



May 11, 2022

City of Manor
105 E Eggleston St
Manor, TX 78653
512.272.5555

Re: Manor ISD Sr. High Athletic Complex

Dear Mr. Dunlop,

On behalf of Manor Independent School District, we would like to request from the City of Manor the opportunity to provide a fee in lieu of meeting the amount of trees required per Manor Code of Ordinance Sections 15.03.008(2)(C) and 15.03.036(e)(2), in order to meet the deficit of the Landscaping Requirements (Sec. 15.03.004) required for our site.

The current Landscaping Requirements state that our site is required to have 1 Tree per every 600 SF of landscaped area and 4 shrubs per every 600 SF of landscaped area. We are currently meeting our shrub requirement, however, we are short 81, 3" caliper trees that cannot be accommodated.

In addition to the requirements outlined in Sec. 15.03.004, there are additional requirements that are applicable to our site, all of which we are meeting. Below is a list of those sections. In addition, I have provided a plan which outlines all landscape requirements and how we are meeting them on site. (See attached document).

- Sec. 15.03.006 Preferred Planting List and Specifications
- Sec. 15.03.007 Placement of Landscaping

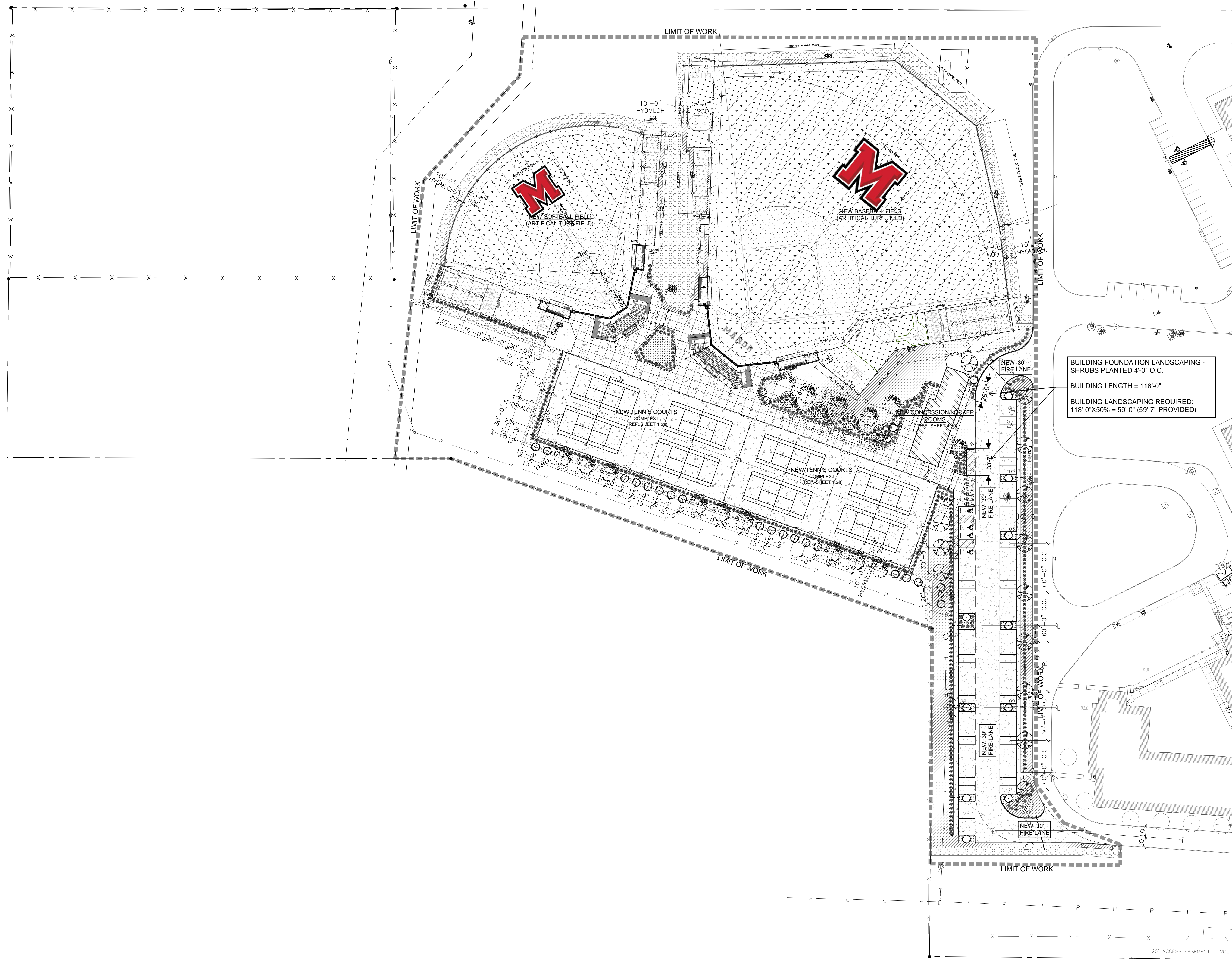
Thank you for your consideration, and please reach out to me with any questions or comments.

Best regards,

A handwritten signature in black ink, appearing to read 'Cody Holt'.

Cody Holt
Claycomb Associates, Architects, Inc.

CC: Ryan Marcum, Director of Bonds and Construction – MISD



LANDSCAPE PLAN LEGEND

- TEXAS ASH
FRAXENUS TEXENSIS
BURLAP BAGGED (3'-CALIPER, SHADE TREE)
- TEXAS REDBUD
CERCIS CANADENSIS VAR TEXENSIS
BURLAP BAGGED (3'-CALIPER, SMALL TREE)
- CRAPE MYRTLE 'DYNAMITE'
LAGERSTROEMIA INDICA
MULTI-TRUNKED (15 GALLON CONTAINER - HEIGHT: 4'-8')
- DWARF YAUPON HOLLY
ILEX VOMITORIA
SPACE 5'-0" O.C. (5 GALLON CONTAINER)
- RED YUCCA
HESPERALOE PARVIFLORA
SPACE 5'-0" O.C. (5 GALLON CONTAINER)
- ASIAN JASMINE
TRACHELOSPERMUM ASIATICUM
GROUND COVER (1 GALLON CONTAINER - PLANT 18"-24" O.C.)
- SOD-BERMUDA GRASS (ROLLS)
CYNODON DACTYLON
IRRIGATED AREA (REFER TO SPECIFICATIONS-PROVIDE FREEZE PROTECTION SENSOR/LOW GALLONAGE LOW ANGLE NOZZLES) (REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION - BACKFLOW PREVENTION/EXISTING EASEMENTS & UTILITIES) THIS AREA IS TO RECEIVE SOLID SOD IN ADDITION TO BEING IRRIGATED.
- HYDROMULCHED AREA (REFER TO SPECIFICATIONS)
- 4' EMPTY PVC SLEEVE UNDER PAVEMENT (EXTEND 18" BEYOND EDGE OF PAVEMENT-FOR IRRIGATION)
- CONCRETE (SIDEWALKS/DRIVES/PARKING)
- TURF (BALL FIELDS)

CITY OF MANOR LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF LIMITS OF CONSTRUCTION:
445,828 S.F. / 10.23 AC

20% LANDSCAPE REQUIRED OF TOTAL SQUARE FOOTAGE OF CONSTRUCTION

1 TREE PER 600 S.F. OF LANDSCAPED AREA

4 SHRUBS PER 600 S.F. OF LANDSCAPED AREA

TOTAL NUMBER OF REQUIRED TREES:
(445,828x20%) / 600 = 149 (88 PROVIDED)

TOTAL NUMBER OF REQUIRED SHRUBS:
(445,828x20%) / 600 = 149x4 = 596 (596 PROVIDED)

INCLUDED FOLLOWING MAINTENANCE NOTE PER CITY REQUIREMENTS:

THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS. SAID AREAS SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE ORDINANCE.

TREE COUNTS
TEXAS ASH - 17
TEXAS REDBUD - 16
CRAPE MYRTLE - 35

SHRUB COUNT
DWARF YAUPON HOLLY - 100
RED YUCCA - 496

01 SITE PLAN - LANDSCAPE
SCALE: 1" = 50'-0"

