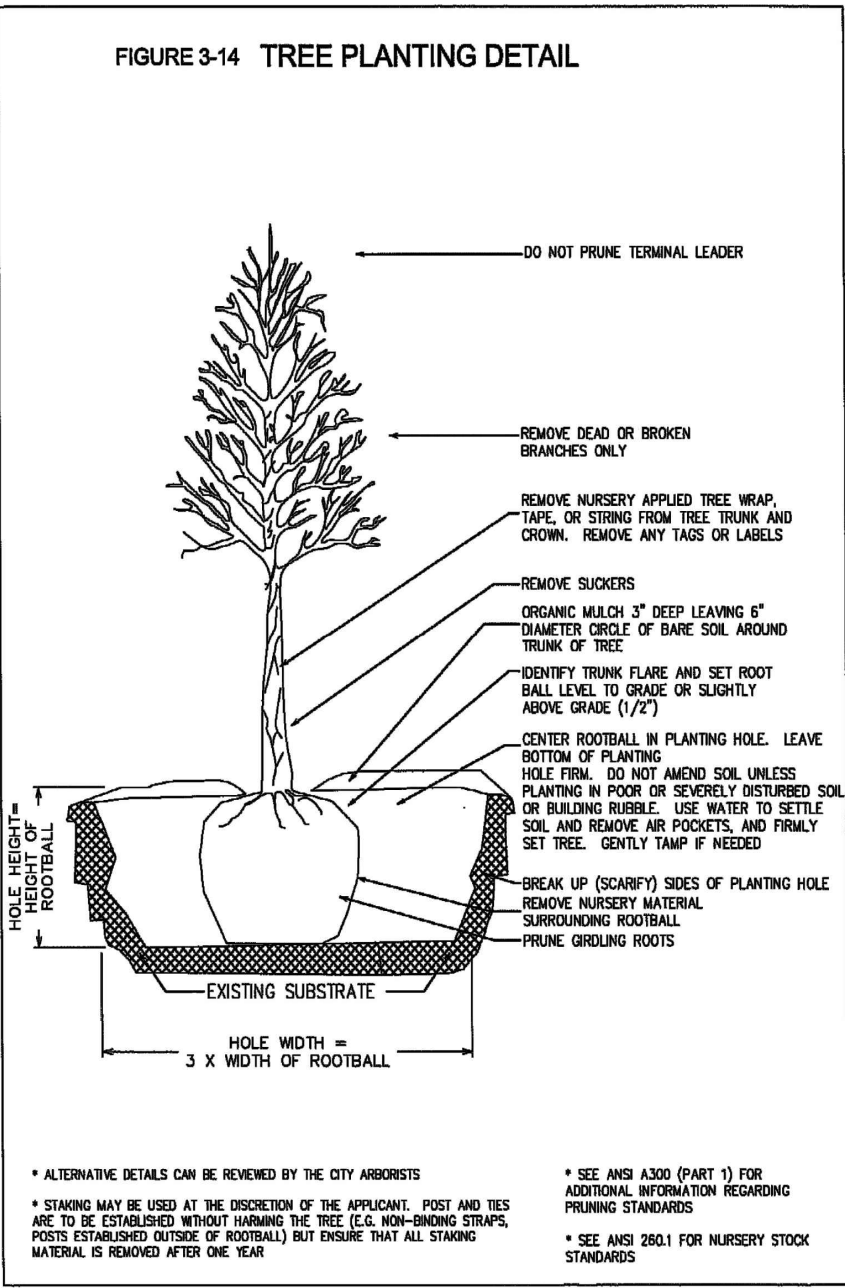
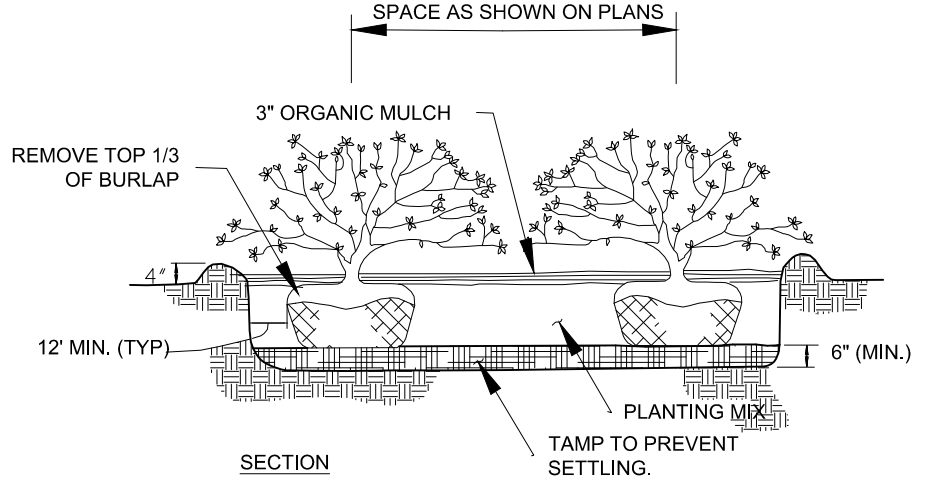




TREE PLANTING DETAILS



SHRUB PLANTING DETAILS



LANDSCAPE NOTES

1. GRADE CHANGES THAT DO NOT APPEAR ON SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
2. THE OWNER RESERVES THE RIGHT TO MAKE REASONABLE SUBSTITUTIONS, WITH NATIVE OR ADAPTED SPECIES, FOR THE PROPOSED PLANTINGS, UPON APPROVAL OF THE LANDSCAPE INSPECTOR.
3. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
4. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH SEC. 32.05.002(i).
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BEE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

IRRIGATION NOTES

1. ALL REQUIRED LANDSCAPING AREAS SHALL BE 100% IRRIGATED BY ONE OF THE FOLLOWING METHODS, OR A COMBINATION OF METHODS:
(A) AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
(B) A DRIP IRRIGATION; OR
(C) A HOSE ATTACHMENT WITHIN 100' OF ALL PLANT MATERIAL, PROVIDED, HOWEVER, A HOSE ATTACHMENT WITHIN 200' OF ALL PLANT MATERIAL IN NON-STREET YARDS SHALL BE SUFFICIENT.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND SEALED IN ACCORDANCE WITH THE TEXAS LICENSED IRRIGATORS ACT.
3. 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.
4. 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.
5. NO IRRIGATION SHALL BE REQUIRED FOR UNDISTURBED NATURAL AREAS OR UNDISTURBED EXISTING TREES.

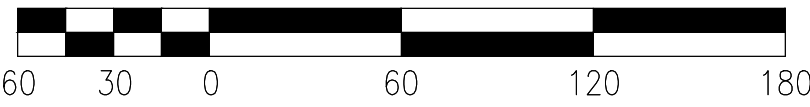
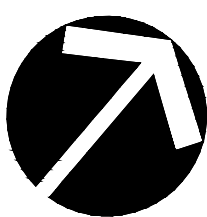
PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Elaeagnus pungens / Elaeagnus	5 gal	25
	Ilex vomitoria `Nana` / Dwarf Yaupon Holly	5 gal	23
	EXISTING TREE TO REMAIN		
	EXISTING TREE TO BE REMOVED		
	EXISTING TREE LOCATED OFF-SITE (NOT USED IN CALCULATIONS)		

TREE SURVEY PERFORMED JUNE 2015

EXISTING TREE INVENTORY - Sec. 32.05.002(e)

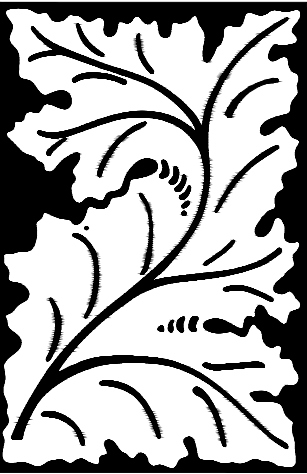
CLASS	SAVED (# OF TREES)	SAVED INCHES	REMOVED (# OF TREES)	REMOVED INCHES
SPECIMEN TREES, 12"+ DIAMETER	90	1569	30	454
PROTECTED TREES, 4-11" DIAMETER	81	726	27	236.5
TOTAL	171	2295	57	690.5
MITIGATION	REQUIRED	PROVIDED		
PERCENTAGE SAVED	1791' (<60% of 2985.5')	3079.5' (<103%)		
SPECIMEN TREES 12"+ (90 TREES @ 1569 INCHES X 150%)		2353.5		
PROTECTED HARDWOOD 4-11" (81 TREES @ 726 INCHES X 100%)		726		
PROPOSED TREES 1 @ 3'		0		



SCALE 1" = 60'-0"



THIS SEAL CERTIFIES THAT THE PLAN MEETS THE REQUIREMENTS OF CITY OF BEE CAVE ORDINANCE SEC. 32.05.002



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Revision Block

No.	By	Date	Comments

DATE	9-7-2016
PROJ. NO.	1537
FILE NAME	1537 OCP 8
XREF	XREF
XREF	XREF

SPILLMAN PHASE 1 SECTION 10

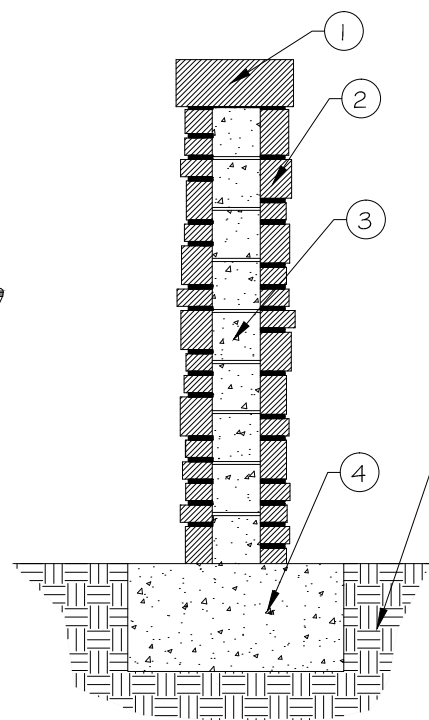
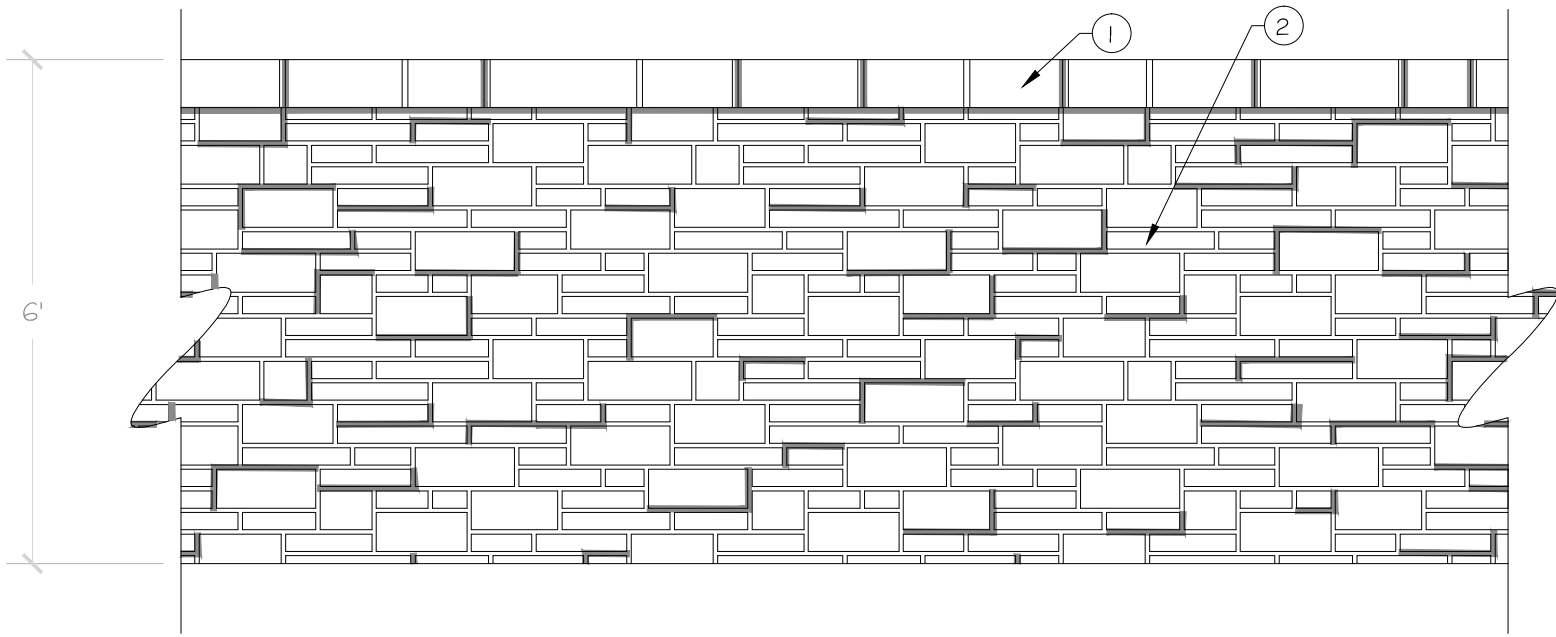
BEE CAVE, TEXAS

LANDSCAPE ORDINANCE PLAN AND NOTES

TREE LIST

TREE SURVEY PERFORMED JUNE 2015

TAG#	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION	TAG #	DESCRIPTION
279	24" LIVE OAK	3146	10" LIVE OAK	3434	19" LIVE OAK	X3611	12" LIVE OAK	9777	10" CEDAR ELM
X 509	12" LIVE OAK	3147	13" LIVE OAK	3435	14" LIVE OAK	X3612	12" SPANISH OAK	9778	12"7"7"6" CEDAR ELM
525	24"24"13"13" SPANISH OAK	3150	24" LIVE OAK	3436	10" LIVE OAK	X3613	13" LIVE OAK	9780	5" SHIN OAK
X 526	14" LIVE OAK	3154	16" LIVE OAK	3437	30"8"8"7" LIVE OAK	X3614	8" LIVE OAK	9792	8"9"8"5" CEDAR ELM
X 528	12"14" LIVE OAK	X 3156	9" LIVE OAK	3438	12" LIVE OAK	3615	8" LIVE OAK	9794	12"9"10"6" CEDAR ELM
531	8"4" LIVE OAK	X 3157	15" LIVE OAK	3439	12"12" LIVE OAK	3616	8"8" LIVE OAK	9795	8" CEDAR ELM
532	8"8"10" LIVE OAK	X 3158	6" LIVE OAK	X3440	12" LIVE OAK	X 3617	12"10" LIVE OAK	X9796	8" CEDAR ELM
547	12" LIVE OAK	X 3159	11" LIVE OAK	X3441	15" LIVE OAK	X 3618	11"10" LIVE OAK	9797	8"8"7"4"2" CEDAR ELM
550	11" LIVE OAK	3160	9"5" LIVE OAK	3442	6"4" SHIN OAK	X 3619	9"9"6" LIVE OAK	9798	6"4"4"2" CEDAR ELM
2525	15"10" SPANISH OAK	3161	8" LIVE OAK	3443	14"14" SPANISH OAK	X 3620	13"13" LIVE OAK	9799	13"12" CEDAR ELM
2529	9"9"9"9" LIVE OAK	3162	12"12"12" SPANISH OAK	3444	14" SPANISH OAK	3621	9"9"9" LIVE OAK	9801	12" CEDAR ELM
2534	12" LIVE OAK	X 3163	7" LIVE OAK	3445	17" SPANISH OAK	3623	8" LIVE OAK	9802	8"6" LIVE OAK
2535	15" LIVE OAK	X 3164	8" LIVE OAK	X3446	13" SPANISH OAK	3625	8" SPANISH OAK	9803	9"6" CEDAR ELM
2536	8"7"4" LIVE OAK	X 3165	11" LIVE OAK	3447	13" SPANISH OAK	X 3627	13"9" LIVE OAK	9804	9" CEDAR ELM
2537	8"7" LIVE OAK	X 3166	10" LIVE OAK	X3448	10" SPANISH OAK	3628	12" SPANISH OAK	9805	6"5" SHIN OAK
2543	8"5"4" LIVE OAK	X 3167	9" LIVE OAK	3449	10" LIVE OAK	X 3629	12" LIVE OAK	9806	10"6" CEDAR ELM
2544	9"9" LIVE OAK	3168	9"5"4"4"4" LIVE OAK	3450	10" LIVE OAK	X 3630	8"8"4" LIVE OAK	9807	10" CEDAR ELM
2548	14" LIVE OAK	3193	12"14"14" SPANISH OAK	3451	10"10"5" LIVE OAK	X 3632	8" LIVE OAK	9809	17"13" CEDAR ELM
3101	11"13" LIVE OAK	3195	8" LIVE OAK	3452	14" LIVE OAK	X 3633	10" LIVE OAK	9810	14" CEDAR ELM
3102	11"11" LIVE OAK	3196	9" LIVE OAK	3453	14"10" LIVE OAK	X 3634	9" LIVE OAK	9811	8" CEDAR ELM
3103	10" LIVE OAK	3197	9" LIVE OAK	3454	10" LIVE OAK	X 3635	12" LIVE OAK	9815	8" LIVE OAK
3104	12"9" LIVE OAK	3198	7" LIVE OAK	3455	13"13"13" LIVE OAK	X 3636	9" LIVE OAK	9816	9" LIVE OAK
X 3106	6" LIVE OAK	X 3199	8" LIVE OAK	X3456	13"13"13" SPANISH OAK	X 3637	8"6" LIVE OAK	9817	9"6" LIVE OAK
X 3108	8"7" LIVE OAK	X 3200	8"8" LIVE OAK	3458	13"10" CEDAR ELM	X 3638	8" LIVE OAK	9818	20" CEDAR
X 3109	9" LIVE OAK	3408	13" LIVE OAK	3501	7" LIVE OAK	X 3639	8" LIVE OAK	9819	9" CEDAR ELM
3110	11" LIVE OAK	3409	14" LIVE OAK	3502	8" LIVE OAK	X 3640	8"10" LIVE OAK	9820	10" CEDAR ELM
3113	7" LIVE OAK	3410	9" LIVE OAK	3503	9"9"9"9" SPANISH OAK	3642	9" LIVE OAK	9821	12" CEDAR ELM
X 3114	8"7"7" LIVE OAK	3411	16" LIVE OAK	3504	8"8"8"8"8" LIVE OAK	X 3646	10" LIVE OAK	9823	14" HACKBERRY
3115	9" LIVE OAK	3412	12" LIVE OAK	3505	12" LIVE OAK	3650	24"19" LIVE OAK	9826	10"9" LIVE OAK
3117	8" LIVE OAK	3413	9" LIVE OAK	3513	8"6"5" LIVE OAK	3651	9" LIVE OAK	9829	14" SPANISH OAK
3119	13" LIVE OAK	3414	9" LIVE OAK	3517	7" LIVE OAK	3653	12" LIVE OAK	9832	10"6" LIVE OAK
3120	12" LIVE OAK	3415	8" LIVE OAK	3518	6"6"6" LIVE OAK	3667	12"12"4"8" SPANISH OAK	9833	9"7" LIVE OAK
3121	11" LIVE OAK	3416	8" LIVE OAK	3519	7"5" LIVE OAK	3670	16"9" LIVE OAK	9836	6" LIVE OAK
3122	7"5" LIVE OAK	3417	19" LIVE OAK	3521	7"7" LIVE OAK	3672	9"9"7" LIVE OAK	X 9837	8" LIVE OAK
3126	9" LIVE OAK	3418	19" LIVE OAK	3522	8"8"8" LIVE OAK	3673	6" LIVE OAK	X 9838	9"7" LIVE OAK
3127	11" LIVE OAK	3419	15" LIVE OAK	3523	8"4" LIVE OAK	3674	9" LIVE OAK	X 9839	9" LIVE OAK
3128	10" LIVE OAK	3420	13"10" LIVE OAK	3524	8" LIVE OAK	3678	10"13" LIVE OAK	X 9840	8"10" LIVE OAK
3129	10" LIVE OAK	3421	13"12"10"9" LIVE OAK	3525	8" LIVE OAK	3683	6"6"6"4"4"4" SHIN OAK	9842	10" SPANISH OAK
3130	10" LIVE OAK	3422	12"12"12" LIVE OAK	3526	8" LIVE OAK	3687	8" LIVE OAK	9847	10"10"9"8"8" SPANISH OAK
3131	15"14"5"5" LIVE OAK	X 3423	15"13"13" LIVE OAK	3527	8"8" LIVE OAK	3688	6"5" LIVE OAK	9853	8"6" SPANISH OAK
3132	11" LIVE OAK	X 3424	13" LIVE OAK	3528	8"8"6"6"6" LIVE OAK	X 3690	6" LIVE OAK	9857	14" SPANISH OAK
3135	8"6"6" LIVE OAK	3425	13" LIVE OAK	3530	9"8"3" LIVE OAK	3694	9" LIVE OAK		
3136	7" LIVE OAK	3426	15" LIVE OAK	3534	8" LIVE OAK	X 3697	16" LIVE OAK		
3137	9" LIVE OAK	3427	10" LIVE OAK	3601	10" LIVE OAK	3699	6" LIVE OAK		
3142	8" LIVE OAK	3428	15" LIVE OAK	X 3602	9" LIVE OAK	9769	10" CEDAR ELM		
3143	6" LIVE OAK	3429	19" LIVE OAK	3605	19" LIVE OAK	9770	8" SHIN OAK		
3144	9"12" LIVE OAK	3430	18" LIVE OAK	3606	9" LIVE OAK	9772	8" CEDAR ELM		
3145	9"9" LIVE OAK	X 3431	8"6"6" LIVE OAK	3607	10" LIVE OAK	9773	9" CEDAR ELM		
		3432	12" LIVE OAK	3608	8"5" LIVE OAK	9774	11" CEDAR ELM		
		X 3433	18" LIVE OAK	3609	9" LIVE OAK	9776	17" CEDAR ELM		
				X 3610	8"8" LIVE OAK				



NOTE:
1. SECTION AND/OR ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO STRUCTURAL FOR DETAILED DRAWINGS.

- KEY:
- 1. MASONRY CAP
 - 2. RANDOMLY PLACED MASONRY VENEER, PATTERN TO BE DETERMINED
 - 3. CMU BLOCK. REFER TO STRUCTURAL
 - 4. CONCRETE FOOTING. REFER TO STRUCTURAL
 - 5. COMPACTED SUBGRADE

SCREENING WALL

3/8" = 1'-0"

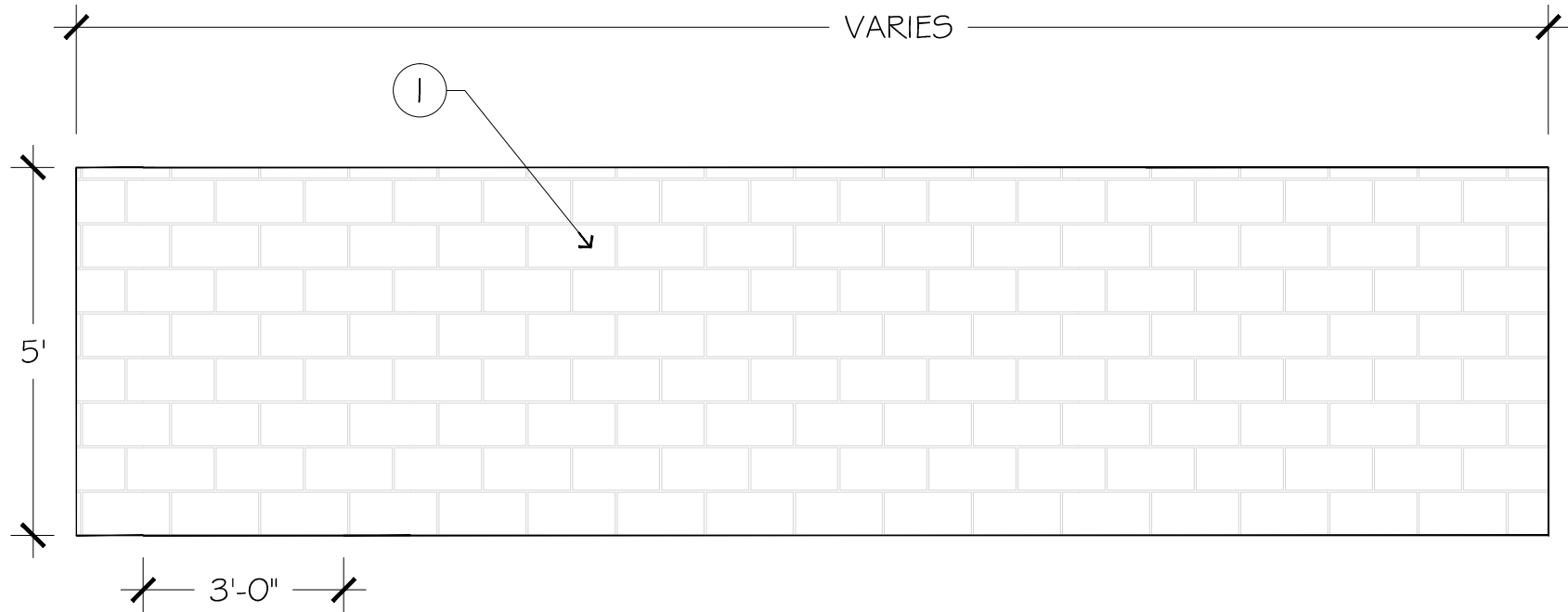
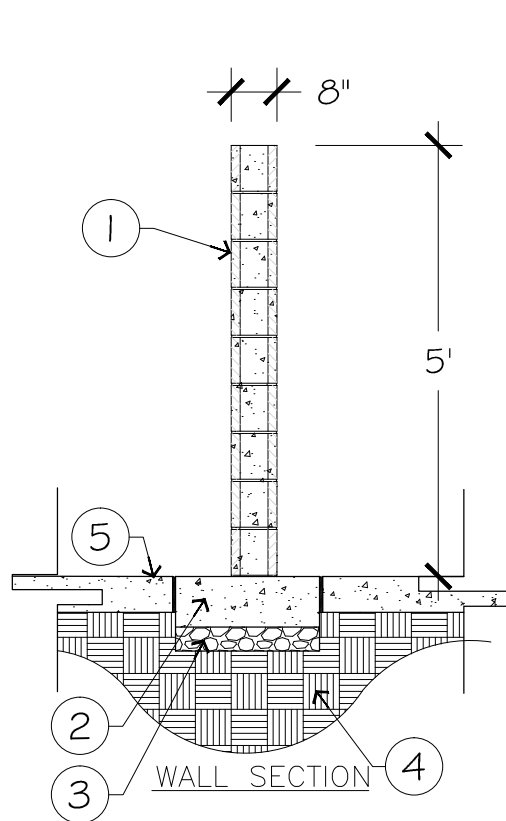
1 BURNISHED CMU BLOCK, PATTERN TO BE DETERMINED

2 CIP CONCRETE FOOTING, REFER TO STRUCTURAL

3 COMPACTED GRANULAR BASE, TYP.

4 COMPACTED SUBGRADE, TYP.

5 FINISH GRADE, REFER TO LANDSCAPE GRADING PLANS

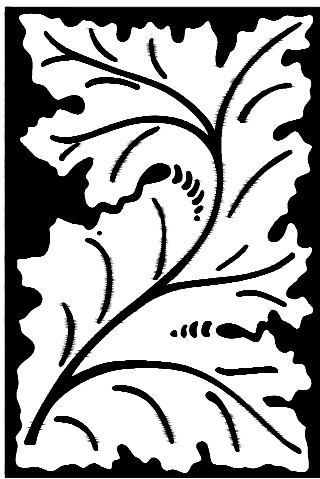


BURNISHED CMU BLOCK WALL

3/8" = 1'-0"



THIS SEAL CERTIFIES THAT THE PLAN MEETS THE REQUIREMENTS OF CITY OF BEE CAVE ORDINANCE SEC. 32.05.002



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Revision Block	No.	By	Date	Comments

DATE	9-7-2016
PROJ. NO.	1537
FILE NAME	1537 OCP 8
XREF	
XREF	

SPILLMAN PHASE 1 SECTION 10

BEE CAVE, TEXAS

TREE LIST AND DETAILS