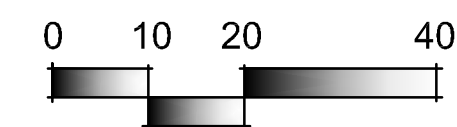
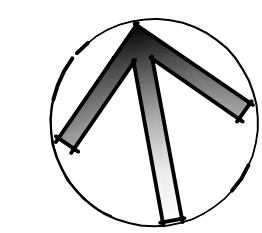


CANOPY TREES	
SYMBOL	COMMON NAME
	LIVE OAK
	CEDAR ELM
	TEXAS PISTACHE



NO.	REVISION	DATE
7301 Via Correto Dr. • CarrilloDean.com Austin, Texas 78749 • Phone: 512-535-7303		
PROJECT NAME		
BOYCE STREET COMMERCIAL		
PROJECT ADDRESS		
101 BOYCE STREET MANOR, TX 78653		
DATE	SCALE	JOB NO.
06/25/24	AS SHOWN	128-06
SHEET TITLE		
LANDSCAPE PLAN		
SHEET NO.		
L1.1		OF <u> X </u>

General Notes:

- The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
- Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
- The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
- The contractor shall be responsible for field verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
- For all slopes or trenches greater than five feet in depth: All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
- The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
- The contractor is to maintain all existing grades unless otherwise noted.
- The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
- The contractor is responsible for the quality of workmanship and schedule of work.
- The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
- All quantities provided in the plant list are for general use and are to be verified by the contractor.
- All plant material shall comply with size and conditions as stated in the plant list and as stated by the ACity of Midlothian Landscape Ordinance.
- During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.
- Shrubs and hedges shall be a minimum of 1 foot in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen, which will be 2 feet high within 1 year after time of planting.
- All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.

LANDSCAPE MAINTENANCE NOTE:

All landscaping shall be the responsibility of the property owner. It shall be permanently maintained and shall have either an irrigation system installed, meeting all applicable requirements of the City, or shall be located within 75 feet of a bibcock, faucet, or other water source.

- Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
- All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- Plant materials which die shall be replaced with plant material of similar variety and size.

SOIL CONDITIONING AND MULCHING

- A Minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- Non-porous material such as sheet plastic shall not be placed under the mulch.
- All disturbed areas to be revegetated are required to provide a minimum of six (6) inches of topsoil.
- Tree planting areas are to be provided with a minimum of 12 inches of friable native loam soil. Planting in relatively undisturbed existing native soils is encouraged. Soil to a minimum depth of 12 inches is required within the entire landscape median or peninsula. All other planting areas must have a minimum soil depth of 12 inches within a radius of six feet from the tree trunk. Trees are not to be planted in caliche, solid rock, or, in soils whose texture has been compacted by construction equipment. Areas of compaction which have been subsequently amended with 12 inches of friable native soil are suitable for planting.

CITY CALCULATIONS

REQUIRED LANDSCAPE AREA		
	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A	41,670 S.F.
TOTAL LANDSCAPE AREA	6,251 S.F. (15%)	- S.F. (27%)
TREES (2 / 600 S.F. LANDSCAPE)	22 TREES	- TREES
SHRUBS (4 / 600 S.F. LANDSCAPE)	44 SHRUBS	- SHRUBS

STREETYARD LANDSCAPE		PARKING TREES = \oplus S	
	REQUIRED	PROVIDED	
TOTAL STREET FRONTAGE	N/A	708 L.F.	
STREET TREES (1 TREE / 40 L.F.)	18 TREES	18 TREES	

BUILDING FOUNDATION PLANTING		
	REQUIRED	PROVIDED
50% OF BUILDING FACADE L.F.	N/A	316 L.F.
SHRUBS (1 SHRUB / 4 L.F.)	79 SHRUBS	- SHRUBS

PARKING LOT LANDSCAPE		LANDSCAPE PARKING TREES = \oplus P	
	REQUIRED	PROVIDED	
95 SPACES X 16 S.F. =	1,520 S.F.	>1,520 S.F.	
PARKING TREES (95 SPACES / 10) =	10 TREES	11 TREES	

REPLACEMENT TREES ON SITE \oplus		
TOTAL INCHES REQUIRED TO BE REPLACED = 363.5		
PROPOSED CANOPY TREES:	$\frac{17}{5} \times (4") =$	$\frac{68}{15}$
PROPOSED ORNAMENTAL TREES:	$\frac{5}{3} \times (3") =$	$\frac{15}{15}$
TOTAL REPLACEMENT INCHES = <u>83</u>		
280.5" x \$ - = \$ -		
280.5" caliper inches of trees removed from this site are to be mitigated by paying \$ - to the City Tree Fund.		

TREE MITIGATION TABLE

Tag #	Species	Notes	Multi-Size	Size	Removed		Removed		Removed	
					8"-17.99" Caliper		18"- 24.99" Caliper		Heritage Tree	
					Protected	Not Protected	Protected	Not Protected	(25"+)	
R 87	HACKBERRY	Multi-trunk		18		18				
R 88	HACKBERRY			10		10				
R 89	ELM	Multi-trunk, Heritage		27.5					27.5	
R 90	ELM	Heritage		38					38	
R 91	ELM			15.5	15.5					
R 92	HACKBERRY			10		10				
R 432	HACKBERRY			14.5		14.5				
R 433	TEXAS PECAN			19.5			19.5			
R 434	HACKBERRY			7		7				
R 435	CHINABERRY	Multi-trunk		14.5		14				
R 436	CHINABERRY	Multi-trunk		12		12				
R 437	UNKNOWN TREE			14.5	14.5					
R 438	LIVE OAK			18						
R 439	TALLOW			16		16				
R 440	TALLOW			11.5		11.5				
R 441	AMERICAN ELM	Multi-trunk		12.75	12.75					
R 442	CATALPAS	Multi-trunk		10.5	10.5					
R 443	TEXAS PECAN			9.5	9.5					
R 444	CATALPAS	Multi-trunk		13.5	13.5					
R 445	CATALPAS	Multi-trunk		7.5		7.5				
R 446	CATALPAS			17						
R 10000	CREPE MYRTLE	Multi-trunk		16.75	16.75					
R 10001	CREPE MYRTLE	Multi-trunk		6.75		6.75				
R 10002	LIGUSTRUM	Multi-trunk		11.5		1.5				
					Total inches	128	110.75	19.5	0	65.5
					Inches To Be Replaced	x 100% =	x 0% =	x 200% =	x 0% =	x 300% =
						128	0	39	0	195.5
					Total Inches To Be Replaced					363.5

OP - Indicates tree is not within the bounds of the property
R - Indicates tree to be removed
IR - Indicates invasive species to be removed
H - Indicates heritage tree
RA - Indicates tree removed by Austin Energy
MC - Indicates tree to be used for mitigation credit
MS - Indicates tree to be preserved but mitigated due to disturbance.

CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	\oplus	LIVE OAK	Quercus virginiana	4" caliper, 12' Ht. / 5' spread.
3	\oplus	CEDAR ELM	Ulmus crassifolia	4" caliper, 12' Ht. / 5' spread.
10	\oplus	TEXAS PISTACHE	Pistacia texana	4" caliper, 12' Ht. / 5' spread.

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	\oplus	MEXICAN PLUM	Prunus mexicana	3" caliper, 8' height

SHRUBS & ORNAMENTAL GRASSES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
78	\oplus	GULF MUHLY	Muhlenbergia capillaris	3 Gallon, 18" HL/18" spread
32	\oplus	LIRIOPE	Liriope muscari	1 Gallon, 12" HL/12" spread
30	\oplus	CHERRY SAGE	Salvia greggii	3 Gallon, 18" HL/18" spread
33	\oplus	INDIAN HAWTHORNE	Rhaphiolepis indica 'Clara'	5 Gallon, 24" HL/24" spread
23	\oplus	RED YUCCA	Hesperaloe parviflora	5 Gallon, 24" HL/24" spread
44	\oplus	PROSTRATE ROSEMARY	Rosmarinus officinalis 'Prostratus'	1 Gallon, 12" HL/12" spread
15	\oplus	PINK GAURA	Gaura lindheimeri 'Pette Pink'	1 Gallon, 12" HL/12" spread

GROUND COVER

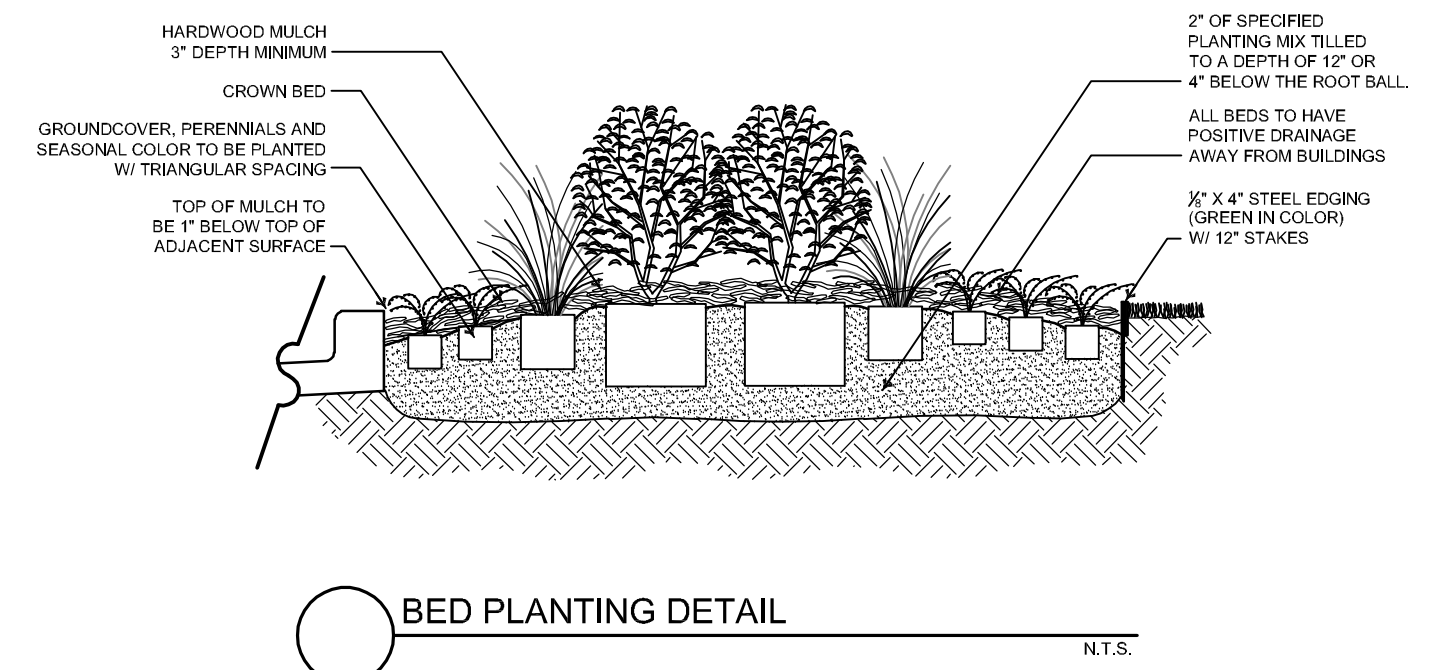
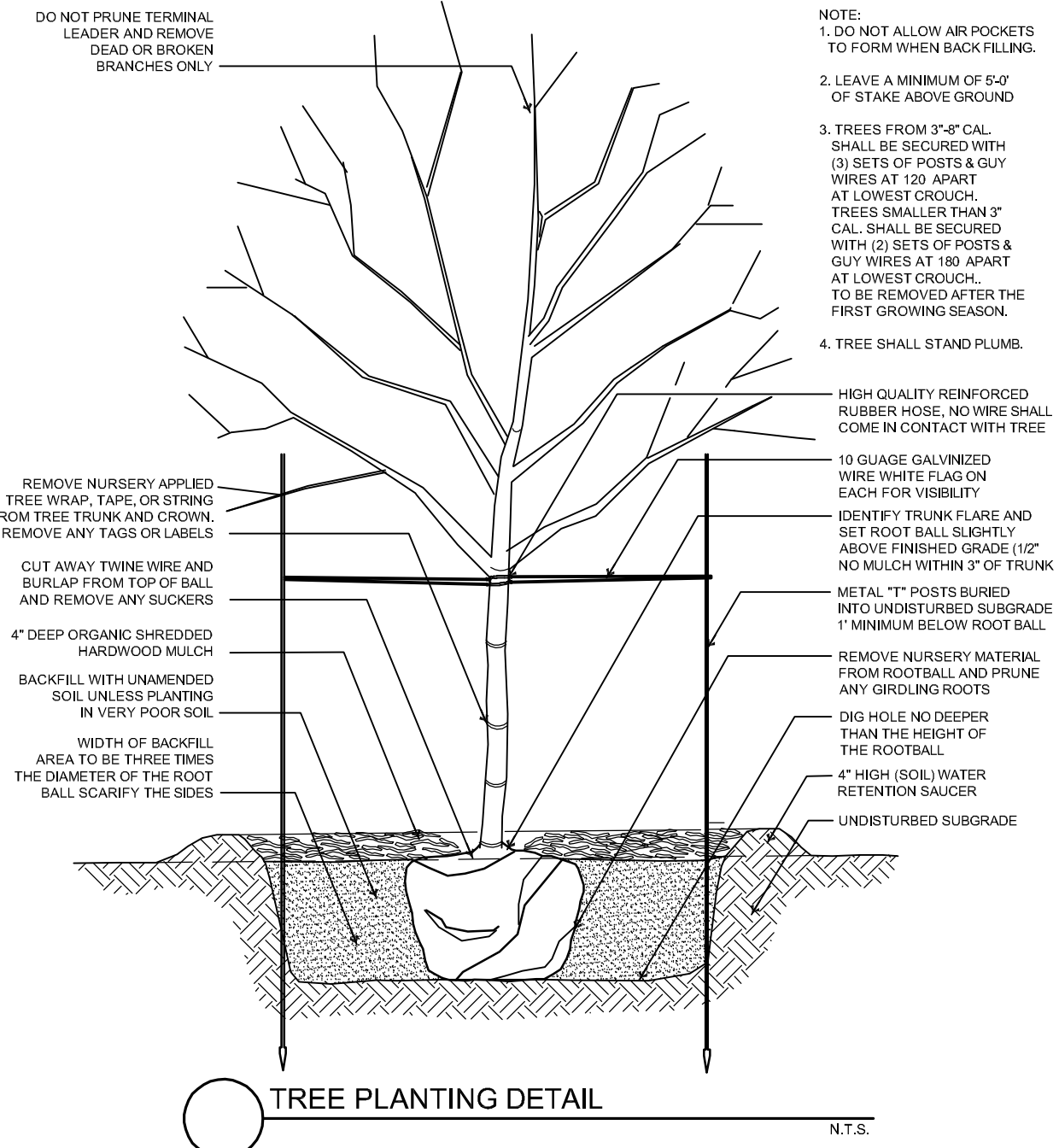
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
113	\oplus	STAR JASMINE	Trachelospermum jasminoides	1 gal., 18" spacing

SOD

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2,883 S.F.	\oplus	TIF 419 BERMUDA GRASS	Cynodon spp., TIF 419	Solid sod

MISC.

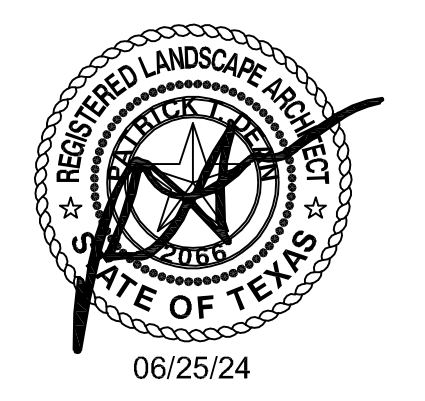
QUANTITY	SYMBOL / CALLOUT	DESCRIPTION
10 L.F.	L.F. EDGE	Steel edge 1/8" X 4" with 12" stakes, green in color.
Ref. Plan	\oplus	Limestone Boulders
30 S.F.	\oplus	Granite Gravel, 3 - 4" deep, over a filter fabric.



NO.	REVISION	DATE



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Austin, Texas 78749 • Phone: 512-535-7303



PROJECT NAME
BOYCE STREET COMMERCIAL

PROJECT ADDRESS
101 BOYCE STREET MANOR, TX 78653

DATE	SCALE	JOB NO.
06/25/24	AS SHOWN	128-06

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NO.

L1.2 OF X