

CITY OF AUSTIN LANDSCAPE NOTES:

- ALL PROPOSED LANDSCAPE AREAS WITHIN PROPERTY LINE TO RECEIVE 100% HEAD TO HEAD IRRIGATION COVERAGE.
- ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE SHALL BE PROTECTED BY MIN. 6" HI. WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS PER ECM 2.4.7.
- THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LDC SECTION 25-2.984
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE ALL NEW LANDSCAPE MATERIAL WITH TURF ZONES SEPARATED FROM PLANTING ZONES. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION IRRIGATION SYSTEM REQUIREMENTS, AS REQUIRED IN THE ENVIRONMENTAL CRITERIA MANUAL.
- THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FUNCTIONAL AT THE TIME OF THE LANDSCAPE INSPECTION.
- REFERENCE TREE STAKING DETAIL FOR ALL NEW TREES.
- A MINIMUM OF 6" OF PERMEABLE SOIL IS REQUIRED FOR TURF AND LANDSCAPE AREAS.
- IRRIGATION LINES SHOULD BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF EXIST. TREES.
- PROOF OF PAYMENT OF THE LANDSCAPE INSPECTION FEE IN THE AMOUNT REQUIRED BY C.O.A. WILL BE REQUIRED PRIOR TO FINAL APPROVAL OF THIS SITE PLAN BY ECSD.

CITY OF AUSTIN LANDSCAPE/IRRIGATION NOTES - APPENDIX 0

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:

- A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - THERE IS NO DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;
 - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)
 - ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - THE IRRIGATION SYSTEM HAS A MASTER VALVE;
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - THE IRRIGATION SYSTEM HAS A CITY- APPROVED WEATHER BASED CONTROLLER;
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
 - ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
 - AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
 - NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
- THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
- THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
 - THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
- THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

SPECIAL CONSTRUCTION TECHNIQUES (ECM SECTION 3.5.4.D):

- PRIOR TO EXCAVATION WITHIN TREE DRILINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

CITY OF AUSTIN 601S SALVAGING AND PLACING TOPSOIL NOTES**A. TOPSOIL**

1. THE TOPSOIL SHALL BE COMPOSED OF 4 PARTS OF SOIL MIXED WITH 1 PART COMPOST, BY VOLUME. THE COMPOST SHALL MEET TXDOT SPECIFICATION ITEM 161. THE SOIL SHALL BE LOCALLY AVAILABLE NATIVE SOIL THAT MEETS THE FOLLOWING SPECIFICATIONS:

SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIALS, ROCKS AND DEBRIS.

100% SHALL PASS THROUGH A 1.5-INCH (38-MM) SCREEN.

SOIL TO BE A LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN A ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURAL CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.

SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

2. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PROVIDE A MINIMUM OF SIX (6) INCHES OF TOPSOIL. THE TOPSOIL SHALL BE ABLE TO SUPPORT THE GROWTH OF PLANTING (STANDARD SPECIFICATION ITEM NO. 608S), SEEDING (STANDARD SPECIFICATION ITEM NO. 604S), SODDING (STANDARD SPECIFICATION ITEM NO. 602S) AND NATIVE GRASSLAND SEEDING AND PLANTING (STANDARD SPECIFICATION ITEM NO. 609S).

B. WATER

WATER SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE CLEAN AND FREE FROM INDUSTRIAL WASTES AND OTHER OBJECTIONABLE MATTER.

THE OWNER SHALL BE RESPONSIBLE FOR SUPPLEMENTAL IRRIGATION
1. FOR THE FIRST TWO GROWING SEASONS OF A NEWLY PLANTED REQUIRED LANDSCAPED AREA WITHOUT PERMANENT IRRIGATION
2. PERMANENTLY FOR ALL NEWLY PLANTED TREES IN A REQUIRED LANDSCAPED AREA.
3. PERMANENTLY FOR ALL NEWLY PLANTED REQUIRED LANDSCAPING LOCATED IN MEDIANS, ISLANDS, OR PENINSULAS, EXCEPT AS SPECIFIED IN SECTION C. [ECM 2.4.6]

- IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT waterusecompvar@austintexas.gov OR CALL (512) 974-2199.

-THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2.984

-ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEEL STOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]

TREE LIST / MITIGATION CALCULATIONS																												
HERITAGE MULTI-TRUNK TAG#		SPECIES	CAL CAL CAL CAL CAL					Trees Removed																				
			1	2	3	4	5	(=)	Heritage Trees		ECM 3.5.1 (A)(2) - Tree Type Categories													INVASIVE				
								HERITAGE 30"+	HERITAGE 24"+	APDX-F 19' & UP	APDX-F 8'-18.9'	NON- APDX-F 19' & UP	NON APDX-F 8'-18.9'	APDX-F -<8'	NON- APDX-F -<8'													
	5001	Chinaberry	20					20			20														20			
	5002	Elm	20					20																				
	5003	Elm	18					18																				
	5004	Elm	16					16																				
	5005	Hackberry	15					15																				
	5006	Elm	12					12																				
	5007	Hackberry	20					20																				
	5009	Palm	20					20																				
	5010	Palm	17					17						20														
	5011	Palm	16					16									17											
	5012	Palm	20					20									16											
	5017	Hackberry	19	13	11			31																				
	5018	Hackberry	8					8																				
Total cal. inch removed per category:									0	0	40	61	40	33	0	0	0	20										
Grand Total Cal. Inch Removed:									194																			
COA Minimum Replacement:									300%	300%	100%	50%	50%	25%	0%	0%	0%	0%										
replace @ %									0.0	0.0	40.0	30.5	20.0	8.3	0.0	0.0	0.0	0.0										
Subtotal Replacement Inches:									99																			
Total Replacement (cal. Inches)									99																			
Tree REMOVAL Accounting Summary																												
Total Appendix F Caliper Inches Surveyed 132																												
Total Caliper Inches Surveyed 233																												
Total heritage cal. inches 30"+ removed 0																												
Total heritage cal. inches 24"+ removed 0																												
Total cal. inches removed, Appendix F 19' & up 40																												
Total cal. inches removed, Appendix F, 8'-18.9' 61																												
Total cal. inches removed, NON-Appendix F, 19' & up 40																												
Total cal. inches removed, NON-Appendix F, 8'-18.9' 33																												
Total cal. inches removed, Appendix F, <8' 0																												
Total cal. inches removed, NON-Appendix F, <8' 0																												
Total cal. inches removed, Invasives 20																												
Total cal. inches removed, NON-Appendix F and Invasives 93																												
Total cal. inches removed: 194																												
Total replacement cal. inches required 99																												
Total replacement cal. inches provided 62																												

NOTE: THE REMAINING 24.5 INCHES TO BE MITIGATED BY PAYMENT OF \$4,900 INTO THE CITY TREE FUND.

THE NEIGHBORING LANDOWNER HAS GIVEN PERMISSION TO REMOVE THE TREES ALONG THE PROPERTY LINE. TREE REMOVAL PERMIT DOCUMENTATION AND CONSENT LETTER TO BE PROVIDED BY CIVIL ENGINEER.

NOTE: AS PART OF CORRECTION 2C, THE MITIGATION PAYMENT AMOUNT HAS BEEN UPDATED TO \$7,400. THE DIFFERENCE OF \$2,500 WILL BE PAID INTO THE CITY TREE FUND.

2 TREE MITIGATION CALCULATIONS

LANDSCAPE CALCULATIONS																	
STREET YARD A					South Lamar				REQUIRED				PROVIDED				
TOTAL SITE AREA														45,689			
TOTAL STREET YARD AREA														5,569			
STREET YARD LANDSCAPE (20%)									1114					1,139 20%			
TREES (STREET YARD A)									6					6			
EXISTING TREES CREDIT									0					0			
2" DIA. - 8" DIA.									0 x 1					0			
6" DIA. OR GREATER									0 x 2					0			
PROPOSED STREET YARD TREES														6			
STREET YARD B					Hether Street				REQUIRED				PROVIDED				
TOTAL SITE AREA														45,689			
TOTAL STREET YARD AREA														3,993			
STREET YARD LANDSCAPE (20%)									799					833 21%			
TREES (STREET YARD A)									1					1			
EXISTING TREES CREDIT									0					0			
2" DIA. - 8" DIA.									0 x 1					0			
6" DIA. OR GREATER									0 x 2					0			
PROPOSED STREET YARD TREES														4			
REPLACEMENT TREES																	
(ALL NUMBERS REPRESENT QTY OF INCHES)																	
TOTAL TO BE MITIGATED:																	
HERITAGE TREES, 30"+																	
HERITAGE TREES, 24"+																	
19" AND GREATER, APDX-F TREES																	
8" TO 18.9", APDX-F TREES																	
19" AND GREATER, NON-APDX-F TREES																	
8" TO 18.9", NON-APDX-F TREES																	
<8" APDX-F																	
<8" NON-APDX-F																	
INVASIVES																	
TOTAL TO BE REPLACED:																	
NUMBER AND SIZE OF REPLACEMENT TREE																	
NUMBER AND SIZE OF REPLACEMENT TREE																	
NUMBER AND SIZE OF REPLACEMENT TREE																	
NUMBER AND SIZE OF REPLACEMENT TREE																	
REQUIRED					PROVIDED												
99					62												
0 (at 300%) = 0					0 (at 300%) = 0												
0 (at 300%) = 0					0 (at 300%) = 0												
0 (at 100%) = 40					0 (at 100%) = 40												
61 (at 25%) = 31					40 (at 25%) = 31												
40 (at 50%) = 20					33 (at 50%) = 20												
33 (at 25%) = 8.3					0 (at 0%) = 0												
0 (at 0%) = 0					0 (at 0%) = 0												
0 (at 0%) = 0					0 (at 0%) = 0												
69 (at 100%) = 69					0 (at 100%) = 0												
0 TREES AT 6 CAL. = 0					5 TREES AT 5 CAL. = 25												
5 TREES AT 5 CAL. = 25					6 TREES AT 3.5 CAL. = 21												
6 TREES AT 3.5 CAL. = 21					8 TREES AT 2 CAL. = 16												
8 TREES AT 2 CAL. = 16																	
N/A					POINTS				0 POINTS								
SIZE					QUANTITY				POINTS				PROVIDED				
EXISTING TREES 6" OR GREATER					0 x				9 POINTS				0 POINTS				
LARGE TREES 3" CAL. MIN.					0 x				9 POINTS				0 POINTS				
SMALL TREES 2" CAL. MIN.					0 x				6 POINTS				0 POINTS				
LARGE SHRUBS 5 GAL. MIN.					0 x				3 POINTS				0 POINTS				
MEDIUM SHRUBS 1 GAL. MIN.					0 x				1 POINT				0 POINTS				
SMALL SHRUBS 1 GAL. MIN.					0 x				1 POINT				0 POINTS				
DECORATIVE WALL (3' MIN.)					0 x				3 PTS./FT.				0 POINTS				
BERM (3' MIN. AT <4:1 SLOPE)					0 x				1 PTS./FT.				0 POINTS				
BUFFERING POINTS					Hether Street				REQUIRED				PROVIDED (TOTAL)				
									22 POINTS				30 POINTS				
SIZE					QUANTITY				POINTS				PROVIDED				
EXISTING TREES 6" OR GREATER					0 x				9 POINTS				0 POINTS				
LARGE TREES 3" CAL. MIN.					0 x				9 POINTS				0 POINTS				
SMALL TREES 2" CAL. MIN.					0 x				6 POINTS				0 POINTS				
LARGE SHRUBS 5 GAL. MIN.					5 x				3 POINTS				15 POINTS				
MEDIUM SHRUBS 1 GAL. MIN.					5 x				1 POINT				15 POINTS				
SMALL SHRUBS 1 GAL. MIN.					0 x				1 POINT				0 POINTS				
DECORATIVE WALL (3' MIN.)					0 x				3 PTS./FT.				0 POINTS				
BERM (3' MIN. AT <4:1 SLOPE)					0 x				1 PTS./FT.				0 POINTS				