

SCHEDULE	OF	DRAWINGS
L1.0		NOTES
L1.1		PLANTING PLAN
L1.2		PLANTING PLAN
L2.0		PLANTING NOTES AND DETAILS

# VISTA OAKS BEAUTIFICATION PROJECT 2018

## LANDSCAPE DESIGN DEVELOPMENT DOCUMENTS

Vista Oaks Municipal Utility District

**OWNER:**  
Vista Oaks Municipal Utility District

**ENGINEER:**  
Grey Engineering  
8834 N Capital of Texas Hwy #140,  
Austin, TX 78759  
512.452.0371

**LANDSCAPE ARCHITECT:**  
Pharis Design, Inc.  
2525 South Lamar #4  
Austin, Texas 78704  
512.853.9682





















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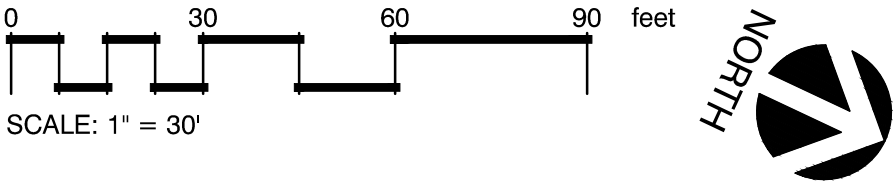
<div>GENERAL NOTES</div> <div><div>1. Landscape Architect is not responsible for accuracy of existing site conditions, including location of all utilities.</div><div>2. Contractor must coordinate with Owner for final stake and layout of all hardscape elements prior to construction.</div><div>3. Contractor shall be responsible for all coordination with his subcontractors to accomplish his scope of work. Contractor shall coordinate construction with other trades working on the site simultaneously.</div><div>4. Contractor shall notify Owner 48 hours prior to commencement of work to coordinate project inspection schedule.</div><div>5. Any required changes to the drawings resulting from the acceptance of contractor's alternatives and/or substitutions and the responsibility of the contractor and shall be submitted to the Owner for approval.</div><div>6. Contractor shall comply with all applicable ordinances and local codes. Any conflicting information shall be brought up to the attention of the Owner. Required permits shall be obtained by the Contractor.</div><div>7. Contractor shall provide unit prices based on quantities on documents. Field conditions may revise actual location, increasing or decreasing the extent of the work bid. Changes to the extent of work resulting in an increase will be based on unit price and performed subject to approval of the owner in the form of a change order.</div><div>8. Contractor shall provide all labor, materials and supervision necessary to accomplish the work as shown and noted on the drawings unless otherwise specified.</div><div>9. Contractor to include a minimum 1 year warranty on material and craftsmanship after final acceptance. Includes planting, irrigation, walls, etc.</div><div>10. All existing trees are to remain, unless otherwise noted by landscape architect.</div><div>11. Contractor to field verify topo and existing site conditions prior to install</div><div>12. Tree protection fencing must be in place prior to the clearing of the site or any construction and must remain until construction is complete. Refer to civil sheets for tree protection fencing locations.</div><div>13. The Contractor must continuously maintain the required landscaping in accordance with LDC Section 25-2-984.</div><div>14. Contractor responsible for maintenance of site during construction. Contractor to provide 90-day maintenance period after completion of construction.</div><div>15. All landscaped areas are to be protected by six-inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7</div><div>16. Prior to start of construction contractor to provide material submittal package for Owner and Landscape Architect review. Submittal package to include soil, mulch, and rock samples and testing results; plant photos; irrigation product specification information; and any other product information within contractor's scope of work.</div><div>17. Contractor to provide closeout package after final completion of project. Package to include shipping tickets, irrigation manuals, irrigation as-builts, warranty letter, and other manual/information of products within contractor's scope of work.</div><div>18. Contractor responsible for knowledge of existing site conditions, use of rock saw, jack hammers, etc to be included in pricing. Please refer to geotechnical report.</div></div>			<div>GENERAL SITEWORK NOTES</div> <div><div>1. Contractor shall be familiar with existing site conditions and underground utilities, pipes and structures. Contractor shall take sole responsibility of any cost incurred due to bodily injury and/ or damage of owner's property or said utilities. Contractor is responsible for contacting utility companies before excavation.</div><div>2. Any conflicting information shall be brought to the attention of the Owner, landscape architect and owner shall assume the contractor has incorporated the costliest item.</div><div>3.Do not willfully proceed with construction as designed when unknown obstructions and/ or grade differences exist that may have not been known during design. Such conditions shall be immediately brought to the attention of the Owner. The contractor shall assume full responsibility for all nessesary revisions due to failure to give such notifications.</div><div>4. Contractor is responsible for locating and protecting existing irrigation and landscape on site from any damage. Contractor shall notify Owner if any conflicts immediately.</div><div>5. The contractor shall be responsible for field verification of existing conditions, and shall perform field measurements prior to fabrication and/ or purchase of any material and shall contact Owner should existing conditions be different from the design drawings for this project. Conflicts arising due to lack of coordination shall be the responsibility and the expense of the contractor.</div><div>6. The contractor shall coordinate storing of materials, parking of vehicles and restrictions of work with the owner. Under no circumstances shall any contractor store materials or park vehicles under the canopy of an existing tree.</div><div>7. All construction covered by these contract documents shall be in conformance with the latest edition of all applicable city and OSHA codes and standards including, but not limited to, the Uniform Building Code., enacted by The International Conference of Building Officials, most recent editions, and amendments as adopted by the local government.</div><div>8. Contractor is responsible for providing and servicing temporary toilet facilities.</div><div>9. Contractor is responsible for removal of trash and repair of hazardous conditions (tool, open holes, etc) on a daily basis by the end of the work day. Remove all excessive dirt build up on haul route as required daily and by noon on Fridays.</div><div>10. Coordinate with Owner for permissions should weekend work be necessary.</div><div>11. Contractor is responsible for any necessary temporary fencing.</div><div>12. Contractor shall coordinate with Owner and verify erosion and sedimentation control requirements. Landscape Architect is not responsible for erosion control.</div><div>13. Contractor responsible for any necessary repairs to existing conditions that occur during construction.</div></div>			<div>LANDSCAPE/IRRIGATION NOTES</div> <div><div>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:</div><div>1. A new commercial and multi-family irrigation system must be designed and installed so that:<div><div>(a) there is not direct overspray onto non-irrigated areas;</div><div>(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)</div><div>(c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;</div><div>(d) the irrigation system has a master valve;</div><div>(e) circuit remote control valves have adjustable flow controls;</div><div>(f) serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;</div><div>(g) the irrigation system has a City- approved weather based controller;</div><div>(h) an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;</div><div>(i) zone valves and circuits are separated based on plant water requirements;</div><div>(j) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and</div><div>(k) no component of the irrigation system deviates from the manufacturer's recommended use of the product.</div></div></div><div>2. 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.</div><div>3. 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:<div><div>(a) a chart containing zone numbers, precipitation rate, and gallons per minute; and</div><div>(b) 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.</div></div></div><div>4. The irrigation installer shall provide a report to the Owner 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.</div><div>5. All landscape areas will be irrigated with an automatic irrigation system. No machine trenching of irrigation lines shall be allowed within the dripline of an existing tree.</div><div>6. Native seeded areas are to be watered with above ground temporary irrigation. Temporary irrigation may be hooked to water truck or fire hydrant. Owner to decide method prior to construction.</div><div>7. Contractor to label all valves and decoders. Label numbers to be included in asbuilt.</div><div>8. Contractor responsible for boring under sidewalks.</div></div>			<div>TREE PLANTING NOTES</div> <div><div>1. Remove nursery applied tree wrap, tape or string from tree trunk and crown. Remove any tags or labels.</div><div>2. Prune suckers off.</div><div>3. Set rootball level to grade or slightly above grade (½") if in clay soil.</div><div>4. Mulch 3"-4" deep leaving 3" circle of bare soil around trunk of tree.</div><div>5. Fold down or pull back string, burlap or plastic exposing rootball. Remove all non-degradable materials. Do not remove, soil from rootball.</div><div>6. Break up sides of planting hole.</div><div>7. Center rootball in planting hole. Leave bottom of planting hole firm. Do not amend soil unless planting in poor or severely disturbed soil or building rubble. Use water to settle soil and remove air pockets and firmly set tree.</div><div>8. Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:<div><div>-Stake with 2 x 2 hardwood stakes or approved equal driven 6"-8" outside of rootball.</div><div>-Loosely stake tree truck to allow for trunk flexing.</div><div>-Stake trees just below first branch with 2"-3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope or wire through a hose.)</div><div>-Remove all staking materials after one year.</div></div></div><div>9. Location of trees should comply with COA transportation set back, sight lines, etc.</div></div>			<div>SPECIAL CONSTRUCTION TECHNIQUES</div> <div><div>1. Prior to excavation within tree driplines, or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.</div><div>2. In critical root zone areas that cannot be protected during construction with fencing, and where heavy vehicular traffic is anticipated, cover those areas with four (4) inches of organic mulch to be produced on site, to minimize soil compaction.</div><div>3. Perform all grading within critical root zone areas with small equipment to minimize root damage.</div><div>4. 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.</div><div>5. 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.</div><div>6. Contractor is responsible for field verifying that all elements are installed in compliance with 2012 TAS regulation.</div><div>7. Contractor is responsible for tagging and sourcing all plant material. Plant material substitutions must be submitted to landscape architect for approval prior to purchasing.</div><div>8. Contractor must turn in pictures of all trees and large shrubs for landscape architect and owner's approval prior to purchasing.</div><div>9. Contractor is responsible for ensuring the quality and health of all plant material.</div><div>10. Landscape Architect to approve plant layout prior to planting. Contact landscape architect at least 48 hours in advance to schedule plant staking/layout approval.</div><div>11. All disturbed areas shall be revegetated with a native grass mix.</div><div>12. Contractor to stake all trees and bed-lines prior to construction for approval by Landscape Architect and owner.</div><div>13. Contractor is responsible for ensuring the quality and health of all plant material.</div><div>14. Existing trees shall be mulched at a depth of three inches and a minimum radius of 10 feet from tree base.</div><div>15. Prune all existing trees to eliminate dead or broken limbs that might be hazardous to pedestrians.</div><div>16. Contractor to repair damage to all native seed areas. Seed to be Native Seed Trail Mix or equivalent.</div></div>			<div>PHARIS DESIGN</div> <div>PLANNING   LANDSCAPE ARCHITECTURE</div> <div>2555 S. Lamar #4 • Austin, TX 78704</div> <div>512-853-9682 www.pharisdesign.com</div>			<div>PRELIMINARY</div> <div>NOT FOR REGULATORY</div> <div>APPROVAL, PERMITTING,</div> <div>OR CONSTRUCTION</div>			<div>VISTA OAKS MUD</div> <div>DEVELOPER</div> <div>WILLIAMSON COUNTY</div> <div>OWNER</div> <div>VISTA OAKS MUD</div>			<div>NOTES</div>			<div>PLAN SET</div> <div>12/19/2018 DD SET</div>			<div>SHEET NO.</div> <div>L 1.0</div>		
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PLANT SCHEDULE

TREES	COMMON NAME
	Anacacho Orchid
	Chitalpa
SHRUBS	COMMON NAME
	Indigo Spires Salvia
	Pride of Barbados
	Primrose Jasmine
	Red Yucca
	Santa Rita Pricklypear
	Spineless Prickly Pear
	Texas Sotol
	Weber's Agave
ANNUALS/PERENNIALS	COMMON NAME
	Blackfoot Daisy
	Mexican Bush Sage
	New Gold Lantana
GRASSES	COMMON NAME
	Big Muhly
	Mexican Feathergrass
	Pink Flamingo Muhly Grass



PRELIMINARY

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

VISTA OAKS MUD

OWNER  
VISTA OAKS MUD

DEVELOPER  
WILLIAMSON COUNTY

PLANTING PLAN

PLAN SET  
12/19/2018 DD SET

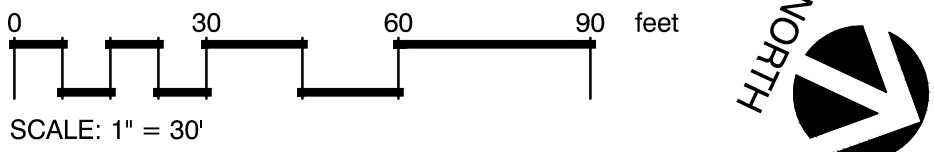
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PLANT SCHEDULE

TREES	COMMON NAME
AO	Anacacho Orchid
CH	Chitalpa
SHRUBS	COMMON NAME
CH	Indigo Spires Salvia
CH	Pride of Barbados
PI	Primrose Jasmine
+	Red Yucca
CH	Santa Rita Pricklypear
CH	Spineless Prickly Pear
CH	Texas Sotol
CH	Weber's Agave
ANNUALS/PERENNIALS	COMMON NAME
CH	Blackfoot Daisy
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GRASSES	COMMON NAME
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OR CONSTRUCTION

VISTA OAKS MUD

WILLIAMSON COUNTY

DEVELOPER

OWNER

VISTA OAKS MUD







PLANTING PLAN

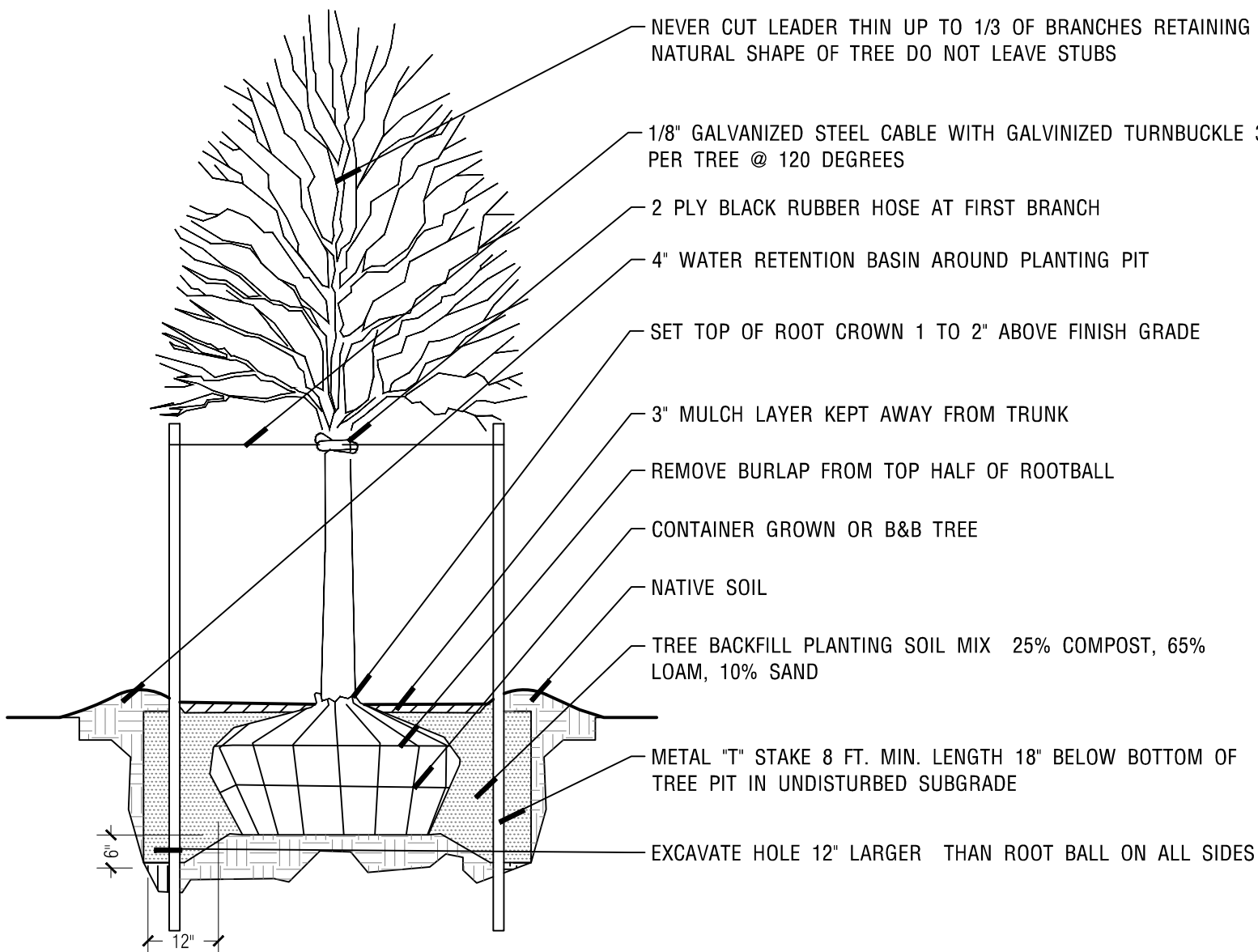
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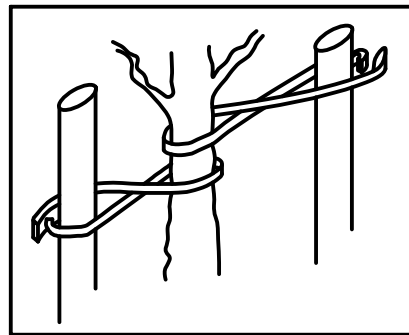


PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CALIPER	SIZE		QTY
	Bauhinia lunarioides / Anacacho Orchid	2" caliper	Min. 6' ht.		5
	Chitalpa tashkentensis / Chitalpa	2" caliper	Min. 6' ht.		3
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	SPACING	QTY
	Salvia x 'Indigo Spire' / Indigo Spires Salvia	1 gal.		48" o.c.	41
	Caesalpinia pulcherrima / Pride of Barbados	3 gal.		48" o.c.	62
	Jasminum mesnyi / Primrose Jasmine	5 gal.		96" o.c.	13
	Hesperaloe parviflora / Red Yucca	1 gal.		36" o.c.	47
	Opuntia santa-rita / Santa Rita Pricklypear	1 gal.		48" o.c.	20
	Opuntia ellisiana / Spineless Prickly Pear	3 gal.		48" o.c.	66
	Dasyliion texanum / Texas Sotol	5 gal.		36" o.c.	18
	Agave weberi / Weber's Agave	5 gal.		60" o.c.	22
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	SPACING	QTY
	Melampodium leucanthum / Blackfoot Daisy	1 gal.		36" o.c.	38
	Salvia leucantha / Mexican Bush Sage	1 gal.		36" o.c.	44
	Lantana x 'New Gold' / New Gold Lantana	1 gal.		48" o.c.	86
GRASSES	BOTANICAL NAME / COMMON NAME	CONT	REMARKS	SPACING	QTY
	Muhlenbergia lindheimeri / Big Muhly	1 gal.		42" o.c.	44
	Nassella tenuissima / Mexican Feathergrass	1 gal.		24" o.c.	584
	Muhlenbergia capillaris` Pink Flamingos` / Pink Flamingo Muhly Grass	3 gal.		36" o.c.	96

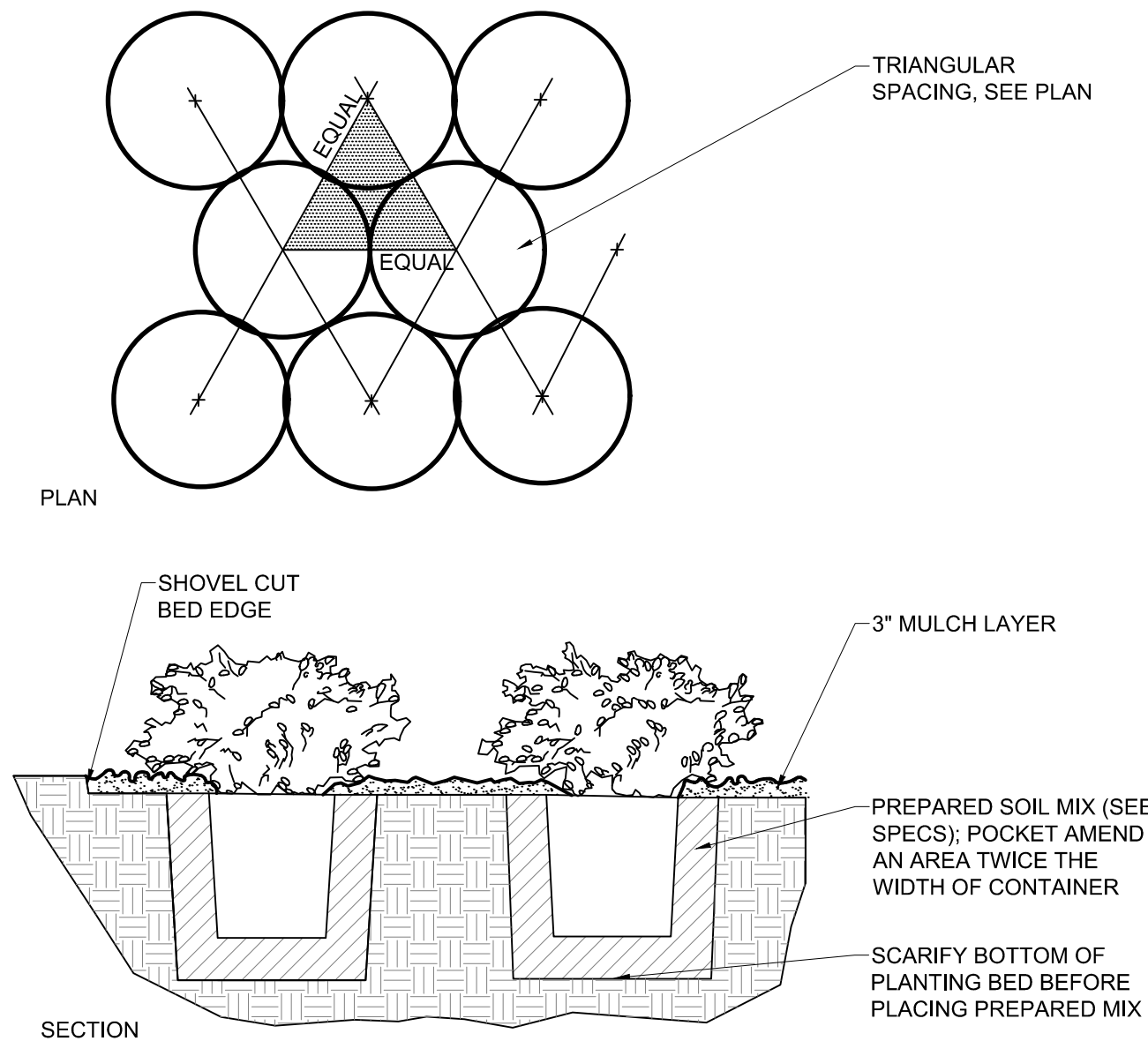


## 1 TREE PLANTING AND STAKING

1/2" = 1'-0"



- NOTES:
1. USE 3 STAKES ON ALL TREES.
  2. PRUNE DEAD BRANCHES AS DIRECTED, BY LANDSCAPE ARCHITECT.
  3. DO NOT DAMAGE OR STRESS ROOT BALL.
  4. STAKES TO BE USED ONLY ON TREES 3" AND LARGER.
  5. DO NOT DRIVE STAKES THROUGH ROOT BALL.
  6. BACKFILL WITH NATIVE SOIL (25% COMPOST, 65% LOAM, 10% CLAY).
  7. REMOVE NATURAL BURLAP AND/OR WIRE FROM TOP HALF OF ROOT BALL; IF SYNTHETIC MATERIAL, REMOVE ENTIRELY.
  8. REMOVE ANY STRINGS OR TWINE.
  9. DO NOT OVERLY COMPRESS BACKFILLED SOIL.
  10. STAKE MULTI STEM TREES ONLY IF WINDY CONDITIONS REQUIRE.
  11. REMOVE THE STAKES AND TIES AFTER ONE YEAR.



## 2 SHRUB PLANTING IN HARDWOOD MULCH

1/2" = 1'-0"

P-VI-02



## 3 EXISTING TREE TRIMMING GUIDELINES

NTS

LANDSCAPE TAKEOFFS		
ITEM	DESCRIPTION	QTY
Hardwood Mulch	3" Depth of Whittlesey Hardwood Mulch	Contractor responsible for calculating
Soil Amendment	Pocket amend Whittlesey Lightning Mix; See Detail 1	Contractor responsible for calculating
Irrigation, Temporary- Add Alternate 1	Temporary irrigation for all planting areas except planted median	1 LS
Gator Bags- Add Alternate 2	1 per tree	Contractor responsible for calculating

Contractor is responsible for verifying all planting bed, soil, mulch/gravel, and tree pit calculations.

LANDSCAPE SUBMITTAL REQUIREMENTS				
ITEM	PHOTOS/LAYOUT	PRODUCT SPECS	SHIPPING TICKETS	AS-BUILT DRAWINGS
Hardwood Mulch			X	
Soil Amendment		X	X	
Topsoil		X	X	
Irrigation, Permanent		X		
Plant Material	X			