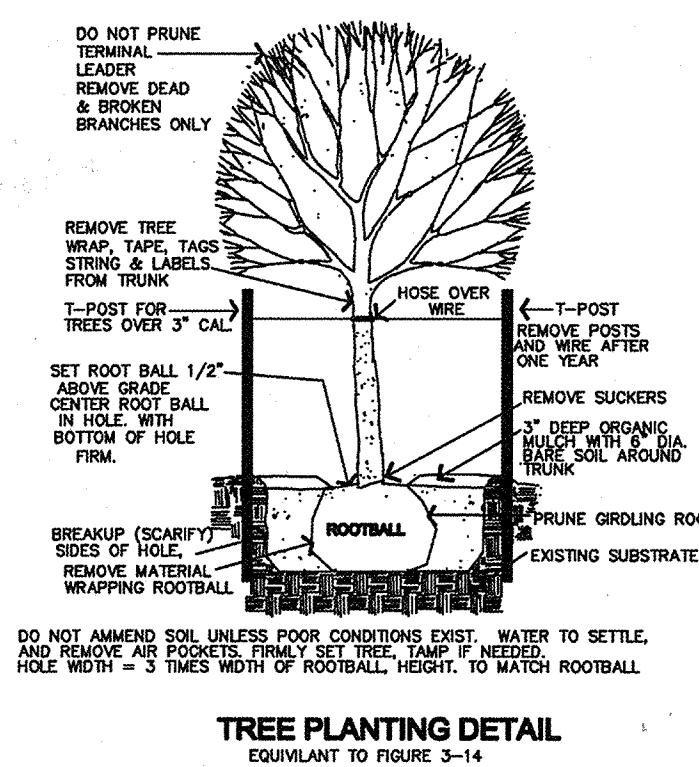


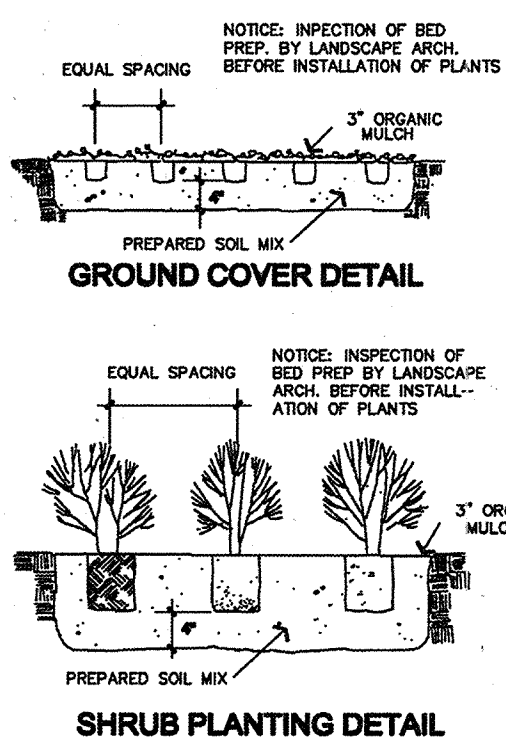


#### LANDSCAPE NOTES

1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EOM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
2. IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.A. GUIDELINES.
3. ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984.
4. ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6') FOOT PRIVACY FENCE.
5. SHRUB AND TREE BEDS SHALL BE COVERED WITH A ORGANIC BARK MULCH TO A DEPTH OF THREE (3") INCHES.
6. ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8) FEET OF SOIL AREA.
7. ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.
8. THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.
9. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPARA@AUSTIN.TX.GOV OR CALL 512-974-2159.
10. ANY CHANGES IN PLANT SPECIES, QUANTITY OR LOCATION OF PLANT MATERIAL MAY RESULT IN NON-ACCEPTANCE OF THIS PROJECT BY THE CITY INSPECTORS.



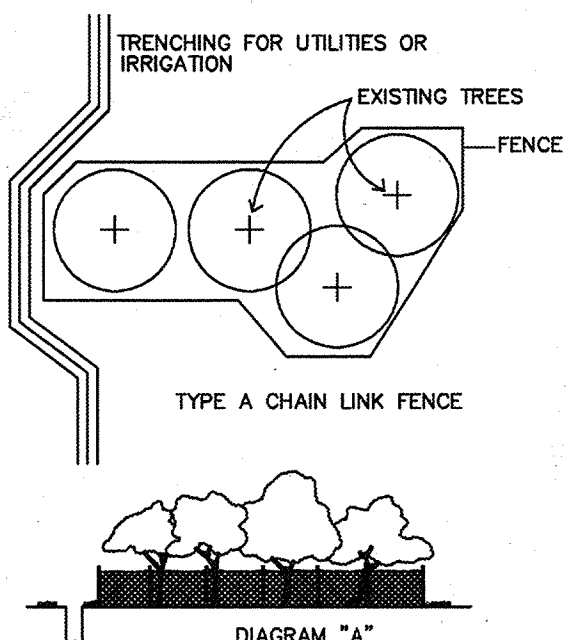
TREE PLANTING DETAIL  
EQUIVALENT TO FIGURE 3-14



SHRUB PLANTING DETAIL

#### NEW COMMERCIAL AND MULTI-FAMILY LANDSCAPE IRRIGATION

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
  - a. THERE IS NOT DIRECT OVERSPRAY ON NON-IRRIGATED AREAS;
  - b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
  - c. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
  - d. THE IRRIGATION SYSTEM HAS A MASTER VALVE;
  - e. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
  - f. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
  - g. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;
  - h. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
  - i. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
  - j. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
  - k. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. 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.
3. 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: (1) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (2) 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.
4. 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.
5. IRRIGATION SHALL COMPLY WITH CITY CODE CHAPTER 6-4, ART. 2, DIVISION 2, REGARDING THE CITY'S WATER CONSERVATION STANDARDS.



TYPE A CHAIN LINK FENCE  
DIAGRAM "A"  
SUGGESTED TREE PROTECTION FENCING SHALL BE OUTSIDE OF DRIPLINE ON TREES TO BE PROTECTED PRIOR TO ANY SITE WORK BEGINS AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

REVIEWED  
FEB 08 2017

Austin Water Utility  
Larry Williams

#### TREE LIST

TAG	SIZE / TYPE
R 784	19" CEDAR ELM
R 785	32" COTTONWOOD
R 786 INV.	28" CHINABERRY
787	15" HACKBERRY
788	8" HACKBERRY
789	8" HACKBERRY
790	11" HACKBERRY
791	13" HACKBERRY

#### LANDSCAPE CALCULATIONS

STREET YARD	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A sq. ft.	N/A sq. ft.
TOTAL STREET YARD AREA	N/A sq. ft.	25,896 sq. ft.
STREET YARD / LANDSCAPE ( 20% )	5,179 sq. ft.	5,112 sq. ft. ( 23.6% )

TREES ( STREET YARD )	REQUIRED	PROVIDED
EXISTING TREE CREDIT	16	>16
2" DIAMETER TO 6" DIAMETER	0 EA. x 1 =	0 EACH
6" DIAMETER OR GREATER	0 EA. x 2 =	0 EACH

PROPOSED TREES ( STREET YARD ) >16 EA. + 0 EXISTING = >16

REPLACEMENT TREES  
REQUIRED CALIPER INCHES REPLACED: 51"  
NUMBER & SIZE OF REPLACEMENT TREE TOTAL: 51"

ISLANDS, MEDIANS OR PENINSULAS	REQUIRED	PROVIDED
STREET YARD AREA	383 sq. ft.	> 400 sq. ft.
NON STREET YARD AREA	110 sq. ft.	> 200 sq. ft.

BUFFERING POINTS		REQUIRED: 283		TOTAL PROVIDED: 294	
	SIZE	QUANTITY	PREFERRED	OTHER	PROVIDED
SMALL TREES	3" CAL.	8	9 pts.	0 pts.	72 pts.
MEDIUM SHRUBS	5 GAL.	70	3 pts.	0 pts.	210 pts.
SMALL SHRUBS	1 GAL.	24	1/2 pts.	0 pts.	12 pts.

#### 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. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. TREE PROTECTION 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. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES. FENCES SHALL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DIP 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 MATERIALS;
  - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
  - 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 A 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 LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING PLACED WITHIN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
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 LUSH WITH THE SOIL. SACKFILL 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 CRENDENDUARY REFERENCE. THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
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.

#### PLANT LIST

REPLACEMENT TREES			
ALL REPLACEMENT TREES COUNT 100% TOWARD REPLACEMENT			
KEY	#	TREE / CALIPER IN. / HT.	REPLACEMENT CREDIT
▲	1	4" CAL. LIVE OAK, 12' HT., MIN.	4" CAL. INCHES FOR REPLACEMENT
■	1	4" CAL. CEDAR ELM, 12' HT., MIN.	4" CAL. INCHES FOR REPLACEMENT
●	2	4" CAL. CHINQUAPIN OAK, 12' HT., MIN.	8" CAL. INCHES FOR REPLACEMENT
⊗	6	3" CAL. MEX. PLUM, 9' HT., MIN.	18" CAL. INCHES FOR REPLACEMENT
TOTAL OF REPLACEMENT TREE INCHES			34" CAL. INCHES

#### ORDINANCE TREES

ALL ORDINANCE TREES ARE TO BE INSTALLED LARGER THAN ORDINANCE REQUIRES ( 1 1/2" ) WITH THE EXCESS TO COUNT TOWARD REPLACEMENT			
KEY	#	TREE / CALIPER IN. / HT.	REPLACEMENT CREDIT
△	2	4" CAL. LIVE OAK, 12' HT., MIN.	5" CAL. INCHES FOR REPLACEMENT
□	2	4" CAL. CEDAR ELM, 12' HT., MIN.	5" CAL. INCHES FOR REPLACEMENT
○	1	4" CAL. CHINQUAPIN OAK, 12' HT., MIN.	2.5" CAL. INCHES FOR REPLACEMENT
⊗	3	3" CAL. TX. PISTACHE, 9' HT., MIN.	4.5" CAL. INCHES FOR REPLACEMENT
TOTAL OF ORDINANCE TREE REPLACEMENT INCHES			17" CAL. INCHES
TOTAL OF ALL REPLACEMENT INCHES			51" CAL. INCHES

#### BUFFER TREES

KEY	#	TREE / CALIPER IN. / HT.
⊗	5	3" CAL. TREE YAUPOIN, 6' HT., MIN.
⊕	2	3" CAL. TEXAS REDBUD, 7' HT., MIN.
⊕	4	3" CAL. CRAPE MYRTLE, 7' HT., MIN.

#### STREET YARD BUFFER SHRUBS

DA	22	5 GAL.	.36" O.C.
BM	10	5 GAL.	.36" O.C.
DY	24	5 GAL.	.36" O.C.
KR	14	5 GAL.	.36" O.C.
LAN	24	1 GAL. NEW GOLD LANTANA, 18" O.C.	

#### TURF

HYDROSEED BERMUDA ON 6" OF TOPSOIL

#### APPENDIX F

ARBORIST'S OVERALL TREE CALCULATIONS  
TOTAL NUMBER OF APPENDIX F CALIPER INCHES ON SITE = 106"  
TOTAL NUMBER OF APPENDIX F CALIPER INCHES REMOVED = 51"  
TOTAL NUMBER OF APPENDIX F CALIPER INCHES SAVED = 55"  
TOTAL NUMBER OF CALIPER INCHES REPLACED = 51"  
TOTAL NEW OF CALIPER INCHES PROPOSED = 96"  
TOTAL CALIPER INCHES INVASIVE TREES REMOVED = 28"  
TOTAL CALIPER INCHES NON APPENDIX F TREES REMOVED = 0"

#### PROPOSED TREE REMOVAL AND MITIGATION

APPENDIX F TREES - 19" OF CEDAR ELM, PROTECTED @ 100% REPLACEMENT = 19"  
APPENDIX F TREES - 32" OF COTTONWOOD, PROTECTED @ 100% REPLACEMENT = 32"  
TOTAL 51" REQUIRED FOR REPLACEMENT

#### INNOVATIVE WATER MANAGEMENT CALCULATIONS

TOTAL REQUIRED STREET YARD AREA = 5,179 S.F.  
TOTAL OF NON ST. YD. REQUIRED ISLANDS = 110 S.F.  
TOTAL OF ALL AREAS = 5,289 S.F.  
REQUIRED AREA ( 5,289 S.F. X 50% ) = 2,645 S.F.  
AREAS TO RECEIVE RUNOFF = > 2,700 S.F.  
SEE SHADED AREAS THIS SHEET

I, THOMAS D. BROWN, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEVELOPMENT CODE.

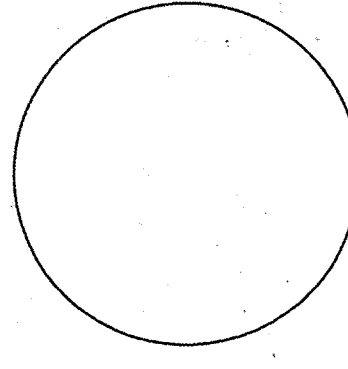
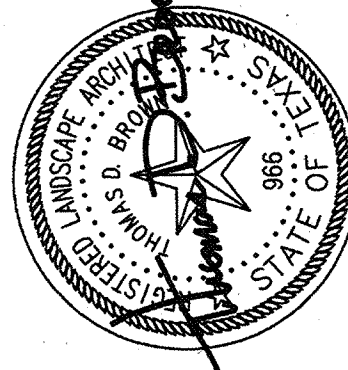
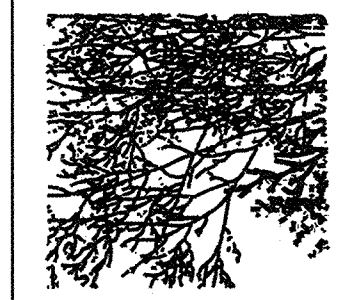
NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ARCHITECT AND ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ARCHITECT AND ENGINEER.

CITY OF AUSTIN APPROVAL BLOCK	
<b>SITE PLAN APPROVAL</b> FILE NUMBER: SP-2014-0245C APPLICATION DATE: 6-25-14 OF APPROVED BY PLANNING COMMISSION ON: 7-28-15 UNDER SECTION: 112 OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE EXPIRATION DATE (25-5-1 LDC): 7-28-19 CASE MANAGER: Catherine Holmes PROJECT EXPIRATION DATE (25-5-1 LDC): 7-28-19 ZONING: CS RELEASED FOR GENERAL COMPLIANCE: 7-28-15 Rev. 1: [Signature] Correction 1 Rev. 2: [Signature] Correction 2 Rev. 3: [Signature] Correction 3 FINAL PLAN 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 PLAN, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

#### REPLACEMENT SHEET

DATE  
5/25/16, 6/29/16  
10/18/16, 11/22/16

THOMAS D. BROWN & ASSOCIATES  
2 DRELOT SQUARE, SUITE B  
ELGIN, TEXAS 78020  
TEL: 254-282-0808  
FAX: 254-282-0809  
LANDSCAPE ARCHITECTURE / LAND PLANNING



2330 SOUTH LAMAR  
AUSTIN, TEXAS  
LANDSCAPE PLAN

PROJECT No.  
DESIGN  
TDB  
DRAWN  
TDB  
CAD FILE

SHEET  
13  
13 OF 14

SP-2014-0245C