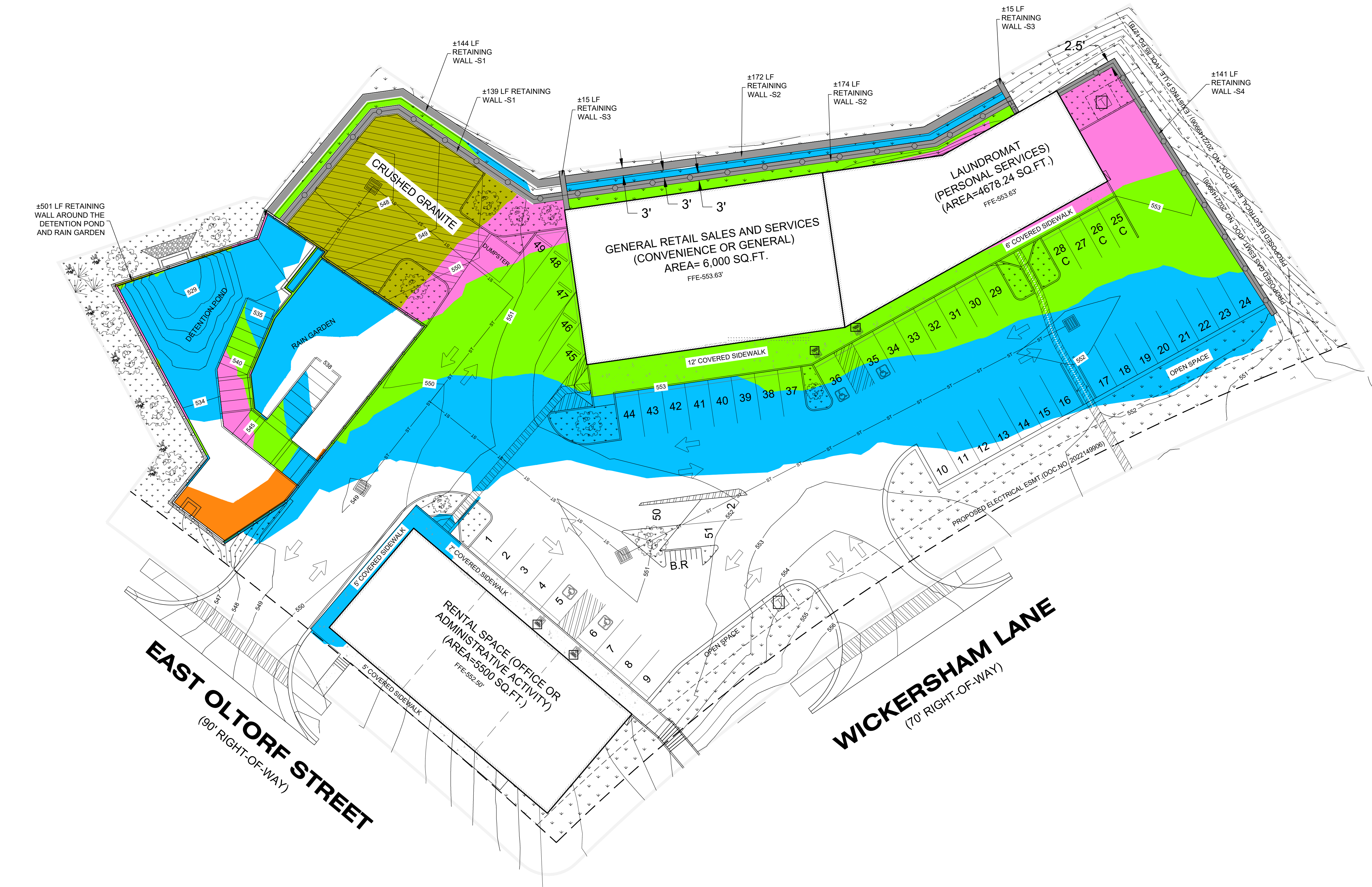


LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0		0.01
2	4.0	8.0		0.43
3	8.0	12.0		0.26
4	12.0	16.0		0.07
5	16.0	20.5		0.08

RETAINING WALL LENGTH		
NUMBER	WALL TYPE	LENGTH (FT.)
1	RETAINING WALL-S1	283
2	RETAINING WALL-S2	346
3	RETAINING WALL-S3	30
4	RETAINING WALL-S4	141
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501
TOTAL LENGTH OF RETAINING WALLS		1,301



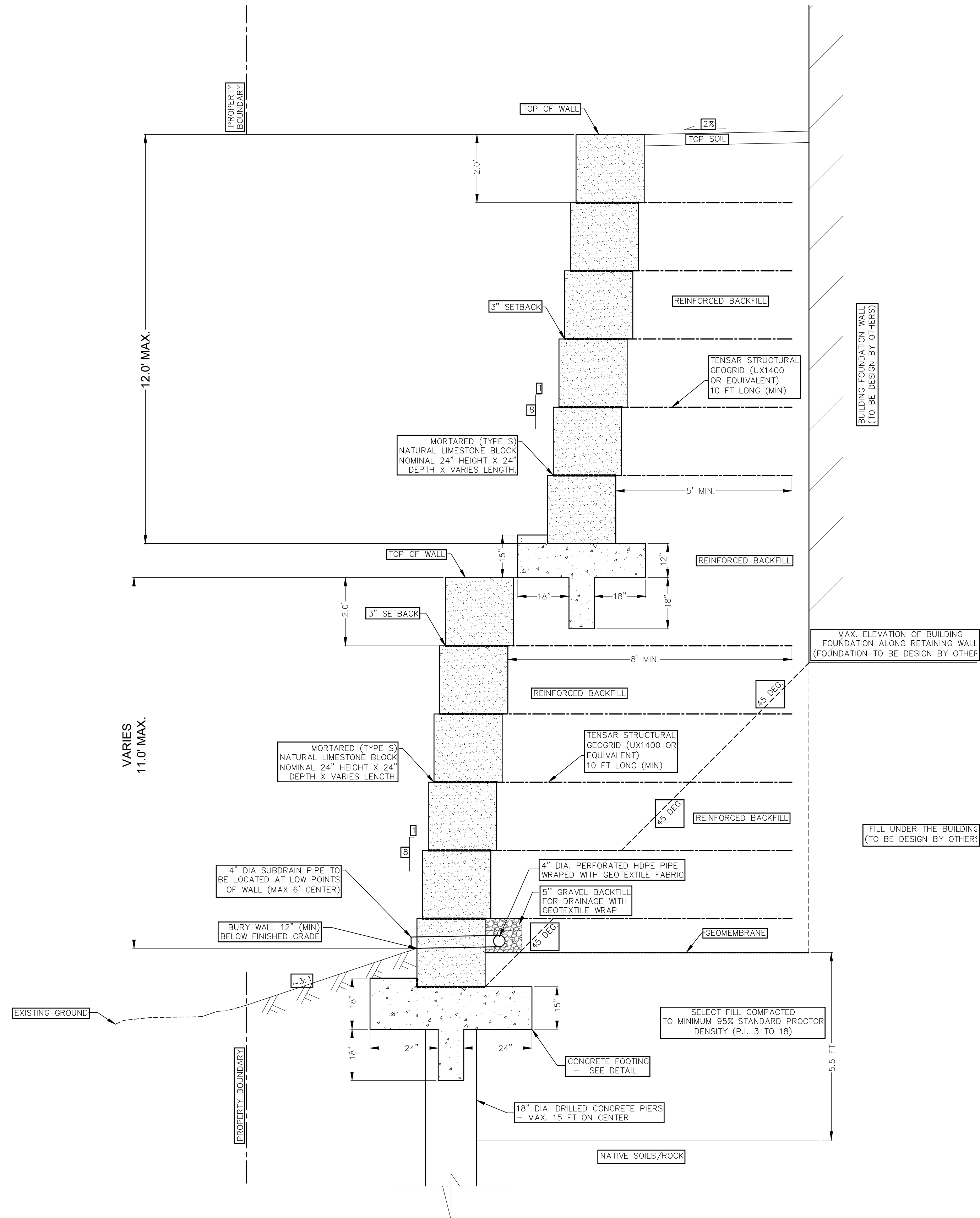
CUT/FILL EXHIBIT



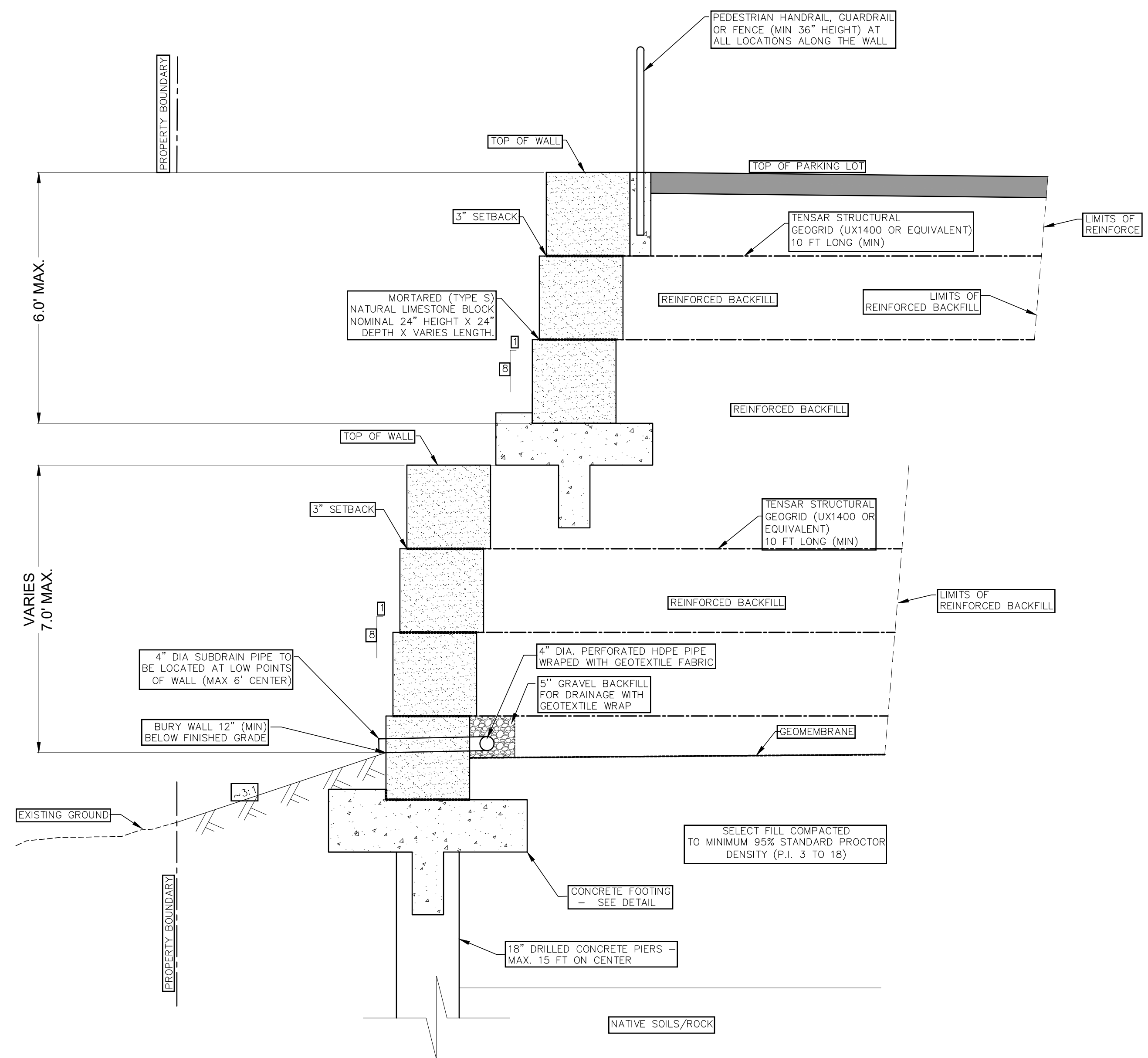
SAXON
LOOMIS

CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.



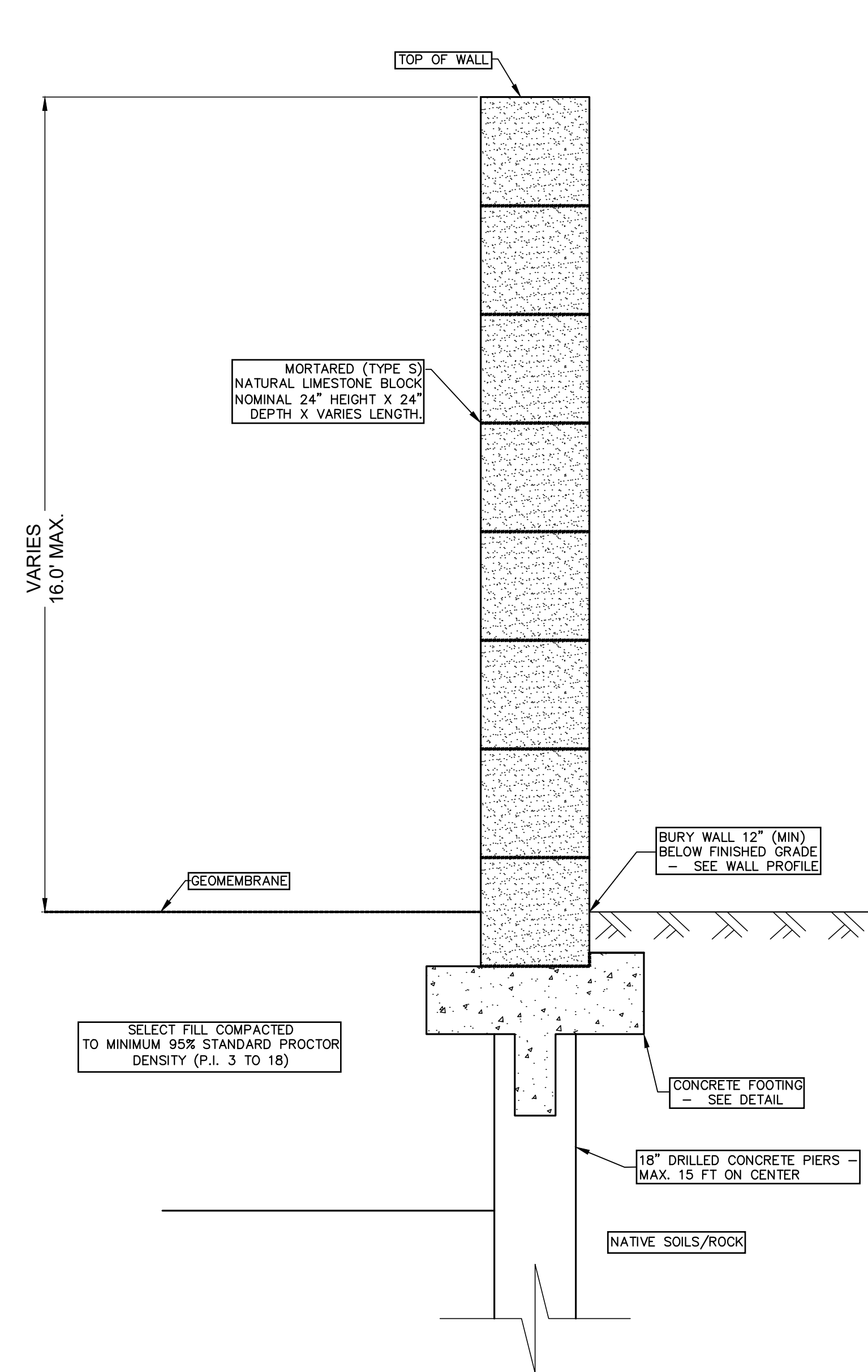
RETAINING WALL - S1
TYPICAL
1"=2'



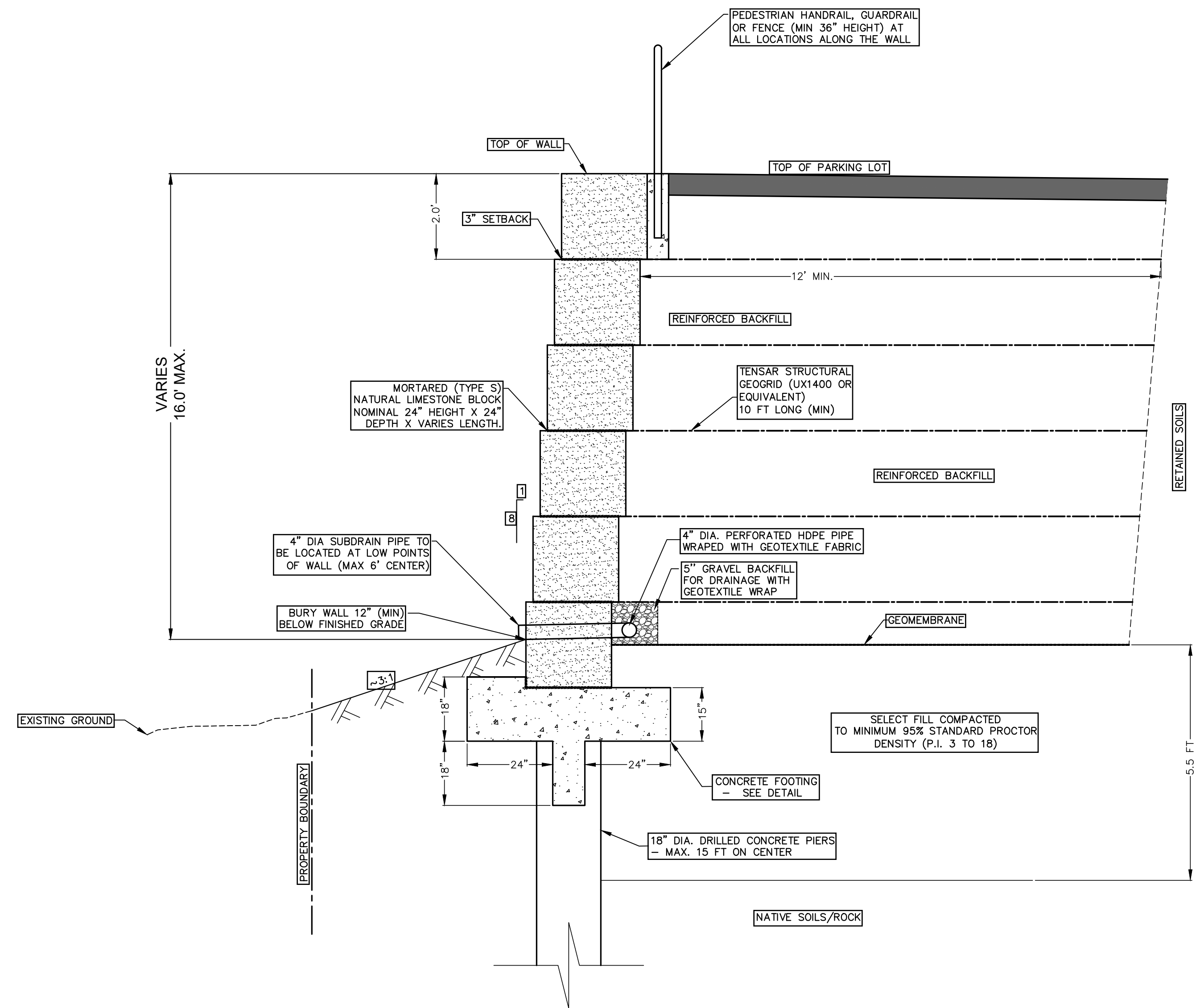
RETAINING WALL - S2
TYPICAL
1"=2'

RETAINING WALL PROFILES 1 OF 2

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RETAINING WALL - S3
TYPICAL
1"=2'

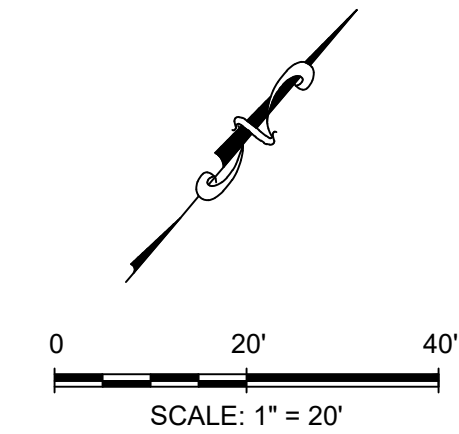


RETAINING WALL - S4
TYPICAL
1"=2'

RETAINING WALL PROFILES 2 OF 2

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CONSULTING GROUP

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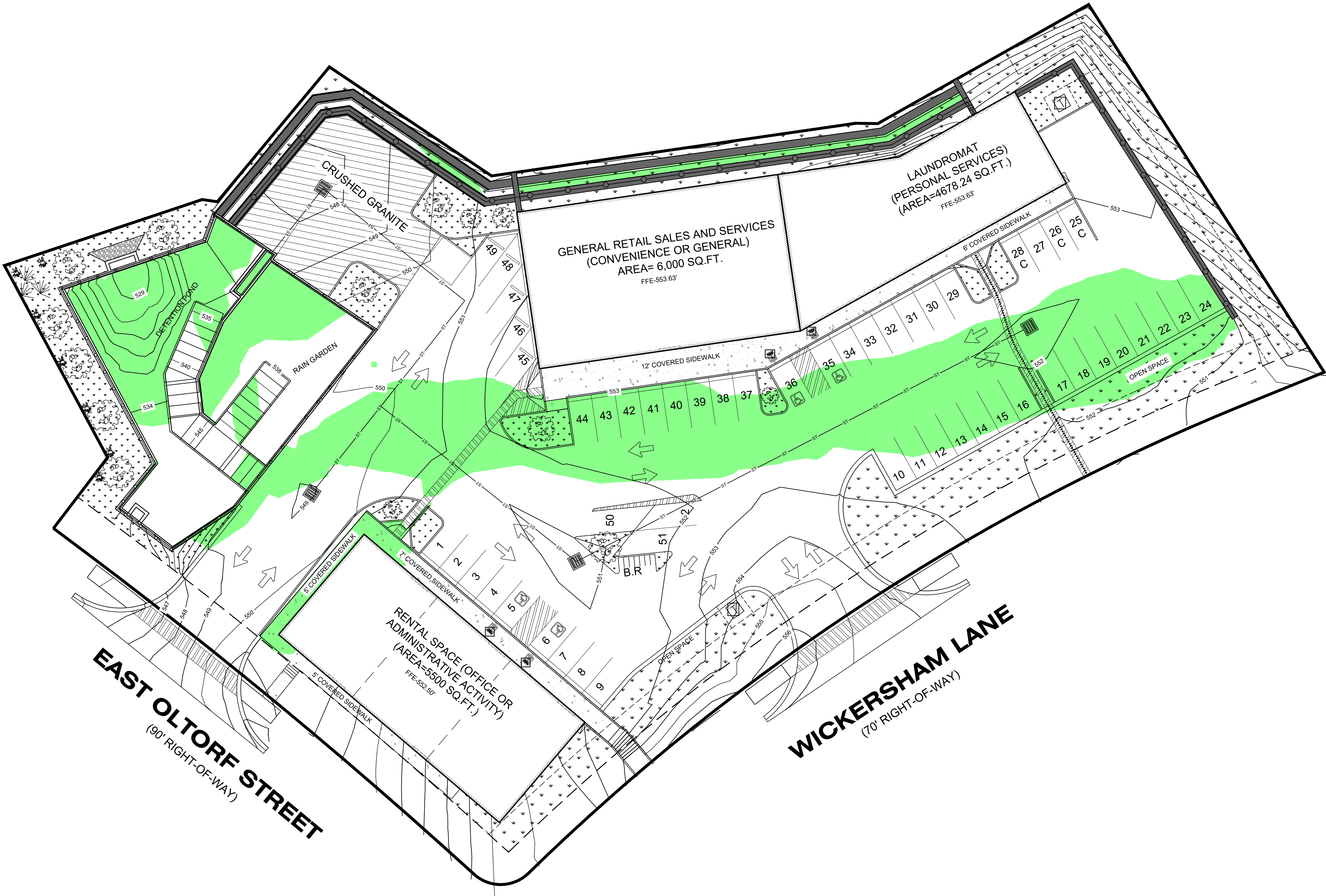


LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

FILL DEPTHS FROM 4 TO 8 FEET
(AREA= 18,731 SQ.FT)

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (SQ.FT)
1	4.0	8.0		18,731.00



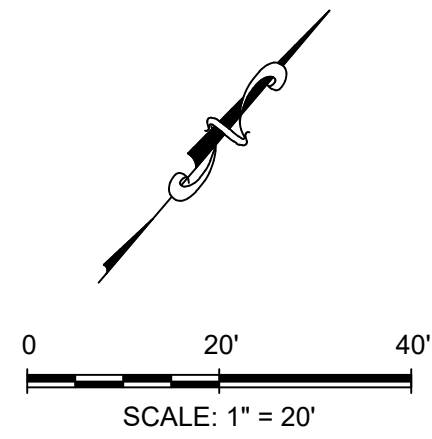
FILL DEPTHS FROM
4 TO 8 FEET



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LOOMIS
CONSULTING GROUP

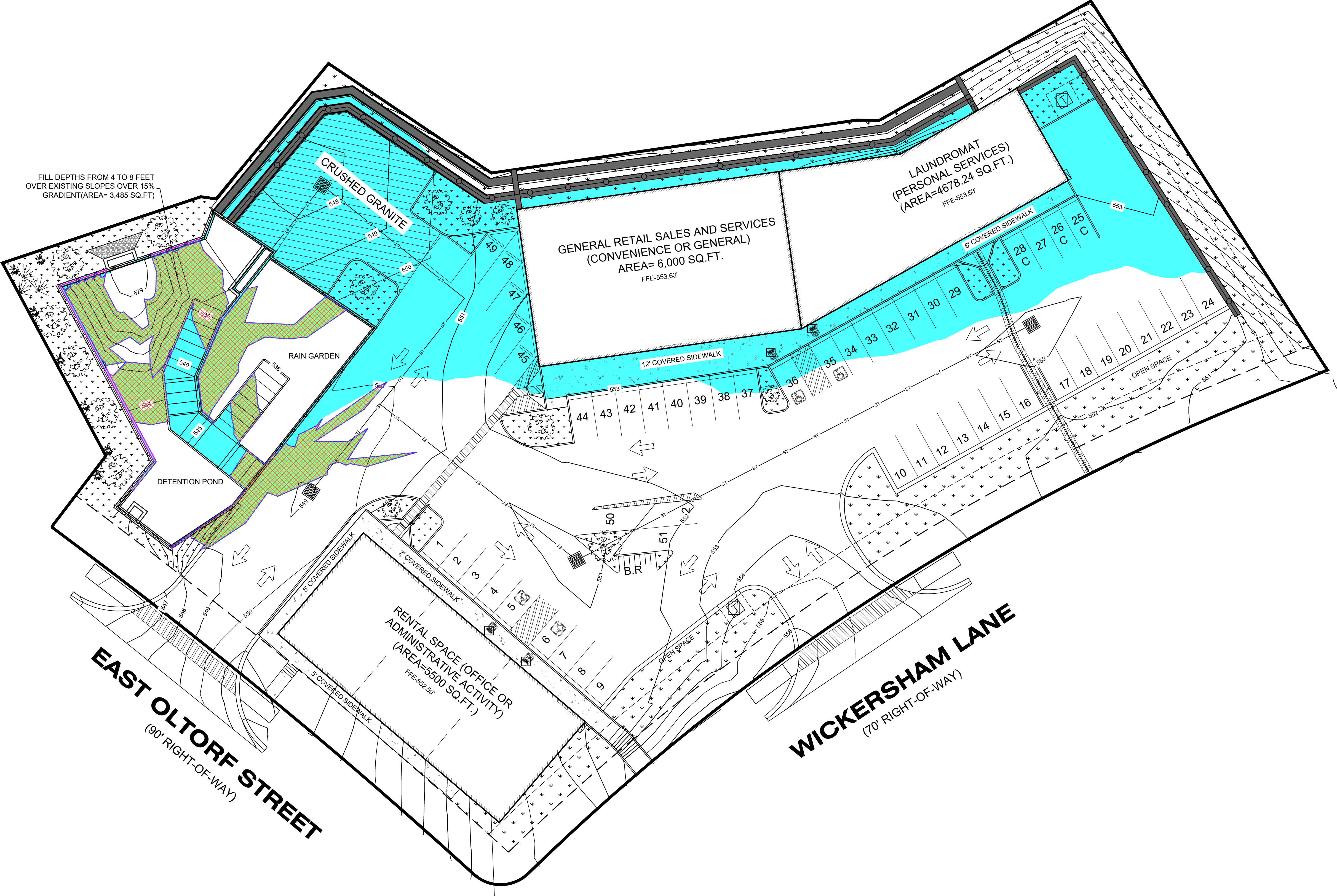
2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.

FILL DEPTHS FROM 4 TO 8 FEET OVER
EXISTING SLOPES OVER 15% GRADIENT
AND
FILL AREAS OVER 8 FEET DEPTH



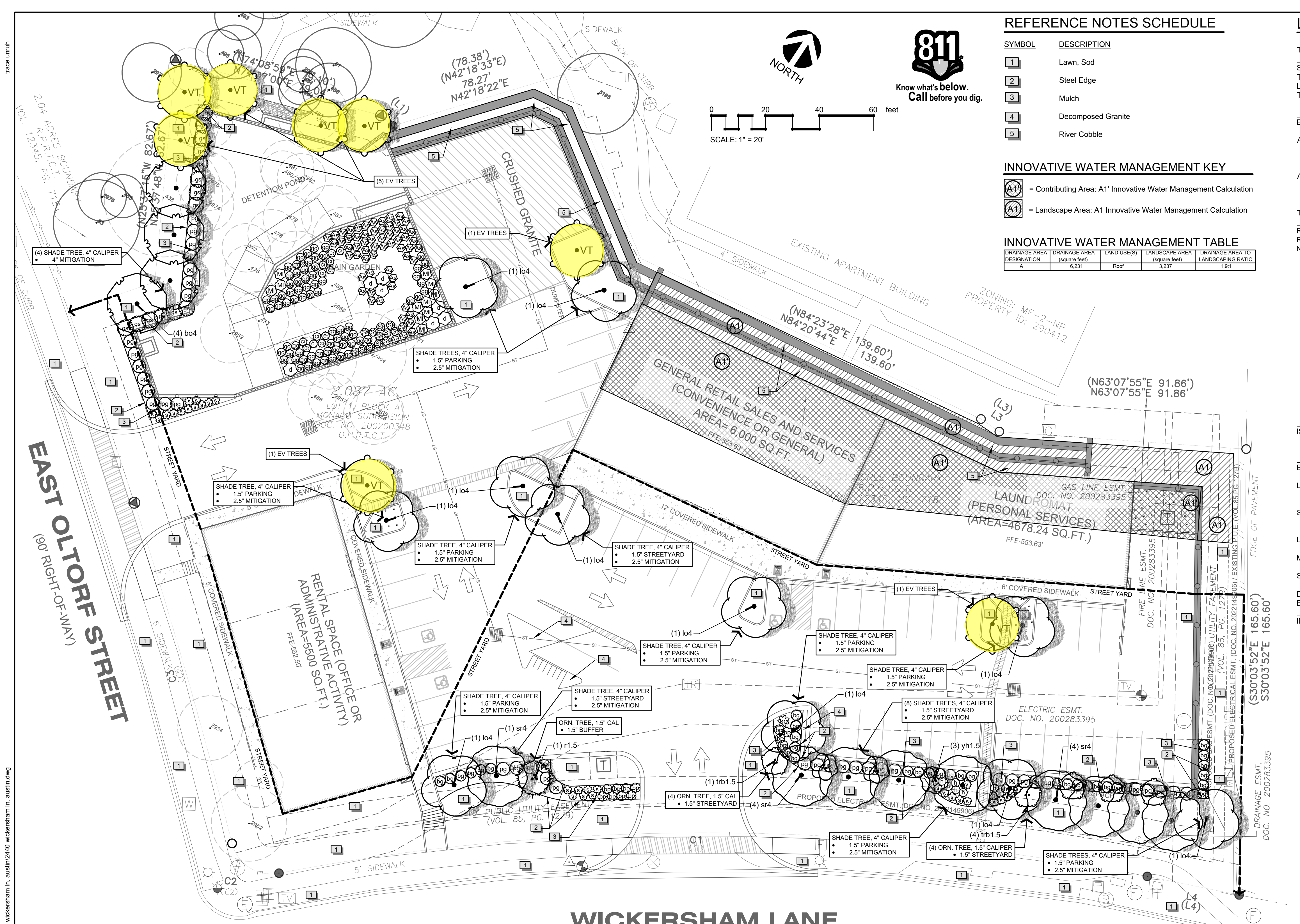
LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FILL DEPTHS FROM 4 TO 8 FEET OVER EXISTING SLOPES OVER 15% GRADIENT (AREA= 3,485 SQ.FT)
- FILL AREAS OVER 8 FEET DEPTH (AREA= 17,860 SQ.FT)



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PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.

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SOIL

- 609 S Native Grass Seed Areas:
- 6\" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer
 - Must meet City of Austin Standards "EMC ITEM NO. 601S - SALVAGING AND PLACING TOPSOIL 9-1-11"
 - The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:
 - Shall be free of trash, weeds, deleterious materials, rocks and debris.
 - 100% shall pass through a 1.5-inch (38-mm) screen.
 - Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:
 - Clay min 5% - max 50%
 - Silt min 10% - max 50%
 - Sand min 15% - max 67%
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City

- Rain Gardens:
- 6\" deep improved topsoil where existing is insufficient. Depth within ponds & rain gardens is to be confirmed with Civil Engineer
 - Must meet City of Austin Standards "EMC 660S - BIOFILTRATION MEDIUM 1-4-16"
 - 70 - 90% Percent Sand + Coarse Fragments (ASTMD-422)
 - 3 - 10% Percent Clay (< 0.002 mm)
 - ≤ 27% Percent Silt + Clay (< 0.05 mm)
 - 0.5 - 5% Percent Organic Matter (ASTM D-2974)
 - No "Red Death" sandy loam allowed
 - Free of trash, stones, weeds, and other undesirable material
 - Soil is to be tested by laboratory if required by the City

RAIN GARDEN A PLANTS

PLANT	SIZE	SPACING	QTY	1 GAL EQUIVALENT
Shrub	5 gal	4'-5'	18	72
Shrub	3 gal	3'-4'	26	80
Bunchgrass	1 gal	2'-3'	131	131
Groundcover	4\" pot	--	--	--

253 PLANTS PROVIDED

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
bo4	Burr Oak	Quercus macrocarpa	-	4\" Cal	6\" H min	4
lo4	Live Oak	Quercus virginiana	-	4\" Cal	6\" H min	11
sr4	Shumard Red Oak	Quercus shumardii	-	4\" Cal	6\" H min	9
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
trb1.5	Retama, Mexican Palo Verde	Parkinsonia aculeata	-	1.5\" Cal	6\" H min	1
yh1.5	Texas Redbud	Cercis canadensis texensis	-	1.5\" Cal	6\" H min	5
	Yaupon Holly	Ilex vomitoria	-	1.5\" Cal	6\" H min	3
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
bg	Bush Germander	Teucrium fruticans 'Compacta'	5 gal			32
bp	Blue Plumbago	Plumbago auriculata	5 gal			13
gs	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud' TM	5 gal			15
h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			9
pg	Pineapple Guava	Feijoa sellowiana	5 gal			39
s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal			30
so	Soto	Dasylipton texanum	5 gal			1
y	Soft Leaf Yucca	Yucca pendula	5 gal			1
RAIN GARDEN	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
As	Little Bluestem	Andropogon scoparius	1 gal			61
Ct	Gregg's Mistflower	Conoclinium greggii	3 gal			12
d	Dwarf Palmetto	Sabal minor	5 gal			7
gg	Blue Grama Grass	Bouteloua gracilis	1 gal			70
MI	Lindheimer's Muhly	Muhlenbergia lindheimeri	5 gal			13
Sf	Mealy Sage	Salvia farinacea	3 gal			1

PLANT SCHEDULE VT TREES

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	ms3	Mexican Sycamore	Platanus mexicana	-	3\" Cal	6\" H min	8

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch
4	Decomposed Granite
5	River Cobble

INNOVATIVE WATER MANAGEMENT KEY

- A1 = Contributing Area: A1 Innovative Water Management Calculation
- A1 = Landscape Area: A1 Innovative Water Management Calculation

INNOVATIVE WATER MANAGEMENT TABLE

DESIGNATION	DRAINAGE AREA (square feet)	LAND USE(S)	LANDSCAPE AREA (square feet)	DRAINAGE AREA TO LANDSCAPING RATIO
A	6,231	Roof	3,237	1.9:1

LANDSCAPE CALCULATIONS

TOTAL SITE AREA		REQUIRED	PROVIDED 88,874sf	
STREET YARD		REQUIRED	PROVIDED	
Total Area			30,723sf	
Landscape Area		6,145sf (20%)	7,002sf	
Trees		18	18	
• (10 trees + 1 tree for every 2,500sf over 10,000sf)				
EXISTING TREES				
	TOTAL	KEPT	REMOVED	REQ. MITIGATION
Appendix F Trees				
• Heritage	--	--	--	-- (300%)
• 19"-Under 24"	22"	--	22"	22" (100%)
• 8" to 18.9"	486"	191"	295"	147.5" (50%)
All Other Trees				
• 19" & greater	--	--	--	-- (50%)
• 8" to 18.9"	--	--	--	-- (25%)
TOTAL:	169.5" of Mitigation			

- REPLACEMENT TREES
- Required caliper inches replaced = 169.5"
- Number & Size of replacement tree total:
- 109.5\" by proposed trees
 - 24 trees @ 4\" caliper = 96"
 - 9 trees @ 1.5\" = 13.5"
 - Less Buffer Tree Inches
 - 1 tree @ 1.5\" caliper = -1.5"
 - Less Street Yard Tree Inches
 - 18 tree @ 1.5\" caliper = -27"
 - Less Parking Trees Inches
 - 10 trees @ 1.5\" caliper = -15"
 - Total Provided = 66"
 - Mitigation remaining = 103.5\" (\$20,700)
- House Bill 7 Mitigation Credit reduction
- On site planted Credit: 66\" of mitigation x \$200: \$13,200 X 40% = \$5,280 credit
 - Reduced total remaining: \$20,700 - \$5,280 = \$15,420
 - Trees removed from this site are to be mitigated by a payment of (\$15,420) to the Urban Forest Replenishment Fund (i.e., private trees).

ISLANDS, MEDIANS, OR PENINSULAS				REQUIRED	PROVIDED
• Street Yard (90sf per 12 stalls, 41 stalls)				307sf	1,281sf
• Non Street Yard (60sf per 12 stalls, 22 stalls)				110sf	929sf
BUFFERING POINTS			REQUIRED: 287 PROVIDED: 294		
	SIZE	QTY	PREFERRED PTS.	OTHER PTS.	PROVIDED
Larger Trees	1-1.5" cal	---	3 ea.	1 ea.	--- pts
	2-2.5" cal	---	6 ea.	2 ea.	--- pts
	3-3.5" cal	---	9 ea.	3 ea.	--- pts
Small Trees	1-1.5" cal	1	3 ea.	1 ea.	3 pts
	2-2.5" cal	---	6 ea.	2 ea.	--- pts
	3-3.5" cal	---	9 ea.	3 ea.	--- pts
Large Shrubs	1gal	---	1 ea.	1/3 ea.	--- pts
	5gal	56	3 ea.	1 ea.	168 pts
Medium Shrubs	1gal	---	1 ea.	1/3 ea.	--- pts
	5gal	41	3 ea.	1 ea.	123 pts
Small Shrubs	1gal	---	.5 ea.	1/6 ea.	--- pts
	5gal	---	2 ea.	2/3 ea.	--- pts
Decorative Wall (3' min height)					--- pts
Berm (3' min. @ no greater than 4:1 slope)				-If X 3 = -If X 1 =	--- pts --- pts

INNOVATIVE WATER MANAGEMENT	REQUIRED	PROVIDED
Required Landscape Area = 6,145sf + 110sf = 6,255sf	3,127.5sf	3,237sf
50 Percent of Required Landscape Area = 3,127.5sf	---	---
Landscaping Receiving Stormwater Runoff	---	---
Undisturbed Natural Areas	---	---
Undisturbed Existing Trees	---	---
Total	3,127.5sf	3,237sf

TREE LIST

NUMBER	TYPE	SIZE	REMOVED
43	ELM DEAD	12	REMOVED
61	ELM	14	
83	ELM	16	
405	ELM	10	REMOVED
434	ELM	8	
455	ELM	8	
464/49	ELM	15	REMOVED
468	ELM	9	REMOVED
470	ELM	10	REMOVED
471	CEDAR	8	
473	ELM	11	REMOVED
476	ELM	9	REMOVED
477	ELM	9	REMOVED
478	ELM	9	REMOVED
479	ELM	9	REMOVED
480/56	ELM DEAD	8	REMOVED
481	ELM DEAD	10	REMOVED
483	ELM	13	REMOVED
484	ELM	9	
486	ELM	10	
487	CEDAR	11	REMOVED
489	ELM	10	REMOVED
492	ELM	13	
493	ELM	9	
494	ELM	10	
495	ELM	9	
497	ELM	8	REMOVED
2952	CEDAR	14	REMOVED
2953	ELM	9	REMOVED
2954	ELM	12	REMOVED
2955	CEDAR	8	REMOVED
2956	ELM	11	REMOVED
2957	ELM	9	REMOVED
2958	ELM	9	REMOVED
2959	ELM	11	REMOVED
2960	ELM	14	REMOVED
2961	ELM	12	REMOVED
2962	ELM	9	REMOVED
2963	ELM	8	REMOVED
2964	ELM	8	
2965	ELM	8	
2966	CHINABERRY	9	
2967	CHINABERRY	9	
2968	ASH	18	
2969	ELM	8	
2971	ELM	11	
2972	ELM	8	REMOVED
2973	ELM	8	REMOVED
2974	ELM	10	REMOVED
2975	ELM	11	REMOVED
2976	ELM	9	
5195	ELM	15	

TREE SURVEY DATE: AUGUST 24, 2019

TREE SUMMARY

Surveyed:

Total Appendix F tree inches surveyed: **508**

Heritage tree inches surveyed: **0**

Non-Appendix F tree inches surveyed: **0**

Invasive tree inches surveyed: **27**

Removed:

Total Appendix F inches removed: **317**

Heritage Tree inches removed: **0**

Total Non-Appendix F inches removed: **0**

Invasive inches removed: **0**

Total Dead, Diseased, or Imminent Hazard (DDI) inches removed: **43**

DDI Appendix F inches removed: **30**

DDI Heritage tree inches removed: **0**

DDI Non-Appendix F inches removed: **0**

DDI Invasive inches removed: **0**

Mitigation:

Total mitigation replacement inches planted: **66**

Total replacement inches planted on site (private trees): **66**

Total replacement ROW inches planted: **0**

Private inches owed to Urban Forest Replenishment Fund (UFRF): **103.5**

Public inches owed to UFRF:

Total non-mitigation inches planted on site: 43.5

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

SITE PLAN RELEASE:		Sheet XX of XX
FILE NUMBER: SP-2021-0091C	EXPIRATION DATE:	
CASE MANAGER: Renee Johns	APPLICATION DATE: 00-00-2021	
APPROVED ADMINISTRATIVELY ON:		
APPROVED BY PLANNING COMMISSION ON:		
APPROVED BY CITY COUNCIL ON:		
Under Section 112 of Chapter 25-5 of the Austin City Code.		
Development Services Department		
DATE OF RELEASE		
Zoning: ---		
Rev. 1	Correction 1	
Rev. 2	Correction 2	

CASE #: **SP-2021-0091C**

SUBMITTAL
DATE:
00-00-2021

Date

Description

Rev

Consultant Seal

Company Name and Address

William S. Blair
(512) 522-8979
info@blairla.com
www.blairla.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE
ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

Seal of the City of Austin
Professional Engineer
William S. Blair
November 4, 2022

Project Name and Address

2440 Wicksham Lane
2440 Wickersham Lane
Austin, Texas

Sheet Title

Landscape Plan

Design By: Will Blair
Checked By: xooo
Issue Date: 11/24/2021
Project Number: 21093-LP

XX

- LANDSCAPE PLANTING SPECIFICATIONS
- tree unruh

tree unruh

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Trace Unruh
- A. Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.

B. Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.

C. Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.

D. Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.

E. Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.

F. Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.

G. All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as sit stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.

H. It is the landscape contractor's responsibility to provide plants free of disease or pests.

I. Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.

J. Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.

K. All planting beds shall have six (6) inches of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. A three (3) inch layer of shredded organic hardwood bark mulch shall be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch. Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.

L. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.

M. Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

N. To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Soil depth to be 6" for all turf areas. Rake area to a finish grade (1" below walks and curbs). Any topsoil salvaged and used onsite should comply with the City of Austin Standard Specification 601S.

O. If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.

P. Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.

Q. Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

R. Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.

S. Remove all tags, ribbons and wires from all newly installed plant material.
- REFERENCE NOTE SPECIFICATIONS
- LAWN AREAS - SOD / HYDROMULCH / SEED MIX

1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- STEEL EDGE

2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- MULCHES / GRAVELS / RIVER ROCK / BOULDERS

3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

4. Decomposed Granite, 4" deep compacted.

5. River Cobble, Arizona. 70% 1-3" size mixed with 30% 3-8" size. 3" deep, weed barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the following bed prep: 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed or limestone is present.

- LANDSCAPE MAINTENANCE REQUIREMENTS
- The owner shall be responsible for:

A. 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 horticultural practice.

B. The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.

C. The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.

D. All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

- IRRIGATION SPECIFICATIONS
- A. An area equal to at least 50% of the total required landscaped area on a project must:

A.1. be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation;or

A.2. be irrigated by stormwater runoff conveyed from impervious surfaces on the site. See Section 2.4.9 (Innovative Water Management for Commercial Landscaping) of the Environmental Criteria Manual for guidance on how to comply with this requirement. Since landscaped areas irrigated by storm water runoff have different plant water requirements, these areas should have separate zone valves and circuits for an automatic irrigation system (refer to Irrigation Guidelines in Appendix O).

B. Using irrigation methods described in Section E below, the Owner shall be responsible for supplemental irrigation:

B.1. For the first two growing seasons of a newly planted required landscaped area without permanent irrigation (see Section C below). For the purposes of this section, a growing season shall be defined as spring.

B.2. Permanently for all newly planted trees in a required landscape area.

B.3. Permanently for all newly planted required landscaping located in medians, islands, or peninsulas, except as specified in Section C below.

C. Permanent irrigation is not required for newly planted landscaping, other than newly planted trees, if the landscaped area is:

C.1. Receiving stormwater runoff in accordance with Section 2.4.9;

C.2. Planted with native and/or adapted plants that are drought tolerant (see the Plant Selection and Plant Species sections in 1.6.7.C of this manual for recommendations);

C.3. Located in areas of the site with low foot-traffic to prevent compaction of the soil; and

C.4. Providing temporary irrigation for the first two growing seasons. Although permanent irrigation is not required under these circumstances, all vegetation must be kept in a healthy condition to achieve permanent vegetative stabilization of the site per Section 1.4.7 of this manual. Permanent vegetative cover stabilizes the soil, reduces damages from sediment and runoff to downstream areas, improves wildlife habitat, and enhances natural beauty.

D. No permanent irrigation is required for all or a portion of a required landscaped area that consists of:

D.1. undisturbed natural area; or

D.2. undisturbed existing trees.

E. Supplemental irrigation required may be provided utilizing one or a combination of the following methods:

E.1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, otherwise approved;

E.2. A hose attachment within 100 feet of a landscaped area or plant where there is no road or parking pavement between the hose attachment and landscaped area or plant; or

E.3. A temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 If the site plan area is smaller than 0.5 acres, the site may rely solely on a hose attachment for areas requiring permanent supplemental irrigation, including newly-planted trees. Although the site must still comply with the 50% stormwater irrigation requirement, installation of an underground irrigation system, including bubblers for newly-planted trees, is not required.

F. The irrigation methods used shall:

F.1. Provide a moisture level in an amount and frequency adequate to sustain growth of the plan materials on a permanent basis;

F.2. Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and

F.3. Be maintained and kept operational at all times to provide for efficient water distribution.

F.4. Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.

G. Automatic irrigation systems shall comply with the Irrigation Guidelines. These guidelines shall be noted on the Development Permit (refer to Appendix O) and shall be implemented as part of the landscape inspection.

- TREE PROTECTION FENCE LOCATIONS
- NO SCALE

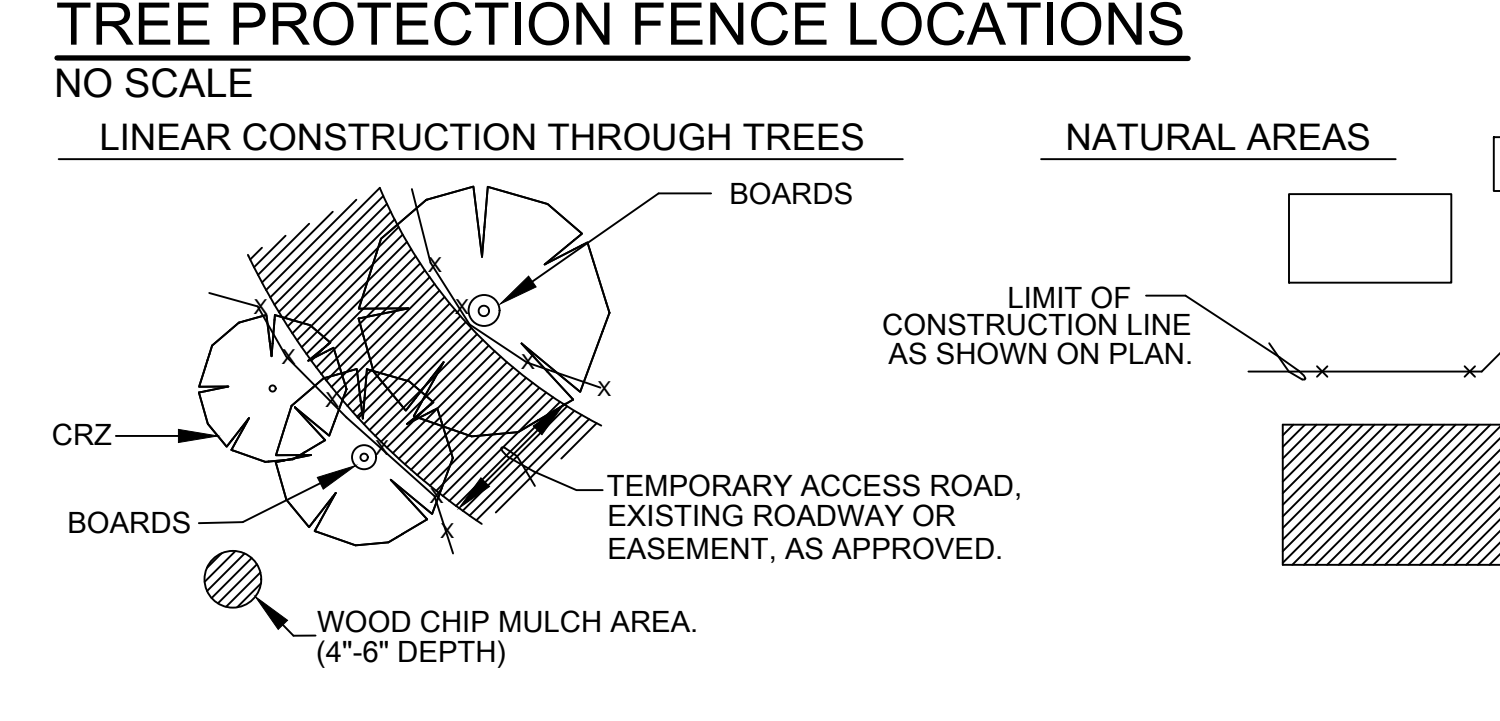
LINEAR CONSTRUCTION THROUGH TREES

NATURAL AREAS

INDIVIDUAL TREE

TREES NEAR CONSTRUCTION ACTIVITY

TREES IN PAVING AREA



- IRRIGATION NOTES (EMC APPENDIX O)
- 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 head drainage;

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, and gallons per minute; and a zone map with the isolation valve location.

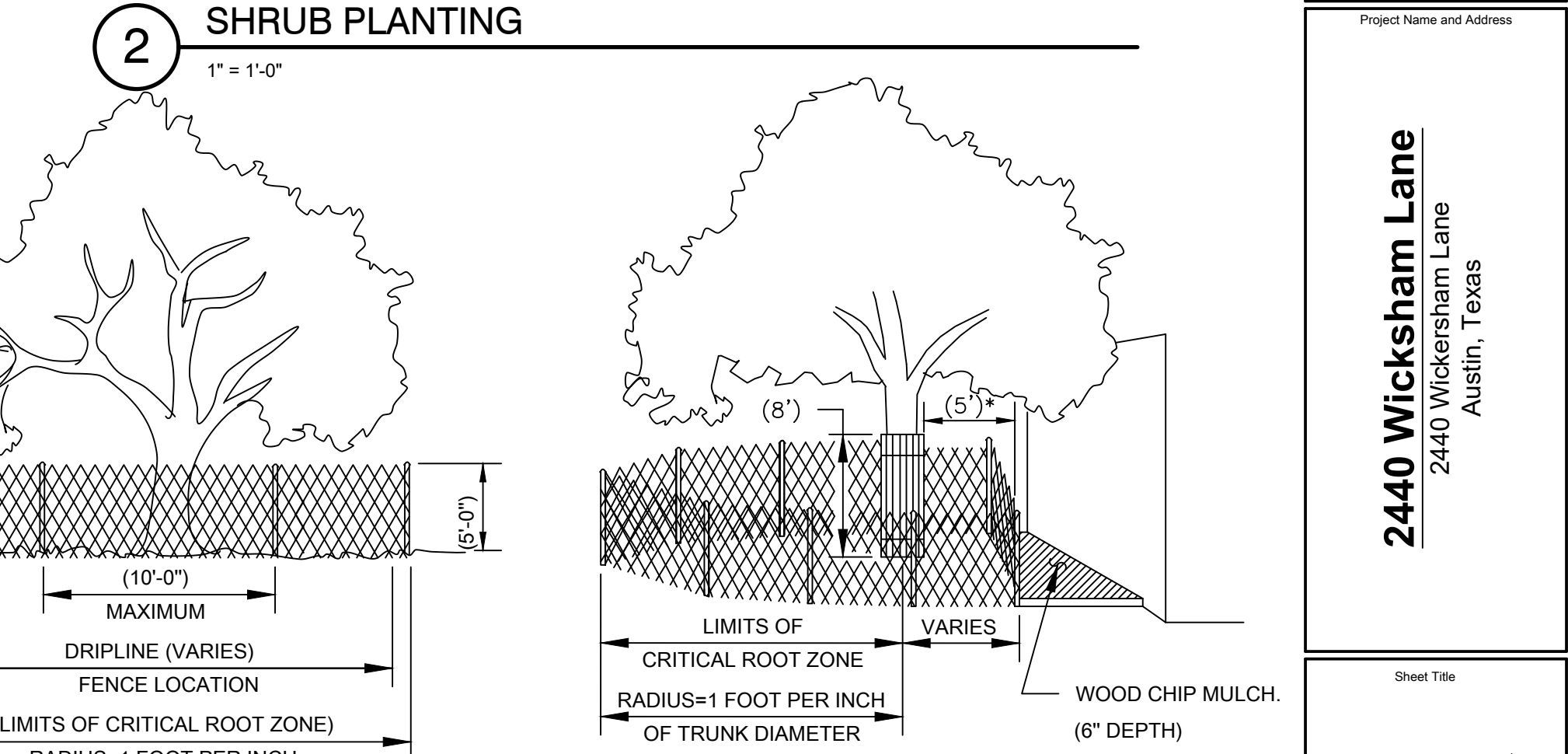
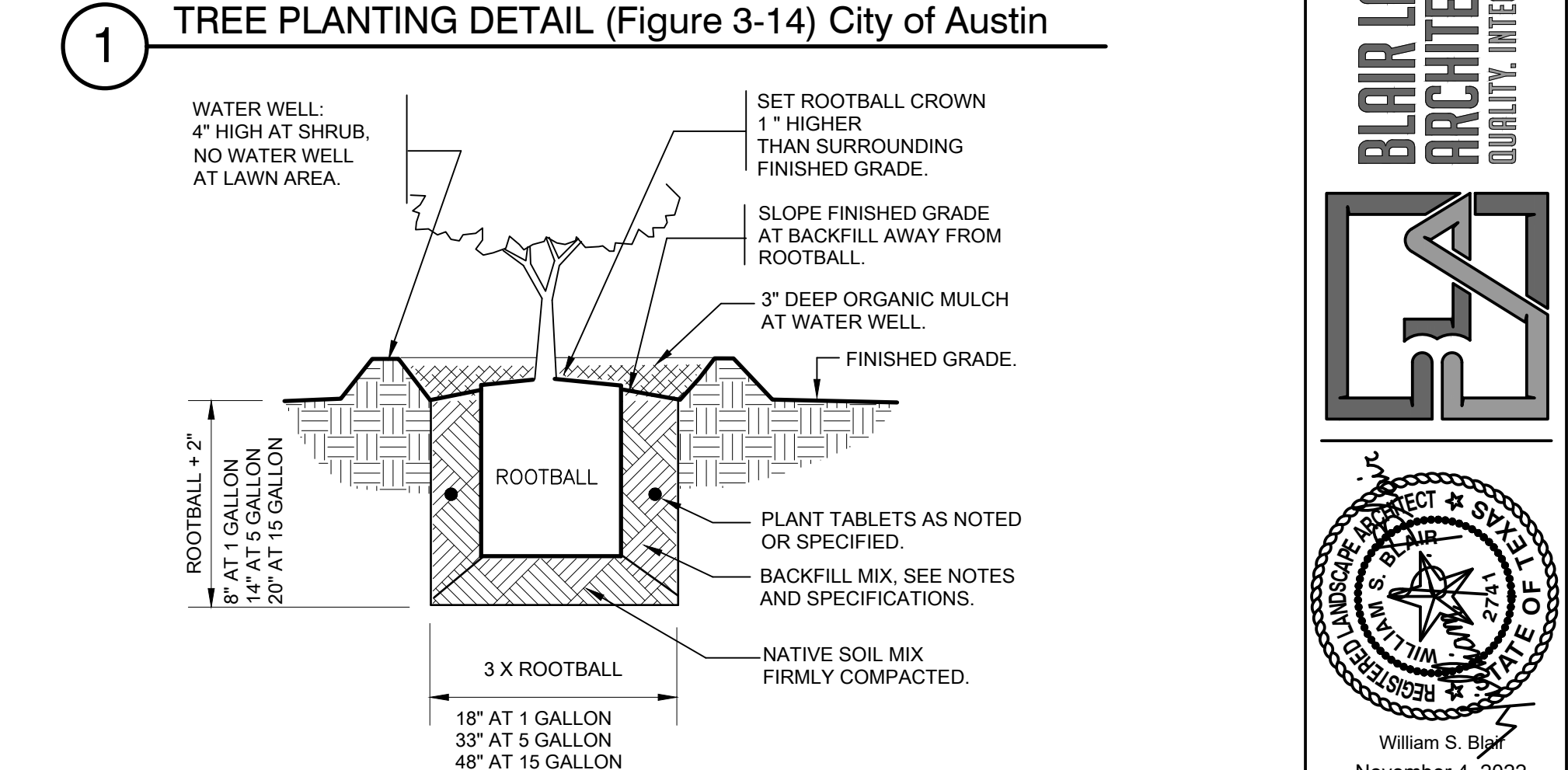
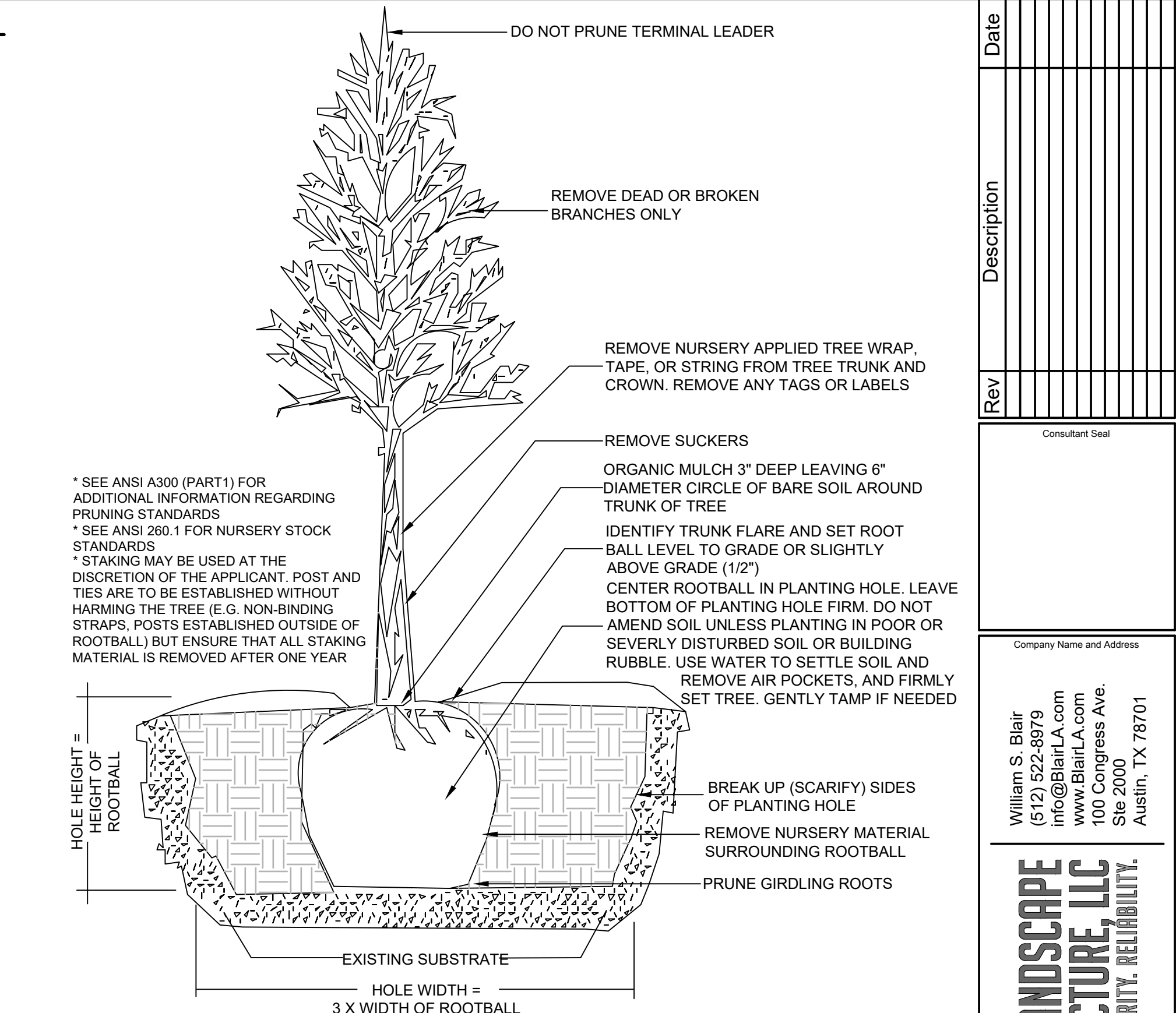
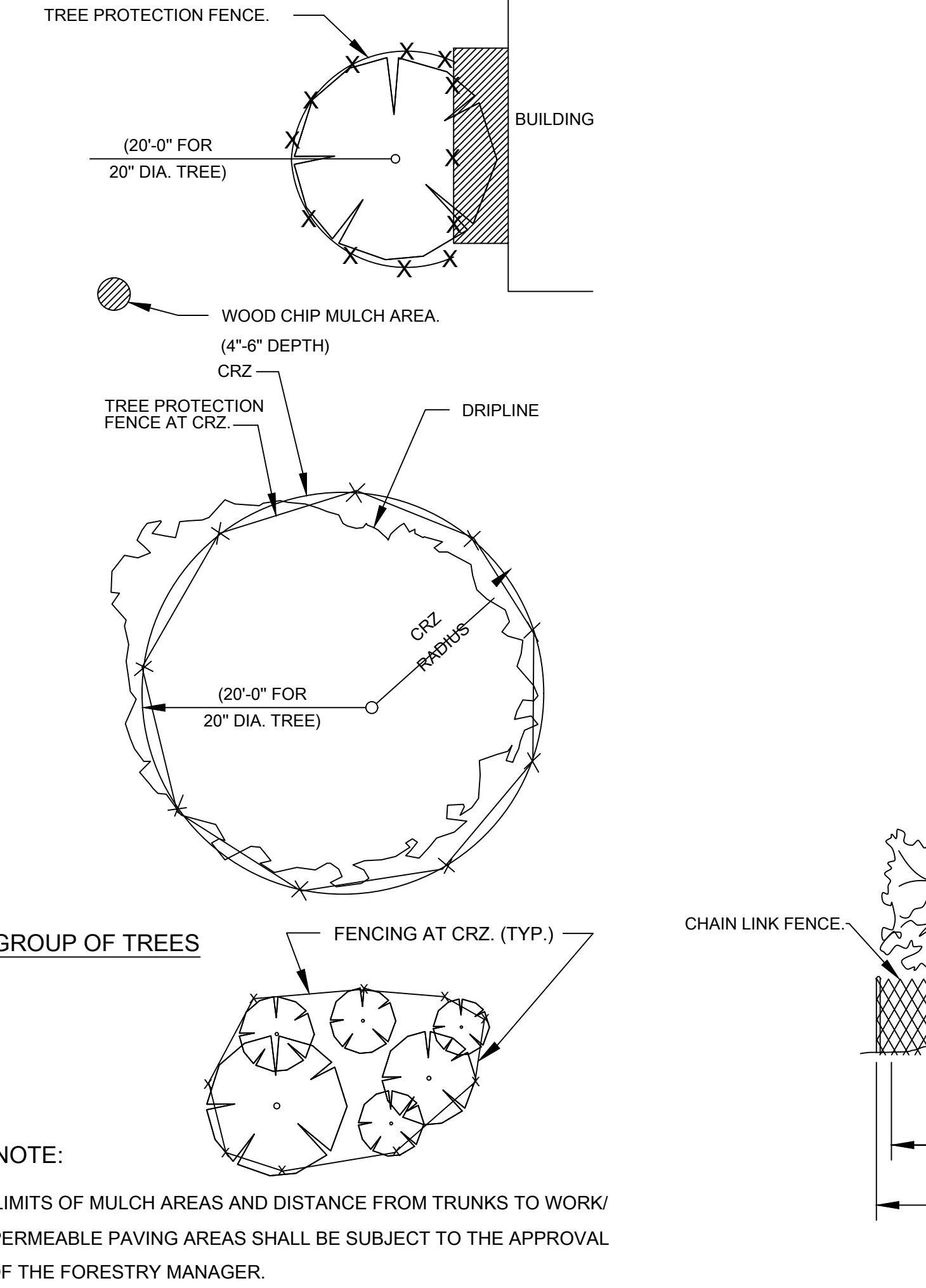
4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

TREE PROTECTION FENCE - CHAIN LINK

NO SCALE

NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

SITE PLAN RELEASE: Sheet XX of XX

FILE NUMBER: SP-2021-0091C EXPIRATION DATE: CASE MANAGER: Renee Johns APPLICATION DATE: 00-00-2021

APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSION ON: APPROVED BY CITY COUNCIL ON: Under Section 112 of Chapter 25-5 of the Austin City Code.

Development Services Department DATE OF RELEASE Zoning: Rev. 1 Correction 1 Rev. 2 Correction 2

CASE #: SP-2021-0091C

SUBMITTAL DATE: 00-00-2021

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Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT & SEAL OF THE STATE OF TEXAS
William S. Blair
November 4, 2022

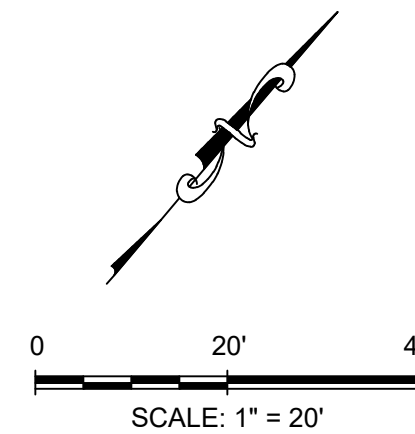
2440 Wicksham Lane
2440 Wickersham Lane
Austin, Texas

Sheet Title

Landscape & Irrigation Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 11/24/2021
Project Number: 21093-LP

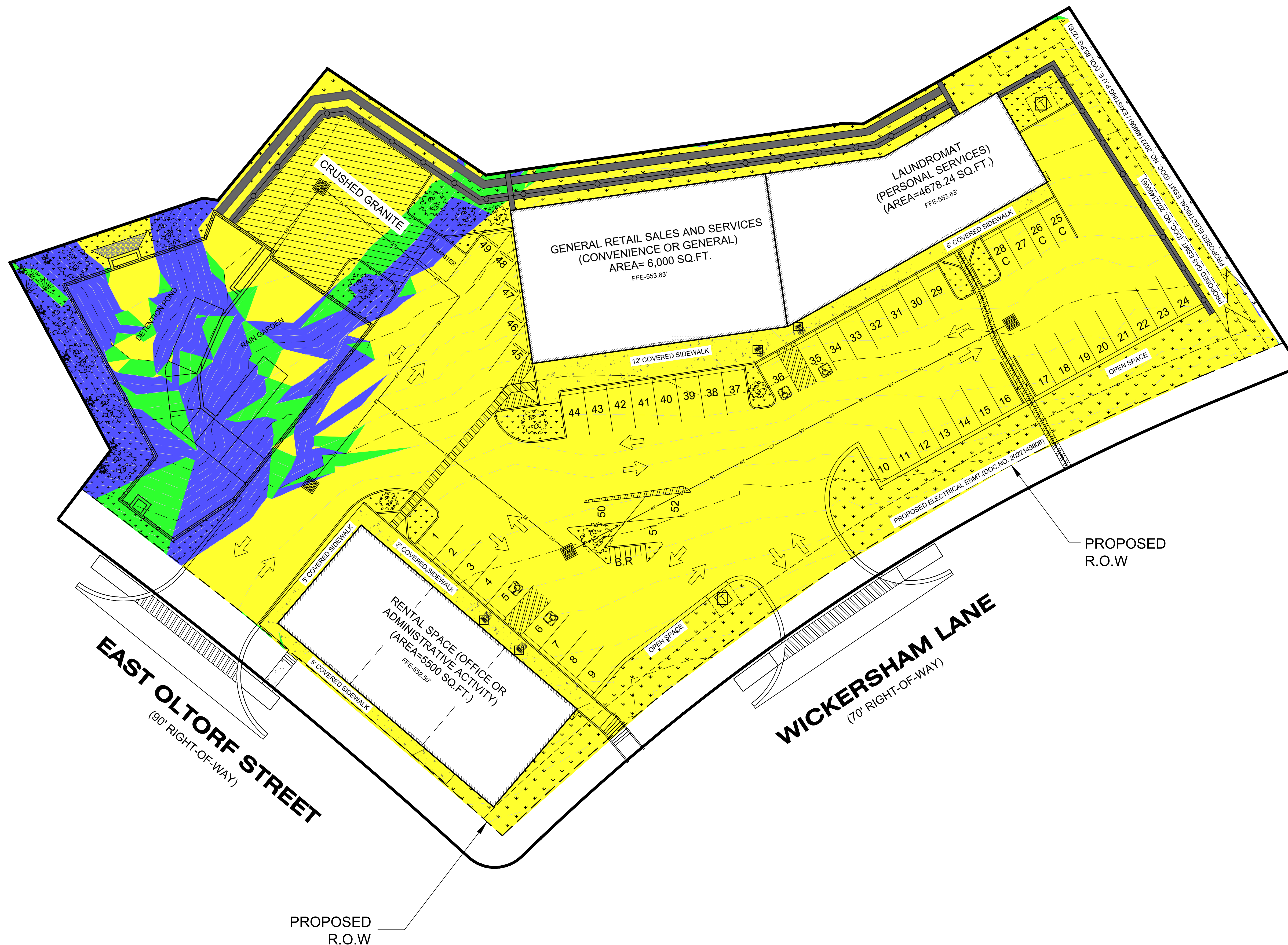
XX



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%	Yellow	1.2
2	15.00%	25.00%	Green	0.1
3	> 25.00%		Blue	0.2



EXISTING SLOPE MAP



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