Square Footage	Total Net+Basic Stg Square Footage	Balcony Square Footage	Gross Square Footage	Total Gross Square Footage	Total Number Unit Conditions	Total Number Unit Types	Bedroom Types	Total Number Beds	Total Number Beds	Unit Conditions	% Unit Types	% Bedroom Types
S1(a)	594	13,068	0	594	13,068	0	954	13,068	22	22	208	22	7.33%	7.33%		69.33%
A1(a)	889	15,136	11	889	15,178	57	756	18,632	22	52		22	7.33%		17.33%	
A1(b)	881	3,305	11	872	3,380	89	734	3,670	5			5	1.67%			
A1(c)	865	16,842	11	876	16,900	57	743	18,324	25			25	8.33%			
A2(a)	761	50,517	0	761	50,517	73	821	55,007	67		78	67	22.33%		26.00%	
A2(b)	772	3,880	0	772	3,880	0	772	3,880	5			5	1.67%			
A2(c)	784	3,920	0	784	3,920	0	784	3,920	5			5	1.67%			
A2-A1(Tot)	702	702	0	702	702	38	772	772	1			1	0.33%			
A3(a)	789	27,852	0	789	27,852	49	834	24,186	28	28		28	9.67%		9.67%	
A4(a)	932	4,660	8	940	4,700	85	1,005	5,025	5	5		5	1.67%		1.67%	
A5(a)	833	4,185	0	833	4,185	78	905	4,545	5	21		5	1.67%		7.00%	
A5(b)	833	6,330	0	833	6,330	66	892	8,320	10			10	3.33%			
A5(c)	859	5,154	0	859	5,154	59	918	5,508	8			8	2.00%			
A6(a)	1,183	0	0	1,183	0	164	1,377	0	0	0		0	0.00%		0.00%	
A7(a)	860	860	0	860	860	89	949	949	1	1		1	0.33%		0.33%	
B1(a)	1,159	10,365	0	1,159	10,365	49	1,201	10,809	9	9	80	9	3.00%		3.00%	26.67%
B2(a)	1,181	5,805	14	1,175	5,875	89	1,267	6,289	5	16		5	1.67%		5.33%	
B2(b)	1,188	13,078	22	1,211	13,321	121	1,332	14,632	11			11	3.67%			
B3(a)	1,332	28,800	0	1,332	28,800	114	1,444	28,888	20		40	20	6.67%		13.33%	
B3(b)	1,357	0	0	1,357	0	124	1,481	0	0			0	0.00%			
B3(c)	1,372	6,860	0	1,372	6,860	130	1,502	7,610	5			5	1.67%			
B3(d)	1,362	0	0	1,362	0	139	1,497	0	0			0	0.00%			
B3-A1(Tot)	1,385	20,775	0	1,385	20,775	89	1,453	21,789	15			15	3.00%			
B4(a)	1,133	5,655	0	1,133	5,655	84	1,217	6,065	5	5		5	1.67%		1.67%	
B5(a)	1,241	6,205	0	1,241	6,205	53	1,284	6,470	5	5		5	1.67%		1.67%	
B5(b)	1,291	6,455	0	1,291	6,455	83	1,351	6,755	5	5		5	1.67%		1.67%	
C1(a)	1,720	10,320	0	1,720	10,320	114	1,834	11,004	8	12	12	12	2.00%		4.00%	4.00%
C1-A1(Tot)	1,778	10,650	0	1,778	10,650	89	1,843	11,058	8			8	2.00%			
Totals		275,783			276,687			285,687			300	404				100.00%

PARKING GARAGE DATA	
Parking Required	460
Parking Provided	460
Standard	460
Accessible	8
Accessible Van	2
Parking Provided	468

2P/UNIT (1ST 20 UNITS) + 1 SP/UNIT (ADDITIONAL UNITS)
186 P/UNIT
123 P/BED

Floor	Basement	1	2	3	4	5	6
Total Gross Floor	17,470	28,362	28,362	28,362	2,836	28,362	17,445
Total Gross	151,197						

APARTMENT BUILDING DATA										Total
BLDG Type										
Floor	Basement	1	2	3	4	5				
Unit Type										
S1(a)	2	4	4	4	4	4	4	4	4	22
A1(a)	2	4	4	4	4	4	4	4	4	22
A1(b)		1	1	1	1	1	1	1	1	6
A1(c)		5	5	5	5	5	5	5	5	25
A2(a)	4	11	13	13	13	13	13	13	13	67
A2(b)		1	1	1	1	1	1	1	1	6
A2(c)		1	1	1	1	1	1	1	1	6
A2-A1(Tot)		1	1	1	1	1	1	1	1	6
A3(a)	4	5	5	5	5	5	5	5	5	29
A4(a)		1	1	1	1	1	1	1	1	5
A5(a)		1	1	1	1	1	1	1	1	5
A5(b)		2	2	2	2	2	2	2	2	10
A5(c)	1	1	1	1	1	1	1	1	1	6
A6(a)										0
A7(a)	1									1
B1(a)		1	2	2	2	2	2	2	2	9
B2(a)		1	1	1	1	1	1	1	1	6
B2(b)	1	2	2	2	2	2	2	2	2	11
B3(a)	2	2	4	4	4	4	4	4	4	20
B3(b)										0
B3(c)		1	1	1	1	1	1	1	1	6
B3(d)										0
B3-A1(Tot)	1	2	3	3	3	3	3	3	3	15
B4(a)		1	1	1	1	1	1	1	1	5
B5(a)		1	1	1	1	1	1	1	1	5
B5(b)		1	1	1	1	1	1	1	1	5
C1(a)	1	1	1	1	1	1	1	1	1	6
C1-A1(Tot)	1	1	1	1	1	1	1	1	1	6
Total Units		21	51	57	57	57	57	57	57	
Total Units										300
Fine Area		300								
Total Unit Net										
Fine Area	19,914	45,993	52,665	52,665	52,665	52,665	52,665	52,665	52,665	
Total Unit Net	276,887									276,887
Cabana										
Swim Pool	726									726
Leasing		2,708								2,708
Swim Pool										
Fitness		2,163								2,163
Swim Pool										
Club										
Swim Pool		3,045								3,045
Total Net										
Fine Area	285,333									285,333
Total Gross										
Fine Area	28,382	69,649	66,743	66,743	66,743	66,743	66,743	66,743	66,743	
Total Gross										
Fine Area	365,002									365,002

NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

EMREY GROVE PLACE
APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBRY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL PERMIT, OR
CONSTRUCTION

HECK
ARCHITECTS
4508 S. HAWTHORNE, ADDISON, TX 75001
(972) 382-1000

DATE
07-06-2026

PROJECT
26101

SHEET NUMBER

A0-02

UNIT TABULATION

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CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE

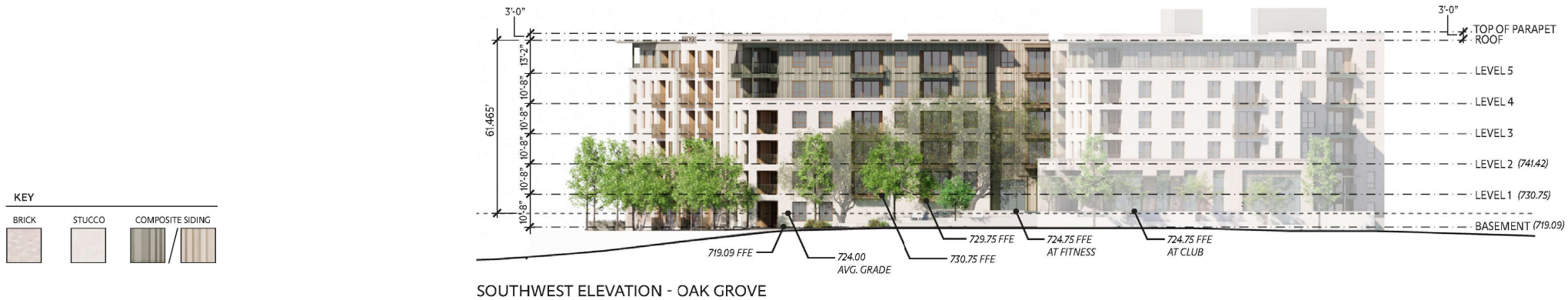
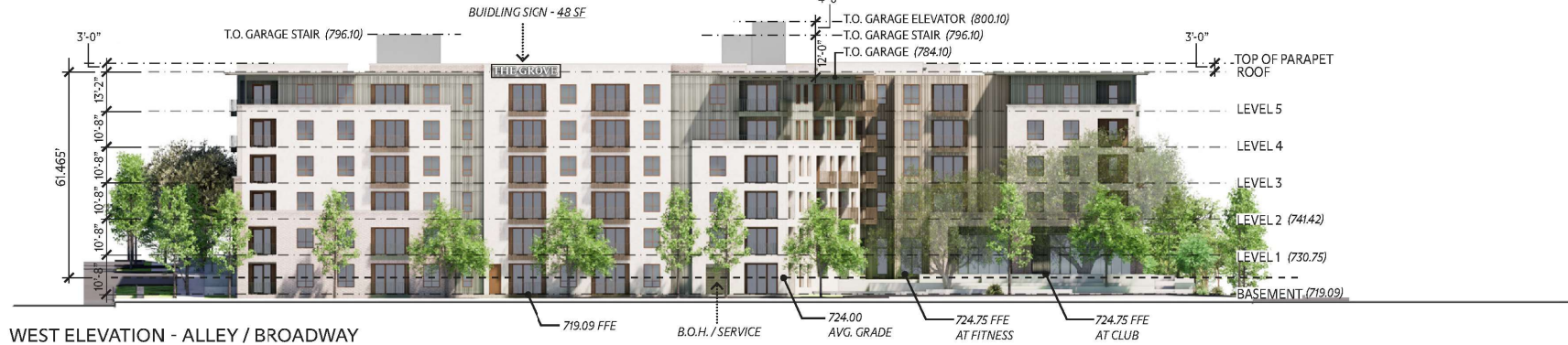
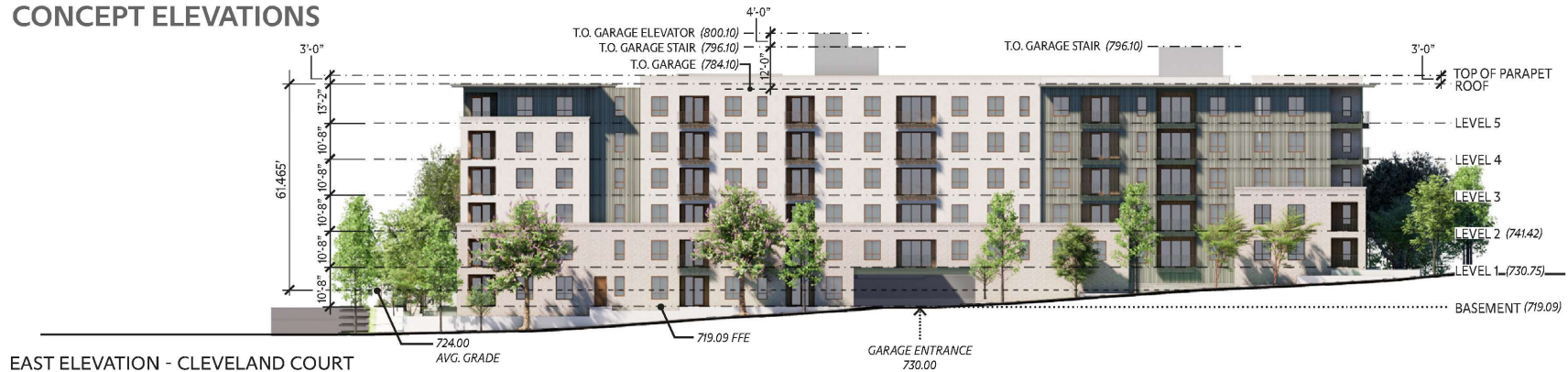


SOUTH ELEVATION - GROVE PLACE

KEY

BRICK	STUCCO	COMPOSITE SIDING
		

CONCEPT ELEVATIONS



KEY

BRICK	STUCCO	COMPOSITE SIDING



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026



VIEW FROM NORTHEAST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO



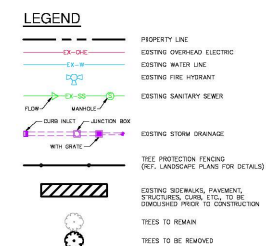
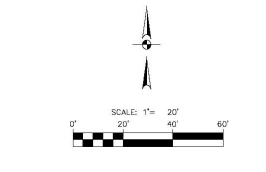
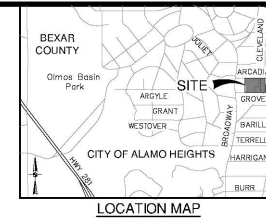
VIEW FROM SOUTHEAST ON GROVE PLACE

Treehouse Apartments | July 2026



VIEW FROM SOUTHWEST ON GROVE PLACE

Treehouse Apartments | July 2026



EXISTING ROOF AREA = 48,747 SF
EXISTING ROOF AREA TO BE DEMOLISHED = 48,747 SF
EXISTING ROOF AREA TO REMAIN = 0 SF

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LOCATING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, ELECTRICAL AND/OR GAS LINES, AND ALL OTHER UTILITIES LINES. ANY UTILITIES CONTACTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 800-800-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE THE CONTRACTOR'S FULL EXPENSE. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION!!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

TRENCH EXCAVATION SAFETY PROTECTION

PAPE-DAWSON
 600 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.378.6000
 TEXAS ENGINEERING FIRM #F01 | TEXAS SURVEYING FIRM #160024020

GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

PLAT NO. _____
JOB NO. 14154-10
DATE JULY 2026
DESIGNER TR
CHECKED TK DRAWN TR
SHEET C0.40

TREE CONDITION AND PRESERVATION PLAN

NON HERITAGE TREE - PRESERVED

HERITAGE TREE - PRESERVED

NON HERITAGE TREE - REMOVED

HERITAGE TREE - REMOVED

DEAD TREE

POOR TREE (CONSIDERED DISEASED or DYING)

FAIR CONDITION TREE

GOOD CONDITION TREE

NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.

0

25'

50'



SITE CONCEPT TREE PLAN

EXISTING NON HERITAGE TREE - PRESERVED

EXISTING HERITAGE TREE - PRESERVED

EXISTING STREET TREE - PRESERVED

PROPOSED 4" CALIPER TREE

PROPOSED 4" CALIPER STREET TREE

NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

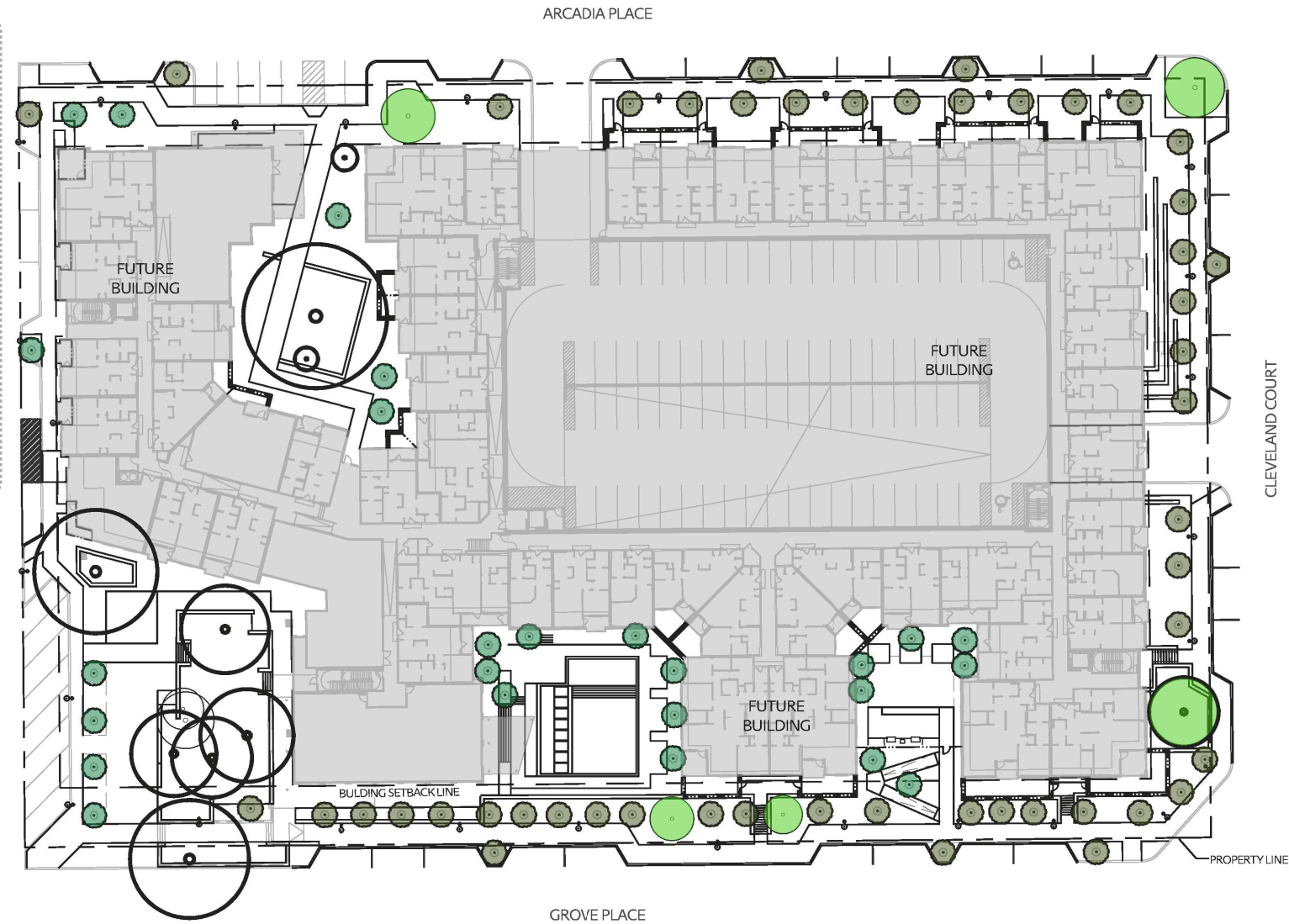
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED

0

25'

50'



TREE PRESERVATION CALCULATIONS

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
48	Live Oak	48				48			
66	Live Oak	39							
67	Live Oak	20				38			In Decline - Hypoxylon
68	Live Oak	19	19						
69	Pecan	12	12						
70	Live Oak	56				56			
71	Live Oak	29				29			
72	Live Oak	28				28			
73	Live Oak	45				45			
75	Live Oak	8	8						
76	Live Oak	48							In Decline - Trunk Decay
77	Live Oak	33				33			
78	Live Oak	16		16					
79	Live Oak	22		22					
80	Live Oak	31				31			
81	Live Oak	36				36			
82	Live Oak	34				34			
83	Mountain Laurel	7							In Decline - Splitting Trunk
84	Mountain Laurel	6	6						
85	Pecan	26							In Decline - Dead
86	Pecan	39							In Decline - Canopy Dieback
87	Pecan	31							In Decline - Canopy Dieback
88	Pecan	22							In Decline - Dead
89	Pecan	20	20						
90	Pecan	15							In Decline - Dead
91	Pecan	15	15						
92	Hackberry	15	15						
93	Cedar Elm	17		17					
94	Cedar Elm	15		15					
96	Anaqua	24				24			
96	Mountain Laurel	14							In Decline - Ganoderma
97	Live Oak	20	20						
98	Red Oak	24				24			
99	Walnut	9	9						
100	Red Oak	27				27			
201	Pecan	29				29			
202	Pecan	22	22						
203	Mesquite	22	22						
204	Red Oak	17	17						
205	Crape Myrtle	26				26			
206	Cedar Elm	12	12						
207	Mesquite	11	11						
208	Hackberry	8	8						
209	Pecan	29				29			
210	Red Oak	23		23					
211	Liquidambar	46							In Decline - Insect Damage and Invasive
212	Pecan	31				31			
213	Pecan	10	10						
214	Walnut	12	12						
215	Pecan	12							In Decline - Basal Decay

NOTE:
TREES CONSIDERED 'IN DECLINE' HAVE BEEN
DETERMINED TO BE DISEASED OR DYING

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
216	Mountain Laurel	13							In Decline - Ganoderma
217	Mountain Laurel	27							In Decline - Ganoderma
218	Hackberry	15							In Decline - Basal Decay and Cracking
219	Live Oak	21				21			
220	Mountain Laurel	10				10			
221	Pecan	28				28			
222	Pecan	18	18						
223	Pecan	21	21						
224	Crape Myrtle	9	9						
225	Hackberry	12	12						
226	Hackberry	9	9						
227	Yucca Holly	14	14						
228	Yucca Holly	13	13						In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	11							Not Counted - Large Shrub Species
232	Photinia	15							Not Counted - Large Shrub Species
233	Crape Myrtle	9	9						
234	Crape Myrtle	9	9						
235	Crape Myrtle	11	11						
236	Crape Myrtle	12	12						
237	Crape Myrtle	12							In Decline - Hypoxylon
238	Crape Myrtle	13	13						
239	Crape Myrtle	18	18						
240	Crape Myrtle	17	17						
241	Crape Myrtle	27				27			
242	Crape Myrtle	13	13						
243	Crape Myrtle	8	8						
244	Mountain Laurel	12				12			
245	Pittosporum	10							Not Counted - Large Shrub Species
246	Mountain Laurel	8				8			
247	Sabal Palm	13				13			
248	Mountain Laurel	9					9		
249	Crape Myrtle	11	11						
250	Pittosporum	10							Not Counted - Large Shrub Species
251	Photinia	12							Not Counted - Large Shrub Species
252	Photinia	9							Not Counted - Large Shrub Species
253	Photinia	9							Not Counted - Large Shrub Species
254	Photinia	11							Not Counted - Large Shrub Species
255	Photinia	8							Not Counted - Large Shrub Species
256	Mountain Laurel	12							In Decline - Gone
257	Photinia	9							Not Counted - Large Shrub Species
258	Photinia	11							Not Counted - Large Shrub Species
259	Photinia	8							Not Counted - Large Shrub Species
260	Photinia	8							Not Counted - Large Shrub Species
261	Photinia	10							Not Counted - Large Shrub Species
262	Photinia	11							Not Counted - Large Shrub Species
263	Photinia	11							Not Counted - Large Shrub Species
264	Photinia	17							Not Counted - Large Shrub Species

Sub. Total Inches	463	93	391	305	0	0
Total inches by category	556		696		0	
Preservation percentage	17%		44%		-	
Mitigation required (Commercial) =	N/A		391		0	

Total Mitigation Required (Inches) 391

LANDSCAPE CODE REQUIREMENTS:

TOTAL LOT FRONTAGE: (1,335) LINEAR FEET
(1) 4" CAL. TREE FOR EVERY 25'

STREET TREES:

(1335 LF/25') = (54) CANOPY TREES REQUIRED
EXISTING STREET TREES: (5) VARYING CALIPER TREES
PROPOSED STREET TREES: (49) 4" CALIPER TREES

TOTAL STREET TREES PROVIDED: (54) TREES

TREE MITIGATION:

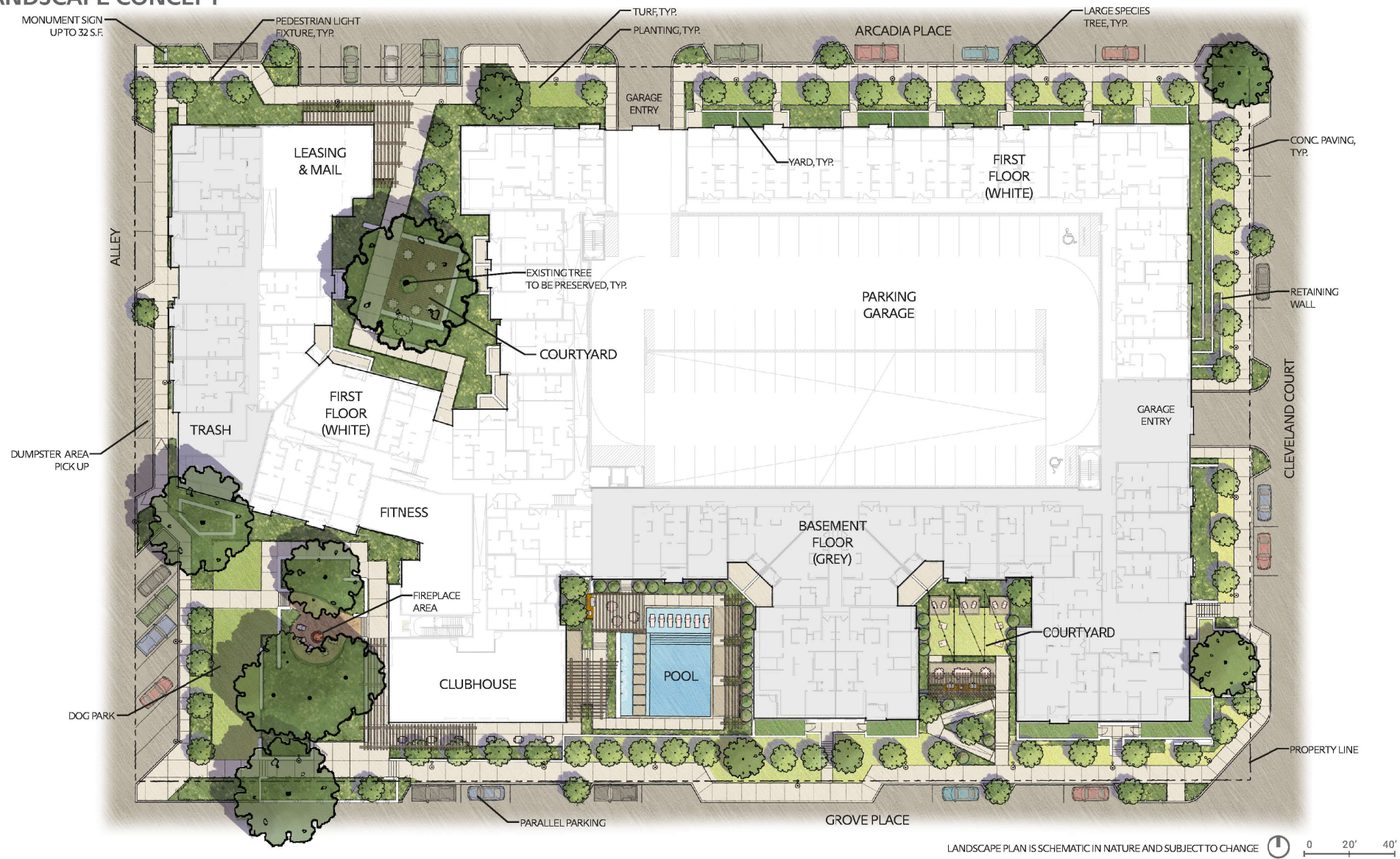
TOTAL INCHES TO BE MITGATED: (391")
PROPOSED TREES: (25) 4" CALIPER TREES
PROVIDED MITIGATED INCHES: (100")

NET MITIGATION: 391" - 100" =291"

MITIGATION COST: \$87,300

NOTES:
1. FEES IN LIEU OF MITIGATION OF \$300 AN INCH SHALL BE PAID PER EACH INCH OF HERITAGE TREE REMOVED.
2. MITIGATION AND MITIGATION COST IS SCHEMATIC IN NATURE. FINAL TABULATIONS SUBJECT TO CHANGE.

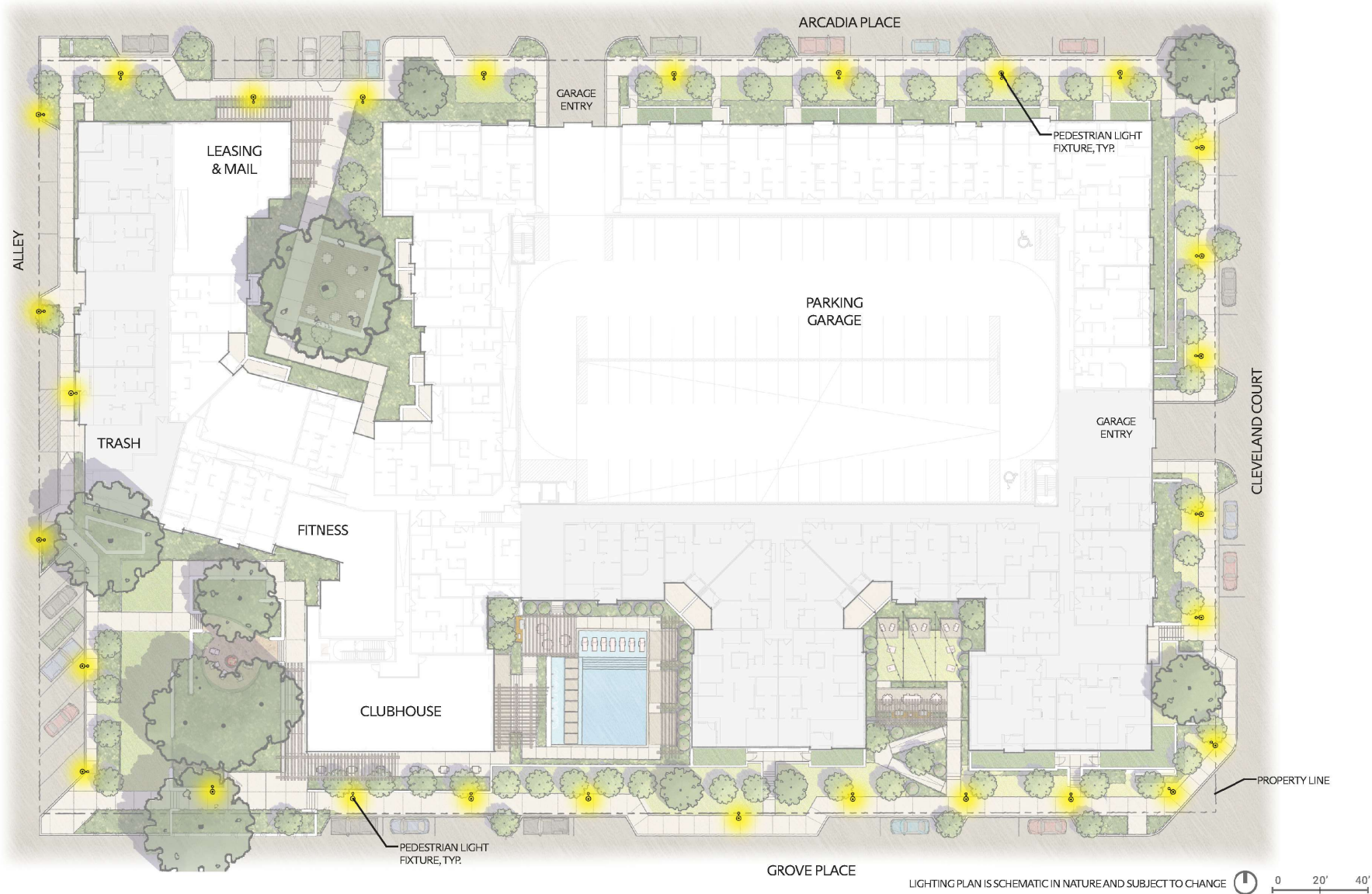
LANDSCAPE CONCEPT



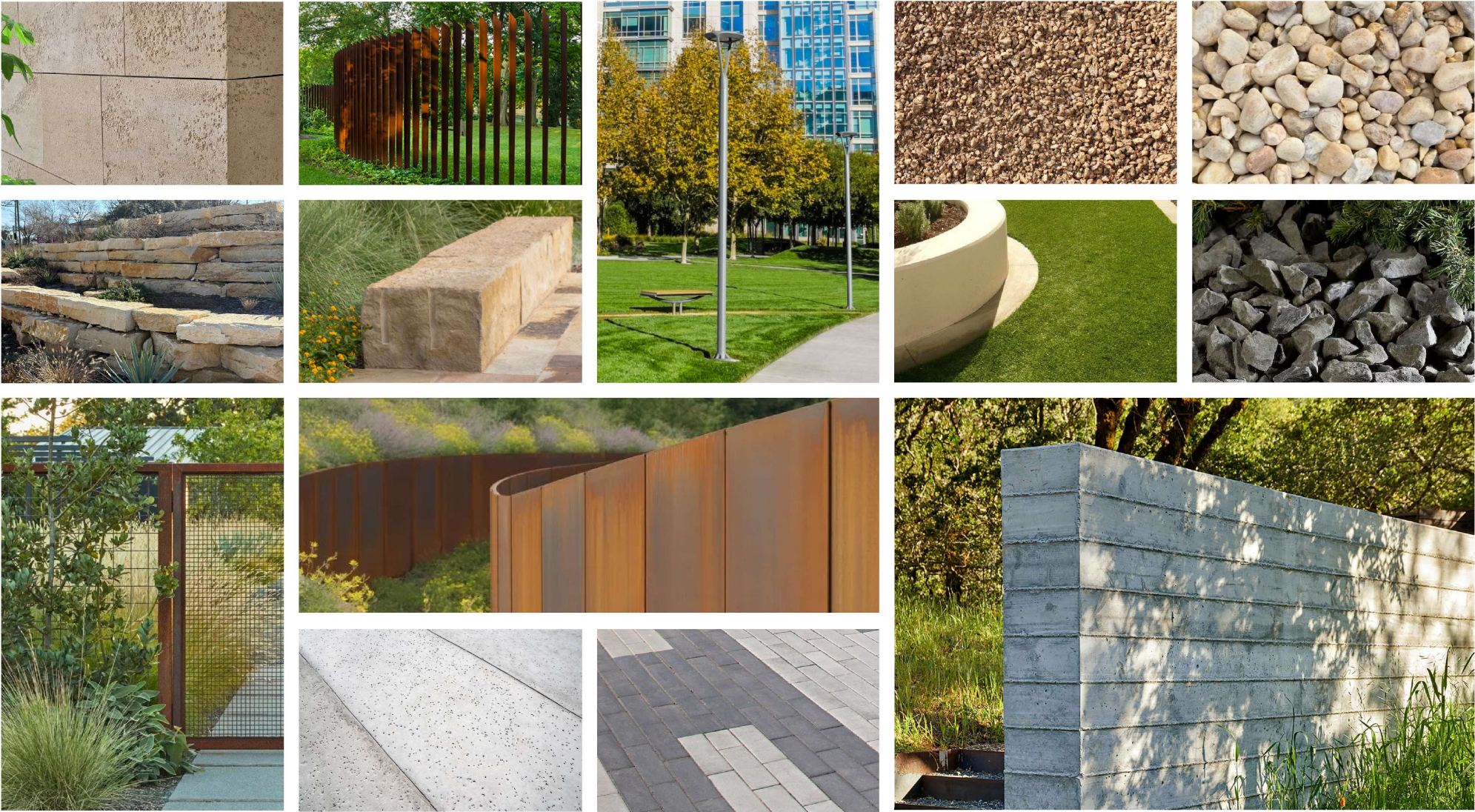
LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE

0 20' 40'

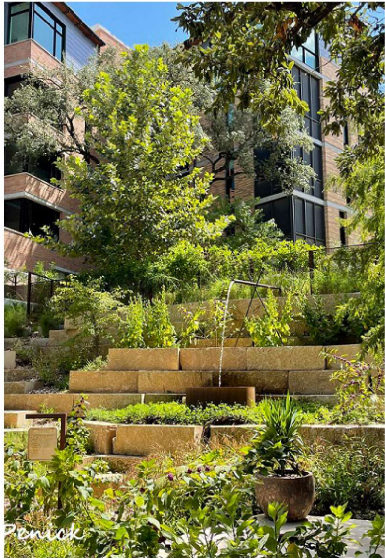
LIGHTING CONCEPT



SITE MATERIALS INSPIRATION



PLANTING INSPIRATION



PLANTING PALETTE

TREES



Live Oak
Quercus virginiana



Shumard Oak
Quercus shumardii



Cedar Elm
Ulmus Crassifolia



Eve's Necklace
Styphnolobium affine



Lacey Oak
Quercus Laceyi

ORNAMENTAL TREES



Texas Redbud
Cercis canadensis
Var. *Texensis*



Texas Mountain
Laurel
Dermatophyllum secundiflorum



Dwarf Palmetto
Sabal minor



Desert Museum
Polo Verde
Cercidium x 'Desert Museum'



'Bubba' Desert
Willow
Chilopsis Linaeris
'Bubba'



Yaupon Holly
Ilex Vomitoria

SHRUBS



Texas Sage
Leucophyllum frutescens



Golden Thryallis
Galphimia glauca



Mexican Honeysuckle
Justicia spicigera



Tree Philodendron
Philodendron selloum



Blue Plumbago
Plumbago auriculata



Sandankwa Viburnum
Viburnum suspensum



Lindheimer Muhly
Muhlenbergia lindheimeri



Chinese Fringe Flower
Loropetalum chinense



Leopard Plant
Farfagium japonicum



Bicolored Iris
Dietes bicolor



Cast Iron Plant
Aspidistra elatior



River Fern
Thelypteris kunthii



Variegated Ginger
Alpinia zerumbet



Asparagus Fern
Asparagus setaceus

PLANTING PALETTE

GROUND COVERS



Purple Heart
Tradescantia pallida



New Gold Lantana
Lantana 'New Gold'



Trailing Purple Lantana
Lantana montevidensis



Silver Ponyfoot
Dichondria argentea



Blue Dwarf Ruellia
Ruellia brittoniana
'Katie'



Texas Sedge
Carex texensis



Liriope
Liriope muscari

ACCENT PLANTS / VINES



Red Yucca
Hesperaloe parvifolia



Crave Leaf Yucca
Yucca recurvifolia
var. *tristis*



Parry's Agave
Agave parryi



Spineless Prickly Pear
Opuntia ellisiana



White Spider Lily
Hymenocallis
'Tropical Giant'



Cross Vine
Bignonia capreolata



Star Jasmine
Trachelospermum
jasminoides