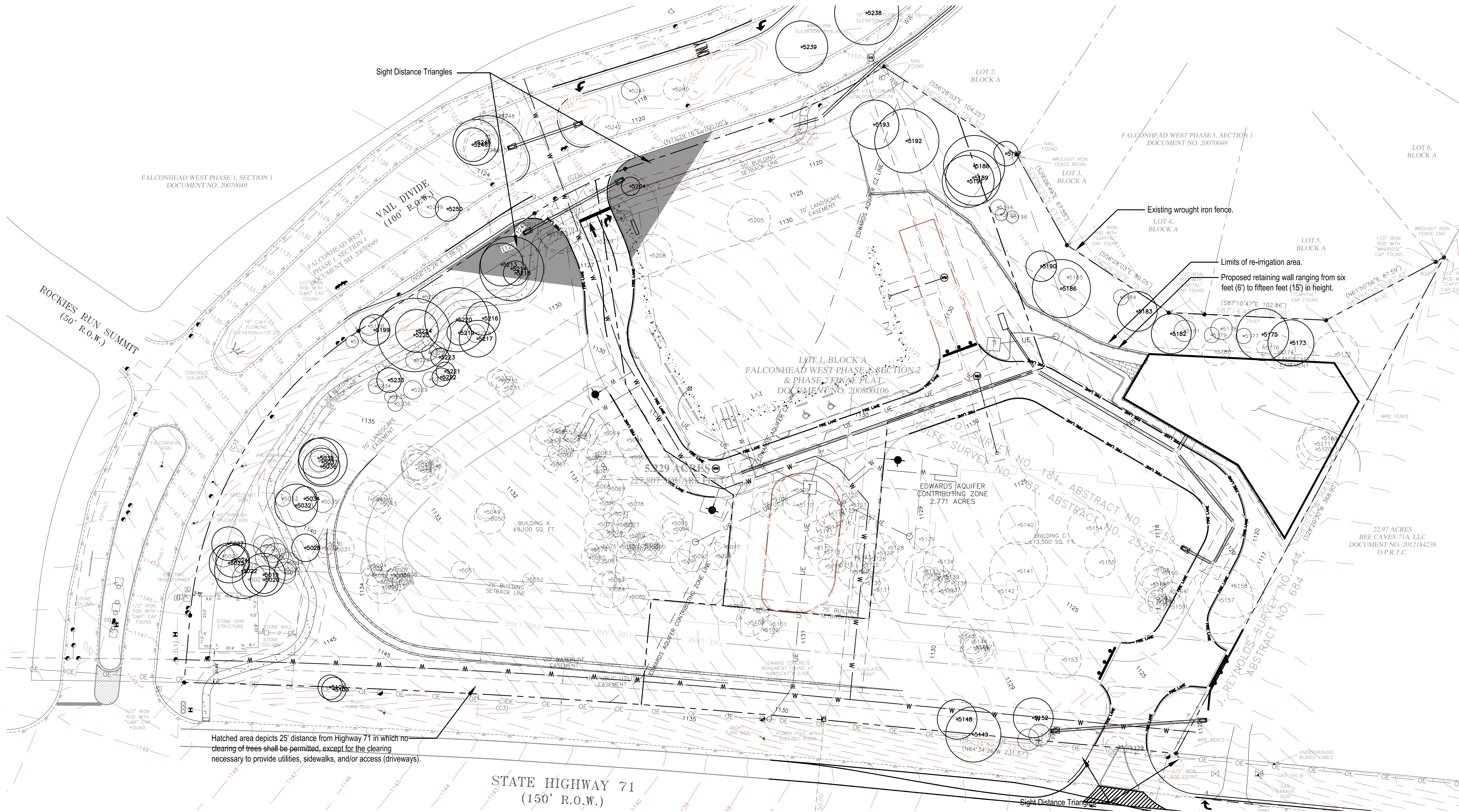




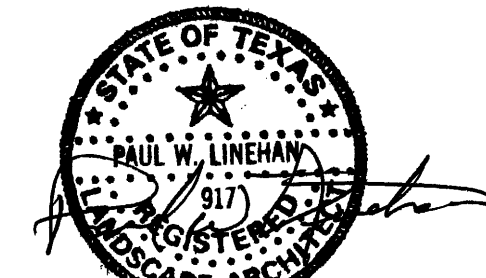
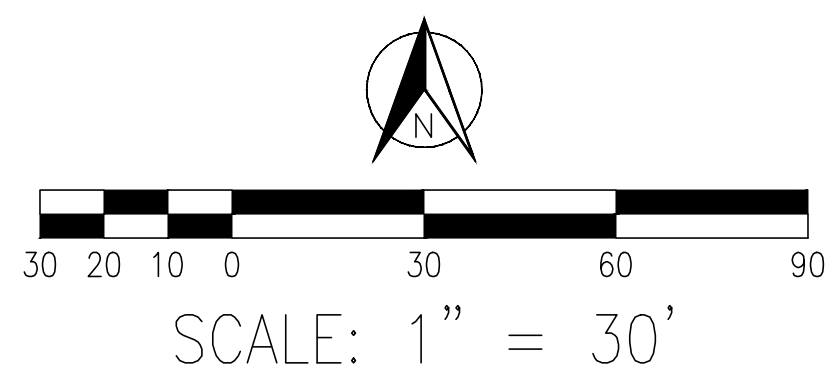
Hatched area depicts 25' distance from Highway 71 in which no clearing of trees shall be permitted, except for the clearing necessary to provide utilities, sidewalks, and/or access (driveways).

STATE HIGHWAY 71
(150' R.O.W.)

EXISTING TREE LEGEND

- Existing Trees 4" - 7" Caliper to be Saved
- Existing Trees ≥ 8" Caliper to be Saved
- Existing Trees to be Removed

NOTE: SEE SHEET LP5 FOR TREE INVENTORY LIST



12/5/2017

NOTE: Signed and certified by landscape architect that the landscape plans meet the requirements of the applicable Ordinance. Additional landscape requirements will be provided with the site plan amendment application for buildings.

REVISION BLOCK:		
NO.	DATE	EMPL. COMMENTS

OWNER INFORMATION:
Ken Satterlee
St. Croix Capital Corp.
901 Mopac, Bldg. 1, Ste. 160
Austin, TX 78746
PH: (512) 391-0718

FALCONHEAD VAIL DIVIDE COMMERCIAL
Site Development Permit
Existing Tree Plan
LSI# 165001
12.5.2017

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
LSI@LandStrat.COM

1983 - 2017
34
YEARS OF
EXPERIENCE

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES

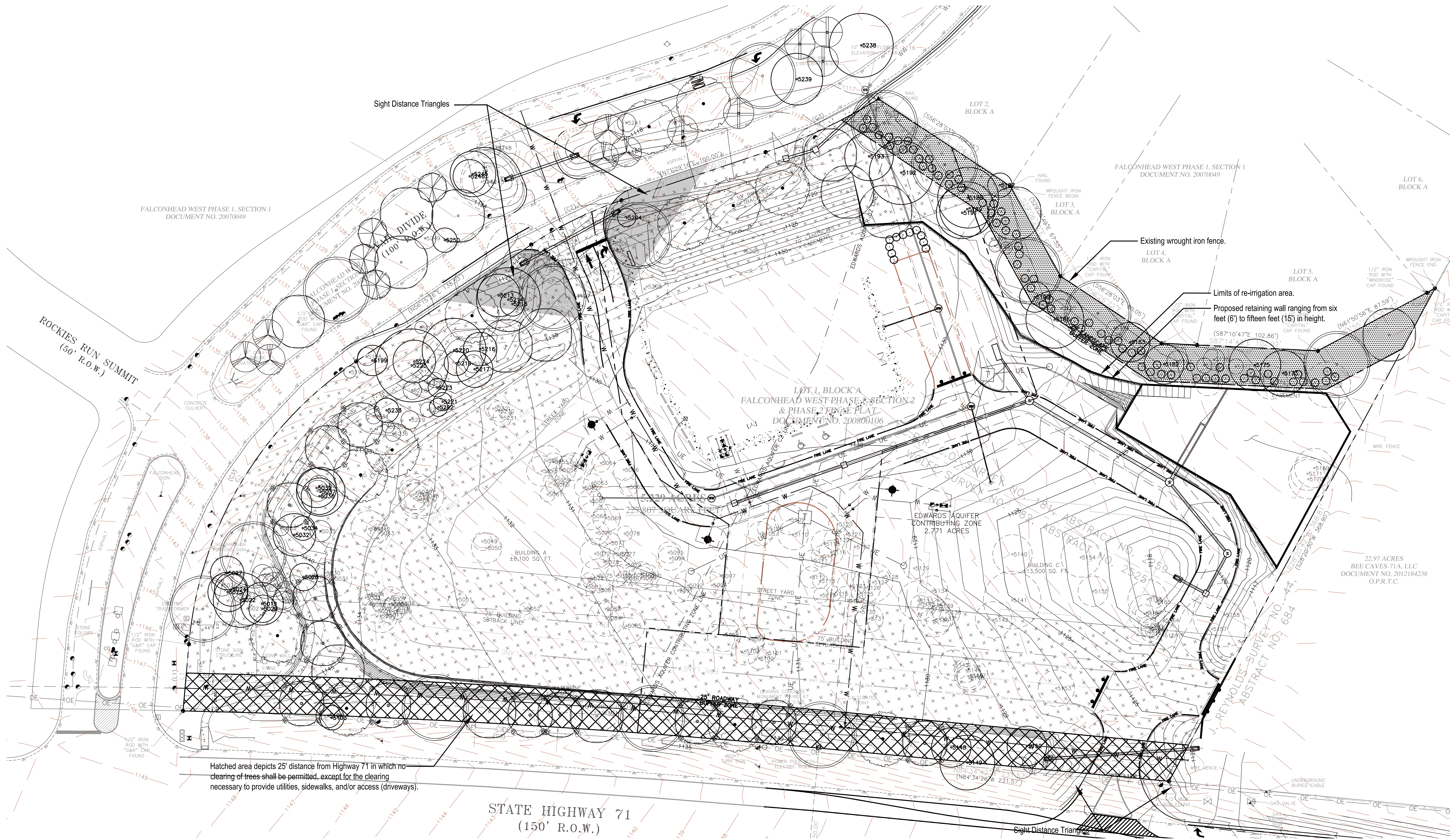
SHEET

LP1

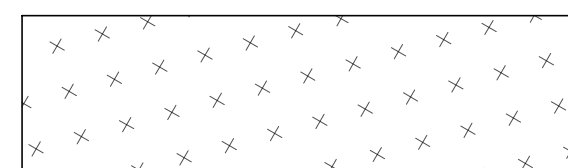
TREE INVENTORY

TREE NO.	TREE TYPE	SIZE					TOTAL TREES SURVEYED (CAL. IN.)	TOTAL TREES REMOVED (CAL. IN.)	NOTES	SAVED/ REMOVED	4"-7" CALIPER INCHES	8" AND GREATER CALIPER INCHES
		T1	T2	T3	T4	T5						
5000	LIVE OAK	11					11	11		Removed		
5001	LIVE OAK	8					8	8		Removed		
5002	LIVE OAK	7					7	7	MULTI-TRUNK	Removed		
5003	LIVE OAK	5					5	5		Removed		
5004	LIVE OAK	7	5	4			11.5	11.5	MULTI-TRUNK	Removed		
5005	LIVE OAK	4					4	4		Removed		
5006	LIVE OAK	5					5	5		Removed		
5007	LIVE OAK	8					8	8		Removed		
5008	LIVE OAK	7					7	7		Removed		
5009	LIVE OAK	5					5	5		Removed		
5010	LIVE OAK	8	6	3			12.5	12.5	MULTI-TRUNK	Removed		
5011	LIVE OAK	5					5	5		Removed		
5012	LIVE OAK	7					7			Saved	7	
5013	LIVE OAK	7					7			Saved	7	
5014	LIVE OAK	7					7			Saved	7	
5015	LIVE OAK	8					8			Saved		8
5016	LIVE OAK	8					8			Saved		8
5017	LIVE OAK	7					7			Saved	7	
5018	LIVE OAK	8					8			Saved		8.0
5019	LIVE OAK	14	9	9			23		MULTI-TRUNK	Saved		23.0
5020	LIVE OAK	9	6	5			14.5		MULTI-TRUNK	Saved		14.5
5021	LIVE OAK	11					11			Saved		11.0
5022	LIVE OAK	18	13	9			29		MULTI-TRUNK	Saved		29.0
5023	LIVE OAK	5					5			Saved	5	
5024	LIVE OAK	11					11			Saved		11.0
5025	LIVE OAK	13					13			Saved		13.0
5026	LIVE OAK	7					7			Saved	7	
5027	LIVE OAK	11	9	3			17		MULTI-TRUNK	Saved		17.0
5028	LIVE OAK	9					9			Saved		9.0
5029	LIVE OAK	6					6	6		Removed		
5030	LIVE OAK	7					7	7		Removed		
5031	LIVE OAK	12	9	6			19.5	19.5	MULTI-TRUNK	Removed		
5032	LIVE OAK	14	10	8			23		MULTI-TRUNK	Saved		23.0
5033	LIVE OAK	5					5			Saved	5	
5034	LIVE OAK	8					8			Saved		8.0
5035	LIVE OAK	7					7			Saved	7	
5036	LIVE OAK	12	10	4			19		MULTI-TRUNK	Saved		19.0
5037	LIVE OAK	16	8	8	7		27.5			Saved		27.5
5038	LIVE OAK	7					7			Saved	7	
5039	LIVE OAK	13	9	7			21		MULTI-TRUNK	Saved		21.0
5040	LIVE OAK	7					7			Saved	7	
5041	LIVE OAK	12					12	12		Removed		
5042	LIVE OAK	6					6	6		Removed		
5043	LIVE OAK	6					6	6		Removed		
5044	LIVE OAK	10					10	10		Removed		
5045	LIVE OAK	10					10	10		Removed		
5046	LIVE OAK	12					12	12		Removed		
5047	LIVE OAK	12					12	12		Removed		
5048	LIVE OAK	13					13	13		Removed		
5049	LIVE OAK	6					6	6		Removed		
5050	LIVE OAK	10	7	5			16	16	MULTI-TRUNK	Removed		
5051	LIVE OAK	6					6	6		Removed		
5052	LIVE OAK	4					4	4		Removed		
5053	LIVE OAK	10					10	10		Removed		
5054	LIVE OAK	10					10	10		Removed		
5055	CEDAR	6					6	6		Removed		
5056	LIVE OAK	9					9	9		Removed		
5057	LIVE OAK	9					9	9		Removed		
5058	CEDAR	6	4	3			9.5	9.5	MULTI-TRUNK	Removed		
5059	LIVE OAK	8					8	8		Removed		
5060	LIVE OAK	6					6	6		Removed		
5061	LIVE OAK	5					5	5		Removed		
5062	CEDAR	6					6	6		Removed		
5063	CEDAR	6					6	6		Removed		
5064	CEDAR	6					6	6		Removed		
5065	LIVE OAK	6					6	6		Removed		
5066	CEDAR	7					7	7		Removed		
5067	LIVE OAK	8					8	8		Removed		
5068	LIVE OAK	9					9	9		Removed		
5069	LIVE OAK	9					9	9		Removed		
5070	LIVE OAK	8					8	8		Removed		
5071	LIVE OAK	7					7	7		Removed		
5072	LIVE OAK	10					10	10		Removed		
5073	LIVE OAK	8					8	8		Removed		
5074	LIVE OAK	4					4	4		Removed		
5075	LIVE OAK	11					11	11		Removed		
5076	LIVE OAK	4					4	4		Removed		
5077	LIVE OAK	5					5	5		Removed		
5078	LIVE OAK	5					5	5		Removed		
5079	LIVE OAK	6					6	6		Removed		
5080	LIVE OAK	7					7	7		Removed		
5081	LIVE OAK	9	6	5			14.5	14.5	MULTI-TRUNK	Removed		
5082	LIVE OAK	6					6	6		Removed		
5083	LIVE OAK	5					5	5		Removed		
5084	LIVE OAK	12	8	7			19.5	19.5	MULTI-TRUNK	Removed		
5085	LIVE OAK	12					12	12		Removed		
5086	LIVE OAK	5					5	5		Removed		
5087	LIVE OAK	6					6	6		Removed		
5088	LIVE OAK	8					8	8		Removed		
5089	LIVE OAK	8					8	8		Removed		
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5091	LIVE OAK	8					8	8		Removed		
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5099	LIVE OAK	10					10	10		Removed		
5100	LIVE OAK	9					9	9		Removed		
5101	LIVE OAK	6					6	6		Removed		
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5106	LIVE OAK	7					7	7		Removed		
5107	LIVE OAK	7					7	7	SICK	Removed		
5108	CEDAR	6					6	6		Removed		
5109	LIVE OAK	10	7	6			16.5	16.5	MULTI-TRUNK	Removed		
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5111	LIVE OAK	7					7	7		Removed		

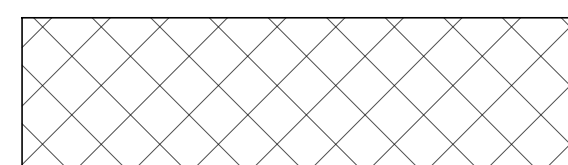
TREE NO.	TREE TYPE	SIZE					TOTAL TREES SURVEYED (CAL. IN.)	TOTAL TREES REMOVED (CAL. IN.)	NOTES	SAVED/ REMOVED	4"-7" CALIPER INCHES	8" AND GREATER CALIPER INCHES
		T1	T2	T3	T4	T5						
5112	LIVE OAK	7					7	7		Removed		
5113	LIVE OAK	5					5	5		Removed		
5114	LIVE OAK	5					5	5		Removed		
5115	LIVE OAK	5					5	5		Removed		
5116	LIVE OAK	8					8	8		Removed		
5117	LIVE OAK	7					7	7		Removed		
5118	LIVE OAK	9					9	9		Removed		
5119	LIVE OAK	7					7	7		Removed		
5120	CEDAR	6					6	6		Removed		
5121	CEDAR	5					5	5		Removed		
5122	LIVE OAK	6	4	4			10	10	MULTI-TRUNK	Removed		
5123	LIVE OAK	9					9	9		Removed		
5124	LIVE OAK	10					10	10		Removed		
5125	LIVE OAK	5					5	5		Removed		
5126	LIVE OAK	10					10	10		Removed		
5127	RED OAK	13					13	13		Removed		
5128	LIVE OAK	4					4	4		Removed		
5129	CEDAR	7					7	7		Removed		
5130	LIVE OAK	9					9	9		Removed		
5131	LIVE OAK	9					9	9		Removed		
5132	LIVE OAK	6					6	6		Removed		
5133	LIVE OAK	13					13	13		Removed		
5134	LIVE OAK	10					10	10		Removed		
5135	LIVE OAK	8					8	8		Removed		
5136	LIVE OAK	11					11	11		Removed		
5137	LIVE OAK	9					9	9		Removed		
5138	LIVE OAK	9					9	9		Removed		
5139	BODARK	4					4	4		Removed		
5140	ELM	13					13	13		Removed		
5141	ELM	19					19	19		Removed		
5142	LIVE OAK	12					12	12		Removed		
5143	LIVE OAK	10					10	10		Removed		
5144	LIVE OAK	8					8	8		Removed		
5145	LIVE OAK	8					8	8		Removed		
5146	LIVE OAK	8					8	8		Removed		
5147	LIVE OAK	11					11	11		Removed		
5148	LIVE OAK	13					13			Saved		
5149	LIVE OAK	18					18			Saved		
5150	LIVE OAK	7					7			Saved		
5151	LIVE OAK	7					7			Saved		
5152	LIVE OAK	13					13			Saved		
5153	ELM	12					12	12		Removed		
5154	POST OAK	13					13	13		Removed		
5155	ELM	10					10	10		Removed		
5156	LIVE OAK	14					14	14		Removed		
5157	ELM	22	15	13			36	36	MULTI-TRUNK	Removed		
5158	POST OAK	21					21	21		Removed		
5159	ELM	9					9	9		Removed		
5160	BODARK	5					5	5		Removed		
5161	BODARK	6					6	6		Removed		
5162	BODARK	6					6	6		Removed		
5163	BODARK	7					7	7		Removed		
5164	ELM	6					6	6		Removed		
5165	BODARK	4					4	4		Removed		
5166	ELM	13					13	13		Removed		
5167	ELM	12	10	4			19	19	MULTI-TRUNK	Removed		
5168	ELM	6					6	6		Removed		
5169	LIVE OAK	13					13	13		Removed		
5170	LIVE OAK	13					13	13		Removed		
5171	LIVE OAK	11					11	11		Removed		
5172	LIVE OAK	15					15	15		Removed		
5173	LIVE OAK	15					15			Saved		15
5174	LIVE OAK	11					11	11		Removed		
5175	ELM	17					17			Saved		17
5176	CEDAR	5					5	5		Removed		
5177	CEDAR	5					5			Saved	5	
5178	CEDAR	7					7			Saved	7	
5179	CEDAR	5					5			Saved	5	
5180	ELM	9					9	9		Removed		
5181	BODARK	7					7		SICK	Saved	7	
5182	ELM	13					13			Saved		13
5183	ELM	13					13			Saved		13
5184	ELM	5					5			Saved	5	
5185	ELM	6					6			Saved	6	
5186	ELM	19	13	12			31.5		MULTI-TRUNK	Saved		31.5
5187	LIVE OAK	8					8			Saved		8.0
5188	ELM	20					20			Saved		20.0
5189	ELM	18					18			Saved		18.0
5190	ELM	10					10			Saved		10
5191	LIVE OAK	17					17			Saved		17
5192	ELM	21					21			Saved		21
5193	ELM	16					16			Saved		16
5194	CEDAR	5					5			Saved	5	
5195	CEDAR	4					4			Saved	4	
5196	CEDAR	4					4			Saved	4	
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5198	LIVE OAK	6					6			Saved	6	
5199	LIVE OAK	10					10			Saved		10.0
5200	ELM	4					4			Saved		
5201	LIVE OAK	21					21	21		Removed		
5202	RED OAK	9					9	9		Removed		
5203	LIVE OAK	4					4	4		Removed		
5204	ELM	6	4	4			10		MULTI-TRUNK	Saved		10.0
5205	LIVE OAK	14					14	14		Removed		
5206	LIVE OAK	27	19	15			44	44	MULTI-TRUNK	Removed		
5207	LIVE OAK	14					14	14		Removed		
5208	RED OAK	14					14	14		Removed		
5209	RED OAK	13					13	13		Removed		
5210	RED OAK	14					14	14		Removed		
5211	LIVE OAK	13					13	13		Removed		
5212	RED OAK	7					7	7		Removed		
5213	LIVE OAK	14					14			Saved		14.0
5214	LIVE OAK	21					21			Saved		21.0
5215	LIVE OAK	8					8			Saved		8.0
5216	LIVE OAK	11					11			Saved		11.0
5217	LIVE OAK	12					12			Saved		12.0
5218	CEDAR	6					6			Saved	6	
5219	LIVE OAK	8					8			Saved		8.0
5220	ELM	21	14	13			34.5		MULTI-TRUNK	Saved		35.0
5221	LIVE OAK	6	4	4			10		MULTI-TRUNK	Saved		10.0
5222	LIVE OAK	6	4	3			9.5		MULTI-TRUNK	Saved		9.5
5223	LIVE OAK	6	4	3			9.5		MULTI-TRUNK	Saved		9.5



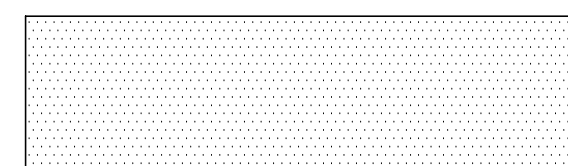
LANDSCAPE ZONE LEGEND:



Street Yard Zone
= 99,572 s.f.

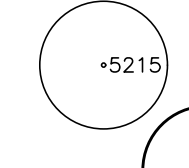


25' Roadway Buffer Zone
= 16,412 s.f.

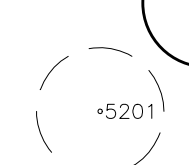


25' Landscape Buffer Strip
= 11,083 s.f.

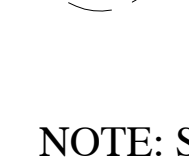
EXISTING TREE LEGEND



Existing Trees 4" - 7" Caliper to be Saved

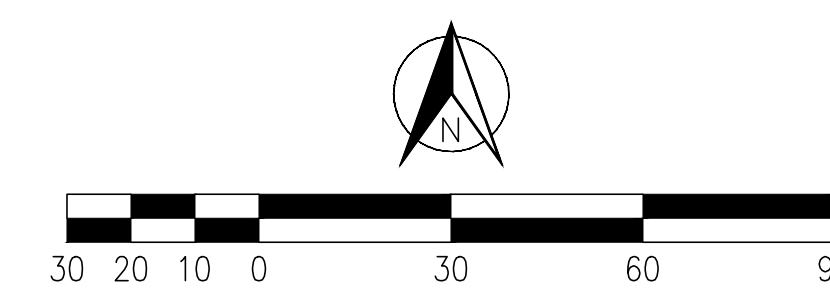


Existing Trees ≥ 8" Caliper to be Saved



Existing Trees to be Removed

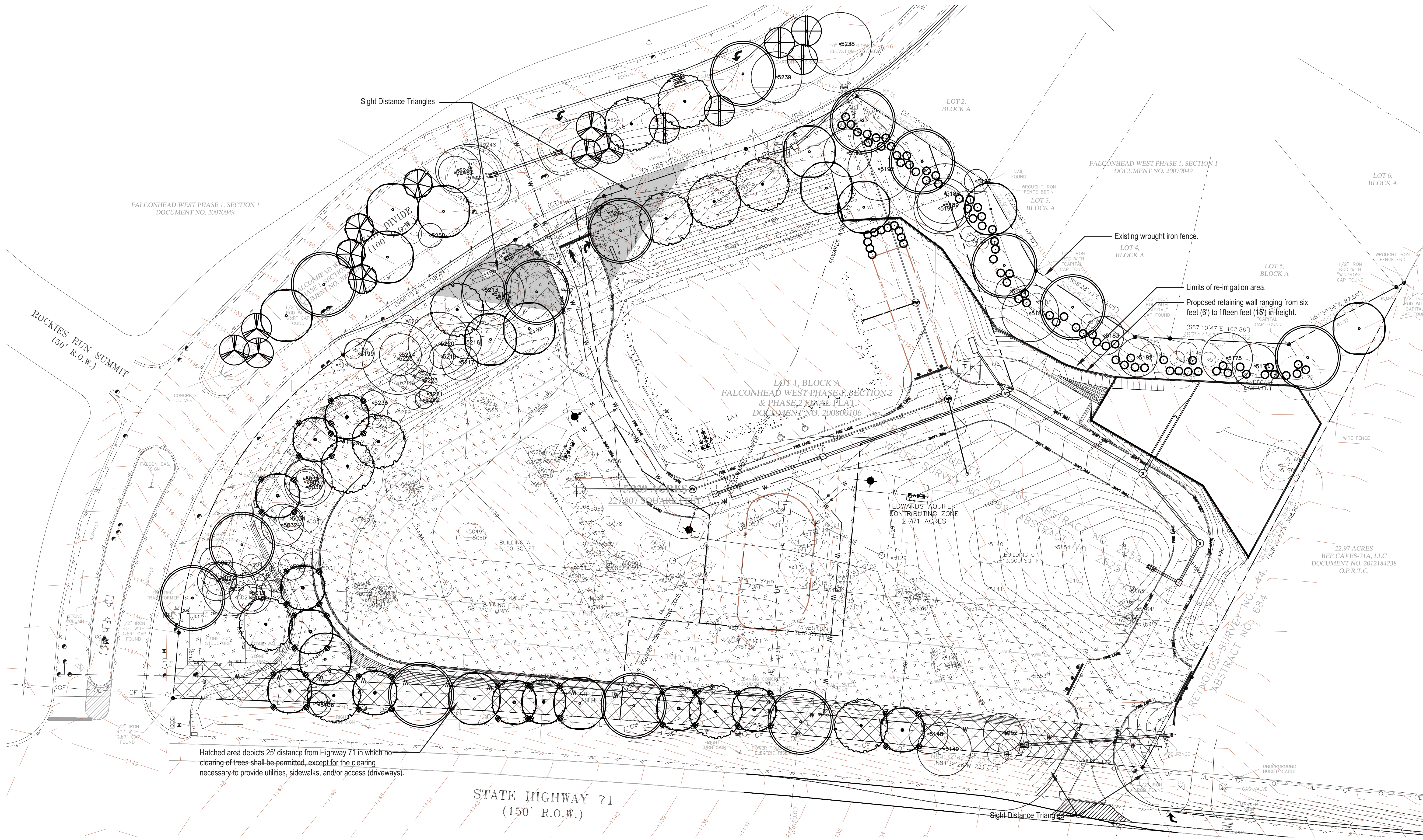
NOTE: SEE SHEET LP5 FOR TREE INVENTORY LIST



12/5/2017

NOTE: Signed and certified by landscape architect that the landscape plans meet the requirements of the applicable Ordinance. Additional landscape requirements will be provided with the site plan amendment application for buildings.

REVISION BLOCK:			
NO.	DATE	EMPL.	COMMENTS
OWNER INFORMATION:			
Ken Satterlee			
St. Croix Capital Corp.			
901 Mopac, Bldg. 1, Ste. 160			
Austin, TX 78746			
PH: (512) 391-0718			
LS# 165001			
FALCONHEAD VAIL DIVIDE COMMERCIAL			
Site Development Permit			
Landscape Zone Plan			
12.5.2017			
1010 LAND CREEK CV.			
SUITE 100			
AUSTIN, TX 78746			
PH: (512) 328-6050			
FAX: (512) 328-6172			
LST@LandStrat.COM			
1983 - 2017	34	YEARS OF EXPERIENCE	
LAND STRATEGIES INC.			
PAUL LINEHAN & ASSOCIATES			
SHEET			
LP3			



Hatched area depicts 25' distance from Highway 71 in which no clearing of trees shall be permitted, except for the clearing necessary to provide utilities, sidewalks, and/or access (driveways).

PLANT LEGEND:		DESCRIPTION	QTY	SIZE/ CAL. INCH
SYMBOL	TYPE			

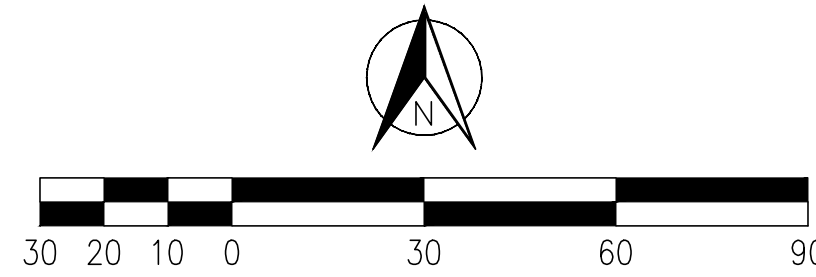
LARGE TREES

	Existing Tree to Remain (TYP)			
	Quercus virginiana	Live Oak	14	3"
	Ulmus crassifolia	Cedar Elm	14	3"
	Quercus texana	Texas Red Oak	12	3"
	Quercus muehlenbergii	Chinquapin Oak	12	3"

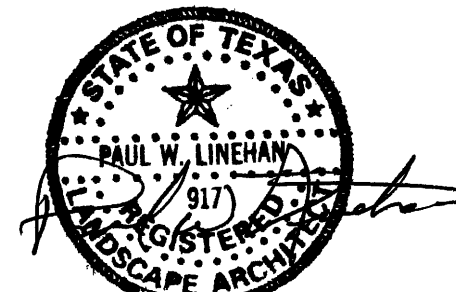
PLANT LEGEND:		DESCRIPTION	QTY	SIZE/ CAL. INCH
SYMBOL	TYPE			

SMALL TREES

	Ilex decidua	Possumhaw Holly	5	3"
	Lagerstroemia indica 'Country Red'	Crape Myrtle	6	3"
	Sophora secundiflora	Texas Mountain Laurel	4	3"
	Proposed Shrub (TYP1)	(for screening purposes)	79	5 gal



SCALE: 1" = 30'



12/5/2017

NOTE: Signed and certified by landscape architect that the landscape plans meet the requirements of the applicable Ordinance. Additional landscape requirements will be provided with the site plan amendment application for buildings.

REVISION BLOCK:		
NO.	DATE	EMPL. COMMENTS

OWNER INFORMATION:
Ken Satterlee
St. Croix Capital Corp.
901 Mopac, Bldg. 1, Ste. 160
Austin, TX 78746
PH: (512) 391-0718

FALCONHEAD VAIL DIVIDE COMMERCIAL
Site Development Permit
Landscape Plan and Legend
12.5.2017
LSI# 165001

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
LSI@LandStrat.COM

1983 - 2017
34
YEARS OF
EXPERIENCE

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES

SHEET
LP4

TREE AND NATURAL AREA PROTECTION NOTES (Reference City of Austin

- Technical Criteria Manual, Appendix P-2):
- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
 - Protective fences shall be erected according to City of Austin Standards for Tree Protection.
 - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
 - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip zones.
 - Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist.
 - Wounds to exposed roots, trunk or limbs by mechanical equipment.
 - Other activities detrimental to trees, such as chemical storage, cement truck cleaning, and fires.
 - Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed.
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage).
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building.
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512.974.1876 to discuss alternatives.
 - Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on plankings to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
 - No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
 - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
 - Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or, if a tree sustains damage as a result.

REMEDIAL TREE CARE NOTES - AERATION AND SUPPLEMENTAL

NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS (Reference City of Austin Technical Criteria Manual, Appendix P-6):

As a component of an effective remedial tree care program per Environmental Criteria Manual Section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/ nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512.974.1876) prior to application. The owner or General Contractor shall select a fertilization contractor and ensure coordination with the City Arborist.

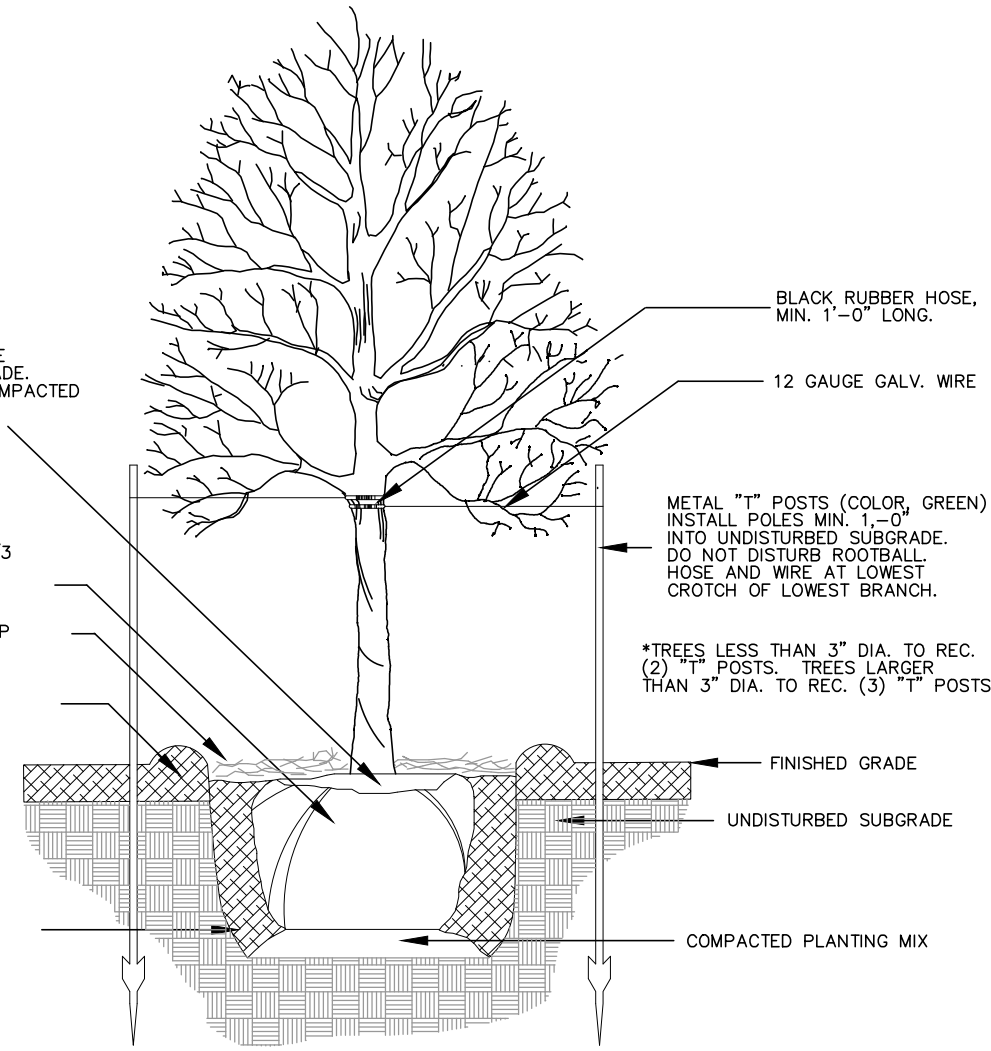
Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not be limited to, fertilization, soil treatment, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or, as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/ or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/ or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512.974.3010). Construction which will be completed in less than 90 days may use materials at 1/2 the recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

Additional Tree Care Protection Notes:

Special Construction Techniques

In critical root zone areas that cannot be protected during construction with fencing, and where heavy vehicular traffic is anticipated, cover those areas with 4 inches of organic mulch to be produced on site, to minimize soil compaction. Perform all grading within critical root zone areas with extra care to minimize root damage. Water all trees most heavily impacted by construction activities deeply as necessary during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.



TREE PLANTING/STAKING DETAIL

SCALE: N.T.S.

NOTE: MINIMUM 4" PERMEABLE SOIL REQUIRED FOR ALL PLANTING AREAS.

LANDSCAPE NOTES:

- Existing trees to be saved shall be protected by fencing before construction begins. Fencing shall consist of 5' chain link fence with poles 8' on center. No equipment or materials shall be stored, operated or, maintained within the fenced in area. Fences shall be at drip line (or, as per the tree protection plan and notes) and completely surround the tree or, cluster of trees. No fires or, cleaning of concrete trucks will be permitted in these areas.
- Irrigation shall be by automated, underground irrigation system to be installed prior to planting. No piping shall extend into canopied areas, except as shown on the approved tree protection tree protection plan. Large open spaces will have spray or, rotary nozzles. Use underground drip irrigation within 4 feet of curbs.
- Grade changes that do not appear on the site plans shall be brought to the attention of the landscape architect prior to the start of construction.
- Trenching shall not occur within areas enclosed by tree protection fencing.
- Landscape to be maintained and replaced when necessary, to meet ordinance requirements though out the construction process.
- All areas of native vegetation beyond the limit of construction are to be left undisturbed. Native areas to be saved shall be cleaned, pruned and seeded under direction of the landscape architect.
- Required buffering of street yard parking will be accomplished through the use of both proposed, and existing plant material.
- All replacement trees, installed or transplanted, shall have adequate irrigation provided to sustain growth through the first two years after planting.
- Any areas labeled "turf", shall receive JaMur Zoysia sod.
- All proposed trees are to be a minimum 6' height, and a minimum of 1 1/2" Caliper
- All landscaping shall be protected by concrete curbing, wheel stops or equivalent barriers in vehicular use areas.
- All required planting areas shall be a minimum of 9', back-of-curb to back-of-curb in parking areas.
- 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.
- No trees within 7.5 feet of all WCID-17 appurtenances.

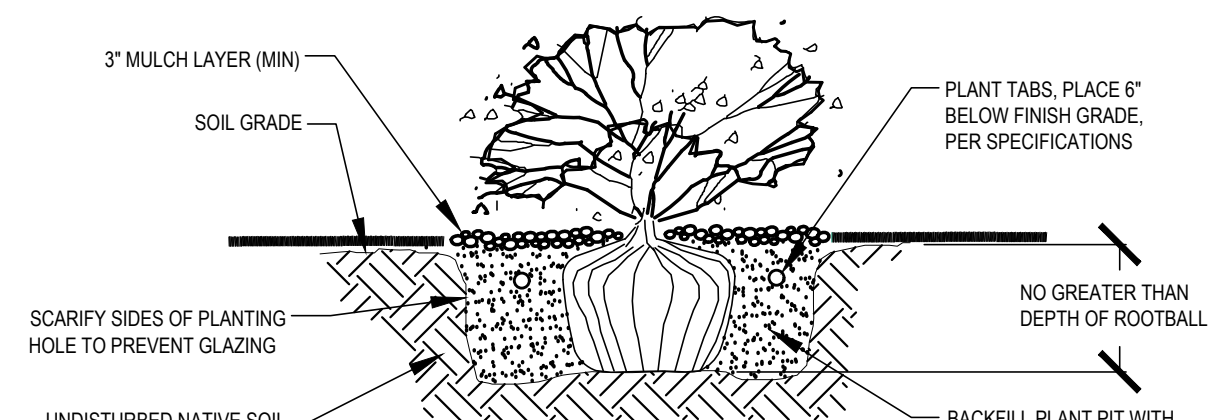
IRRIGATION NOTES (Reference City of Austin Technical Criteria Manual, Appendix O):

- 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:
- A new commercial irrigation system must be designed and installed so that:
 - there is not direct overspray onto non-irrigated areas
 - the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces.
 - the irrigation system has a master valve
 - each remote control valve has adjustable flow controls
 - serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage
 - the irrigation system has a City approved weather based controller
 - the automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half (1/2") rainfall
 - zone valves and circuits are separated based on plant water requirements
 - an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure
 - no component of the irrigation system deviates from the manufacturer's recommended use of the product
 - 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.
 - 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 chart containing zone numbers, precipitation rate, and gallons per minute
 - 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.
 - The irrigation installer shall provide a report to the City on a form provided by the Water Utility Department certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.

RE-IRRIGATION NOTES:

- To the greatest extent practical, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris must be removed from the irrigation area in order to harvest and remove nutrients from the system. See requirements in 1.6.7.A.3.(g) and (h) regarding requirements for soil and vegetation in irrigation areas.
- VEGETATION:** The irrigation area must have native vegetation or be restored or re-established with native vegetation, unless approved by the Director. These areas must not receive any fertilizers, pesticides, or herbicides. If landscaped areas are used for irrigation, fertilizers, pesticides, or herbicides must not be applied to those areas and this limitation must be outlined in the Integrated Pest Management (IPM) plan. For publicly maintained systems, fencing or signs must be installed to limit unauthorized use of the irrigation area. If signs are installed, they must include the phrase "Stormwater Irrigation Area - No Trespassing."
- SOIL:** A minimum of 12 inches of soil, with the identified permeability rates, must be present in the irrigation area. Soil enhancement is allowed to achieve this requirement. A soils report must be provided and must include at a minimum a soils map verifying soil types in the irrigation area, permeability rates, soil depths, percent of coarse fragments gravel size (2.0 mm diameter) and larger, found on the soil surface and in the subsurface soils, depth of roots, locations of borings or trenches, photographs of exposed soils, location and type of soil enhancement performed, soils testing results, etc. A site visit may be conducted by the city to confirm soil conditions, including when representative trenches have been opened or borings are being conducted. City staff must be given at least 72 hours notice of when borings or trenches are to be backfilled.

GROUND COVER PLANT SPACING			
SPACING (ft)	ROW "A"	# PLANTS	AREA UNIT
6" O.C.	5.20'	4.61	1 SQ. FT.
8" O.C.	4.55'	2.86	
16" O.C.	8.66'	1.43	
12" O.C.	10.40'	1.15	
SPACING (ft)	ROW "B"	# PLANTS	AREA UNIT
12" O.C.	13.90'	0.38	10 SQ. FT.
18" O.C.	15.80'	0.12	
24" O.C.	20.80'	0.09	
36" O.C.	26.50'	0.06	
SPACING (ft)	ROW "C"	# PLANTS	AREA UNIT
36" O.C.	30.60'	0.06	100 SQ. FT.
48" O.C.	3.48'	7.25	
60" O.C.	4.33'	4.61	
60" O.C.	5.20'	3.30	
84" O.C.	6.93'	1.80	100 SQ. FT.
102" O.C.	8.66'	1.15	



SHRUB PLANTING DETAIL

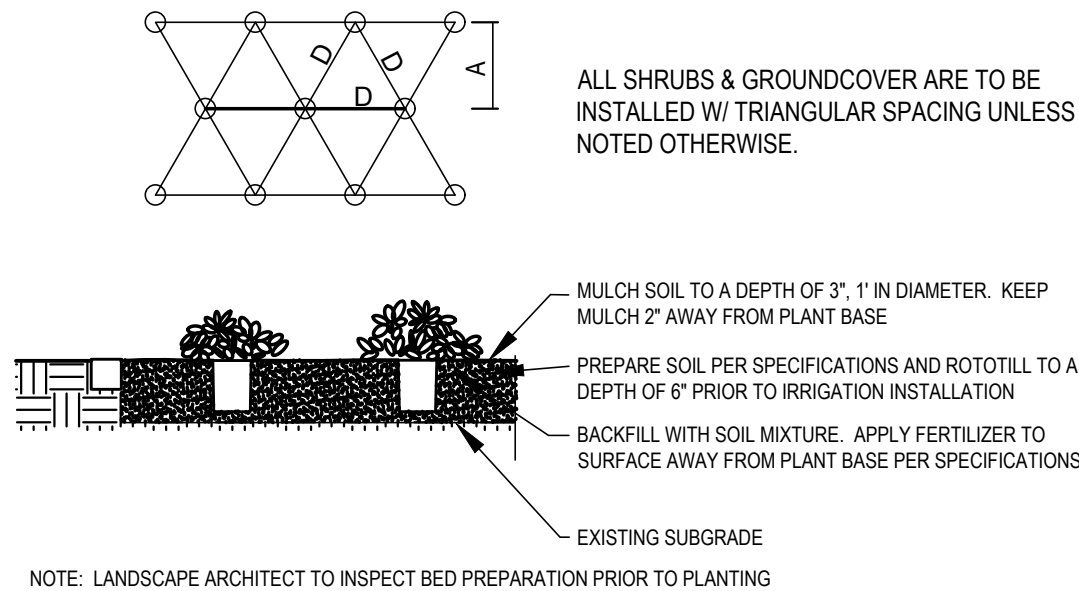
SCALE: N.T.S.

WCID-17 IRRIGATION NOTES:

- No irrigation within 5 feet of all WCID-17 appurtenances.
- Irrigation plans must be submitted by a licensed irrigator to WCID-17 and approved before a permit is issued.

PROTECTION OF TREES (Section 4, Subsection E of Ordinance

- No. 99-10-12-A):
- This Section E applies to all new residential and nonresidential development within the Village of Bee Cave.
 - All protected trees next to an excavation site or to a construction site for any building, structure, or street work, shall be guarded with a good substantial fence, frame, or box not less than four (4) feet high and surrounding the entire protected zone of the tree(s). The barriers shall be approved by the B1 flinding Official and shall be in place before any site clearance or other site-disturbing act commences. Any barrier with lesser dimensions than those specified above shall be subject to approval by the Building Official All building material, dirt, excavation/fill materials, chemicals, construction vehicles/equipment, debris, and other materials shall be kept outside the barrier. Barriers shall remain in place until the final building and landscape site inspections are satisfactorily completed for the issuance of the Certificate of Occupancy.
 - No person shall excavate any ditches, tunnels, or trenches, place any paving material, or play any drive within the protective zone of any public tree without first obtaining a written permit from the Building Official.
 - Unless specifically authorized by the Building Official, no person shall intentionally damage, cut, carve, transplant, or remove any public tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any public tree or shrub; allow any gaseous, liquid or solid substance which is harmful to such plants to come in contact with them; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any public tree or shrub.
 - It shall be the duty of any person or persons owning or occupying real property bordering on any street upon which property there may be trees, to prune such trees in such manner that they will not obstruct or shade the street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct the view from any street or alley intersection. The minimum clearance of any overhanging portion thereof shall be ten (10) feet over sidewalks and fourteen (14) feet over all streets, except truck thoroughfares which shall require a clearance of sixteen (16) feet.
 - It shall be the duty of any person or persons owning, occupying or controlling real property upon which tree trimming or removal occurs to advise all landscape contractors, tree services, arborists and others who remove or trim trees of the need for proper disinfection of all cutting tools and the required painting of all tree cuts on oak trees with a proper sealant immediately after cutting or pruning to prevent the spread of oak wilt and to ensure such sealing of cuts.
 - The removal of an existing tree(s) from a development site must be in accordance with this and all other applicable ordinances of the Village of Bee Cave, including, but not limited to, those pertaining to noise, lighting, and other similar items related to protection of the health, safety, welfare and convenience of residents of Bee Cave.
- Prior to the removal of any protected or specimen tree, as defined within this Ordinance, the property owner/developer must first submit a letter to the Village Administrator, or his designee, that describes in detail which tree(s) will be removed, how the removal will be performed (i.e., machinery and equipment needed), and the date and time whereupon the anticipated removal will occur. Said letter must also include a notarized statement by the owner/developer that the tree(s) to be removed is (are) either not a protected or specimen tree(s), as defined within this Ordinance, or that it's (their) removal will be in complete conformance with the provisions of this Ordinance (such as those pertaining to mitigation, replacement of trees, etc.). Said letter must be submitted at least one week (i.e., five working days) in advance of the removal operation.

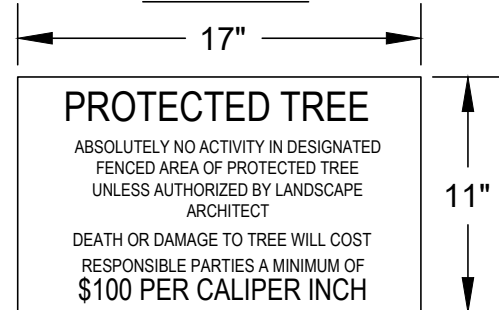


NOTE: LANDSCAPE ARCHITECT TO INSPECT BED PREPARATION PRIOR TO PLANTING

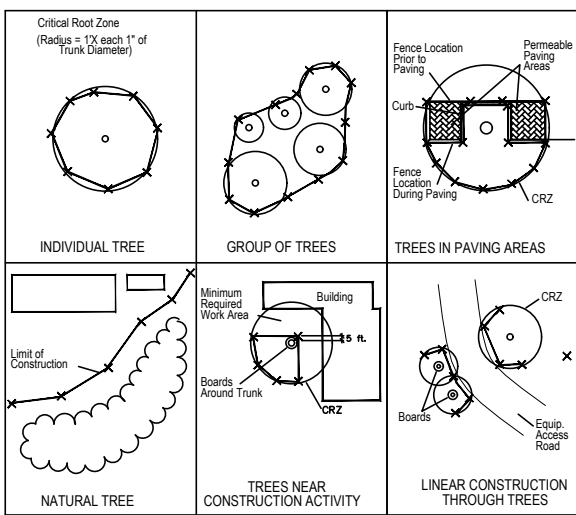
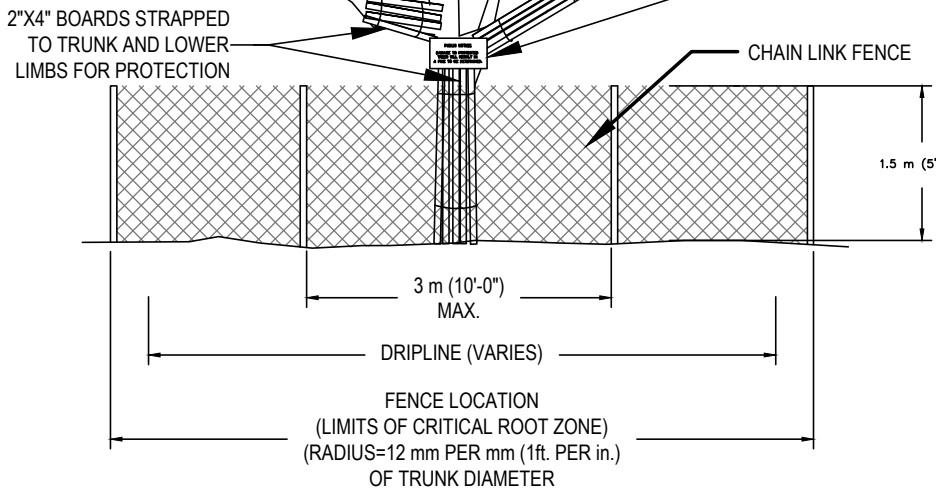
GROUND COVER PLANTING DETAIL

SCALE: N.T.S.

PROTECTED AND HERITAGE TREE SIGN



PROTECTED & HERITAGE TREE SIGN (See enlargement above). DAMAGE TO PROTECTED TREES WILL RESULT IN A FINE TO BE DETERMINED.



STANDARD TREE PROTECTION FENCE LOCATIONS

LANDSCAPE CALCULATIONS

ROADWAY BUFFER (ALONG SH-71) (SECTION 4)

Total LF of Roadway Buffer = 662 LF

	REMOVED	PROPOSED
2" Caliper Trees	-	-
3" Caliper Trees	-	45 cal. in.
4" Caliper and Greater Trees	58 cal. in.	-
TOTALS	58 cal. in.	45 cal. in.

STREET YARD (SECTION 4)

	REQUIRED	PROPOSED
Net Street Yard Area	99,572 SF	99,572 SF
Street Yard/ Landscape (20%)	19,914 SF	89,744 SF

Street Yard Tree Calculations:

CATEGORY	AREA	RATIO	REQUIRED	PROPOSED	EXISTING TO REMAIN
0 to 10,000 SF	10,000	10	10	0	N/A
10,000 to 110,000 SF	110,000	1 per 2500	40	0	N/A
TOTALS	99,572 SF		50	0	63

* Includes Credit for 110 trees - In the Street Yard, an existing tree of a four (4) to six (6) inch caliper shall be considered as 1.5 trees for the purposes of satisfying the requirements of Section 4C. Any existing tree at least eight (8) inches in caliper, or is at least six (6) inches in caliper and at least fifteen (15) feet tall, shall be considered as two (2) trees. (See Street Yard Preservation Credits Chart on Sheet LP5 for the list of trees used in determining credit.)

VEHICULAR USE AREA

Total SF of Vehicular Use Areas and Parking Lot = 24,130 SF

Total SF of Vehicular Use Areas in the Street Yard = 7,145 SF

* A minimum of fifteen (15%) of the gross square footage of such vehicular use areas shall be devoted to landscaped islands, peninsulas, and/or medians

REQUIREMENTS TO BE PROVIDED IN FUTURE SUBMITTAL

VEHICULAR USE AREA CALCULATIONS BY LOT:				
(s.f.)	Lot A	Lot B	Lot C	Total
Vehicular Use Area (in the Street Yard)	2,420	1,157	3,568	7,145
Computed at 15% (minimum required)	363	174	536	1,073
Parking Islands (to be provided)	2,568	3,917	4,053	10,538

** This table is provided to indicate how the Vehicular Use Area requirements will be met in the future plans.

LANDSCAPE BUFFER AREA (ALONG RESIDENTIAL LOTS)

Total SF of 25' Landscape Buffer Area = 11,083 SF

* A landscape buffer for nonresidential developments shall provide a screen from such residential districts consisting of a suitable fence and plant material at least six feet (6') in height to provide a solid visual barrier. - Please refer to Sheet LP4 for proposed trees that will provide a vegetative buffer to adjacent residential development.

OFF-SITE TREES

*Total caliper inches of off-site trees being removed = 67 cal. in.
*Total caliper inches of off-site trees being provided = 69 cal. in.
*Trees #5240, 5242, 5243, 5244, 5247, and 5248 make up the 67 caliper inches removed.
*The removal of off-site trees are due to accommodating the median cut on Vail Divide. The proposed trees replace more than 100% of the caliper inches removed.

ADDITIONAL TREES ALONG STREETYARD ZONE TO ACCOUNT FOR TREES LEFT TO BE MITIGATED

Total Caliper Inches: 2374 x 0.6 (60% preservation requirement) = 1424.4 caliper inches required to be preserved

Total Caliper Inches Preserved: 1162

1162+ 45 additional caliper inches proposed along HWY 71 = 1207 caliper inches

1424-1207 = 217 caliper inches left to mitigate

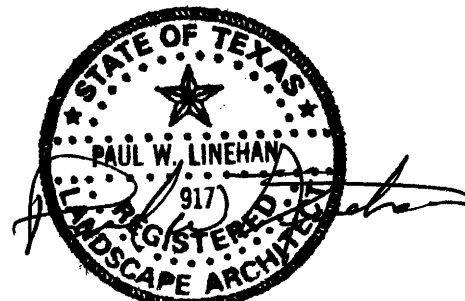
Additional Proposed Trees added for Mitigation:

- 12 (3") Cedar Elms = 36 caliper inches
 - 17 (3") Live Oaks = 51 caliper inches
- Total Additional Trees (Caliper Inches) = 29 (87")

217 - 87 = 130 Caliper Inches left to mitigate = 33 (4") trees*

Notes: *Land Strategies proposes using 3" caliper trees because of a lack of 4" stock in the Central Texas area at the time of plan preparation and because of spatial constraints on the property.

NOTE: LANDSCAPE DETAILS ON THIS SHEET ARE DEVELOPED IN-HOUSE BASED ON PROFESSIONAL EXPERIENCE AND CITY OF AUSTIN STANDARD DETAILS.



12/5/2017

NOTE: Signed and certified by landscape architect that the landscape plans meet the requirements of the applicable Ordinance. Additional landscape requirements will be provided with the site plan amendment application for buildings.

REVISION BLOCK:							
NO.		DATE		EMPL.		COMMENTS	

OWNER INFORMATION:
Ken Satterlee
St. Croix Capital Corp.
901 Mopac Bldg. 1, Ste. 160
Austin, TX 78746
PH: (512) 391-0718

FALCONHEAD VAIL DIVIDE COMMERCIAL
Site Development Permit
Landscape Notes, Details and Calculations
LSH# 65001
12.5.2017

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
LST@LandStrat.COM

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YEARS OF
EXCELLENCE

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES

SHEET

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