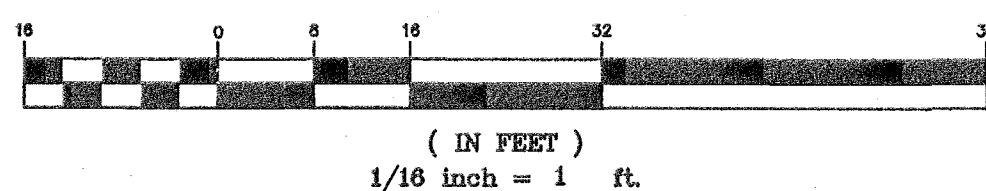




# LANDSCAPE NOTES

1. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT [WATERCONSERVATION@AUSTINTEXAS.GOV](mailto:WATERCONSERVATION@AUSTINTEXAS.GOV) OR CALL (512) 974-2199.
2. 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, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)].
4. THE CITY RESERVES THE RIGHT TO PRUNE OR REMOVE ANY VEGETATION, AT THE COST OF THE OWNER, AS DETERMINED NECESSARY FOR VISIBILITY AND EASE OF MAINTENANCE.
5. ALL INTERIOR, NON-REQUIRED, LANDSCAPE SHALL BE DESIGNED AND INSTALLED AS DESCRIBED IN THE CITY OF AUSTIN GROW GREEN NATIVE AND ADAPTED PLANT GUIDE, THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N.

## GRAPHIC SCALE



## LEGEND

① STANDARD PARKING SPACE NUMBER	PROPOSED CONCRETE WALK
② COMPACT PARKING SPACE	PROPOSED ASPHALT PAVING
③ ACCESSIBLE PARKING SPACE	PROPOSED CONTOUR
TC TOP OF CURB	MORTAR STACK ROCK WALL
BC BOTTOM OF CURB	RETAINING WALL
HP HIGH POINT	7" H. WOOD FENCE
GRD GROUND	WATER LINE
FL FLOW LINE	WASTE WATER LINE
TS TOP OF GRADE	STORM DRAIN LINE
TOP OF WALL	OVERHEAD UTILITIES
PMT PAVEMENT	DOWN GUY
MH MANHOLE	UNDERGROUND UTILITIES
CO CLEANOUT	GAS LINE
REF. DET. REFER ARCHIT. PLANS	EXISTING TREE TO REMAIN
TYP. CONC. EXIST.	EXISTING TREE TO BE REMOVED
CONC. EXIST.	SILT FENCE
NO/00/00'E (N00/00/00'E)	TEMPORARY BENCHMARK
BM BENCHMARK	TREE PROTECTION FENCE
IRON ROD FOUND	EXIST. SIGN
IRON ROD SET	EXIST. LIGHT POLE
COTTON GIN BOLT	DOWNPOUTS
PROPERTY LINE	HAND RAILS
LIMITS OF CONSTRUCTION	TRAFFIC GUARD RAIL
EXISTING SPOT ELEVATION	FIRE LANE DESIGNATION
PROPOSED SPOT ELEVATION	ACCESSIBLE ROUTE
EXISTING CONTOUR	UNDERGROUND ELECTRIC
BOP BOTTOM OF POND	

## SITE PLAN RELEASE

FILE NUMBER: SP-2019-0056C EXPIRATION DATE: 3-13-23  
CASE MANAGER: RENEE JOHNS APPLICATION DATE: 02/12/2019  
REVIEWED FOR GENERAL COMPLIANCE ON: 3-13-20  
APPROVED BY PLANNING COMMISSION ON: 3-13-20  
APPROVED BY CITY COUNCIL ON: 3-13-20  
Under Section 112. of Chapter 28-9 of Austin City Code.  
Director, Development Services Department  
RELEASED FOR: General Compliance: Zoning: PUD & CS-H  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR COMPLIANCE BY CITY ENGINEERS.

## BIOFILTRATION PLANTING REQUIRED TABLE (E.C.M. 16.7.A)

BASIN	1 GAL. REQUIRED	CONTAINER PLANTS PROVIDED*	1 GAL. TOTAL
FILTRATION BASIN A @ SURFACE AREA ELEVATION = 907 S.F. 20% CONTAINERIZED	181	34 0 30 19 0	372
FILTRATION BASIN B @ SURFACE AREA ELEVATION = 1,582 S.F. 20% CONTAINERIZED	316	0 645 54 44 46	487

\* PER TABLE E.C.M. 1.6.7.C-1 PLANT SIZE EQUIVALENTS  
ONE 5 GAL. POT = FOUR - 1 GALLON POT  
ONE 2-3 GAL. POT = TWO - 1 GALLON POT  
ONE 1 GAL. POT = ONE - 1 GALLON POT  
FOUR - 4" POT = ONE - 1 GALLON POT  
TWO PIECES SOD = ONE - 1 GALLON POT

## INNOVATIVE STORMWATER MANAGEMENT NOTES

1. INNOVATIVE STORMWATER MANAGEMENT AREA TO RECEIVE SUPPLEMENTAL IRRIGATION FROM ROOF DRAINS.
2. TOTAL INNOVATIVE STORMWATER MANAGEMENT AREA = 3,439 S.F.

## TREE SYMBOL LEGEND

P/R	= PARKING TREE	P/R	= PARKING/REPLACEMENT TREE
S/R	= STREET YARD/REPLACEMENT TREE	S/R	= STREET YARD/REPLACEMENT TREE
B/R	= BUFFER/REPLACEMENT TREE	B/R	= BUFFER/REPLACEMENT TREE
S/P/R	= STREET YARD/PARKING/REPLACEMENT TREE	S/P/R	= STREET YARD/PARKING/REPLACEMENT TREE

NOTE:  
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 12337, AUSTIN, TEXAS 78711-2337 OR 333 GUADALUPE, SUITE 2-350, AUSTIN, TEXAS 78701-3942, (512) 305-9000, HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS LANDSCAPE ARCHITECTS IN TEXAS.

NOTE:  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF CONSORT, INC., 3600 BEE CAVE RD., SUITE 100, AUSTIN, TEXAS 78746. THIS ELECTRONIC DOCUMENT IS RELEASED FOR THE PURPOSES OF REFERENCE, COORDINATION, AND/OR FACILITY MANAGEMENT UNDER THE AUTHORITY OF ENRIQUE G. SERNA #2572 ON 12/09/2019. ANY MODIFICATIONS TO THIS DRAWING SHALL BE IN COMPLIANCE WITH THE TEXAS BOARD OF ARCHITECTURAL EXAMINER'S RULES.

I, ENRIQUE G. SERNA, A PROFESSIONAL LANDSCAPE ARCHITECT, DO HEREBY CERTIFY THAT THESE PLANS SATISFY THE REQUIREMENTS OF CHAPTER 25-2, ARTICLE 9 OF THE AUSTIN CITY CODE.  
DATE 02/28/20

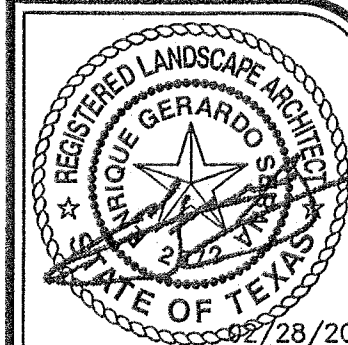
## ATTENTION

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) AT (800/344-8377) AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

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

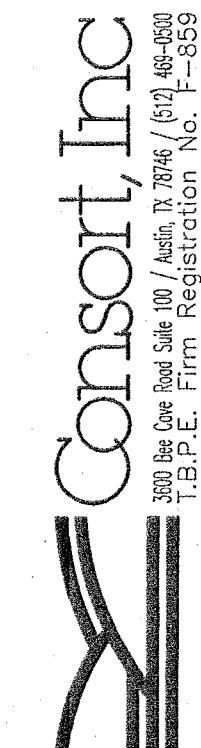
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NEW YORK, NY 10012

RIVERSIDE AND LAMAR MIXED-USE  
1211 WEST RIVERSIDE BLVD.

LANDSCAPE PLAN



JOB NO.: 1559-001  
DRAWN BY: 3-13-23  
SCALE: 1/16"=1'-0"  
DATE: 02/28/20  
FILE:  
XREF:  
REV./CORR:

SHEET  
28  
of  
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