

GENERAL NOTES

- Landscape Architect is not responsible for accuracy of existing site conditions, including location of all utilities.
- Contractor must coordinate with Owner for final stake and layout of all hardscape elements prior to construction.
- Contractor shall be responsible for all coordination with his subcontractors to accomplish his scope of work. Contractor shall coordinate construction with other trades working on the site simultaneously.
- Contractor shall notify Owner 48 hours prior to commencement of work to coordinate project inspection schedule.
- Any required changes to the drawings resulting from the acceptance of contractor's alternatives and/or substitutions and the responsibility of the contractor and shall be submitted to the Owner for approval.
- Contractor shall comply with all applicable ordinances and local codes. Any conflicting information shall be brought up to the attention of the Owner. Required permits shall be obtained by the Contractor.
- Contractor shall provide unit prices based on quantities on documents. Field conditions may revise actual location, increasing or decreasing the extent of the work bid. Changes to the extent of work resulting in an increase will be based on unit price and performed subject to approval of the owner in the form of a change order.
- Contractor shall provide all labor, materials and supervision necessary to accomplish the work as shown and noted on the drawings unless otherwise specified.
- Contractor to include a minimum 1 year warranty on material and craftsmanship after final acceptance. Includes planting, irrigation, walls, etc.
- All existing trees are to remain, unless otherwise noted by landscape architect.
- Contractor to field verify topo and existing site conditions prior to install
- Tree protection fencing must be in place prior to the clearing of the site or any construction and must remain until construction is complete. Refer to civil sheets for tree protection fencing locations.
- The Contractor must continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- Contractor responsible for maintenance of site during construction. Contractor to provide 90-day maintenance period after completion of construction.
- All landscaped areas are to be protected by six-inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7
- Prior to start of construction contractor to provide material submittal package for Owner and Landscape Architect review. Submittal package to include soil, mulch, and rock samples and testing results; plant photos; irrigation product specification information; and any other product information within contractor's scope of work.
- Contractor to provide closeout package after final completion of project. Package to include shipping tickets, irrigation manuals, irrigation as-builts, warranty letter, and other manual/information of products within contractor's scope of work.
- Contractor responsible for knowledge of existing site conditions, use of rock saw, jack hammers, etc to be included in pricing. Please refer to geotechnical report.

TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- 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.
- 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.
- 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:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - 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;
 - 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
 - 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;
 - 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.
- 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 fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - 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.
 - Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
 - 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.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
 - 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 Arborist).
 - 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.

TREE PLANTING NOTES

- Remove nursery applied tree wrap, tape or string from tree trunk and crown. Remove any tags or labels.
- Prune suckers off.
- Set rootball level to grade or slightly above grade ($\frac{1}{2}$ ") if in clay soil.
- Mulch 3'-4" deep leaving 3" circle of bare soil around trunk of tree.
- Fold down or pull back string, burlap or plastic exposing rootball. Remove all non-degradable materials. Do not remove, soil from rootball.
- Break up sides of planting hole.
- Center rootball in planting hole. Leave bottom of planting hole firm. Do not amend soil unless planting in poor or severely disturbed soil or building rubble. Use water to settle soil and remove air pockets and firmly set tree.
- Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:
 - Stake with 2 x 2 hardwood stakes or approved equal driven 6"-8" outside of rootball.
 - Loosely stake tree trunk to allow for trunk flexing.
 - Stake trees just below first branch with 2"-3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope or wire through a hose.)
 - Remove all staking materials after one year.
- Location of trees should comply with COA transportation set back, sight lines, etc.

SOIL CONDITIONING AND MULCHING

- A minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- Non-porous material such as sheet plastic shall not be placed under the mulch.
- A minimum of 6" permeable soil, native or imported, shall be required for turf and landscaped areas. The organic matter content of such soils shall be not less than 5% by dry weight.
- Tree planting areas to be provided with a minimum of 12 inches of friable native loam soil (max. 40% clay, minimum 5% organic matter). 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.

LANDSCAPE/IRRIGATION NOTES

- Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:
- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
 - The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - 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.
 - The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - 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.
 - 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.

TREES TO BE REMOVED/REMAIN

Tree Tag	On App F 8"-18"	Not on App F 8"-18"	On App F 19'+	Not on App F 19'+	Heritage Tree	Heritage Tree 30'+	Tree Type	Remove/Remain
10673						32.5"	Live Oak	Remain
10674		18					Pine	Remove
10675				19.5			Crape Myrtle	Remove
10676	17						Live Oak	Remove
10677				25.5			Crape Myrtle	Remove
10678	15						Cypress	Remove
10679	18						Cypress	Remove
Totals	50	18	0	45	0	0		

*trees to remain, inches not included in mitigation totals.

MITIGATION PERCENTAGE TABLE

	ON APP. F 8"-18"	NOT ON APP. F 8"-18"	ON APP. F 19'+	NOT ON APP. F 19'+	HERITAGE	HERITAGE 30'+
TOTALS	50	18	0	45	0	0
INCHES TO BE REPLACED	50%	25%	100%	50%	300%	300%
	25	4.5	0	22.5	0	0
TOTAL CALIPER INCHES REMOVED						113
TOTAL CALIPER INCHES TO BE REPLACED						52
TOTAL CALIPER INCHES REPLACED (4 @ 4" CAL. APPLYING 2.5" = 10") (5 @ 2" CAL. APPLYING 0.5" = 2.5") (3 @ 4" CAL. = 12") (13 @ 2" CAL. = 26") (1 @ 3" CAL. = 3")						53.5'
% OF REPLACEMENT INCHES PROVIDED						100%
INCHES OF MITIGATION TO BE PAID INTO TREE CARE						0' \$0

LANDSCAPE CALCULATIONS

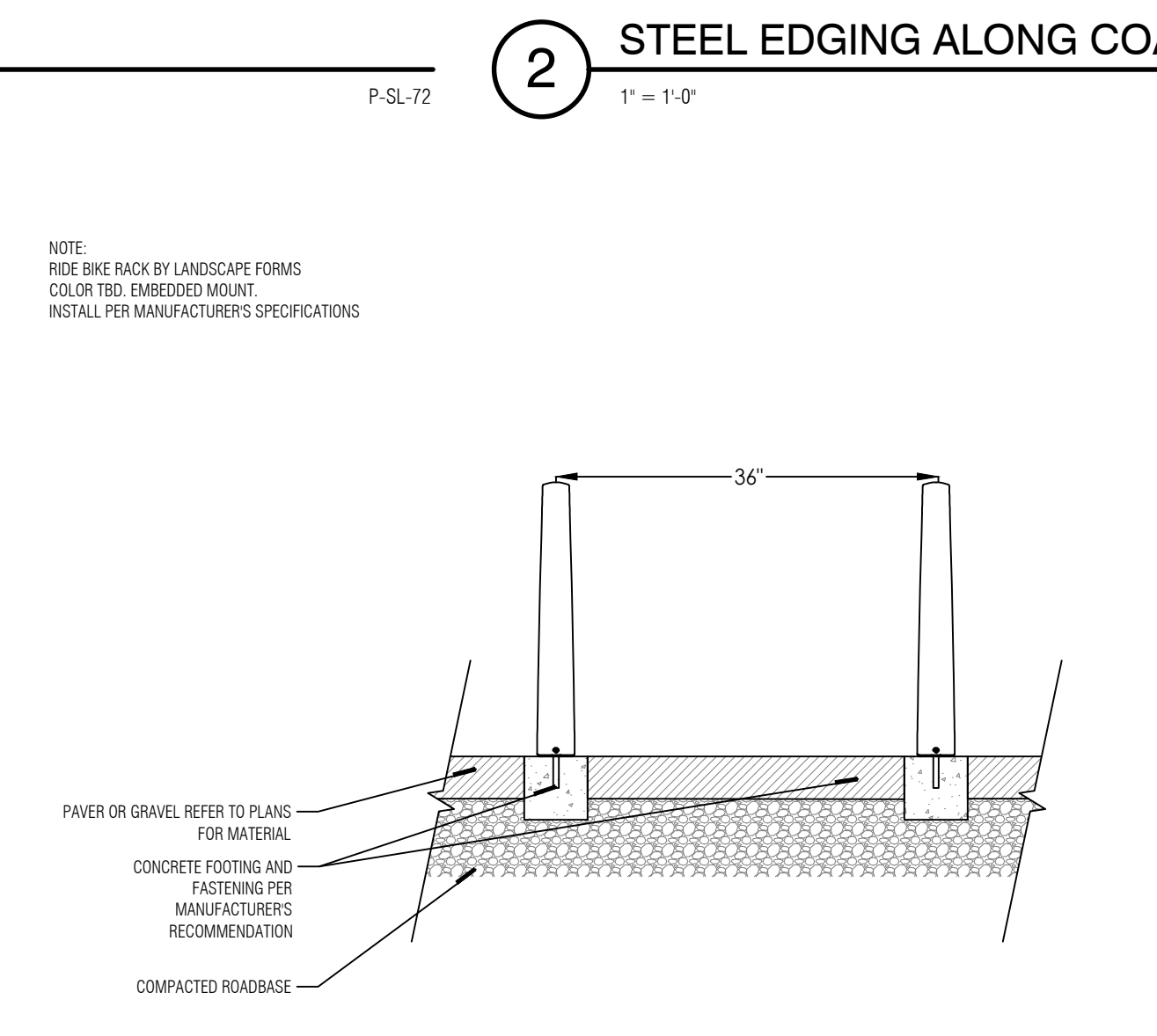
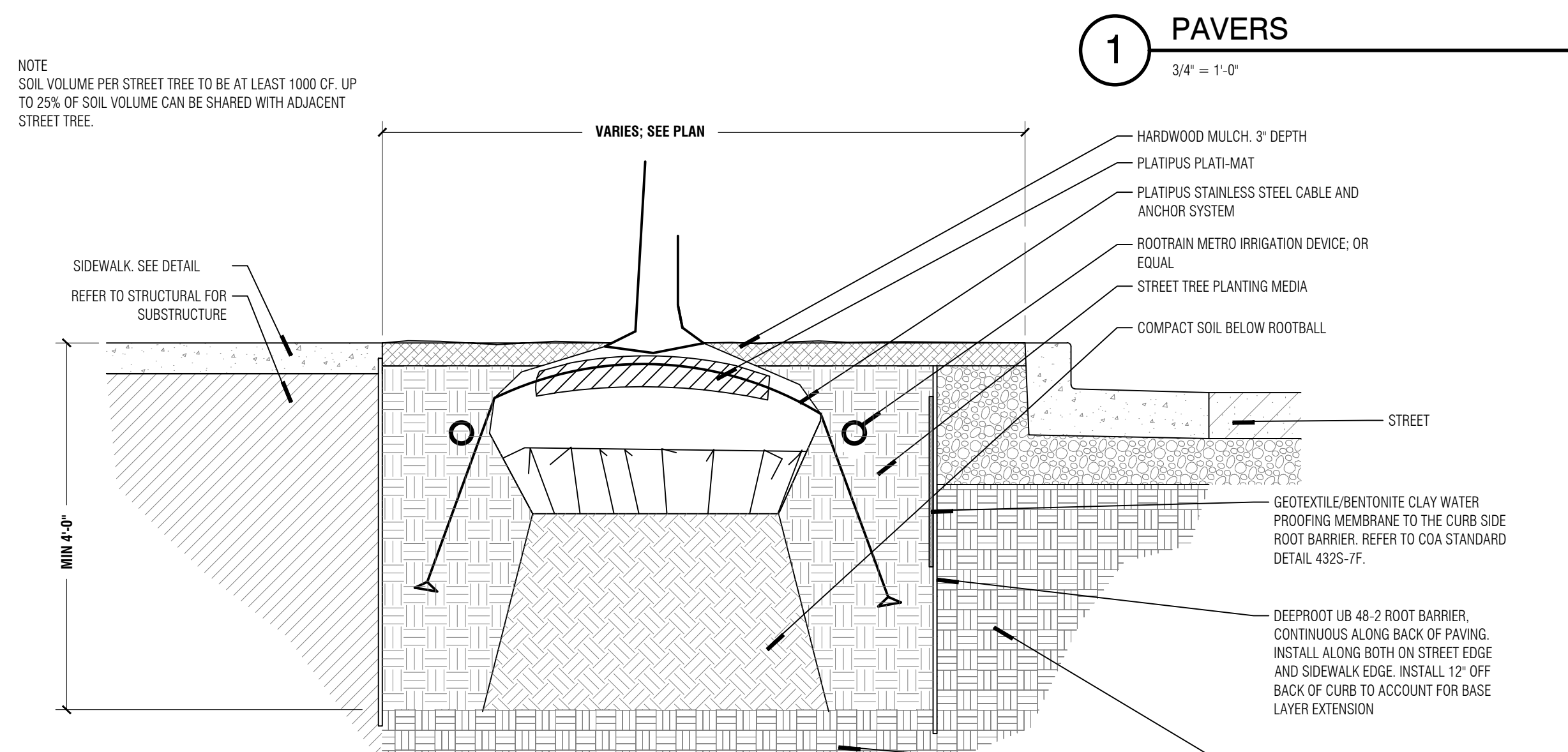
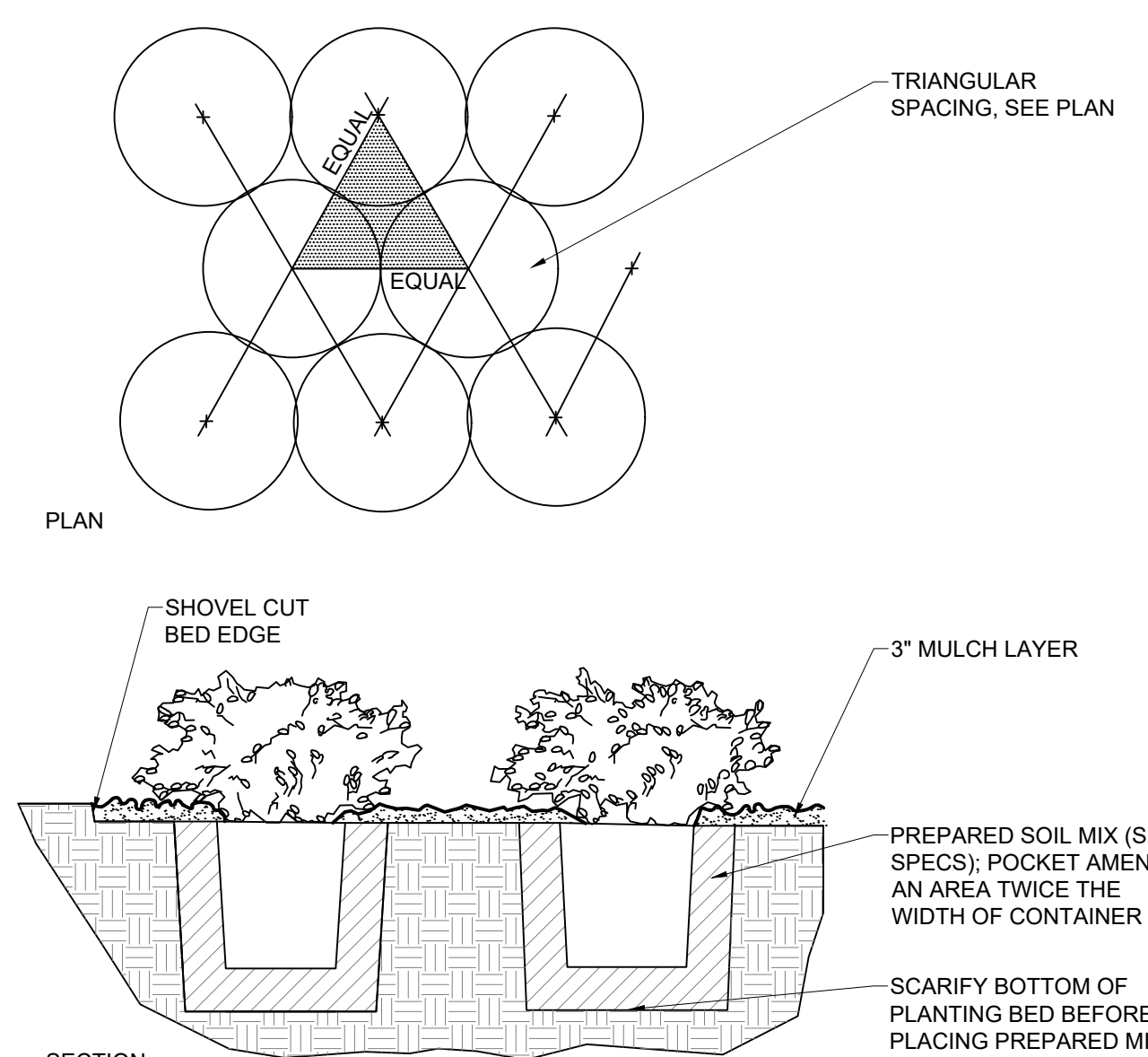
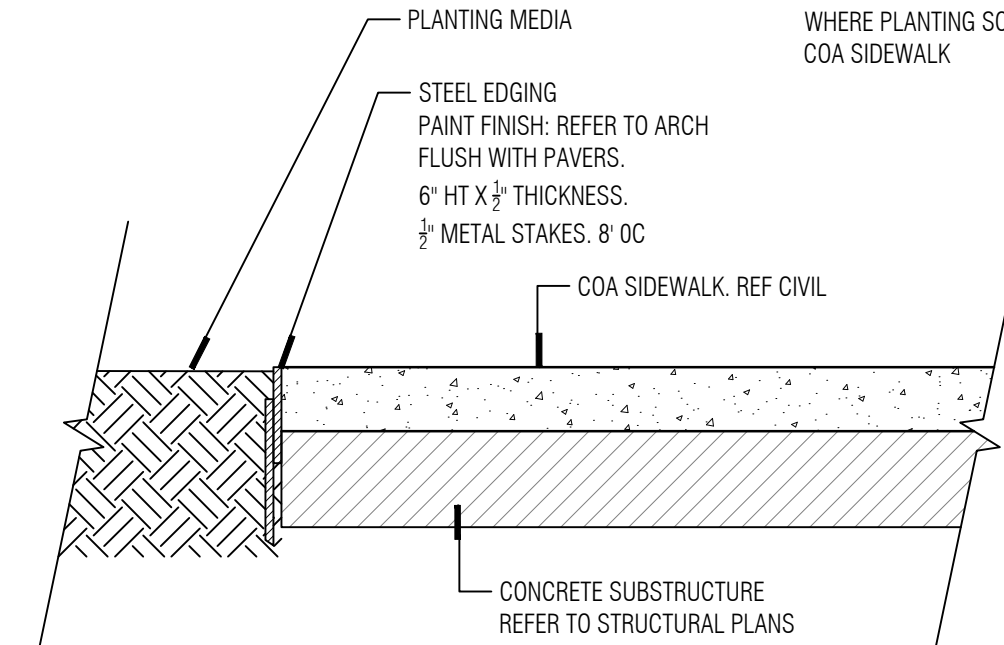
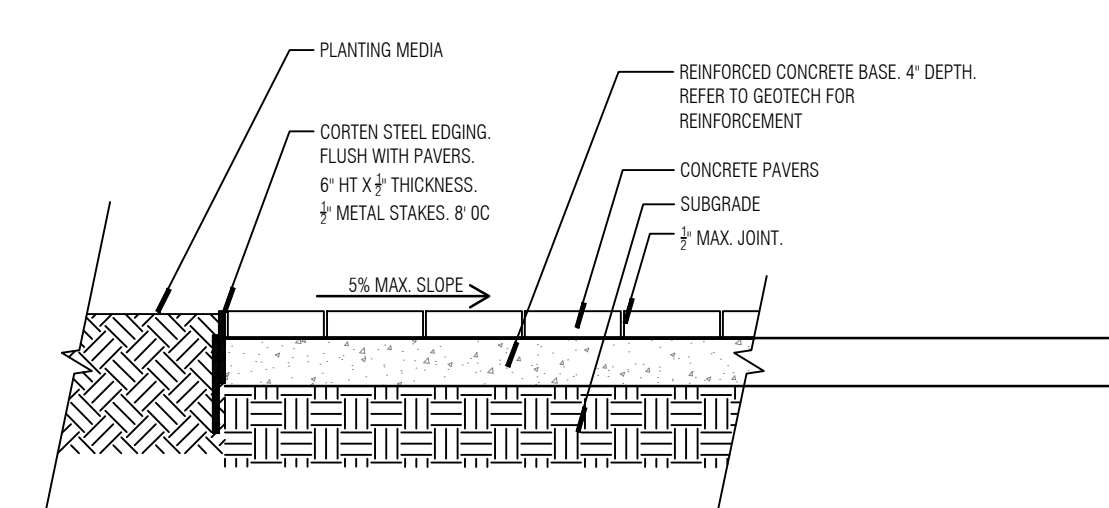
	REQUIRED	PUD REQUIRED 35% OVER COA	TOTAL REQUIRED	PROVIDED
STREET YARD				
TOTAL SITE AREA	N/A	N/A	N/A	54,886 S.F.
TOTAL STREET-YARD AREA	N/A	N/A	N/A	9,280 S.F.
STREET-YARD LANDSCAPE (20% + 35% OVER FOR PUD)	1,856 S.F.	650 S.F.	2,506 S.F.	3,112 S.F.
TREES (STREET-YARD)	9		9	
EXISTING TREE CREDIT				
2" DIA. TO 6" DIA.	0 EA. x 1 =		0	
6" DIA. OR GREATER	0 EA. x 2 =		0	
PROPOSED TREES (STREET-YARD)	9 EA.		9	

URBAN FORESTRY SUMMARY

TOTAL TREE INCHES SURVEYED	145.5
TOTAL TREE INCHES REMOVED, 8"-18" ON APPENDIX F	50
TOTAL TREE INCHES REMOVED, 8"-18" NOT ON APPENDIX F	18
TOTAL TREE INCHES REMOVED, 19'+ ON APPENDIX F	0
TOTAL TREE INCHES REMOVED, 19'+ NOT ON APPENDIX F	45
TOTAL TREE INCHES PLANTED ON SITE	53.5'

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CALIPER	SIZE	QTY	
AO	Anacacho Orchid	Bauhinia lunarioides	2" caliper	Min. 6' ht.	2	
AO-3	Anacacho Orchid	Bauhinia lunarioides	3" caliper	Min. 6' ht.	1	
BM	Bigtooth Maple	Acer grandidentatum	4" caliper	Min. 8' ht.	1	
BO	Burr Oak	Quercus macrocarpa	4" caliper	Min. 8' ht.	3	
CO-3	Chinkapin Oak	Quercus muhlenbergii	3" caliper	Min. 12' ht.	14	
CO	Chinkapin Oak	Quercus muehlenbergii	4" caliper	Min. 8' ht.	3	
Rbk	Red Buckeye	Aesculus pavia	2" caliper	Min. 6' ht.	5	
Tml	Texas Mountain Laurel	Calia secundiflora	2" caliper	Min. 6' ht.	11	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	REMARKS	SPACING	QTY
	Switchgrass	Panicum virgatum	3 gal.		36' o.c.	88



FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet ___ of ___ APPLICATION DATE: JULY 10, 2019
 FILE NUMBER: SP-2019-0297C APPROVED BY COMMISSION ON: UNDER SECTION 112.06 OF CHAPTER 252.01 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (05-31-21) CASE MANAGER: J. SUTELA
 PROJECT EXPIRATION DATE (05-31-21) DWPZ ___ DDZ ___

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: PUD
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ 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 FILING, 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.



218 S. LAMAR

TRAVIS COUNTY

OWNER
 PFLUGER WR & PFLUGER SPOUSAL
 IRREVOCABLE TRUST

DEVELOPER
 GENERAL COMMERCIAL
 PROPERTIES

LANDSCAPE COMPLIANCE PLAN



LANDSCAPE CALCULATIONS

PLAN SET	DATE	COMPLIANCE SET
	8/26/2019	COMPLIANCE SET
	2/5/2020	COMPLIANCE SET
	3/24/2020	COMPLIANCE SET
	6/03/2020	COMPLIANCE SET
	7/07/2020	COMPLIANCE SET
	11/17/2020	COMPLIANCE SET
	03/16/2021	COMPLIANCE SET

SHEET NO. 37 OF 37

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