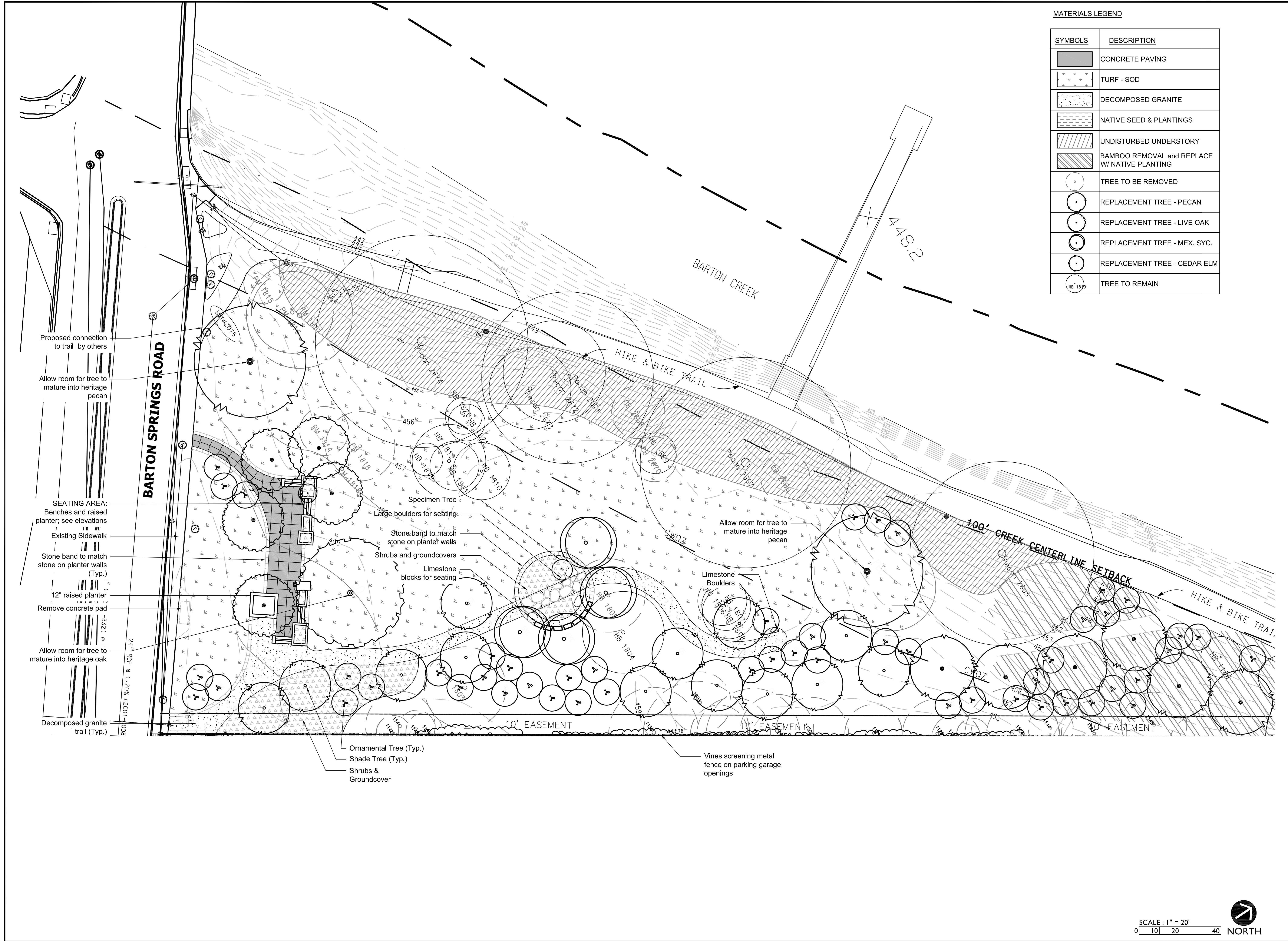




Butler Shores Park

Schematic Design Plan



MATERIALS LEGEND	
SYMBOLS	DESCRIPTION
	CONCRETE PAVING
	TURF - SOD
	DECOMPOSED GRANITE
	NATIVE SEED & PLANTINGS
	UNDISTURBED UNDERSTORY
	BAMBOO REMOVAL and REPLACE W/ NATIVE PLANTING
	TREE TO BE REMOVED
	REPLACEMENT TREE - PECAN
	REPLACEMENT TREE - LIVE OAK
	REPLACEMENT TREE - MEX. SYNC.
	REPLACEMENT TREE - CEDAR ELM
	TREE TO REMAIN

Butler Shores at Town Lake
Metropolitan Park
200 S. Lamar
Austin, TX 78704

ISSUED	REVISIONS
8/2/12	▲
10/30/2012	▲

PROJECT NO.: 123852
FILE: L:\2012\123852\CD\Xref\Titleblock.dwg
REF: L:\2012\123852\DD\Butler Shores
DRW: DB, CM
RVW: BA, PS

PLAN

03/20/13

L-1
1 of 2

LANDSCAPE MAINTENANCE REQUIREMENTS

1. The Owner shall be responsible for
- a. Continuously maintaining the required landscaping in accordance with LDC 25-2-984.
 - b. The regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging mulching or other needed maintenance, in accordance with generally accepted horticulture practice; and
 - c. The repair or replacement of required landscape structures (walls, fences, and the like) to a structurally sound condition.
 - d. The regular maintenance, repair, or replacement, where necessary, of any screening or buffering required by the Land Development Code.
2. If the owner receives notification from the Watershed Protection and Development Review Department that plants on a site are dead, diseased, or severely damaged, the owner shall
- a. remove the plants not later than the 60th day after notification;and
 - b. replace the plants within six months after notification, or by the next planting season, whichever comes first.
3. Replacement plants must be the same size and species as shown on the approved landscape plan or must be equivalent in terms of quality and size. Such replacement will not be considered an amendment to the approved plan.
- SOIL CONDITIONING AND MULCHING
- 1. A minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
 - 2. Non-porous material such as sheet plastic shall not be placed under the mulch.
 - 3. A minimum of 4" permeable soil, native or imported, shall be required for turf and landscaped areas.
- PROTECTION OF LANDSCAPE AREAS
- 1. ALL landscape areas adjacent to vehicular use areas shall be protected with concrete curbs a minimum of six (6) inches in height, or equivalent barriers. If a standard 6" curb and gutter are not provided for all vehicular use areas and adjacent landscape areas, comply with ECM, Section 247 "Protection of Landscape Areas"

LANDSCAPE PLANTING NOTES

1. EXISTING CONDITIONS: The Landscape Contractor shall be responsible for visiting the site prior to submitting Bid Proposal to become familiar with all conditions affecting the proposed work. The Landscape Contractor shall identify and review all underground utility locations prior to commencing work, shall exercise extreme caution when working close to utilities, and shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation.
2. EXISTING TREES: Existing trees and shrubs shall be protected during construction. Larger trees are shown on drawings. Prior to commencing work, review with Owner's Representative the trees and shrubs to be protected.
3. LAYOUT, GRADING AND TOPSOIL: The Contractor shall be responsible for transporting and placing topsoil as needed to provide minimum 4" depth topsoil for seed and sod areas. On-site topsoil shall be analyzed per the Specifications and will be re-used if the results of the analysis are acceptable to the Owner's Representative. Imported topsoil shall be 'chocolate' loam topsoil, refer to Specifications. The Landscape Architect, Contractor and Owner shall review and approve the extent of the work prior to commencement of installation topsoil, seed, and sod. All areas shall be fine graded to achieve positive drainage without puddles or standing water.
4. WEED CONTROL : Prior to preparing seeded areas and plant beds, eradicate all weeds, briars and vines per the approved integrated Pest Management Plan.
5. MULCH: Following planting, mulch "fully-prepared" beds and basins of pit-planted shrubs and trees with a 3" layer of shredded hardwood mulch.
6. PLANTS: All plants shall be nursery grown, Grade 1 plants meeting Nurseryman Association Standards, typical in shape and size for species. Plants shall not be root-bound nor loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size. Plants shall be installed to present their best side facing the viewer. Use total quantities of plants indicated; adjust spacing as needed to evenly fill beds. Owner's representative shall have final approval of plant material layout.
7. WARRANTY: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.
8. EROSION CONTROL: Contractor shall be responsible for erosion control of sloped areas.
9. TREE PRUNING: Review extent of pruning with OWNER prior to proceeding. All pruning shall be performed by an experienced tree service firm with a ISA certified arborist. on site during the tree pruning. If pruning occurs, remove all the debris offsite or chip and spread in areas approved by the owner's representative.

PLANT LIST					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
7	LO	Quercus virginiana	Live Oak	6" cal.	
10	PEC	Carya illinoensis	Pecan	2.5" cal.	
	BO	Quercus macrocarpa	Bur Oak	3" cal.	
4	MS	Plantanus mexicana	Mexican Sycamore	3" cal.	
13	CE	Ulmus crassifolia	Cedar Elm	3" cal.	
	AO	Bauhinia lunaroides	Anacacho Orchid Tree	2" cal.	
	TRB	Cercis canadensis var. 'texensis'	Texas Redbud	2" cal.	
	DW	Chilopsis linearis	Desert Willow	2" cal.	Multi-trunk
	CM-M	Lagerstroemia indica	Crape Myrtle 'Natchez'	2" cal.	Multi-trunk
	MP	Prunus mexicana	Mexican Plum	2" cal.	
	ML	Sophora secundiflora	Texas Mountain Laurel	2" cal.	
	BB	Buddleia davidii	Butterfly Bush	#5	
	TS	Leucophyllum frutescens	Texas Sage	#5	
	RM	Roosmarinus officinalis var. prostrata	Trailing Rosemary	#5	
	RY	Hesperaloe parviflora	Red Yucca	#5	
	ISO	Chasmanthium latifolium	Inland Sea Oats	#3	
	GM	Muhlenbergia capillaris	Gulf Muhly	#3	
	BM	Muhlenbergia lindheimeri	Big Muhly	#5	
	PC	Echinacea purpurea	Purple Coneflower	#1	
	LAN-T	Lantana montevidensis	Trailing Lantana	#1	
	GCP	Penstemon tenuis	Gulf Coast Penstemon	#1	
	AS-R	Salvia greggii	Red Autumn Sage	#1	
	HY	Tetraneruis scaposa	Hymenoxis	#1	
	TV	Campsis radicans	Trumpet Vine	#1	
	SOD	Cynodon dactylon 'Tif 419'	Bermuda 'Tif 419'	sf	
	SEED	Native Seed Mix	609	sf	

IRRIGATION NOTES

The irrigation system shall be designed by a Texas licensed irrigation contractor. The Landscape Architect shall review the design prior to installation. The system shall comply with the following City of Austin criteria:

Environmental Criteria Manual

APPENDIX O:
LANDSCAPE/IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

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:

1. A new commercial and multi-family irrigation system must be designed and installed so that:

(a) there is not direct overspray onto 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:

(a) a chart containing zone numbers, precipitation rate, and gallons per minute; and

(b) 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.

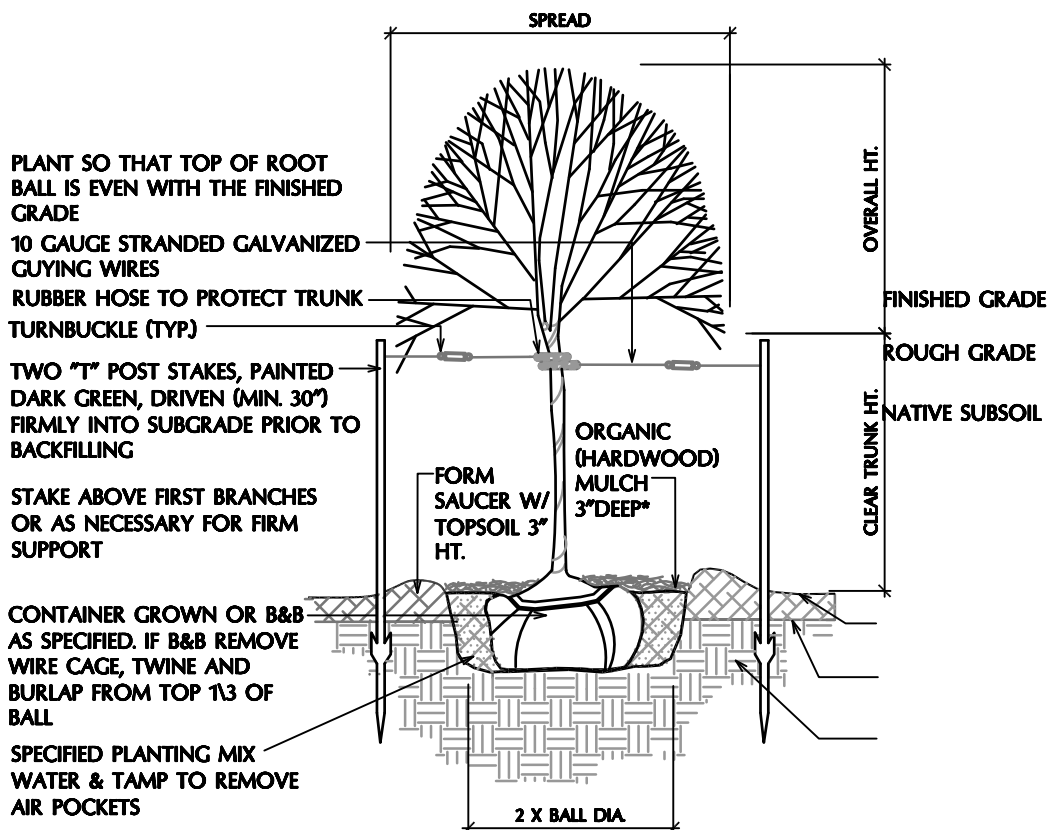
ZILKER LOFTS TREE LIST

1101	PECAN 29IN
1102	HACKBERRY 18IN
1103	CHINABERRY 9IN
1104	HACKBERRY 20IN(DEAD)
1105	HACKBERRY 10IN
1106	HACKBERRY 18IN
1107	CHINABERRY 9IN8IN7IN
1108	CHINABERRY 9IN7IN(DAMAGED)
1110	CHINABERRY 7IN
1112	AMERICAN ELM 20IN
1114	HACKBERRY 14IN
1115	HACKBERRY 14IN12IN
1116	CHINABERRY 8IN
1117	CHINABERRY 8IN
1118	CHINABERRY 9IN
1119	HACKBERRY 12IN
1120	CHINABERRY 9IN
1122	AMERICAN ELM 12IN5IN
1124	HACKBERRY 18IN
1125	HACKBERRY 16IN14IN
1126	ELM 8IN
1127	HACKBERRY 12IN
1128	HACKBERRY 14IN6IN(DEAD)
1132	HACKBERRY 14IN16IN(DAMAGED)
1133	HACKBERRY 18IN
1134	HACKBERRY 14IN(DEAD)
1135	HACKBERRY 26IN
1142	PAPER MULBERRY 5IN4IN3IN
1143	CHINABERRY 8IN
1159	PALM TREE 14IN
1160	PECAN 14IN
1166	PECAN 17IN
1167	PECAN 25IN
2665	PECAN 45IN

BUTLER SHORES TREE LIST

1123	HACKBERRY 16IN
1129	HACKBERRY 12IN(DAMAGED)
1130	HACKBERRY 14IN8IN(DAMAGED)
1131	HACKBERRY 14IN8IN(DAMAGED)
1136	HACKBERRY 22IN
1139	PAPER MULBERRY 9IN
1140	PAPER MULBERRY 9IN
1141	PAPER MULBERRY 9IN8IN4IN
1144	AMERICAN ELM 8IN6IN
1145	AMERICAN ELM 16IN
1173	PINE 12IN
1174	CHINABERRY 8IN8IN9IN
1175	HACKBERRY 7IN8IN
1176	UNKNOWN 15IN
1177	HACKBERRY 9IN
1178	HACKBERRY 9IN
1179	HACKBERRY 11IN
1180	HACKBERRY 14IN
1181	PECAN 13IN
1182	PECAN 17IN
1185	BOXELDER 10IN
1186	HACKBERRY 10IN
1803	PECAN 20IN (HEAVY DAMAGE)
1804	HACKBERRY 20IN
1805	HACKBERRY 18IN (GONE)
1806	HACKBERRY 12IN
1807	HACKBERRY 12IN
1808	HACKBERRY 13IN
1810	HACKBERRY 14IN
1811	HACKBERRY 12IN
1812	HACKBERRY 18IN
1814	PAPER MULBERRY 12IN
1815	PAPER MULBERRY 10IN
1816	PAPER MULBERRY 20IN
1817	PAPER MULBERRY 18IN16IN
1818	PAPER MULBERRY 12IN5IN5IN
1819	HACKBERRY 8IN
1820	HACKBERRY 9IN
1821	HACKBERRY 9IN
2666	CHINABERRY 12IN
2667	PECAN 38IN 27IN
2668	CHINABERRY 13IN
2669	HACKBERRY 10IN
2670	CHINABERRY 11IN
2671	PECAN 42IN
2672	PECAN 25IN
2673	PECAN 20IN
2674	PECAN 52IN SICK
2675	AMERICAN ELM 39IN
2676	SOAPBERRY 6IN8IN10IN

- NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. SAUCERS TO BE CIRCULAR IN SHAPE AND CONSISTENT IN SIZE SLOPE SIDES TO GENTLE, UNIFORM PROFILE.
 3. FOR STREET TREES, ALIGN STAKES PARALLEL TO CURB. STAKES FOR OTHER TREES TO BE ALIGNED IN DIRECTION OF PREVALENT WINDS.



TREE PLANTING

LANDSCAPE CALCULATIONS PER P.A.R.D. AGREEMENT EFFECTIVE MARCH 2008

	Required	Provided
STREET YARD	N/A	N/A
PARKING ISLANDS, MEDIANS, OR PENINSULAS		
Non Street Yard		
BUFFERING REQUIREMENTS		
New parking is not visible from any public street.	N/A	N/A

TREE REPLACEMENT CALCULATIONS

The removal and replacement for the Butler Shores at Town Lake Metropolitan Park is occurring under the separate project permits:

ZILKER PARK LOFTS-SITE PLAN #SPC

PARK LAND - BUTLER SHORES AT TOWN LAKE METROPOLITAN PARK IMPROVEMENTS-SITE PLAN # SPC-

TREE REPLACEMENT CALCULATIONS - ZILKER PARK LOFTS

Trees listed below are removed per the Zilker Park Lofts and mitigated per Butler Shores at Town Lake Metropolitan Park.

TREE DESCRIPTION	CALIPER INCHES	REPLACEMENT VALUE	REQUIRED REPLACEMENT
Class I- Pecan & Elm, Protected inches removed	52cal. in. @ 100%	=	52 cal. in.
Class I- Pecan & Elm, Non Protected inches removed	22cal. in. @ 50%	=	11 cal. in.
Class IV- Hackberry, Non Protected inches removed	186 cal. in. @ 50%	=	93 cal. in.
Total for ZILKER PARK LOFTS			156 cal. in.

See BUTLER SHORES TREE LIST for trees removed.

MITIGATION FOR TREES REMOVED 12 trees @ 4" cal. = 48" on ZILKER PARK LOFTS SITE

TREE REPLACEMENT CALCULATIONS - BUTLER SHORES PARKLAND

Trees listed below are removed per Butler Shores at Town Lake Metropolitan Park and mitigated per the Zilker Park Lofts.

TREE DESCRIPTION	CALIPER INCHES	REPLACEMENT VALUE	REQUIRED REPLACEMENT
Class I- Elm, Non Protected inches removed	11 cal. in. @ 50%	=	5.5 cal. in.
Class IV- Hackberry, Non Protected inches removed	85 cal. in. @ 50%	=	42.5 cal. in.
Total for BUTLER SHORES PARKLAND			48 cal. in.

See See ZILKER PARK LOFTS TREE LIST for trees removed.

MITIGATION FOR TREES REMOVED 7 trees @ 6" cal. = 42"
17 trees @ 3" cal. = 51"
10 trees @ 2.5" cal. = 25"
24 trees @ 2" cal. = 48"

Total = 166 cal. on BUTLER SHORES PARKLAND

TOTAL MITIGATION REQUIRED FOR ZILKER PARK LOFTS and BUTLER SHORES PARKLAND = 204 cal. in.

TOTAL MITIGATION PROVIDED FOR ZILKER PARK LOFTS and BUTLER SHORES PARKLAND = 214 cal. in.

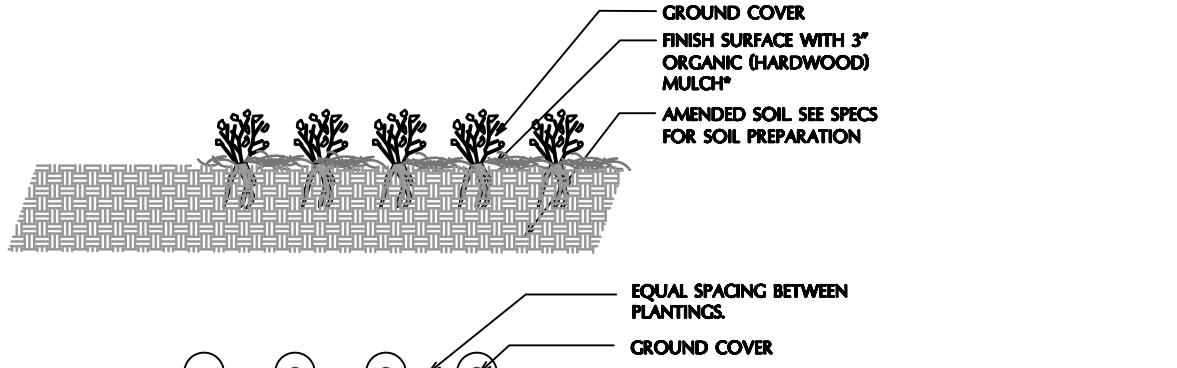
LANDSCAPE CALCULATIONS PER UPDATED BUTLER SHORES PARK PLAN

TREE REPLACEMENT CALCULATIONS

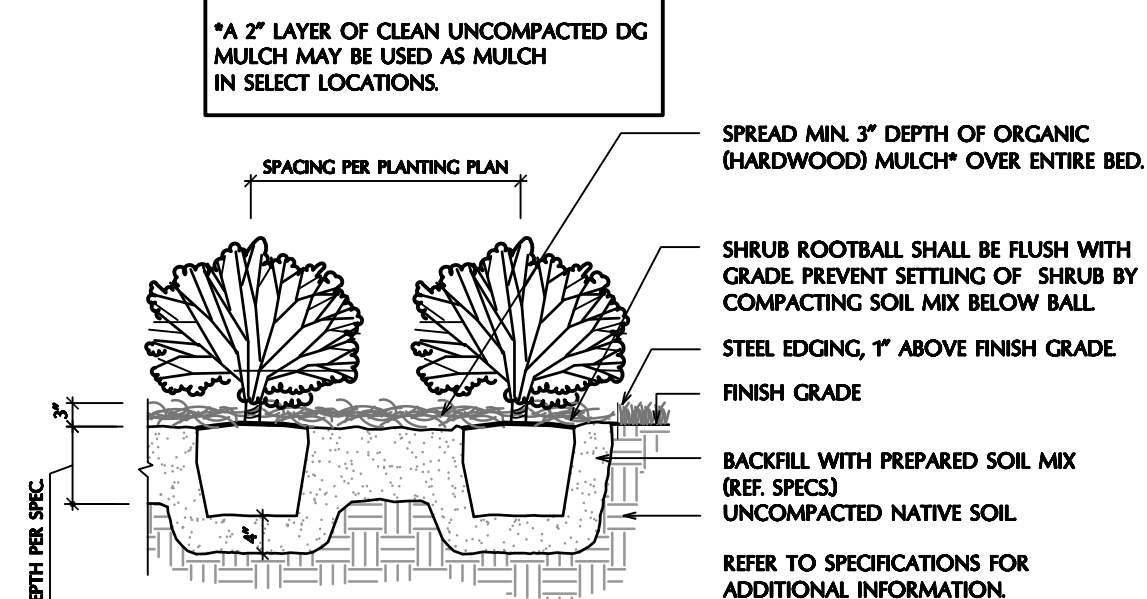
TREE REPLACEMENT CALCULATIONS - BUTLER SHORES PARKLAND

TREE DESCRIPTION	CALIPER INCHES	REPLACEMENT VALUE	REQUIRED REPLACEMENT
Non Native, Invasive Species removed by permit not mitigated	118 cal. in. @ 0%	=	0 cal. in.
Total for BUTLER SHORES PARKLAND			0 cal. in.

See BUTLER SHORES TREE LIST for trees removed.



GROUND COVER



SHRUB BED PLANTING

SCALE: 1" = 20'

0 10 20 40



NORTH

Butler Shores at Town Lake
Metropolitan Park

200 S. Lamar
Austin, TX 78704

ISSUED	REVISIONS
8/2/12	1
10/30/2012	2

PROJECT NO.: 123852
FILE: L:\2012\123852\CD\Draws\Titleblock.dwg
REF: L:\2012\123852\DD\Butler Shores
DRW: DB, CM
RVW: BA, PS

PLANTING
NOTES
AND
DETAILS

08/01/12

L-2
2 of 2