SOIL CONDITIONING AND MULCHING

A. A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.

B. NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.

C. A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED AND MEETING THE REQUIREMENTS OF STANDARD SPECIFICATION 601S, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS.

D. TREE PLANTING AREAS ARE TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL MEETING THE REQUIREMENTS OF STANDARD SPECIFICATION 601S. PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITHIN A RADIUS OF SIX FEET FROM THE TREE TRUNK TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:

- 1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
- (a) THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
- (b) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
- (c) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
- (d) SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW
- (e) A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
- (f) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
- (g) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (1/2") RAINFALL; AND
- (h) NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
- 2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED:
- (a) UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
- 3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
- (a) A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
- 4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.

3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.

4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.

5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

- (a) SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR
- (b) ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST:
- (c) WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
- (d) OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- 6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES: (a) WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE
- DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
- (b) WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
- (c) WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING:
- (d) WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED

8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. 12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE

OCCURS (RIPPING OF BRANCHES, ETC.). 13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY

14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

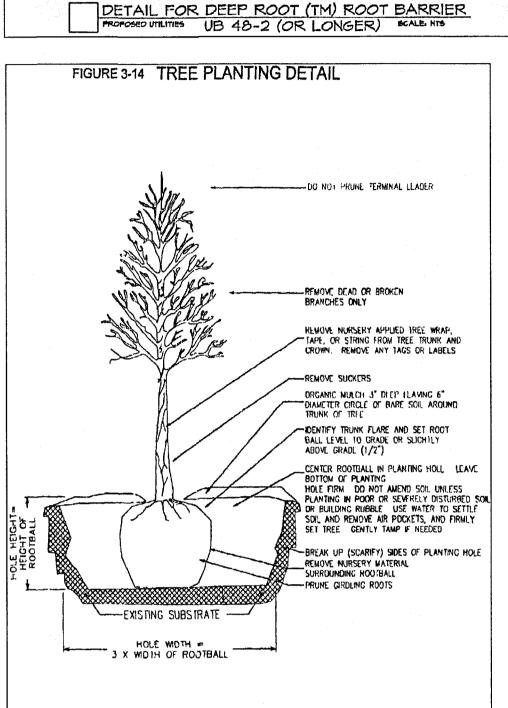
CITY OF AUSTIN ENVIRONMENTAL NOTES

ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]"

ARBORIST).

- 1. 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.
- 3. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEEL STOPS OR OTHER APPROVED BARRIERS AS PER

EXISTING UTILITY PROPOSED UTILITY NAMENTAL SIZE TREES TREES/TREE WELLS SHALL NOT CONFLICT MITH EXISTING OR PROPOSED WATER OR MASTEWATER LINES OR APPURTNENANCES AND SHALL NOT BE INSTALLED WITHIN A 6' MIN.-12'MAX. MINIMUM HORIZONTAL DISTANCE OF FIVE FEET (9) FROM THE OUTSIDE EDGE OF ANY PUBLIC OR PRIVATE UTILITY LINE OF PPURTENANCE TO THE OUTSIDE EDGE OF all trees/shrubs installed within a Corizontal separation distance of TEN PEET (10') MAXIMM TO FIVE PEET (5' MINIMUM PROM EXISTING OR PROPOSED MATER OR MASTEMATER LINES OR APPURTENANCES, SHALL INCLUDE ODEEP ROOTA US 48-2 ROOT BARRIER, OR APPROVED EQUAL, TO BE INSTALLED VERTICALLY, 484 FROM TOP OF GROUND, EXISTING FROM THE OUTSIDE EDGE OF THE AT BOTTOM OF UTILITY TRENCH (THE BARRIERS CAN BE UB 48-2 YERTICAL RIBS



PERFORM PERCOLATION TEST FOR EACH TREE PIT

PROVIDE GRAVEL SUMP, FILTER FABRIC, & STAND

NO TREE SHALL BE PLANTED CLOSER THAN 3'-O"

FROM THE EDGE OF PARKING LOT OR SIDEWALK.

TREE SAUCER SHALL BE GRADED FROM EDGE OF

BY LANDSCAPE ARCHITECT AFTER INSTALLATION

REMOVE BURLAP MATERIAL FROM TOP OF ROOT -

BINDING FROM TRUNK AND EXPOSE TOP OF ROOT

BALL AND BEND BACK WIRE BASKET. REMOVE

TREE PIT OUTWARD UNTIL A SMOOTH TRANSITION IS ACHIEVED. ALL TREE SAUCERS TO BE APPROVED

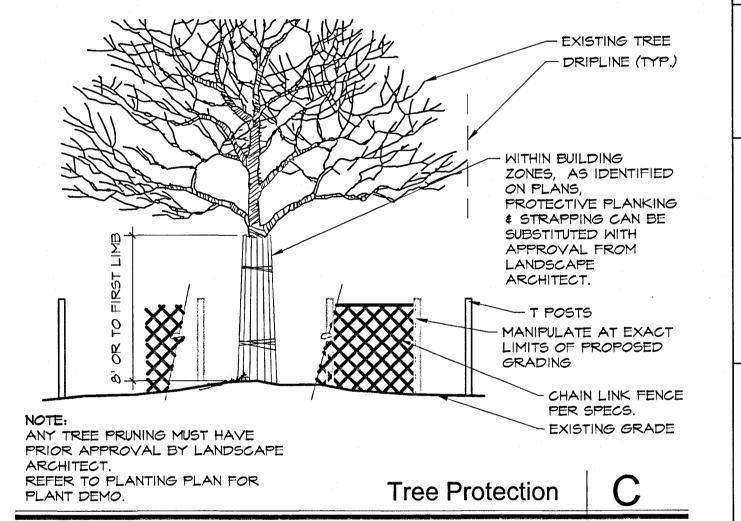
PIPE IF DRAINAGE DOES NOT OCCUR WITH IN 24 HRS.

ABOVE ADJACENT SOIL TEMPORARY TREE SAUCER -

BALL FOR MULCHING

ALTERNATIVE DETAILS CAN BE REVIEWED BY THE CITY ARBURISTS

STAKING MAY BE USED AT THE DISCRETION OF THE APPLICANT POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TIREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR



Total Appendix F Tree Inches Surveyed:

Total Mitigation Inches Planted on Site:

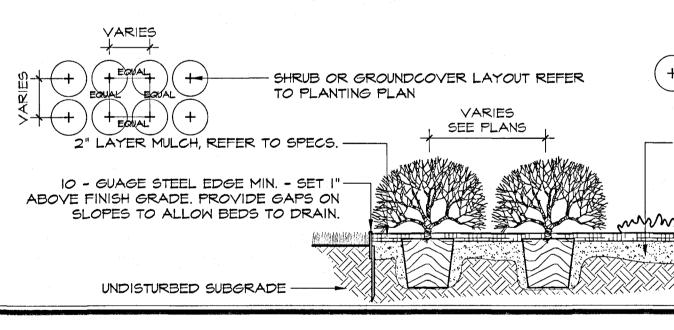
Total Non-Appendix F and Invasive Removed: 398"

Total Appendix F Trees Removed

Total Dead Inches Removed:

Total Non-Mitigation Inches:

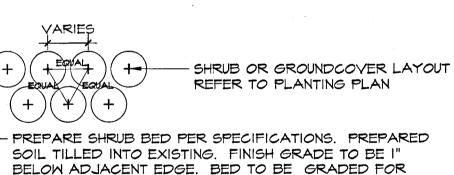
Planted on Site



* SEL ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING

* SEE ANSI 2601 FOR NURSERY STOCK

PRUNING STANDARDS



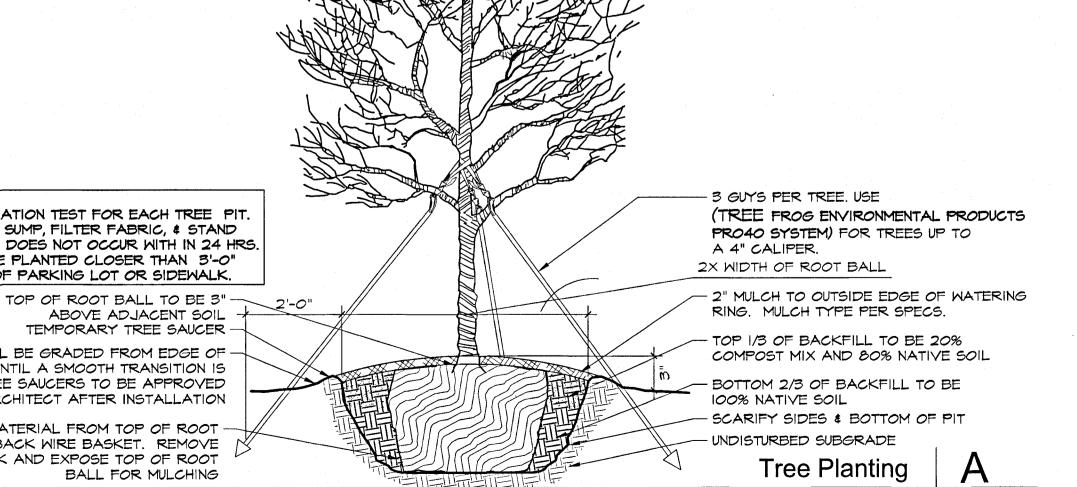
Scale: 1/4" = 1' - 0"

GROUNDCOVER- SEE PLANTING SCHEDULE FOR SIZE AND SPACING.

Shrubs & Groundcover

POSITIVE DRAINAGE AND MOUNDED WHERE APPLICABLE.

Scale: 1/2" = 1' - 0"



Scale: 1/2" = 1' - 0"

TREE MITIGATION SUMMARY LANDSCAPE CALCULATION LIST

STREET YARD **Total Site Area Total Street-yard Area** Street-yard/ Landscape (20%)

415"

249"

Required Provided 169,774 sqft N/A 5,166 sqft 1,033 sqft 1,610 sqft (31%)

Provided

Required

TREES (street yard)

Existing Trees Credit

7 @ 3" = 12"

20 @ 2" = 40"

6 (Including existing tree credit)

2" diameter to 6" diameter 2 ea. x 1 6" diameter or greater

2 ea. x 2 **Proposed Trees** (street yard)

REPLACEMENT TREES Required caliper inches replaced: 260" Number & Size of replacement tree total: 260" 14 @ 6" = 84" 31 @ 4" = 124"

*Tree replacement deficit to be mitigated by payment into the Urban Forest Replenishment Fund (UFRF) per ECM 3.5.4

0 Caliper inches deficit 11" Cal. inches x \$200/in. = \$2,200 payment to UFRF.

ISLANDS, MEDIANS, OR PENINSULAS PROVIDED REQUIRED N/A Street-yard area N/A N/A Non street-vard area

Required Landscaped Area (Section 2.4.9.1) = 1,033 sf 50 Percent of Required Landscaped Area = 517 sf

INNOVATIVE WATER MANAGEMENT

Provided Required 1,472 sf Landscaping Receiving Stormwater Runoff 517 sf **Undisturbed Natural Areas Undisturbed Existing Trees** 0 sf 0 sf 517 sf 1,472 sf

BUFFERING POINTS: Required ____ N/A ___ Total Provided SIZE QUANTITY PREFERRED OTHER PROVIDED 3"- 6" Large Trees Small Trees Large Shrubs 15 gal Medium Shrubs 5 gal Small Shrubs 1 gal Decorative Wall (3ft. ht. min.) = NA It. Berm (3ft. ht. min., 4:1 max.)

TREE MITIGATION CALCULATIONS

ECM APPENDIX F TREES Total >19" 67" @ 100% 8"-18.9" 378" @ 50% 189" ALL OTHER TREES >19" N/A @ 50% N/A 8"-18" 13" @ 25% 3.25" Grand Total 259.25"

APPROVED BY COMMISSION ON	SITE PLAN APPROVAL Sheet FILE NUMBER SP-2018-0296C	
Director, Development Services Department RELEASED FOR GENERAL COMPLIANCE: 12/6/19 ZONING CS-V Rev. 1 Correction 1 Rev. 2 Correction 2 Rev. 3 Correction 3 Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved	CHAPTER 15.5 OF THE CITY OF AL	IŞTIN CODE.
RELEASED FOR GENERAL COMPLIANCE: 12/6/19 ZONING	EXPIRATION DATE (25-5-81, LDC)[142,	CASE MANAGER RUSEMARY AVILA
RELEASED FOR GENERAL COMPLIANCE: 12/6/19 ZONING	2708	
Rev. 2 Correction 2 Correction 3 Correction 5 Correction 6 Correction 6 Correction 6 Correction 7 Correction	irector, Development Services Departmen RELEASED FOR GENERAL COMPLIANCE: J	t 1/6/19 ZONING CS-V
Rev. 3 Correction 3 Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved	Rev. 1	Correction 1
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Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved	Rev. 3	Correction 3
	lubsequent Site Plans which do not ime of filing, and all required Buildir	comply with the Code current at the ng Permits and/or a notice of

AS THE LANDSCAPE ARCHITECT FOR THIS PROJECT I CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF CHAPTER 25-2 ARTICLES OF THE LAND DEVELOPMENT CODE. XX/XX/2019

MIKE FRAZE

studioOutside

824 Exposition Avenue, Ste. 5 Dallas, Texas 75226 o214.954.7160 f214.954.7162

SOUTH LAMAR

AUSTIN. TEXAS

FAIRFIELD RESIDENTIAL



Issue Title

Issue / Addenda / Revisions

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	Date	Description
	08/15/2019	UPDATE 8
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LANDSCAPE DETAILS

xx/xx/2019 Issue Date: LRK# 18007 / SO# 18024

Drawing Title

MF, BH, LH Reviewed By: Drawn By: BH, JF, HS

Sheet No.

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