80 40 0 40 80 120

SCALE 1" = 40'-0"

PLANT SCHEDULE

BEE CAVE PKWY BUFFER TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cercis canadensis var. texensis / Texas Redbud	~~2" 4"~~	20
	Ilex vomitoria / Yaupon Holly	~~2" 4"~~	20
	Quercus virginiana / Southern Live Oak	4"	11
	Ulmus crassifolia / Cedar Elm	~~3" 4"~~	17

MITIGATION TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chilopsis linearis / Desert Willow	4"	15
	Cupressus arizonica / Arizona Cypress	4"	16
	Ilex decidua / Possumhaw Holly	4"	24
	Platanus mexicana / Mexican Sycamore	4"	11
	Quercus texana / Texas Red Oak	4"	12
	Quercus virginiana / Southern Live Oak	4"	20

PARKING LOT TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Quercus texana / Texas Red Oak	4"	17
	Quercus virginiana / Southern Live Oak	4"	14
	Ulmus crassifolia / Cedar Elm	4"	6

SKAGGS DRIVE BUFFER TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Quercus virginiana / Southern Live Oak	4"	9

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Rosa x `Knockout` TM / Rose	5 gal	201

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Ficus pumila / Creeping Fig	3 gal	31

SAVED PROTECTED TREE OVER 12"

REMOVED PROTECTED TREE OVER 12"

SAVED TREE

REMOVED TREE

*SAVED TREE OFFSITE (NOT INCLUDED IN CALCULATIONS

STREET YARD

75' BUILDING SETBACK

35' LANDSCAPE BUFFER

SKAGGS DRIVE
60' R.O.W.
(PRIVATE STREET)

FIRE LANE

Building #1
FFE = 978.00'
PROG. FFE = 978.00
LVL 1 FFE = 978.00'
Max Height = 45' - 0"

Building #2
FFE = 989.00'
Max Height =
45' - 6"

Building #3
FFE = 998.00'
Max Height =
45' - 6"

Building #4
FFE = 1037.00'
Max Height =
45' - 6"

Parking Garage
FFE = 998.00'
123' x 336'
Max Height =
xx.xx
240 p-spaces

POTENTIAL FUTURE PEDESTRIAN CONNECTIVITY

VINES PLANTED TO SCREEN THE PARKING STRUCTURE

CITY OF BEE CAVE
2.737 AC
(2009036805)

EX. SLOPE ESMT.
0.109 ac.
(DOC 2009036805)

BLANKET S.W.B.T. ESMT. W/ 10' REVERSION CLAUSE (2006116899)

JT. ACCESS ESMT.
0.812 ac. DOC. # 2013017835

LEE
AND ASSOCIATES

6101 WEST COURTYARD DR.
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78730

(512) 345-8477
www.leeandassociates.net

Revision Block

No.	By	Date	Comments
1	ACR	10-20-2016	REMOVE TREES IN NEW PARKING AREA. ADD TREES FOR MITIGATION
2	ACR	3-20-2017	SAVING MORE TREES DUE TO PARKING GARAGE
3	ACR	4-28-2017	ADD SCREENING TO THE GARAGE AND SHOW OPEN SPACE CALCULATIONS.

DATE 4-28-2017

PROJ. NO. 1484

FILE NAME 1484 ocp 7
XREF
XREF

HILL COUNTRY INDOOR REDESIGN

BEE CAVE, TEXAS

LANDSCAPE ORDINANCE PLAN

REGISTERED LANDSCAPE ARCHITECT
AMBER C. ROTHWELL
2314
STATE OF TEXAS

4-28-2017

THIS SEAL CERTIFIES THAT THE PLAN MEETS THE REQUIREMENTS OF CITY OF BEE CAVE ORDINANCE #201

TREE LIST

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK
(514) LO 17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE CDA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

555 LIVE OAK 16 = TREES SAVED
~~556 LIVE OAK 12~~ = TREES REMOVED
★ = TREES NOT WITHIN BOUNDARY OF SITE

18165 LIVE OAK 9
18166 LIVE OAK 7
18167 LIVE OAK 10
18168 LIVE OAK 4
18169 LIVE OAK 4
18170 LIVE OAK 9 7
18171 LIVE OAK 11
18174 LIVE OAK 10 7
18175 LIVE OAK 6
18176 CEDAR 5
18177 LIVE OAK 5 3
18178 CEDAR 5
18179 CEDAR 6
18180 LIVE OAK 5 4
18204 CEDAR 5
18205 LIVE OAK 8 5
18206 LIVE OAK 7
18207 LIVE OAK 9
18208 LIVE OAK 6 4
18209 LIVE OAK 4 4 4 3
18210 LIVE OAK 4
18211 LIVE OAK 4
18501 LIVE OAK 12 10 9
18516 LIVE OAK 10
18517 LIVE OAK 8
18518 LIVE OAK 4
18519 LIVE OAK 4
18520 LIVE OAK 5
18521 LIVE OAK 4
18522 LIVE OAK 4
18523 LIVE OAK 4
18524 LIVE OAK 4
18525 LIVE OAK 6 5
18526 LIVE OAK 4 4 4
18527 LIVE OAK 4
18528 LIVE OAK 4
18529 CEDAR 5
18530 CEDAR 5
18531 LIVE OAK 9
18532 CEDAR 6
18533 LIVE OAK 7
18534 LIVE OAK 7
18535 LIVE OAK 5
18536 LIVE OAK 6
18537 LIVE OAK 4
18538 LIVE OAK 4
18539 LIVE OAK 6
18540 CEDAR 4
18541 CEDAR 4
18542 LIVE OAK 5
18543 LIVE OAK 5
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18546 LIVE OAK 4
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18548 LIVE OAK 4 4
18549 LIVE OAK 7
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18563 LIVE OAK 4 3 2
18564 CEDAR 10
18565 LIVE OAK 5
18566 CEDAR 4
18567 LIVE OAK 6 4
18568 LIVE OAK 6
18569 LIVE OAK 4
18570 CEDAR 9
18571 LIVE OAK 5
18572 LIVE OAK 5 5 5
18573 LIVE OAK 4 4 3
18574 LIVE OAK 4
18575 LIVE OAK 4
18576 CEDAR 8
18577 CEDAR 10
18578 CEDAR 6 6
18579 LIVE OAK 6
18580 CEDAR 12
18581 CEDAR 9 8 5
18582 CEDAR 8 8 5 4 4
18583 CEDAR 8 8 5 4 4
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18591 CEDAR 7
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18594 LIVE OAK 6
18595 CEDAR 9 5 4 4
18596 RED OAK 5
18597 LIVE OAK 10 7
18598 LIVE OAK 4
18599 LIVE OAK 7 6
18600 CEDAR 4
18601 LIVE OAK 4 4
18602 CEDAR 8 8 7 5 4
18603 CEDAR 8 8 7 6 4
18604 LIVE OAK 6 4
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18606 CEDAR 9 8 7 7
18607 CEDAR 8 8 6 6 4 4 4 4
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18685 CEDAR 4
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18695 LIVE OAK 4 4
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18698 CEDAR 10
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18701 LIVE OAK 5
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18704 LIVE OAK 4
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18706 LIVE OAK 5 3
18707 LIVE OAK 4 2
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18709 LIVE OAK 6
18710 LIVE OAK 8 4
18711 LIVE OAK 6
18712 CEDAR 7
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18723 CEDAR 4
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18738 LIVE OAK 6 4
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18740 CEDAR 6
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18768 LIVE OAK 4
18769 LIVE OAK 4
18770 CEDAR 8 8 8 7 7 4 4 4
18771 CEDAR 9
18772 LIVE OAK 13
18773 LIVE OAK 8
18774 LIVE OAK 8
18775 CEDAR 4
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18841 LIVE OAK 9

~~18842 CEDAR 5~~
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~~18855 CEDAR 7 7~~
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18950 LIVE OAK 5 4
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18954 CEDAR 6
18955 LIVE OAK 4 3
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18957 LIVE OAK 4
18958 LIVE OAK 6
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18996 CEDAR 5
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19010 RD OAK 4
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19012 LIVE OAK 8
19013 CEDAR 16
19014 LIVE OAK 5
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19016 CEDAR 7 7
19017 LIVE OAK 5
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19020 CEDAR 9
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19042 CEDAR 6
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19056 LIVE OAK 9
19057 CEDAR 4
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19059 LIVE OAK 10
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19061 LIVE OAK 5
19062 LIVE OAK 5
19063 LIVE OAK 4
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19071 LIVE OAK 4
19072 CEDAR 4 4
19073 LIVE OAK 6
19074 LIVE OAK 11 5
19075 CEDAR 7
19076 LIVE OAK 11
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19082 LIVE OAK 4
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19090 LIVE OAK 12 4
19091 LIVE OAK 7
19092 CEDAR 4
19093 LIVE OAK 4 3
19094 LIVE OAK 5
19095 CEDAR 4
19096 LIVE OAK 4
19097 LIVE OAK 4
19098 LIVE OAK 5
19099 LIVE OAK 5
19100 LIVE OAK 4
19101 CEDAR 7
19102 LIVE OAK 5
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19104 LIVE OAK 5
19105 LIVE OAK 6
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19126 LIVE OAK 4
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19128 LIVE OAK 12
19129 CEDAR 6
19130 LIVE OAK 17
19131 LIVE OAK 15
19132 LIVE OAK 9
19133 LIVE OAK 5
19134 LIVE OAK 6
19135 LIVE OAK 6
19136 LIVE OAK 5 4
19137 LIVE OAK 6
★19138 CEDAR 11 8 4
★19139 LIVE OAK 10
19140 LIVE OAK 5
19141 LIVE OAK 6 5 3
19142 LIVE OAK 5
19143 CEDAR 23
19144 LIVE OAK 5
19145 LIVE OAK 6
19146 LIVE OAK 5
19147 LIVE OAK 4
19148 CEDAR 4
19149 LIVE OAK 6
19150 CEDAR 7 7 7 6
19151 LIVE OAK 10
19152 LIVE OAK 10 8
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19163 CEDAR 4
19164 LIVE OAK 5
19165 LIVE OAK 5
19166 CEDAR 4
19167 CEDAR 5
19168 LIVE OAK 5
19169 LIVE OAK 4
19170 LIVE OAK 6
19171 LIVE OAK 5
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★19174 CEDAR 9 6 4
★19175 LIVE OAK 6
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★19178 LIVE OAK 10
★19179 CEDAR 19
★19180 LIVE OAK 5
★19181 LIVE OAK 5
★19182 CEDAR 8
★19183 LIVE OAK 7
★19184 CEDAR 15
★19185 LIVE OAK 5
★19186 LIVE OAK 5
★19187 CEDAR 5
★19188 CEDAR 6
★19189 LIVE OAK 8
★19190 CEDAR 12
★19191 LIVE OAK 7
19192 CEDAR 14
★19193 LIVE OAK 4
★19194 LIVE OAK 8
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★19196 LIVE OAK 8
★19197 LIVE OAK 5
★19198 CEDAR 16 14
★19199 LIVE OAK 9
★19200 LIVE OAK 4
★19201 LIVE OAK 4
★19202 LIVE OAK 8
★19203 CEDAR 5
★19204 LIVE OAK 9
19205 CEDAR 5
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19209 LIVE OAK 11
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19213 CEDAR 12

★19214 LIVE OAK 15
★19215 LIVE OAK 10
★19216 CEDAR 9
★19217 CEDAR 4
★19218 LIVE OAK 6
★19219 CEDAR 9
★19220 CEDAR 4
★19221 LIVE OAK 11
★19222 LIVE OAK 11
★19223 LIVE OAK 11 5
★19224 LIVE OAK 4
★19225 LIVE OAK 5
★19226 LIVE OAK 8
★19227 CEDAR 5
★19228 LIVE OAK 8
★19229 LIVE OAK 13
★19230 LIVE OAK 11
★19348 LIVE OAK 5
★19349 LIVE OAK 11 8 7

PLANT SCHEDULE

BEE CAVE PKWY BUFFER TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cercis canadensis var. texensis / Texas Redbud	~~2" 4"~~	20
	Ilex vomitoria / Yaupon Holly	~~2" 4"~~	20
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MITIGATION TREES	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
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VINE/ESPALIER	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
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SAVED PROTECTED TREE OVER 12"
REMOVED PROTECTED TREE OVER 12"
SAVED TREE
REMOVED TREE
*SAVED TREE OFFSITE (NOT INCLUDED IN CALCULATIONS

EXISTING TREE INVENTORY - Sec. 32.05.002(e)

CLASS	SAVED (# OF TREES)	SAVED INCHES	REMOVED (# OF TREES)	REMOVED INCHES
SPECIMEN TREES, 12"+ DIAMETER	~~25~~ 32	~~383~~ 509.5	~~36~~ 29	~~557~~ 430.5
PROTECTED TREES, 4-11" DIAMETER	~~175~~ 230	~~1059~~ 1384.5	~~365~~ 310	~~2133.5~~ 1808.0
TOTAL ONSITE	~~200~~ 262	~~1442~~ 1894.0	~~401~~ 339	~~2690.5~~ 2238.5
MITIGATION	REQUIRED		PROVIDED	
PERCENTAGE SAVED	2479" (60% of 4133")		~~2481~~ 2480" (60%)	
SPECIMEN TREES 12"+ (32 TREES @ 509.5 INCHES X 150%)	~~574"~~ 765"			
OTHER HARDWOOD 4-11" (230 TREES @ 1384.5 INCHES X 100%)	~~1059"~~ 1384"			
83 PROPOSED 4" TREES (332 INCHES X 100%)	~~848"~~ 332"			

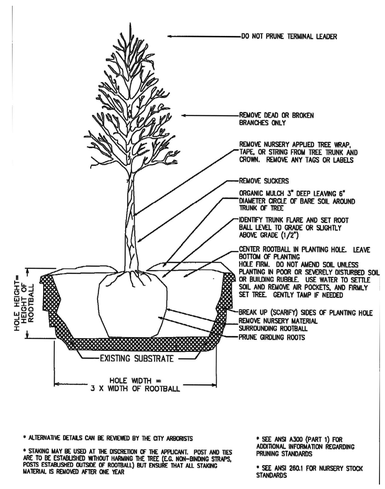
LANDSCAPE CALCULATIONS - Sec. 32.05.002(f)

ROADWAY BUFFER - Sec. 32.05.002(f)(1)(A)	REQUIRED	PROVIDED
BEE CAVE PARKWAY BUFFER (565 LF)		
TOTAL TREES	68	68
(7) 2" cal TREE PER 100 LF OF BUFFER	40	40
(3) 3" cal TREE PER 100 LF OF BUFFER	17	17
(2) 4" cal TREE PER 100 LF OF BUFFER	11	11
EXISTING TREES (0 TREES X 1 CREDIT)	N/A	0
5 GAL SHRUBS	N/A	100
INCOMPATIBLE BUFFERS - Sec. 32.05.002(f)(1)(B)		N/A
SCREENING - Sec. 32.05.002(f)(1)(C)	**REQUIRED**	**PROVIDED**
PARKING SCREEN FOR SKAGGS DRIVE (271 LF)		
(1) 4" CAL TREE PER 30LF OF STREET FRONTAGE	9	9
(10) 5 GAL SHRUBS PER 30LF OF STREET FRONTAGE	90	90
SCREENING FOR EQUIPMENT, STORAGE & LOADING	N/A	22
STREET YARD - Sec. 32.05.002(f)(1)(D)	**REQUIRED**	**PROVIDED**
TOTAL SITE AREA	N/A	374,761
TOTAL STREET-YARD AREA	N/A	105,132
STREET-YARD/LANDSCAPE	21,026 (20%)	48,007 (46%)
STREET YARD TREES (10 TREES PLUS 1 PER 2,500 OVER 10,000 SF)	48	96
EXISTING TREES 8"+ Cal (2 CREDITS X 12 TREES)	N/A	24
EXISTING TREES 4"-6" Cal (1.5 CREDITS X 48 TREES)	N/A	72
VEHICULAR USE AREA LANDSCAPE- Sec.32.05.002(f)(1)(E)	**REQUIRED**	**PROVIDED**
TOTAL VEHICULAR USE AREA	N/A	115,917 SF ~~94,669~~
VEHICULAR USE AREA LANDSCAPE SHADED	28,980 SF ~~23,667 SF (25%)~~	32,382 SF ~~26,730 SF~~
TOTAL TREES	N/A	31
EXISTING TREES (1256sf X 0 TREES)	N/A	0
PROPOSED SHADED AREA (75% of 1256 sf = 942 sf X 25 TREES)	N/A	29,202 SF ~~23,550 SF~~
PROPOSED SHADED AREA (75% of 707 sf = 530 sf X 6 TREES)	N/A	3,180 SF

SECTION 32.03.015 (b)(2)(A) OPEN SPACE

	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A	8.603 ACRES
5% OPEN SPACE AREA	1.72 ACRES	+1.72 ACRES

TREE PLANTING DETAILS



* ALTERNATIVE DETAILS CAN BE REVIEWED BY THE CITY ARBORISTS
* STAKING MAY BE USED AT THE DISCRETION OF THE APPLICANT. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (I.E. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR
* SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS
* SEE ANSI Z60.1 FOR NURSERY STOCK STANDARDS

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 REQUIRE.

4. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH SEC. 32.05.002(j).

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.

REGISTERED LANDSCAPE ARCHITECT
ANDREW C. ROTHWELL
2314
STATE OF TEXAS
4-28-2017

THIS SEAL CERTIFIES THAT THE PLAN MEETS THE REQUIREMENTS OF CITY OF BEE CAVE ORDINANCE #201

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Revision Block			
No.	By	Date	Comments
1	ACR	10-20-2016	REMOVED NEW PARKING AREA. ADD TREES FOR MITIGATION
2	ACR	3-20-2017	SAVING MORE TREES DUE TO PARKING GARAGE
3	ACR	4-26-2017	ADD SCREENING TO THE GARAGE AND SHOW OPEN SPACE CALCULATIONS.

DATE 4-28-2017
PROJ. NO. 1484
FILE NAME 1484 ocp 7
XREF
XREF

HILL COUNTRY INDOOR REDESIGN
BEE CAVE, TEXAS
LANDSCAPE ORDINANCE NOTES