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12" depth amended soil is required over re-irrigation fields where shown. Contractor to verify and amend quantities as needed.

GENERAL NOTES:

1. The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
2. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
3. The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
4. The contractor shall be responsible for filed 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.
5. 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.
6. The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
7. The contractor is to maintain all existing grades unless otherwise noted.
8. The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
9. The contractor is responsible for the quality of workmanship and schedule of work.
10. 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.
11. All quantities provided in the plant list are for general use and are to be verified by the contractor.
12. All plant material shall comply with size and conditions as stated in the plant list and as stated by the American Association of Nurserymen.
13. 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 day's work.
14. Landscape shall be maintained and replaced in order to meet The City of Austin ordinance requirements.
15. Owner may make reasonable substitution of landscape plants shown on plans provided that they meet ordinance requirements.
16. Owner may elect to add planting in addition to what is shown on the landscape plans.



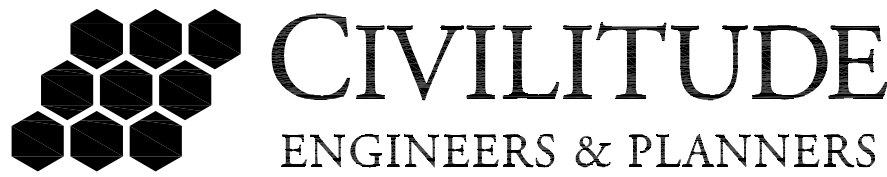
7500 West Highway 71 • Suite 200  
Austin, Texas 78735 • Phone: 512-535-7303

NO.	DATE	REVISIONS	SHEET
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

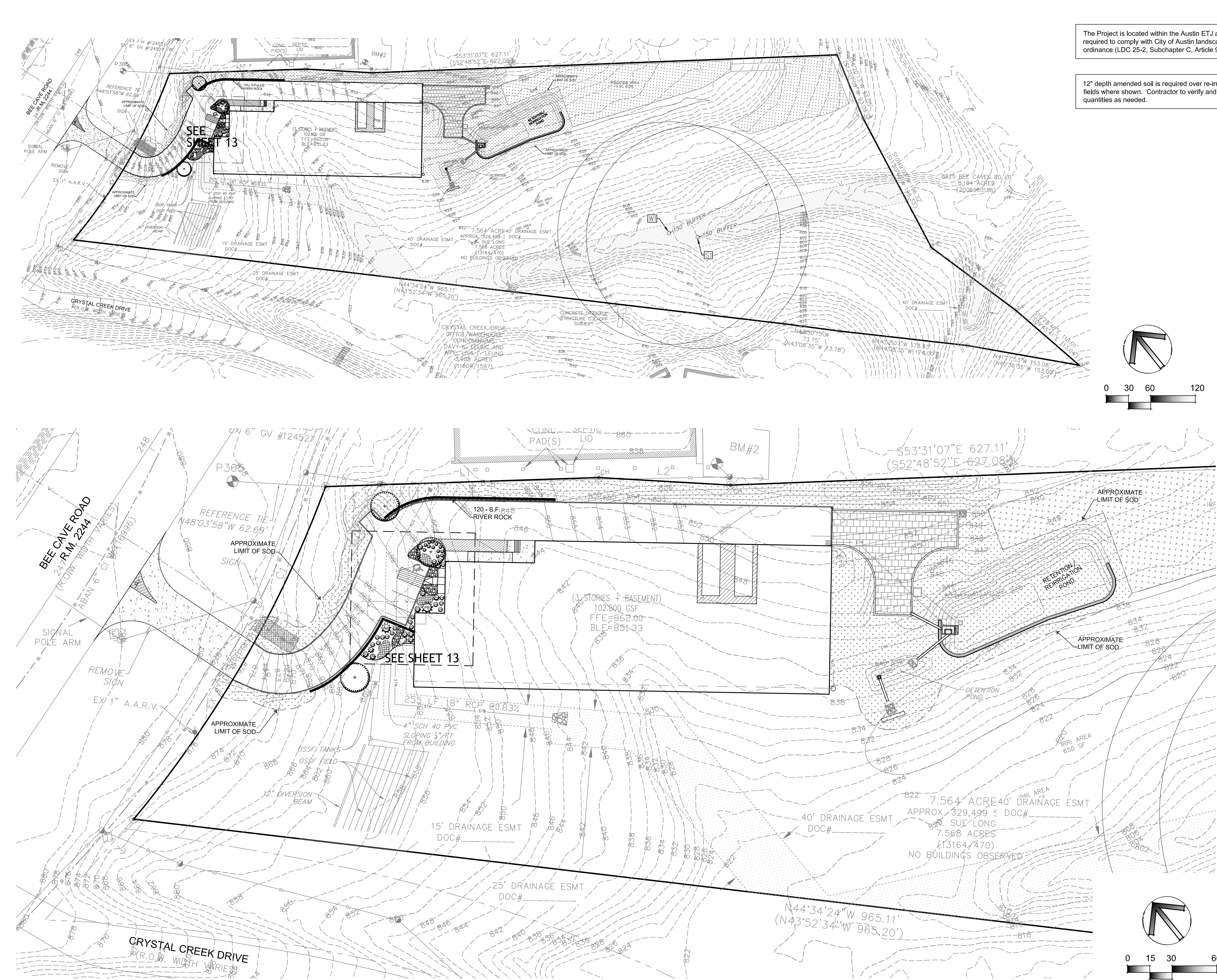
ALL STORE WESTLAKE  
9021 FM 2244, AUSTIN, TX 78746

SITE DEVELOPMENT  
PERMIT  
LANDSCAPE PLAN

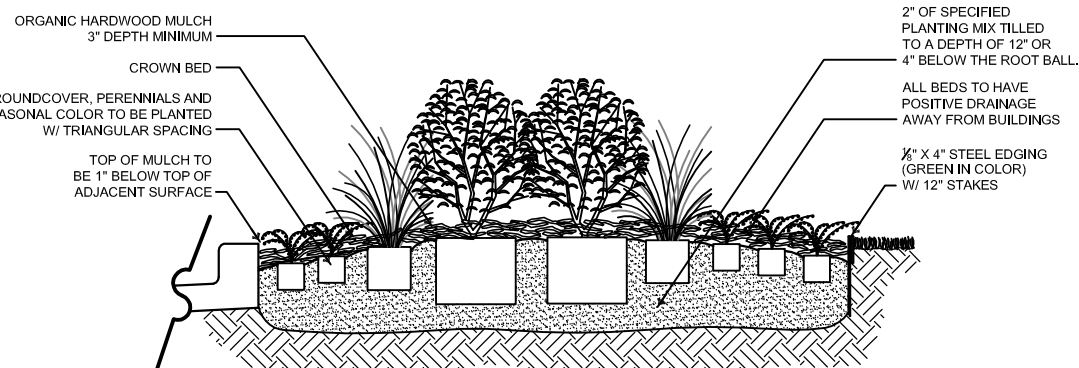
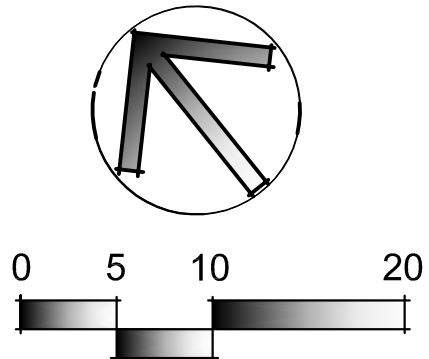
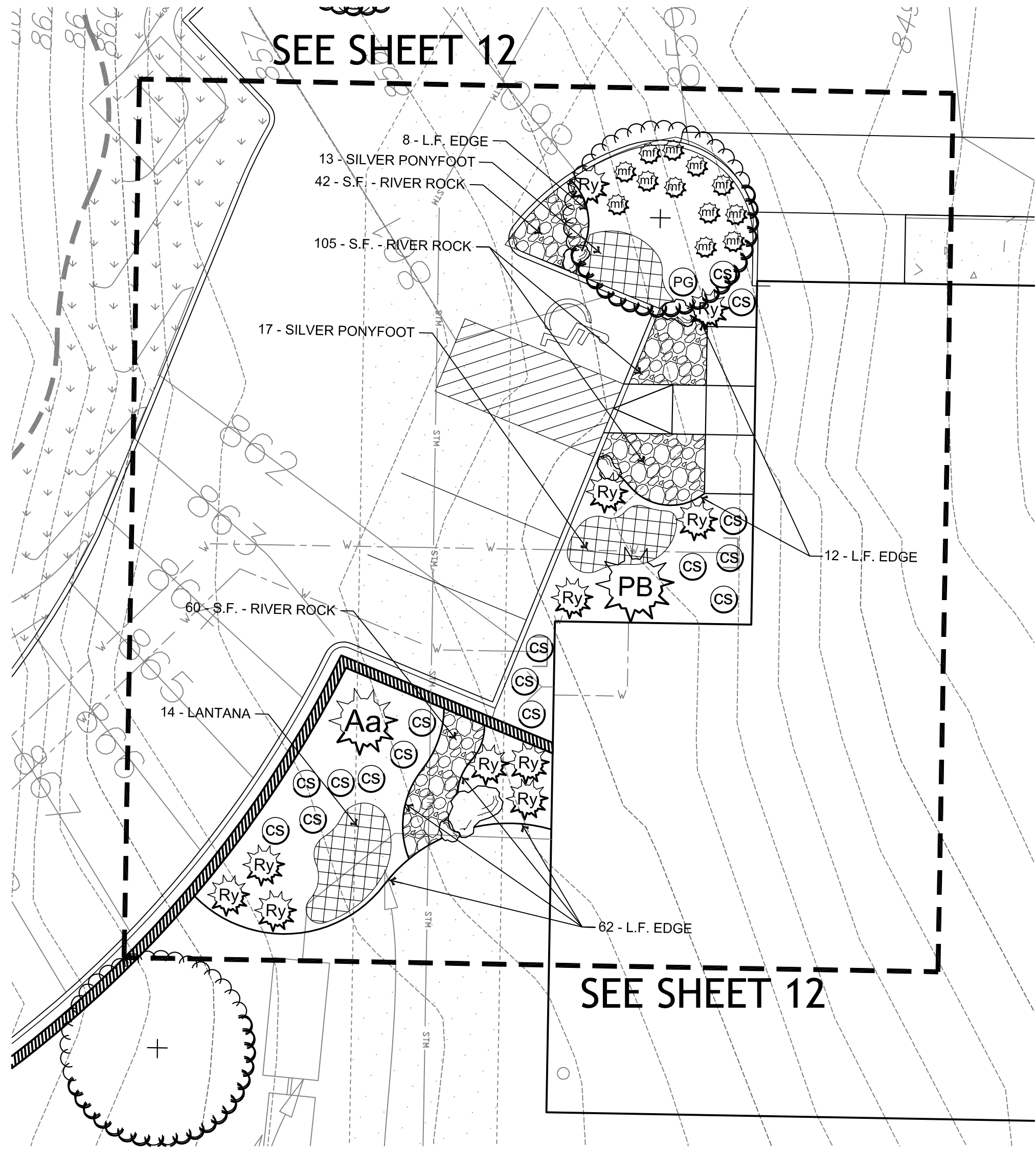


1210 ROSEWOOD AVE. PHONE 512 761 6161 AUSTIN, TX 78702 FAX 512 761 6167 FIRM REG # F12469 INFO@CIVILITUDE.COM

SCALE: AS SHOWN  
JOB NO: XXX  
DGN BY: JVW  
DWN BY: JVW  
RVW BY: PTD







BED PLANTING DETAIL N.T.S.

CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3		CHINQUAPIN OAK	Quercus muhlenbergii	2.5" caliper, 9' HL/4" spread

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1		PRIDE OF BARBADOS	Caesalpinia pulcherrima	10 gallon container, 6' Ht

SHRUBS & ORNAMENTAL GRASSES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1		AGAVE	Agave americana	5 Gallon, 18" Ht/18" spread
11		RED YUCCA	Hesperaloe parviflora	5 Gallon, 12" Ht/12" spread
16		CHERRY SAGE	Salvia greggii	5 Gallon, 24" Ht/24" spread
12		MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon, 12" Ht/12" spread

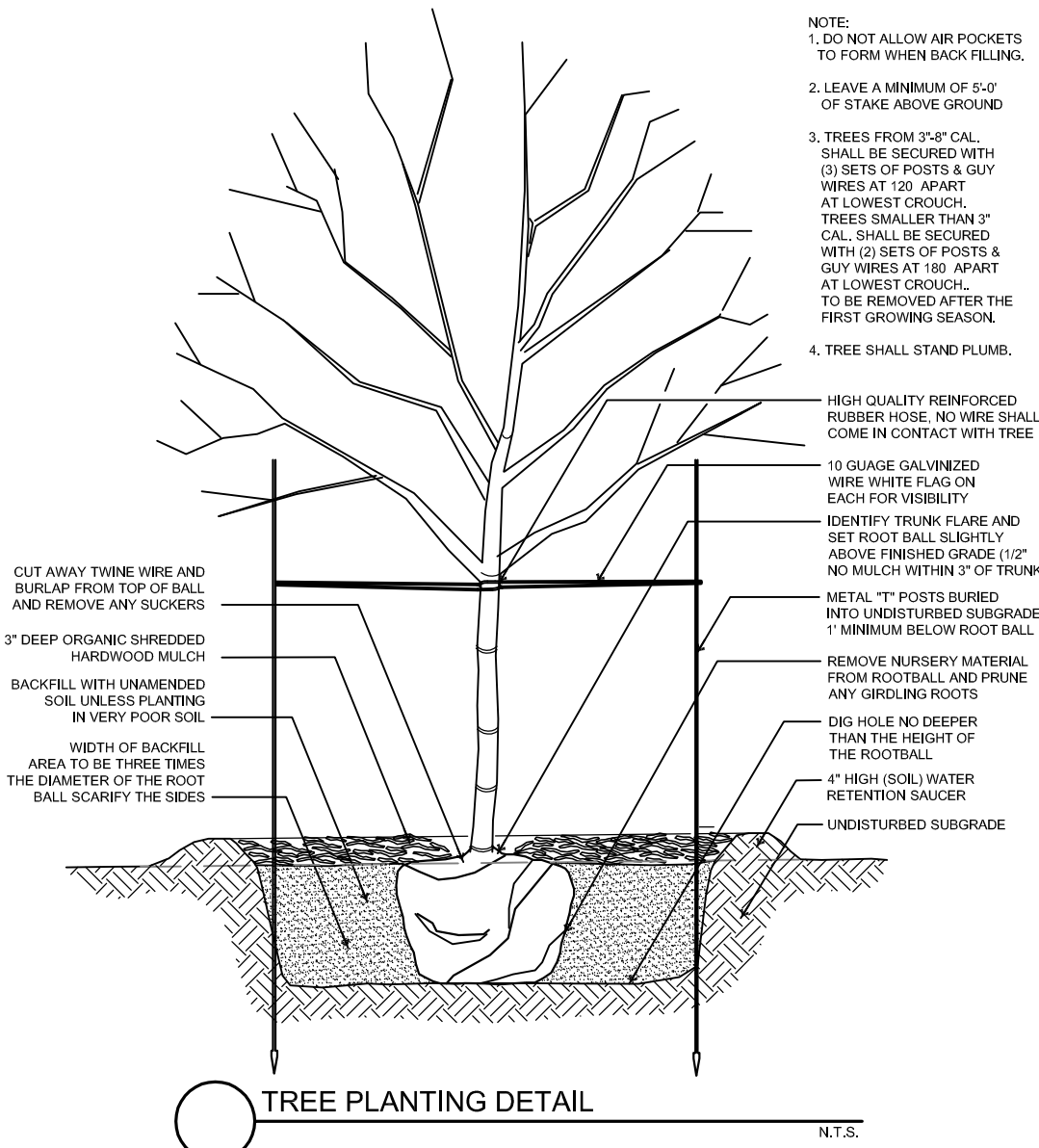
PERENNIALS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
30		SILVER PONYFOOT	Dichondra argentea	1 Gallon, spaced as shown
14		PURPLE LANTANA	Lantana montevidensis	1 Gallon, spaced as shown
1		PINK GUARA	Gaura lindheimeri	1 Gallon, spaced as shown

TURF				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
25,100 S.F.		TIFF 419 BERMUDA GRASS	Cynodon 'TIFF 419'	Solid sod

MISC.		
QUANTITY	SYMBOL / CALLOUT	DESCRIPTION
82 L.F.	L.F. EDGE	Steel edge 1/8" X 4" with 12" stakes, green in color.
1,010 S.F.	ALL BEDS	3" deep hardwood mulch. (Texas Native or approved equal)
1,010 S.F.	ALL BEDS	Minimum 2" deep 50% organic landscape mix to be tilled to a depth of 12". Some beds may require more than 2" of mix.
327 S.F.		2" - 3" Colorado river rock at 4" to 6" depth over a filter fabric.
Ref. Plan		2'-5" Dia. Boulder sourced on site.

Landscape contractor to provide native seed mix (Blackland Prairie Mix from Native American Seed) and temporary irrigation to re-vegetate all disturbed areas not otherwise addressed in this plan. The temporary irrigation shall remain for two growing seasons and then be removed by the landscape contractor under this contract.

All new sod on slopes at or greater than 15% shall be pinned in place.



TREE PLANTING DETAIL N.T.S.

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TURF AND LANDSCAPING REGULATIONS	
15% SITE AREA	= 49,415 S.F.
MAINTAINED TURF AREA	= 25,100 S.F.
MAINTAINED BED AREA	= 1,010 S.F.
PROPOSED MAINTAINED LANDSCAPE AREAS	= 26,110 S.F. = 7.9%

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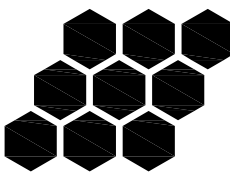
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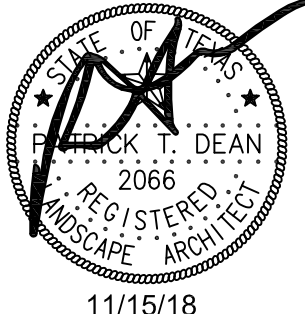
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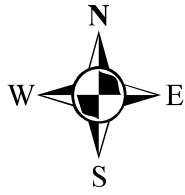
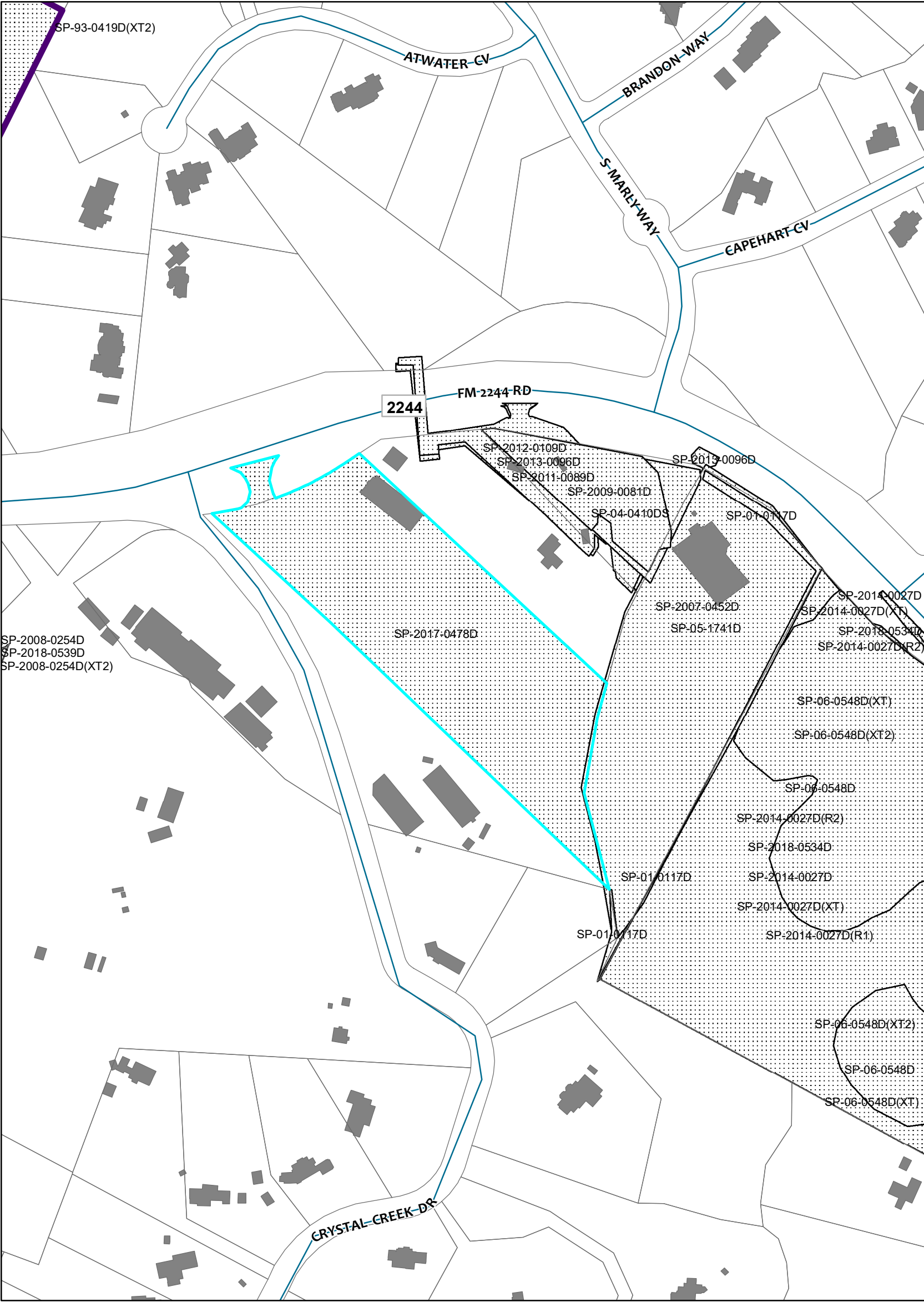
1210 ROSEWOOD AVE. AUSTIN, TX 78702 FIRM REG # F12469  
PHONE 512 761 6161 FAX 512 761 6161 INFO@CIVILITUDE.COM

SCALE: 1"=10'  
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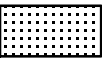



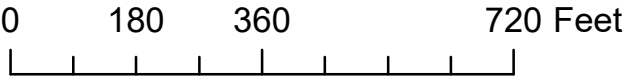
11/15/18





**Legend**

-  Site Plan Case
-  Zoning



CASE#: SP-2017-0478D  
ADDRESS: All Stor Westlake  
CASE NAME: 9021 FM 2244 Road  
MANAGER: Clarissa Davis

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Clarissa Davis