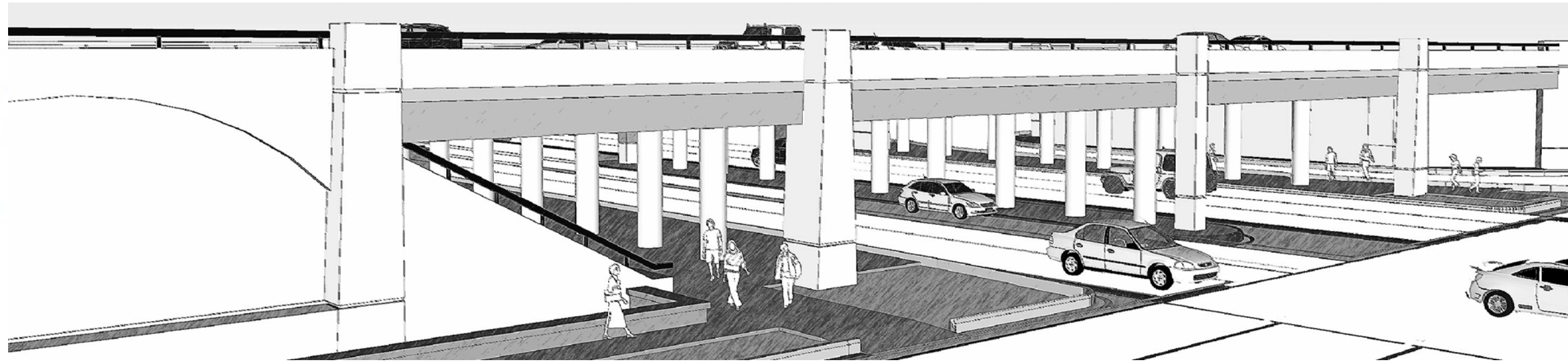


Texas Department of Transportation
TECHNICAL PROVISIONS

STATE HIGHWAY 71 TOLL LANES

Attachment 15-1
Aesthetic Guidelines




SH 71 AESTHETIC GUIDELINES

AESTHETIC COMPONENTS

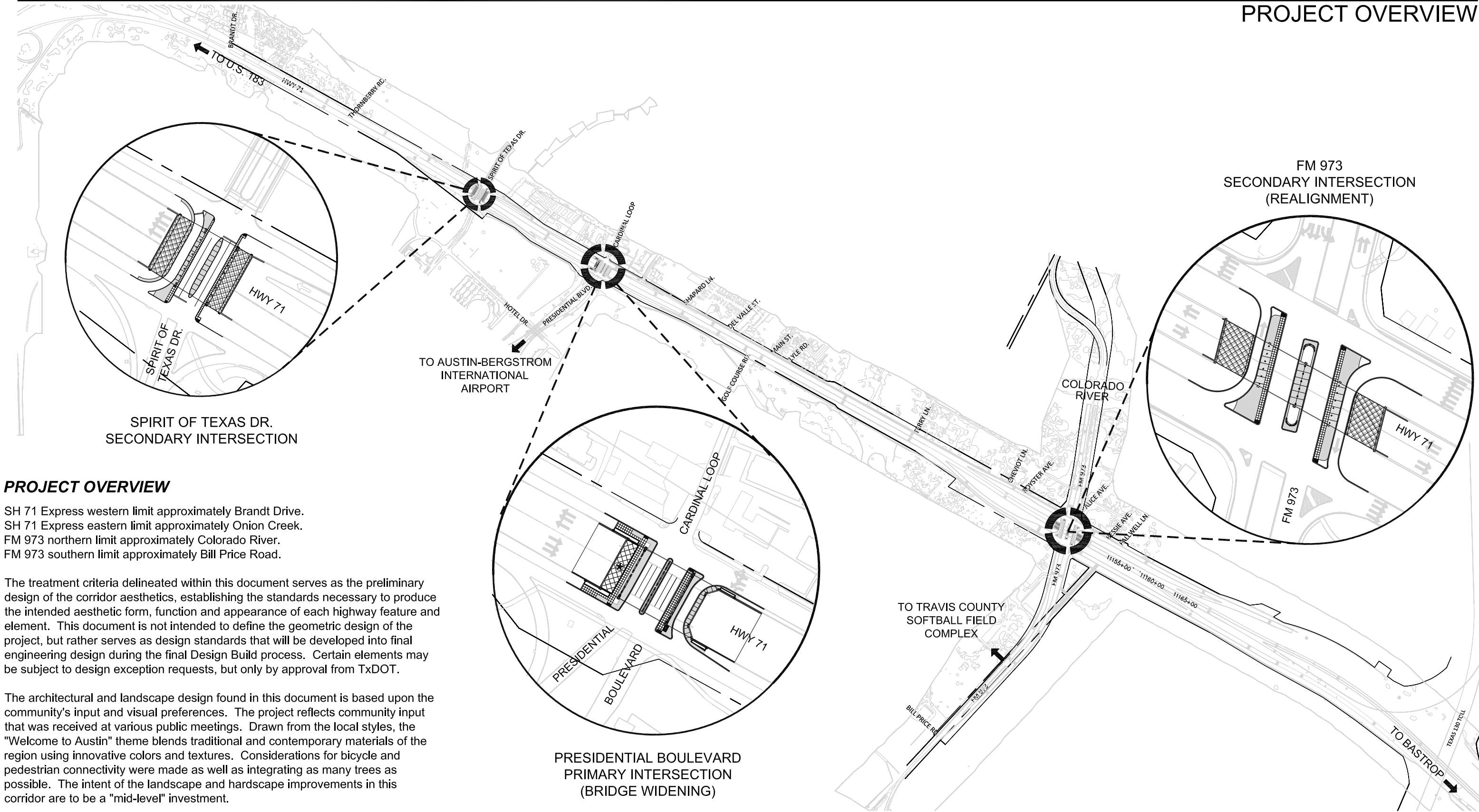
Project Overview	Sheet 1
Presidential Boulevard	Sheet 2
Spirit of Texas Drive	Sheet 3
FM 973	Sheet 4
SH 130 Aesthetic Coordination	Sheet 5
 1.0 Retaining Walls	 Sheet 6
Presidential Boulevard	Sheets 7-9
Spirit of Texas Drive	Sheet 10
FM 973	Sheet 11
 2.0 Bridge Abutment Walls & Rip Rap	 Sheet 12
Presidential Boulevard	Sheets 13-17
Spirit of Texas Drive	Sheet 18-21
FM 973	Sheet 22-24
 3.0 Pylons	 Sheet 25
Presidential Boulevard	Sheets 26-28
Spirit of Texas Drive	Sheet 26, 29
FM 973	Sheet 26, 30
 4.0 Sign Structures	 Sheet 31-32
 5.0 Lighting Standards	 Sheet 33
Light Pole	Sheet 34
Bollard & Sconce	Sheet 35
Icon Element	Sheet 36
 6.0 Paving, Hardscape & Shared Use Path	 Sheet 37
Presidential Boulevard	Sheets 38-42
Spirit of Texas Drive	Sheets 43-44
FM 973	Sheets 45-46
 7.0 Landscape	 Sheet 47
Presidential Boulevard	Sheets 48-50
Spirit of Texas Drive	Sheets 51-53
FM 973	Sheets 54-58
Shared Use Path	Sheet 59
Tree Protection	Sheet 60
Plant List and Details	Sheet 61-62
Irrigation	Sheet 63
 8.0 Finish Schedule	 Sheet 64-65

DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.



REVISION 

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PROJECT OVERVIEW

SH 71 Express western limit approximately Brandt Drive.
SH 71 Express eastern limit approximately Onion Creek.
FM 973 northern limit approximately Colorado River.
FM 973 southern limit approximately Bill Price Road.

The treatment criteria delineated within this document serves as the preliminary design of the corridor aesthetics, establishing the standards necessary to produce the intended aesthetic form, function and appearance of each highway feature and element. This document is not intended to define the geometric design of the project, but rather serves as design standards that will be developed into final engineering design during the final Design Build process. Certain elements may be subject to design exception requests, but only by approval from TxDOT.

The architectural and landscape design found in this document is based upon the community's input and visual preferences. The project reflects community input that was received at various public meetings. Drawn from the local styles, the "Welcome to Austin" theme blends traditional and contemporary materials of the region using innovative colors and textures. Considerations for bicycle and pedestrian connectivity were made as well as integrating as many trees as possible. The intent of the landscape and hardscape improvements in this corridor are to be a "mid-level" investment.

CONTEXT DIAGRAM

SCALE: 1" = 1200' (CONTEXT)
SCALE: 1" = 200' (AREA ENLARGEMENTS)

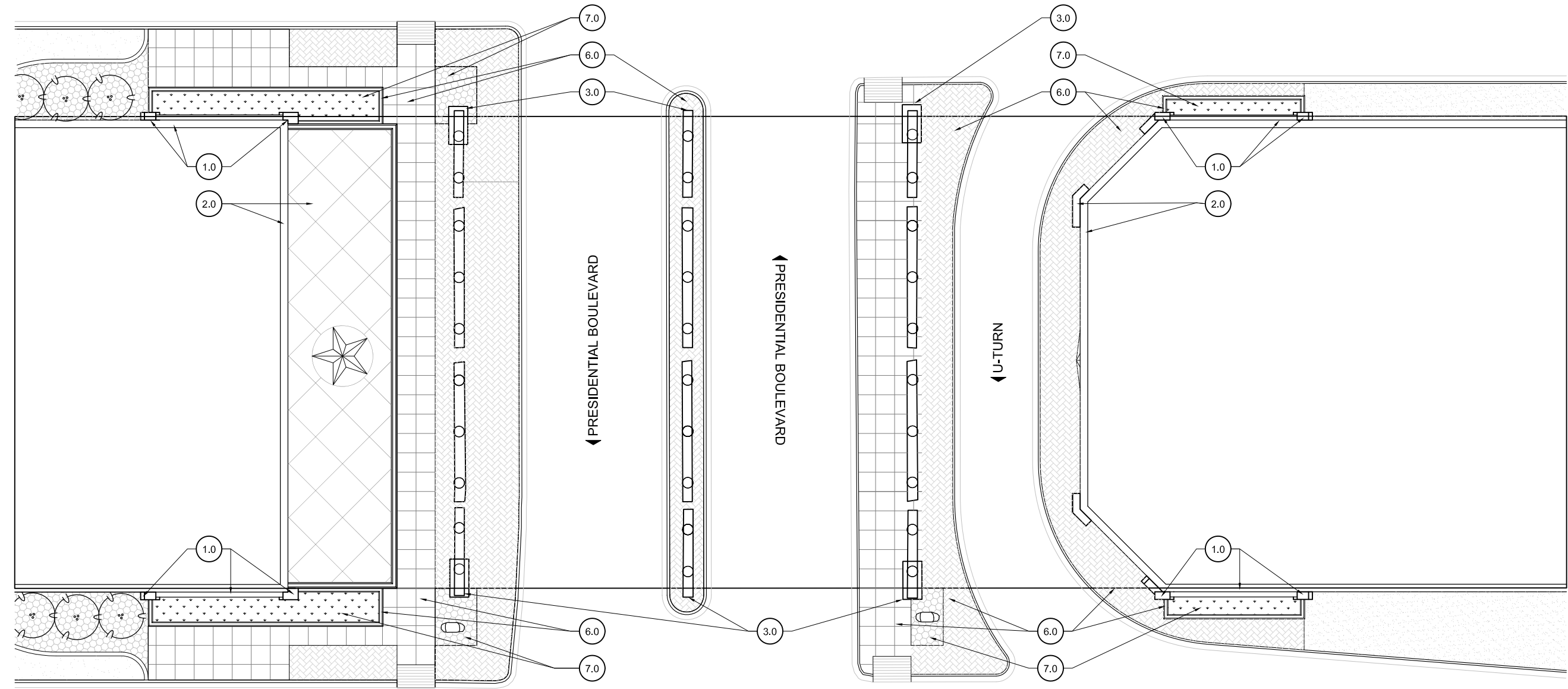
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|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
| 2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24 | 4.0 SIGN STRUCTURES - Sheets 31-32 | 6.0 PAVING/ HARDSCAPE - Sheets 37-46 | 8.0 FINISH SCHEDULE - Sheets 64-65 |

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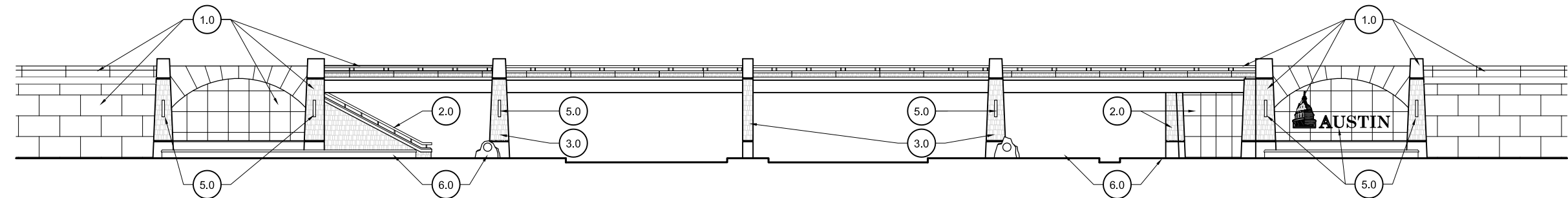


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INTERSECTION & OVERPASS ELEVATION - PRESIDENTIAL BOULEVARD



PRESIDENTIAL PLAN
SCALE: 1"= 30'-0"



PRESIDENTIAL SOUTH SOUTHWEST ELEVATION
SCALE: 1"= 30'-0"

- 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11

2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24
- 3.0 PYLONS - Sheets 25-30

4.0 SIGN STRUCTURES - Sheets 31-32
- 5.0 LIGHTING STANDARDS - Sheets 33-36

6.0 PAVING/ HARDSCAPE - Sheets 37-46
- 7.0 LANDSCAPE - Sheets 47-63

8.0 FINISH SCHEDULE - Sheets 64-65

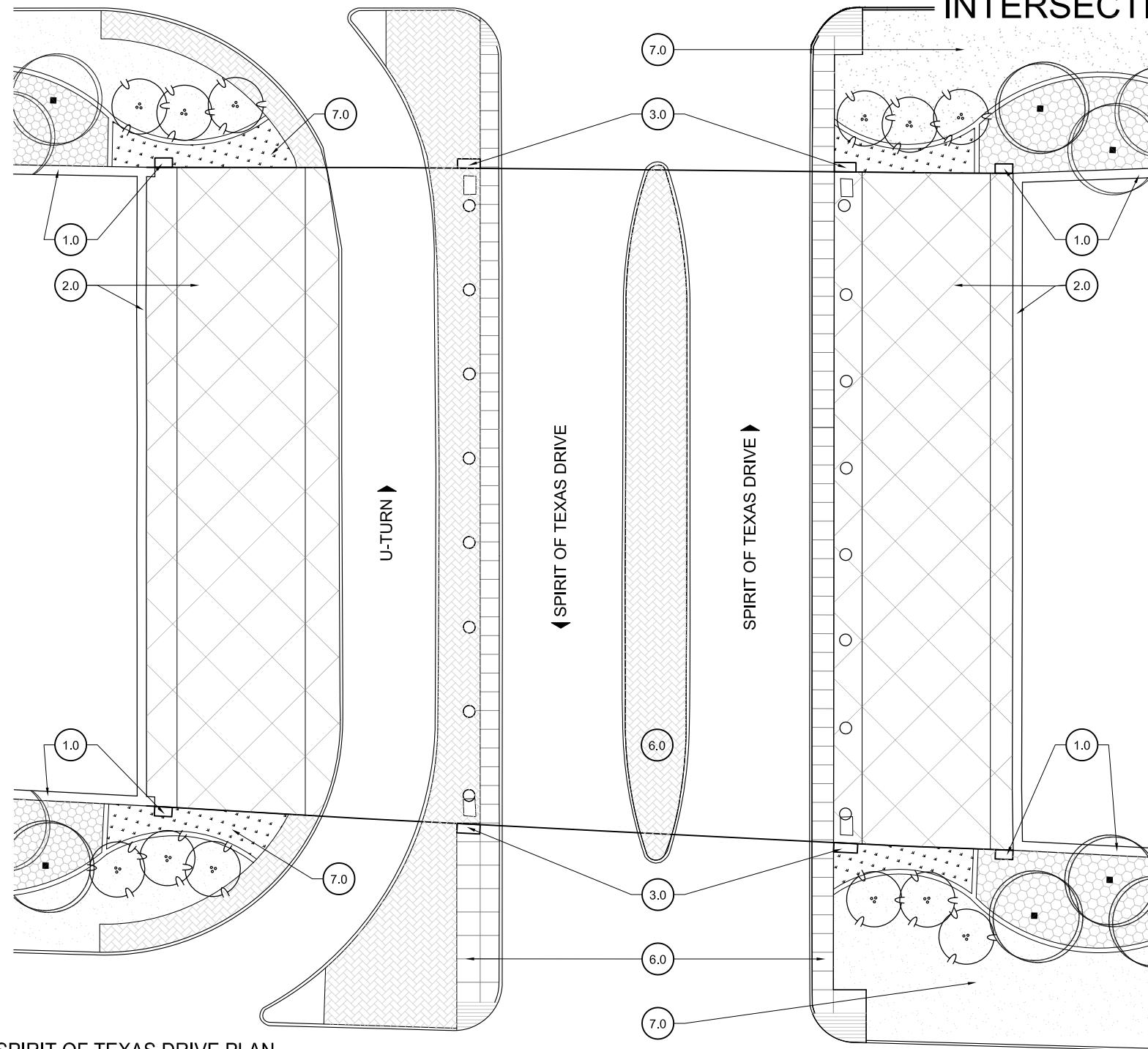
DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.



REVISION

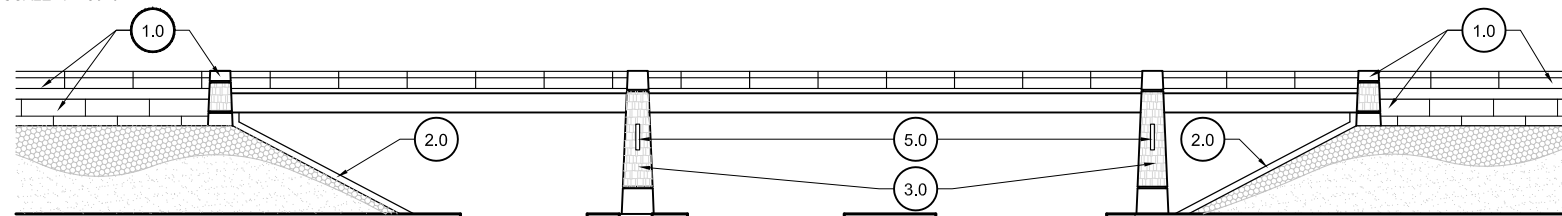
* NOT INTENDED FOR PERMIT OR CONSTRUCTION. ALL MATERIALS, DETAILS, AND LOCATION OF ELEMENTS SHOWN AS PART OF THIS DOCUMENT ARE SUBJECT TO FINAL PLANS AND SPECIFICATIONS.

INTERSECTION & OVERPASS ELEVATION - SPIRIT OF TEXAS DRIVE



SPIRIT OF TEXAS DRIVE PLAN

SCALE: 1"= 30'-0"



SPIRIT OF TEXAS DRIVE SOUTH SOUTHWEST ELEVATION

SCALE: 1"= 30'-0"

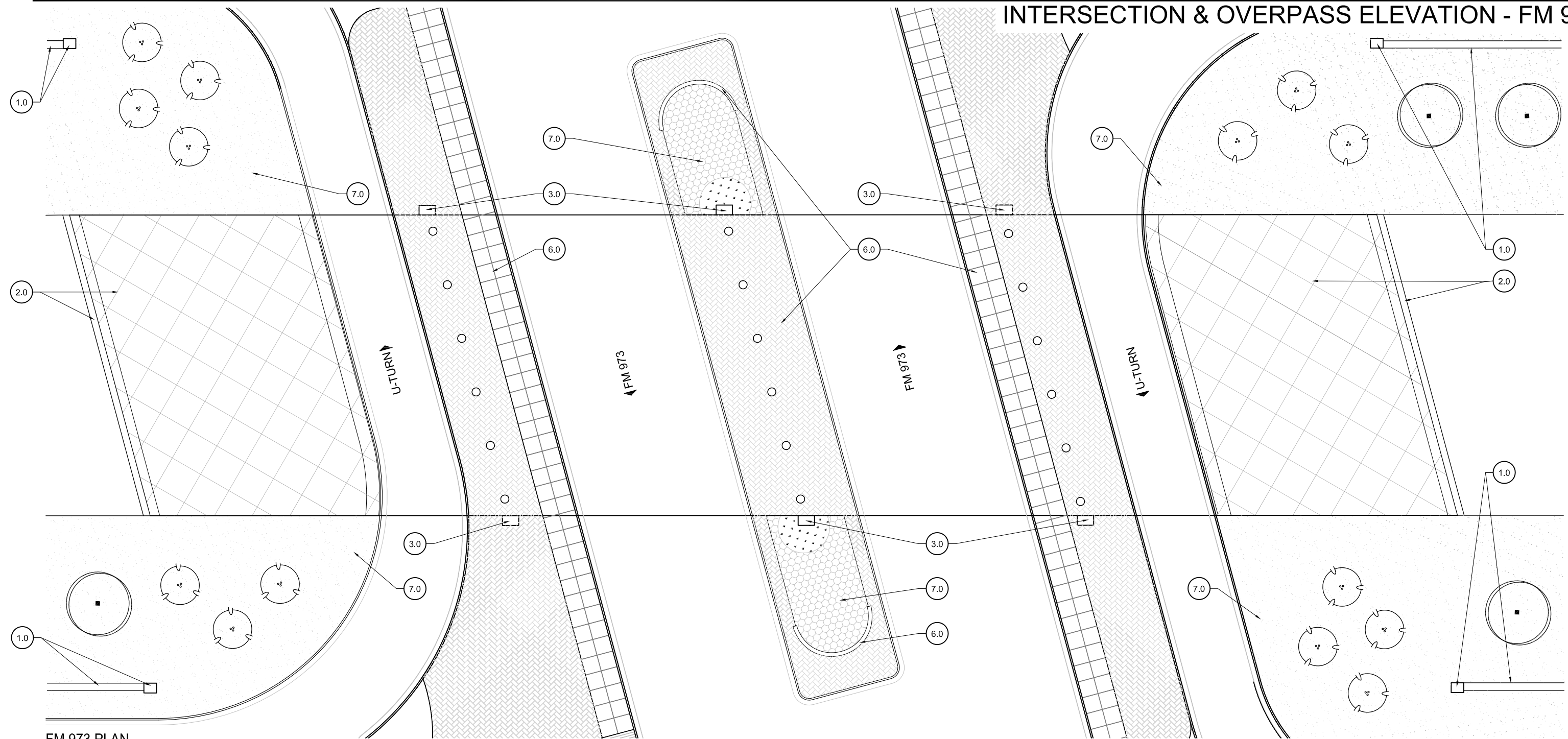
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|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
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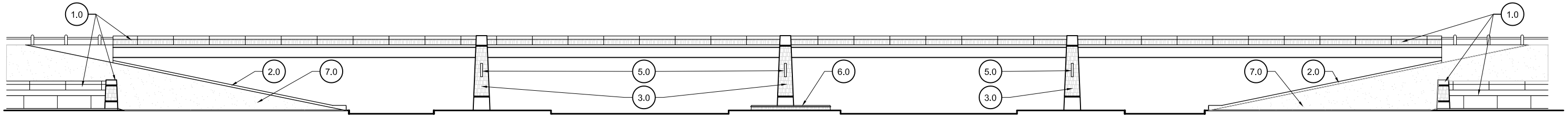
REVISION

INTERSECTION & OVERPASS ELEVATION - FM 973



FM 973 PLAN

SCALE: 1"= 30'-0"

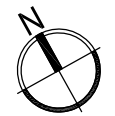


FM 973 SOUTHWEST ELEVATION

SCALE: 1"= 30'-0"

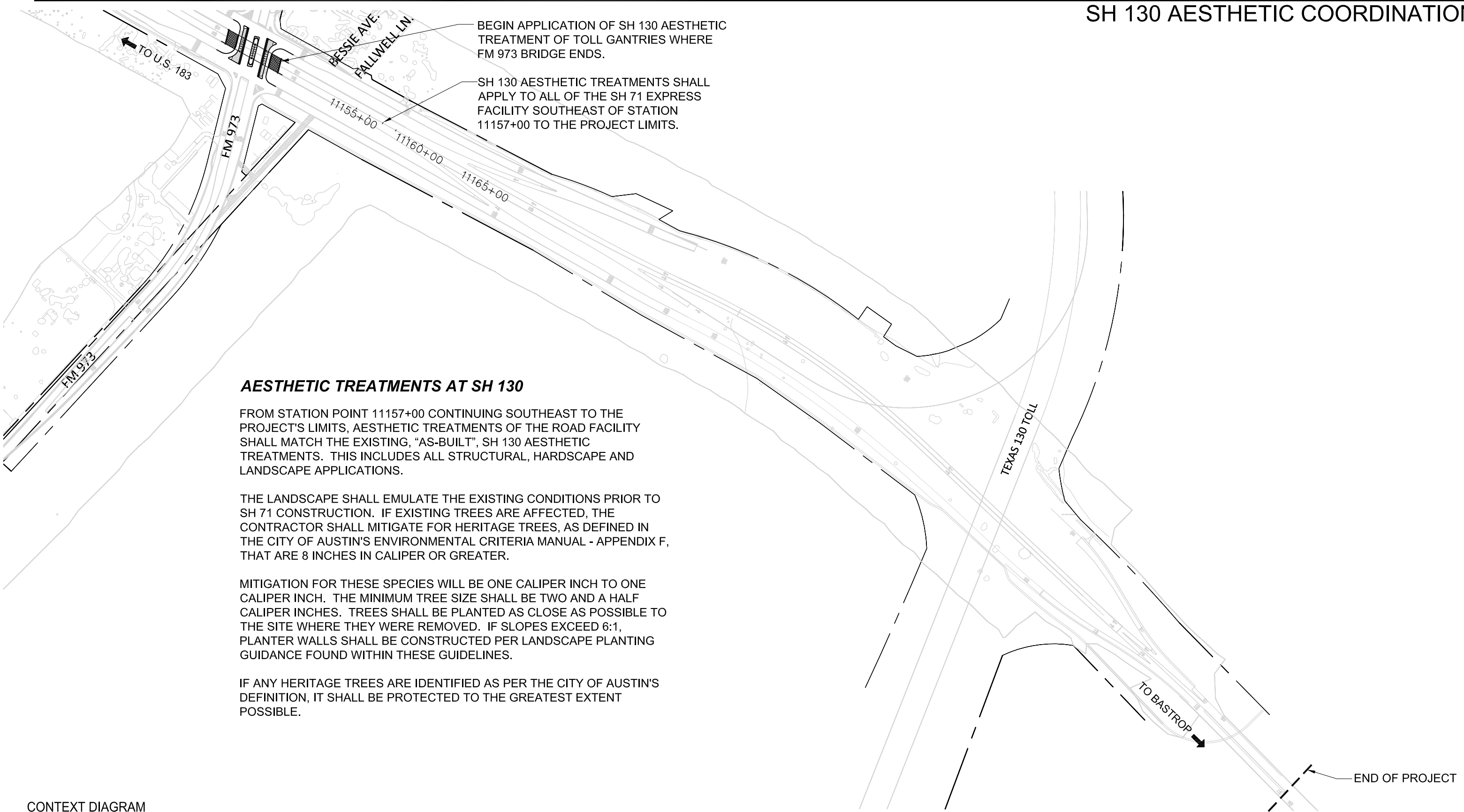
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AESTHETIC TREATMENTS AT SH 130

FROM STATION POINT 11157+00 CONTINUING SOUTHEAST TO THE PROJECT'S LIMITS, AESTHETIC TREATMENTS OF THE ROAD FACILITY SHALL MATCH THE EXISTING, "AS-BUILT", SH 130 AESTHETIC TREATMENTS. THIS INCLUDES ALL STRUCTURAL, HARDSCAPE AND LANDSCAPE APPLICATIONS.

THE LANDSCAPE SHALL EMULATE THE EXISTING CONDITIONS PRIOR TO SH 71 CONSTRUCTION. IF EXISTING TREES ARE AFFECTED, THE CONTRACTOR SHALL MITIGATE FOR HERITAGE TREES, AS DEFINED IN THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL - APPENDIX F, THAT ARE 8 INCHES IN CALIPER OR GREATER.

MITIGATION FOR THESE SPECIES WILL BE ONE CALIPER INCH TO ONE CALIPER INCH. THE MINIMUM TREE SIZE SHALL BE TWO AND A HALF CALIPER INCHES. TREES SHALL BE PLANTED AS CLOSE AS POSSIBLE TO THE SITE WHERE THEY WERE REMOVED. IF SLOPES EXCEED 6:1, PLANTER WALLS SHALL BE CONSTRUCTED PER LANDSCAPE PLANTING GUIDANCE FOUND WITHIN THESE GUIDELINES.

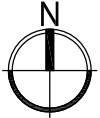
IF ANY HERITAGE TREES ARE IDENTIFIED AS PER THE CITY OF AUSTIN'S DEFINITION, IT SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.

CONTEXT DIAGRAM

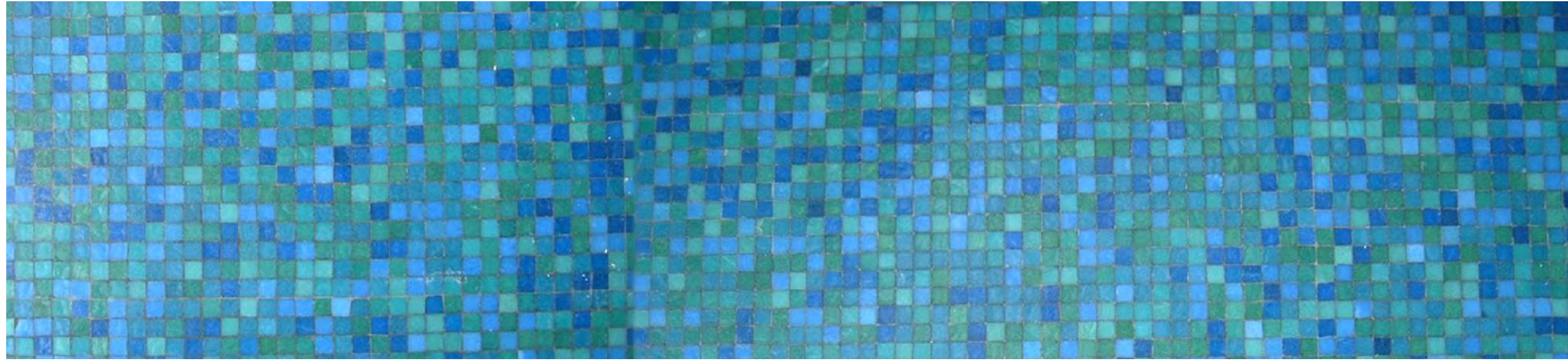
SCALE: 1" = 1200'

- | | | | |
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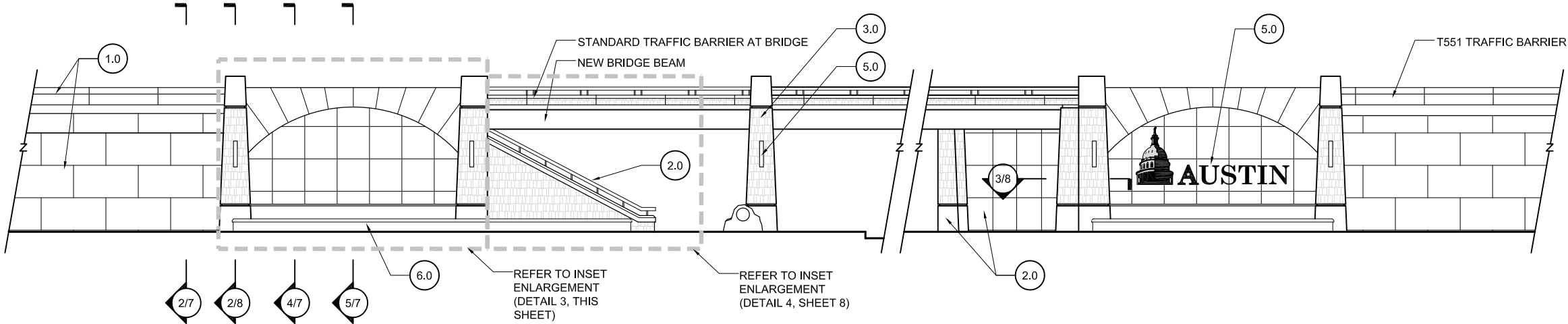


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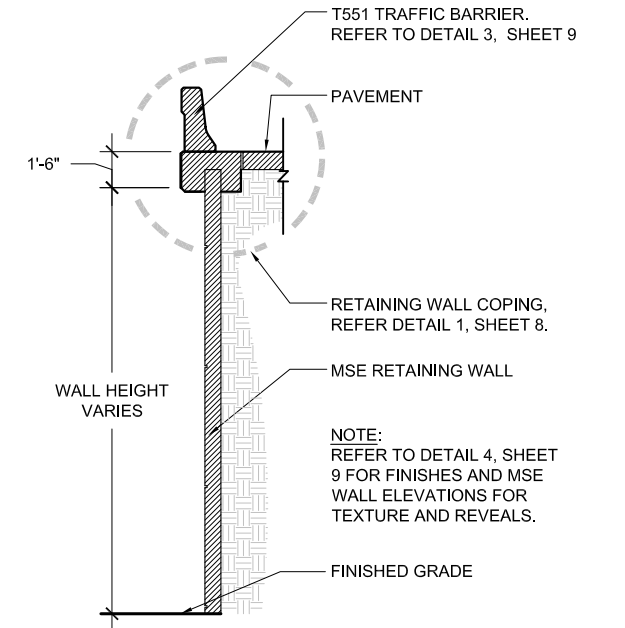


1.0 RETAINING WALLS

RETAINING WALLS - PRESIDENTIAL BOULEVARD

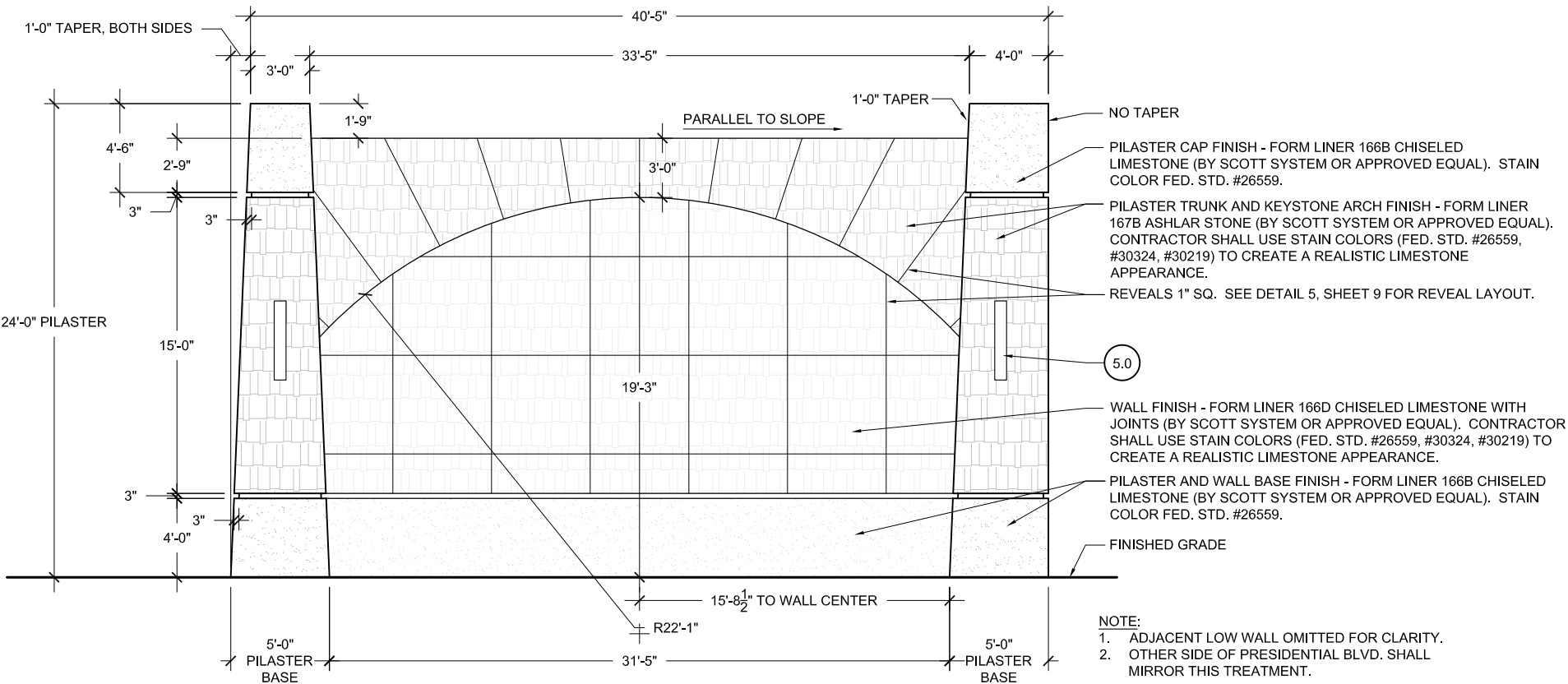


1 RETAINING WALL ELEVATION
SCALE: 1" = 20'

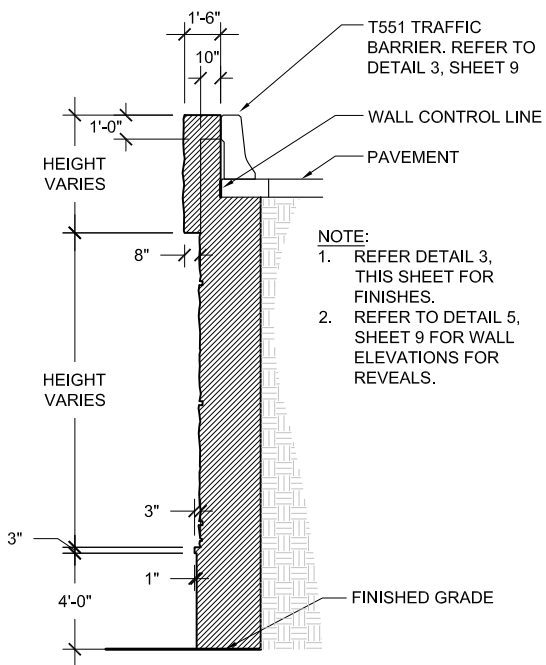


2 MSE WALL SECTION
SCALE: 1/8" = 1'-0"

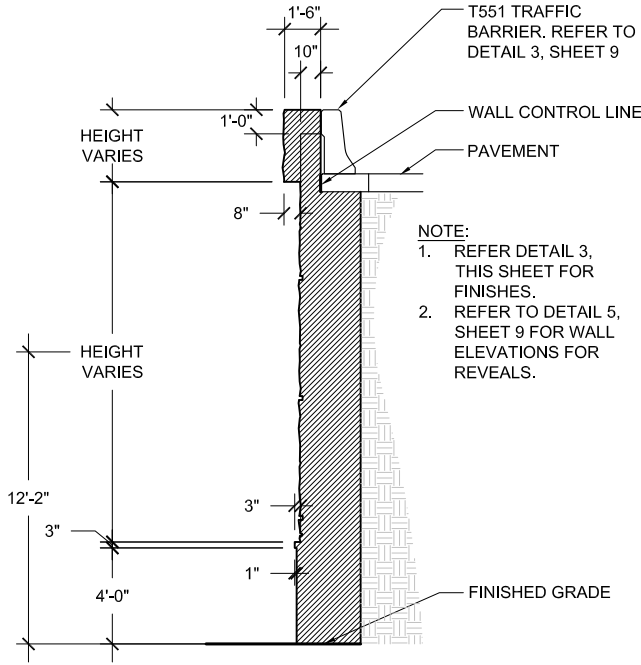
- NOTES:
- 1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BACKS OF WALLS AND PAVED SURFACES.
 - 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.



3 FEATURE WALL
SCALE: 1/8" = 1'-0"



4 FEATURE WALL SECTION
SCALE: 1/8" = 1'-0"



5 FEATURE WALL SECTION
SCALE: 1/8" = 1'-0"

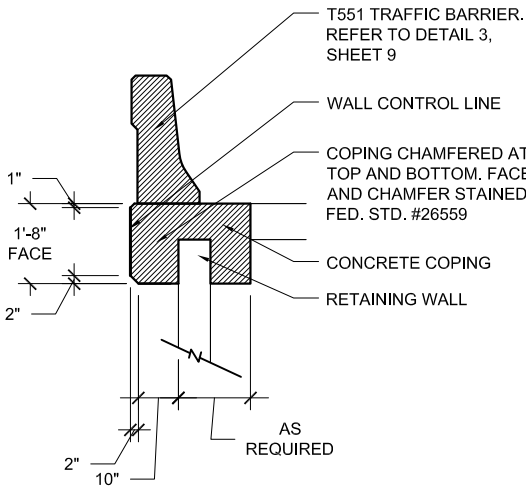
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DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.

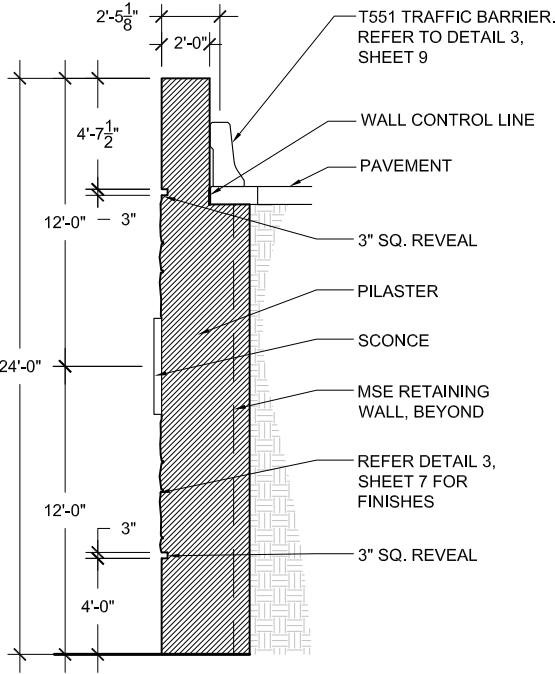
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RETAINING WALLS - PRESIDENTIAL BOULEVARD

- NOTES:
- 1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BACKS OF WALLS AND PAVED SURFACES.
 - 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

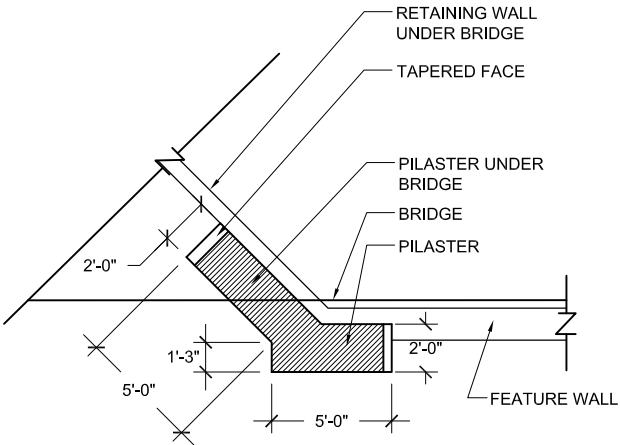


1 COPING DETAIL
SCALE: 1/4" = 1'-0"

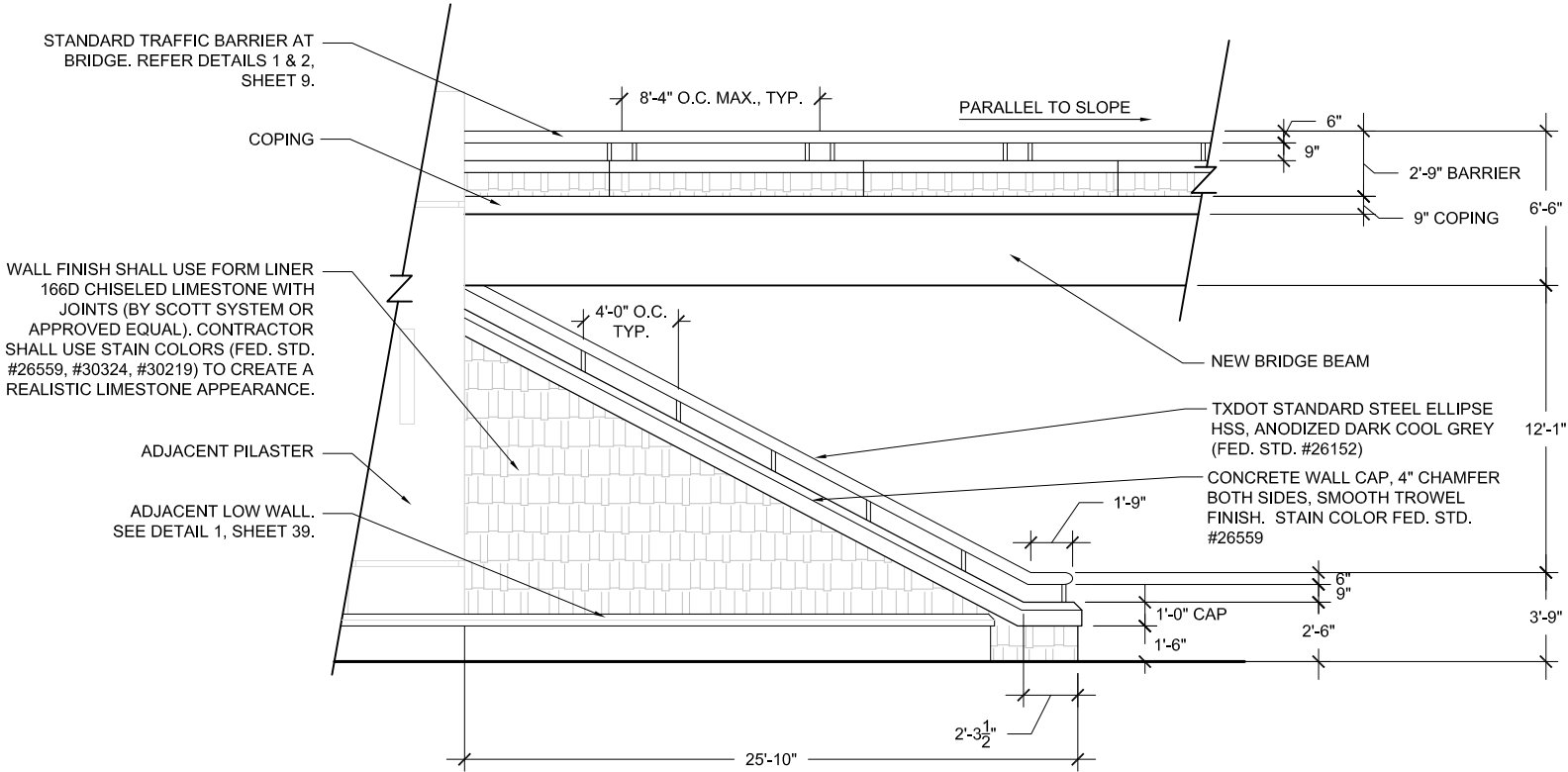


2 PILASTER SECTION
SCALE: 1/8" = 1'-0"

NOTE:
REFER DETAIL 3,
SHEET 7 FOR FINISHES.



3 PILASTER PLAN SECTION
SCALE: 1/8" = 1'-0"

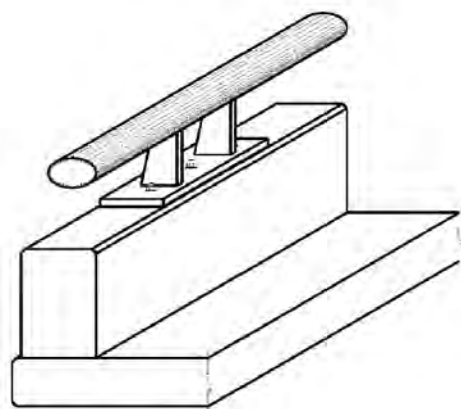


4 SLOPED RETAINING WALL, TRAFFIC BARRIER AND RAILING ELEVATION
SCALE: 1/8" = 1'-0"

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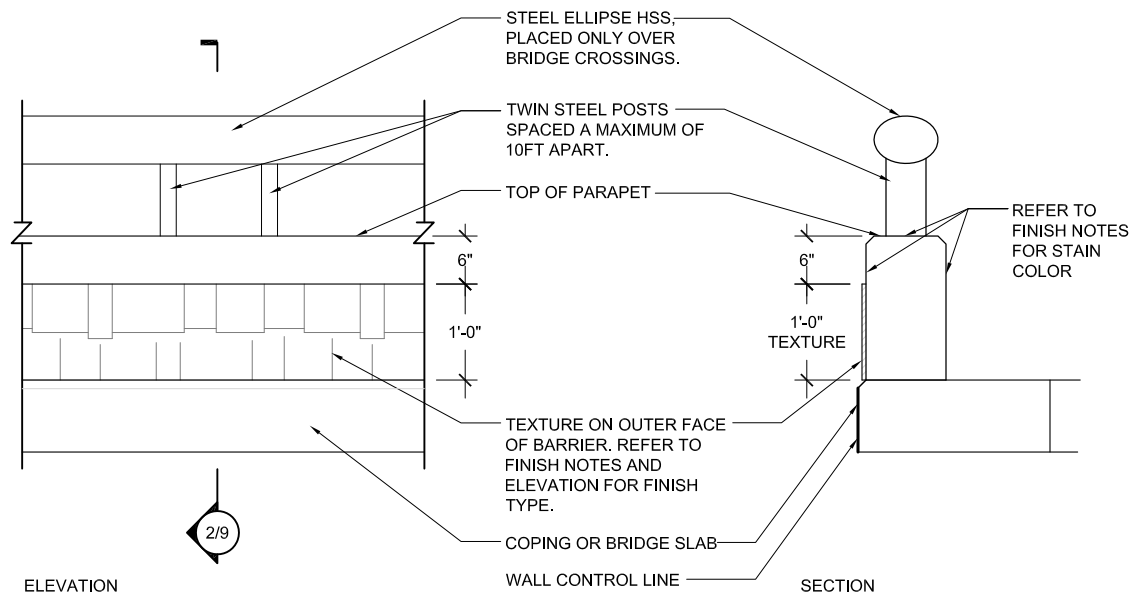
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TRAFFIC BARRIER & MSE WALL - PRESIDENTIAL BOULEVARD



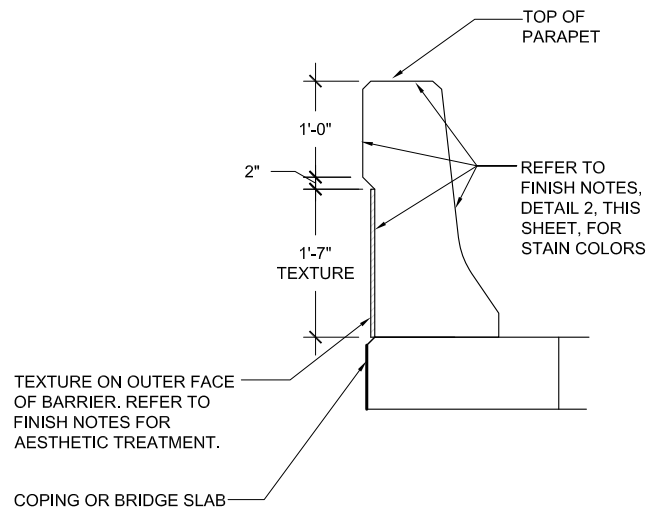
TRAFFIC BARRIER NOTES
PER TxDOT BRIDGE
RAILING MANUAL. VERIFY
CURRENT REQUIREMENTS
AND STANDARDS.

NOTE:
TRAFFIC RAILING TYPE
T401-
THIS RAILING IS 33-INCHES
HIGH WITH AN 18-INCH
CONCRETE PARAPET AND
A STEEL ELLIPSE HSS 15
INCHES ABOVE THE
CONCRETE. IT HAS TWIN
STEEL POSTS SPACED A
MAXIMUM OF 10 FT APART.
IT FEATURES A BOLT
ANCHORAGE SYSTEM FOR
THE STEEL RAIL POSTS
THAT MAY BE DRILLED AND
EPOXY-ANCHORED
ALLOWING SLIP-FORMING
OF THE CONCRETE
PARAPET. STEEL RAIL TO
BE PLACED ONLY OVER
BRIDGE CROSSINGS.



FINISH NOTES:

1. TEXTURE OF BARRIER AT BRIDGE (EXCEPT AT SPIRIT OF TEXAS) - 166D CHISELED LIMESTONE WITH JOINTS. CONTRACTOR SHALL USE STAIN COLORS (FED. STD. #26559, #30324, #30219) TO CREATE A REALISTIC LIMESTONE APPEARANCE.
2. TEXTURE OF BARRIER ATOP RETAINING WALLS (EXCEPT AT SPIRIT OF TEXAS) - 166A CHISELED LIMESTONE. CONTRACTOR SHALL USE STAIN COLOR FED. STD. #30324.
3. TEXTURE FINISHES BY SCOTT SYSTEM OR APPROVED EQUAL.
4. STEEL ELLIPSE HSS AND TWIN STEEL POSTS ANODIZED DARK COOL GREY (FED. STD. #26152)
5. CONCRETE SURFACES OF THE BARRIERS WITHOUT APPLIED TEXTURE SHALL BE STAINED FED. STD. COLOR #26559.
6. MEDIAN BARRIERS FROM WEST MOST PROJECT LIMIT TO STATION 11157+00 SHALL BE STAINED FED. STD. COLOR #26559.
7. ALL BARRIERS SOUTHEAST OF STATION 11157+00 TO THE SOUTHEAST MOST PROJECT LIMIT SHALL BE STAINED TO MATCH SH 130 BARRIERS.



1 STANDARD TRAFFIC BARRIER

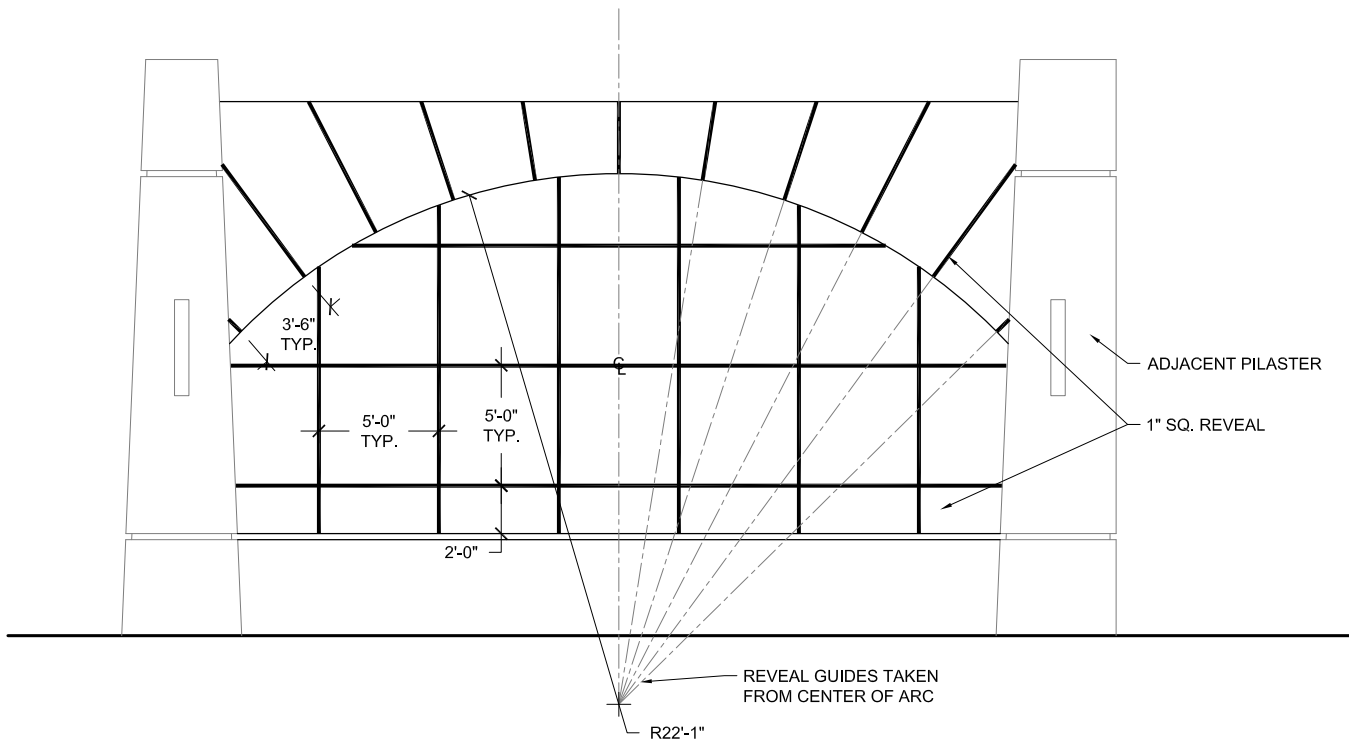
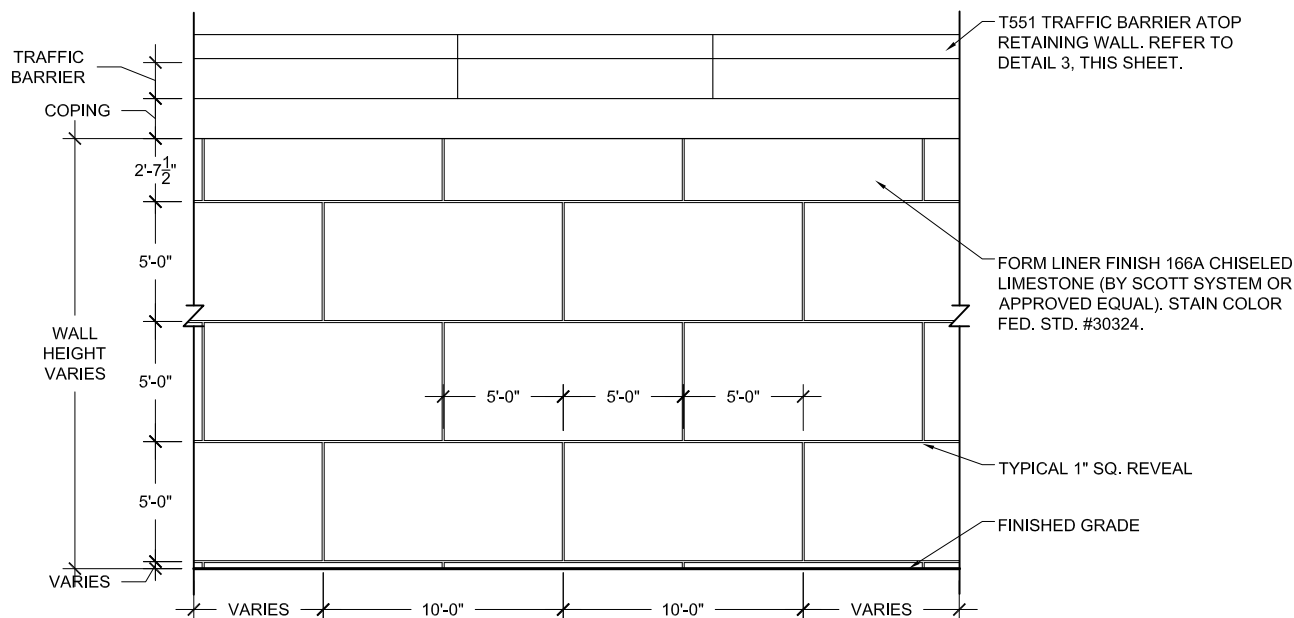
SCALE: NOT TO SCALE

2 STANDARD TRAFFIC BARRIER AT PRESIDENTIAL BRIDGE CROSSING ONLY

SCALE: 1/2" = 1'-0"

3 T551 TRAFFIC BARRIER - WITH TEXTURE

SCALE: 1/2" = 1'-0"



4 MSE WALL ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:

1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BACKS OF WALLS AND PAVED SURFACES.
2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

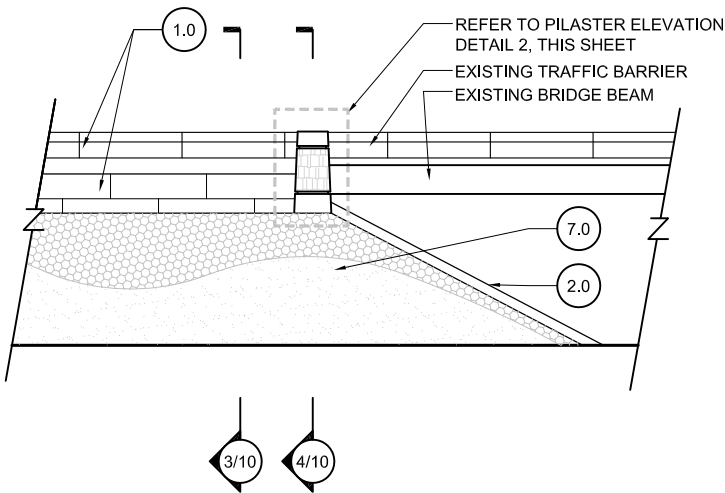
5 SCORING AT RETAINING WALL FEATURE

SCALE: 1/8" = 1'-0"

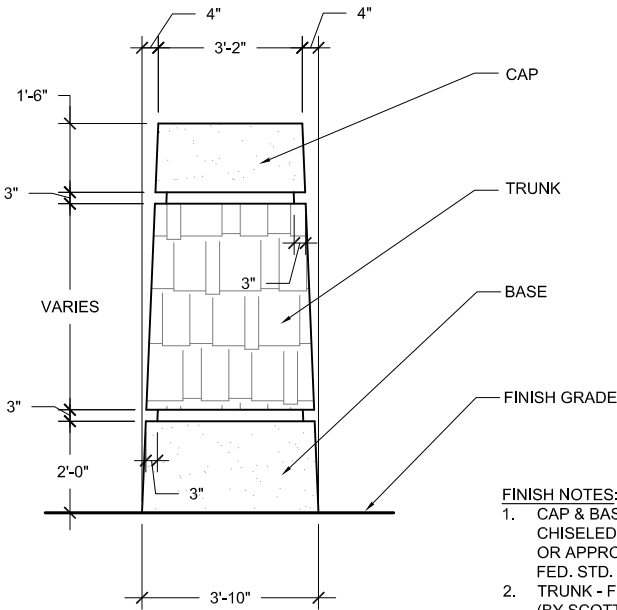
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REVISION



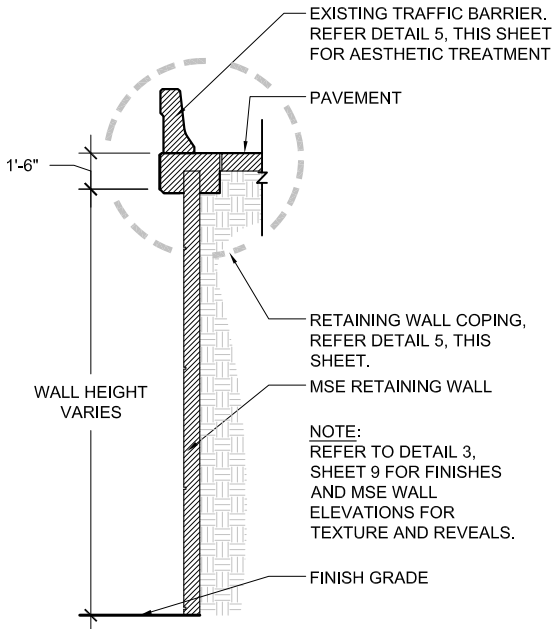


1 RETAINING WALL ELEVATION
SCALE: 1" = 20'



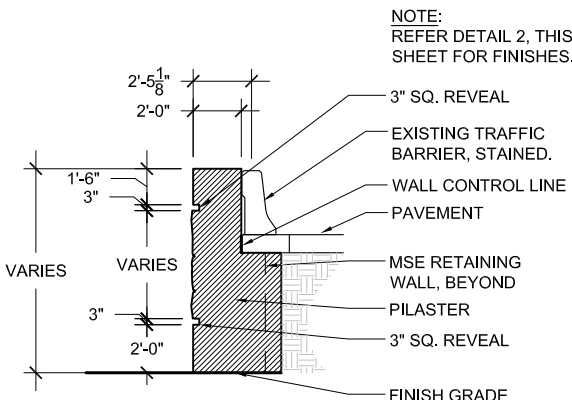
- FINISH NOTES:
1. CAP & BASE - FORM LINER FINISH 166B CHISELED LESTONE (BY SCOTT SYSTEM OR APPROVED EQUAL). STAIN COLOR FED. STD. #26559.
 2. TRUNK - FORM LINER 167B ASHLAR STONE (BY SCOTT SYSTEM OR APPROVED EQUAL). CONTRACTOR SHALL USE STAIN COLORS (FED. STD. #26559, #30324, #30219) TO CREATE A REALISTIC LESTONE APPEARANCE.

2 PILASTER ELEVATION
SCALE: 1/4" = 1'-0"



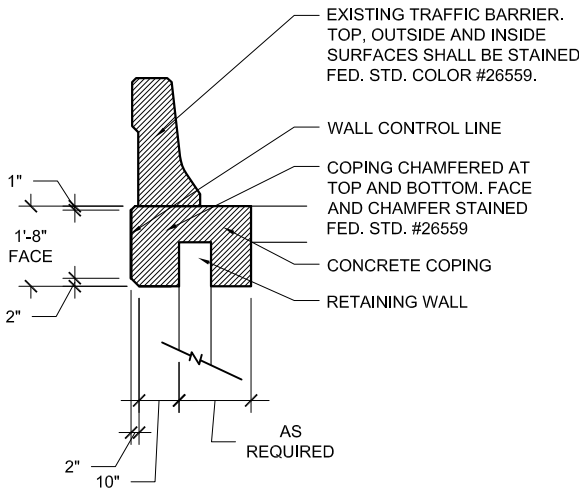
- NOTES:
1. AESTHETIC TREATMENT OF EXISTING TRAFFIC BARRIERS AT THIS INTERSECTION SHALL ONLY CONSIST OF PAINT AS SPECIFIED IN DETAIL 5, THIS SHEET. FORMLINER OR TEXTURES SHALL NOT BE APPLIED.
 2. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BACKS OF WALLS AND PAVED SURFACES.
 3. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

3 RETAINING WALL SECTION
SCALE: 1/8" = 1'-0"



NOTE:
REFER DETAIL 2, THIS
SHEET FOR FINISHES.

4 PILASTER SECTION
SCALE: 1/8" = 1'-0"



5 COPING DETAIL
SCALE: 1/4" = 1'-0"

1.0 RETAINING WALLS
& PILASTERS - Sheets 6-11

3.0 PYLONS - Sheets 25-30

5.0 LIGHTING STANDARDS -
Sheets 33-36

7.0 LANDSCAPE - Sheets 47-63

2.0 BRIDGE ABUTMENT WALLS
& RIP RAP - Sheets 12-24

4.0 SIGN STRUCTURES -
Sheets 31-32

6.0 PAVING/ HARDSCAPE -
Sheets 37-46

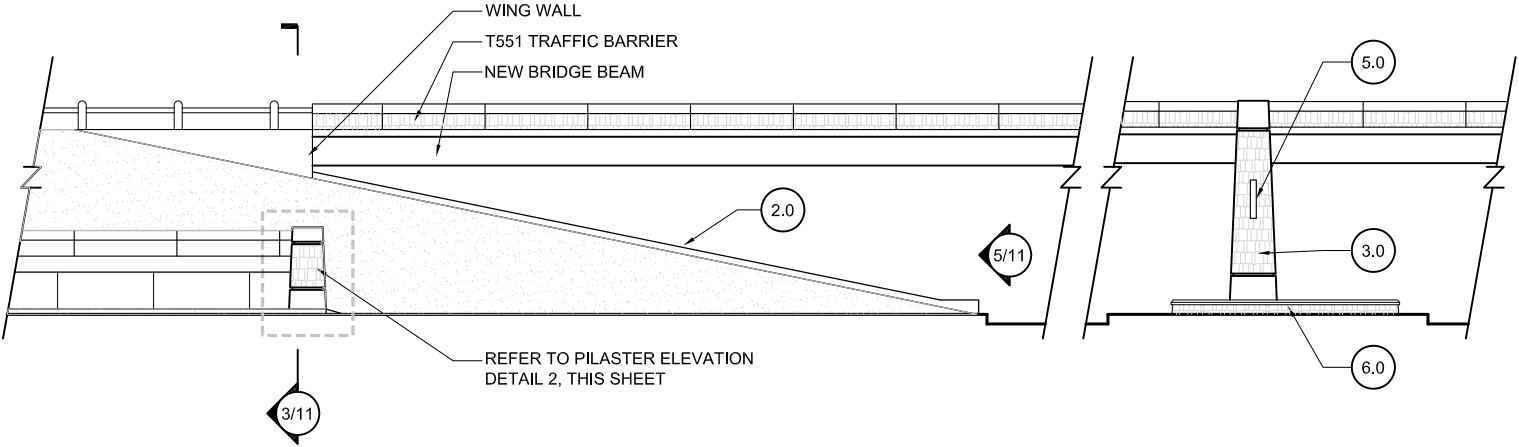
8.0 FINISH SCHEDULE - Sheets 64-65

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FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.

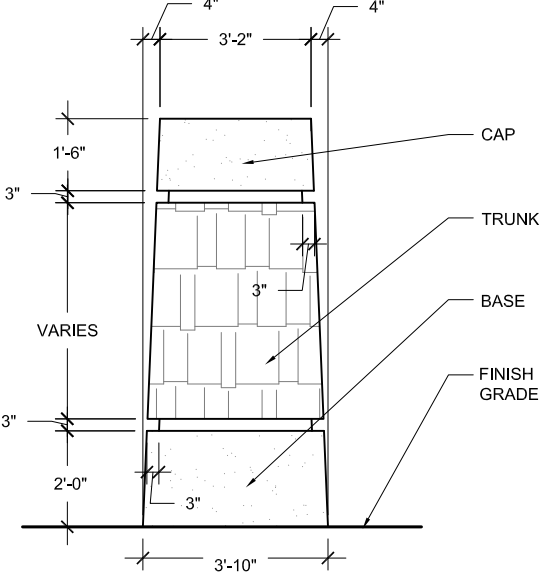
REVISION



NOTE:
SHOULD THE CONTRACTOR'S DESIGN REQUIRE
RETAINING WALLS, NO PERCHED WALLS SHALL
BE USED.

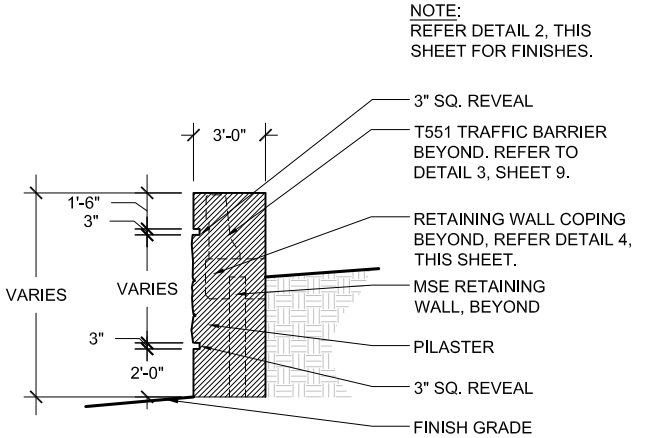


1 RETAINING WALL ELEVATION
SCALE: 1" = 20'



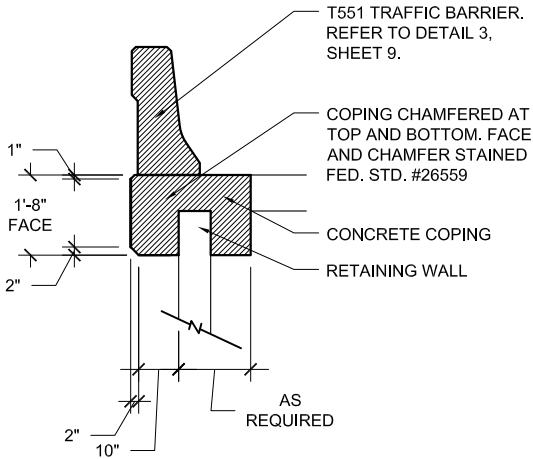
2 PILASTER ELEVATION
SCALE: 1/4" = 1'-0"

- FINISH NOTES:
1. CAP & BASE - FORM LINER FINISH 166B CHISELED LIMESTONE (BY SCOTT SYSTEM OR APPROVED EQUAL). STAIN COLOR FED. STD. #26559.
 2. TRUNK - FORM LINER 167B ASHLAR STONE (BY SCOTT SYSTEM OR APPROVED EQUAL). CONTRACTOR SHALL USE STAIN COLORS (FED. STD. #26559, #30324, #30219) TO CREATE A REALISTIC LIMESTONE APPEARANCE.

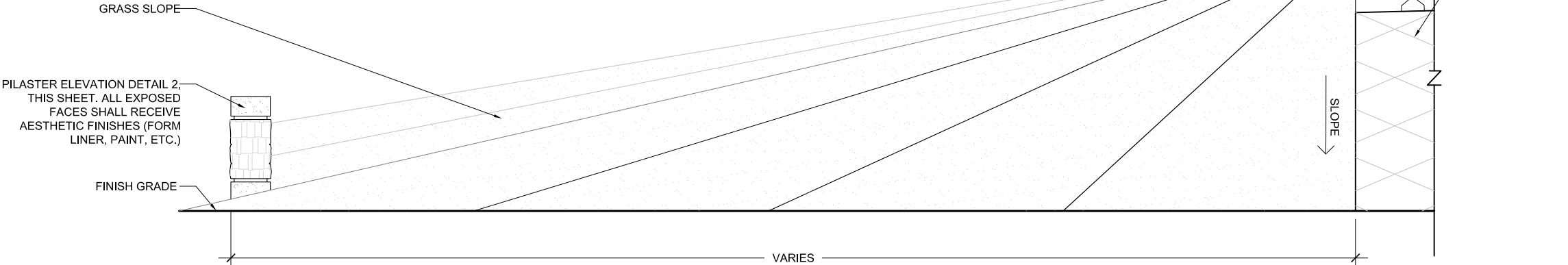


3 PILASTER SECTION
SCALE: 1/8" = 1'-0"

- NOTES:
1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BACKS OF WALLS AND PAVED SURFACES.
 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.



4 COPING DETAIL
SCALE: 1/4" = 1'-0"



5 WINGWALL AND RIP RAP ELEVATION
SCALE: 1" = 10'

1.0 RETAINING WALLS & PILASTERS - Sheets 6-11

3.0 PYLONS - Sheets 25-30

5.0 LIGHTING STANDARDS - Sheets 33-36

7.0 LANDSCAPE - Sheets 47-63

2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24

4.0 SIGN STRUCTURES - Sheets 31-32

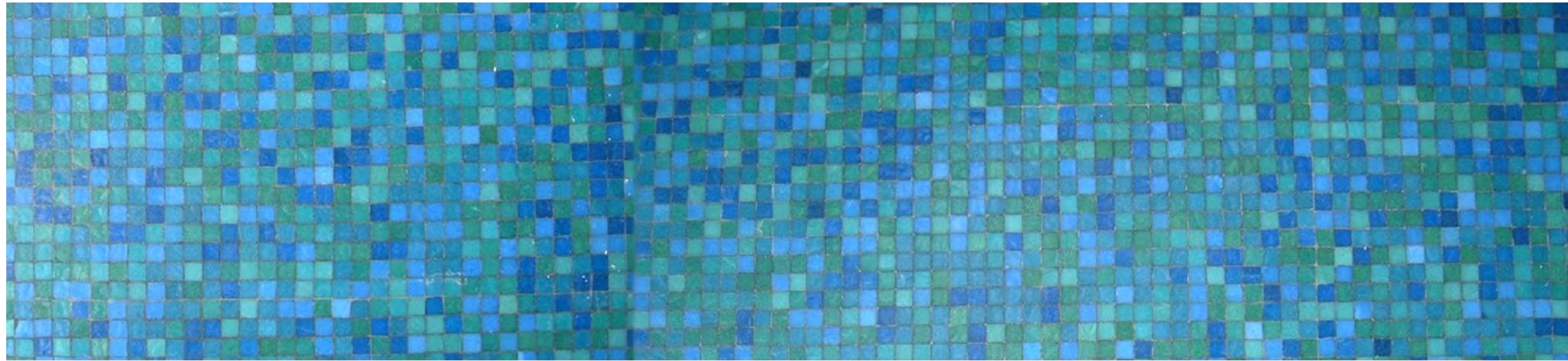
6.0 PAVING/ HARDSCAPE - Sheets 37-46

8.0 FINISH SCHEDULE - Sheets 64-65

DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.

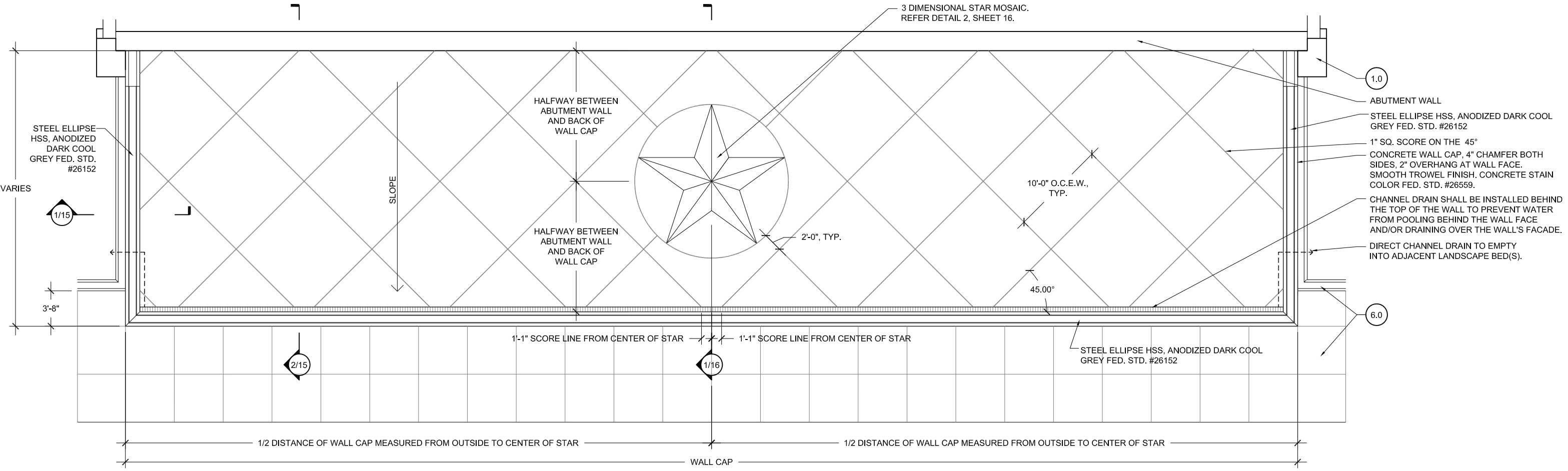
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2.0 BRIDGE ABUTMENT WALLS & RIP RAP

BRIDGE ABUTMENT WALLS & RIP RAP - PRESIDENTIAL BOULEVARD



NORTHWEST ABUTMENT AND SLOPED RIP RAP WALL PLAN

SCALE: 1" = 10'

- NOTES:
- 1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BEHIND WALLS AND PAVED SURFACES.
 - 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

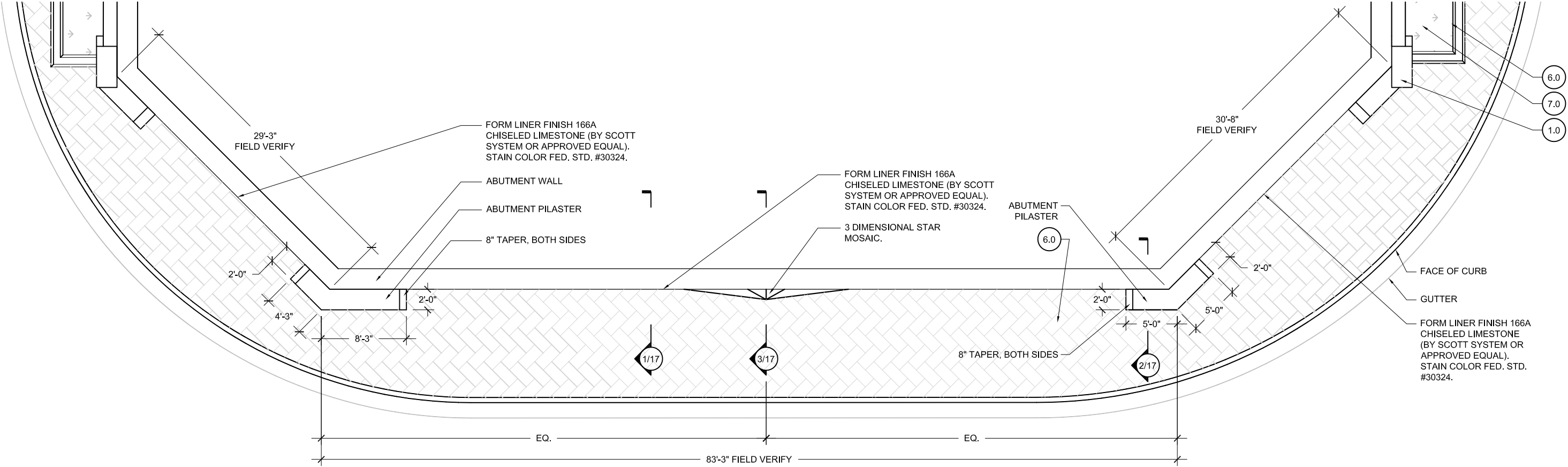
- | | | | |
|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
| 2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24 | 4.0 SIGN STRUCTURES - Sheets 31-32 | 6.0 PAVING/ HARDSCAPE - Sheets 37-46 | 8.0 FINISH SCHEDULE - Sheets 64-65 |

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* NOT INTENDED FOR PERMIT OR CONSTRUCTION. ALL MATERIALS, DETAILS, AND LOCATION OF ELEMENTS SHOWN AS PART OF THIS DOCUMENT ARE SUBJECT TO FINAL PLANS AND SPECIFICATIONS.

BRIDGE ABUTMENT WALLS & RIP RAP - PRESIDENTIAL BOULEVARD



SOUTHEAST ABUTMENT WALL PLAN

SCALE: 1" = 10'

- NOTES:
1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BEHIND WALLS AND PAVED SURFACES.
 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

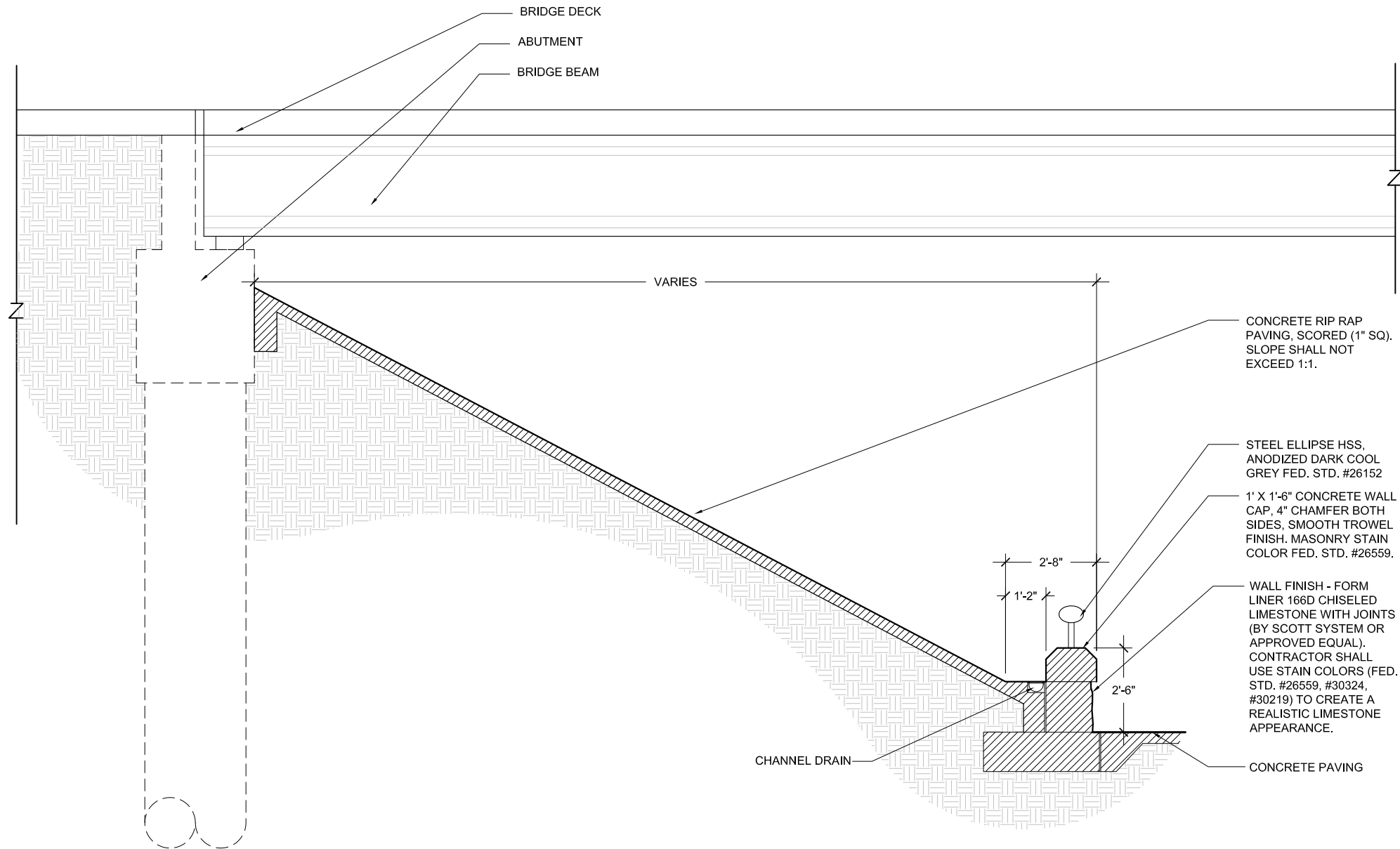
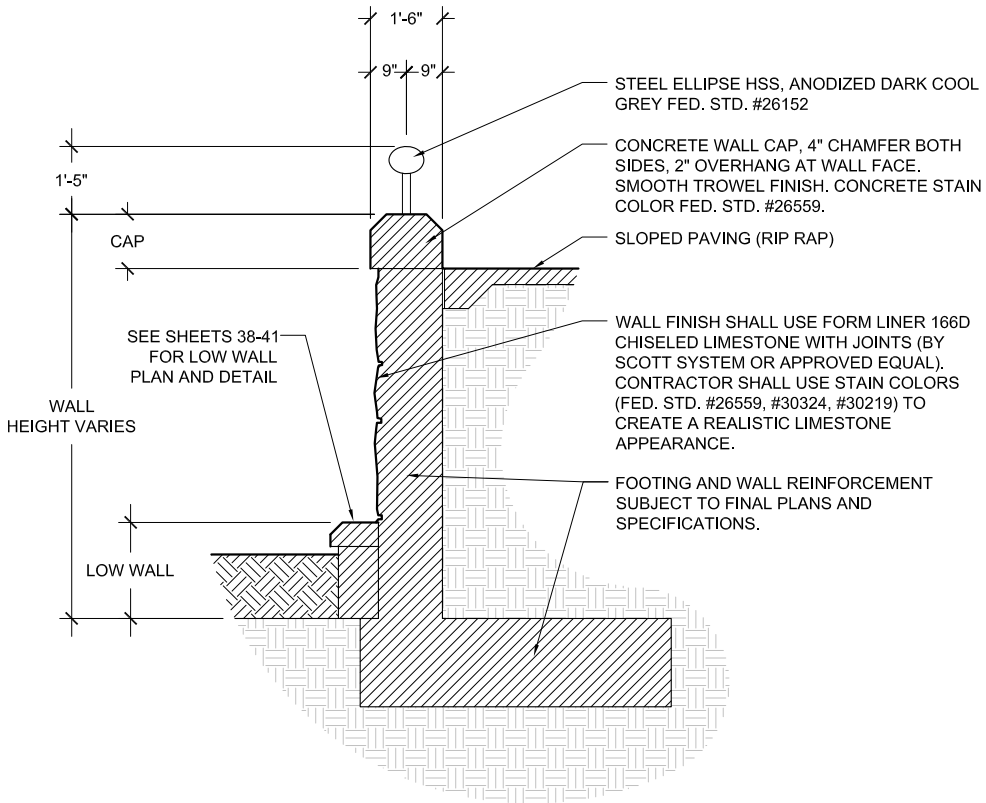
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| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
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BRIDGE ABUTMENT WALLS & RIP RAP - PRESIDENTIAL BOULEVARD



1 SLOPED RIP RAP WALL SECTION

SCALE: 1/4" = 1'-0"

2 ABUTMENT AND SLOPED RIP RAP WALL SECTION

SCALE: 1/4" = 1'-0"

- NOTES:
1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BEHIND WALLS AND PAVED SURFACES.
 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

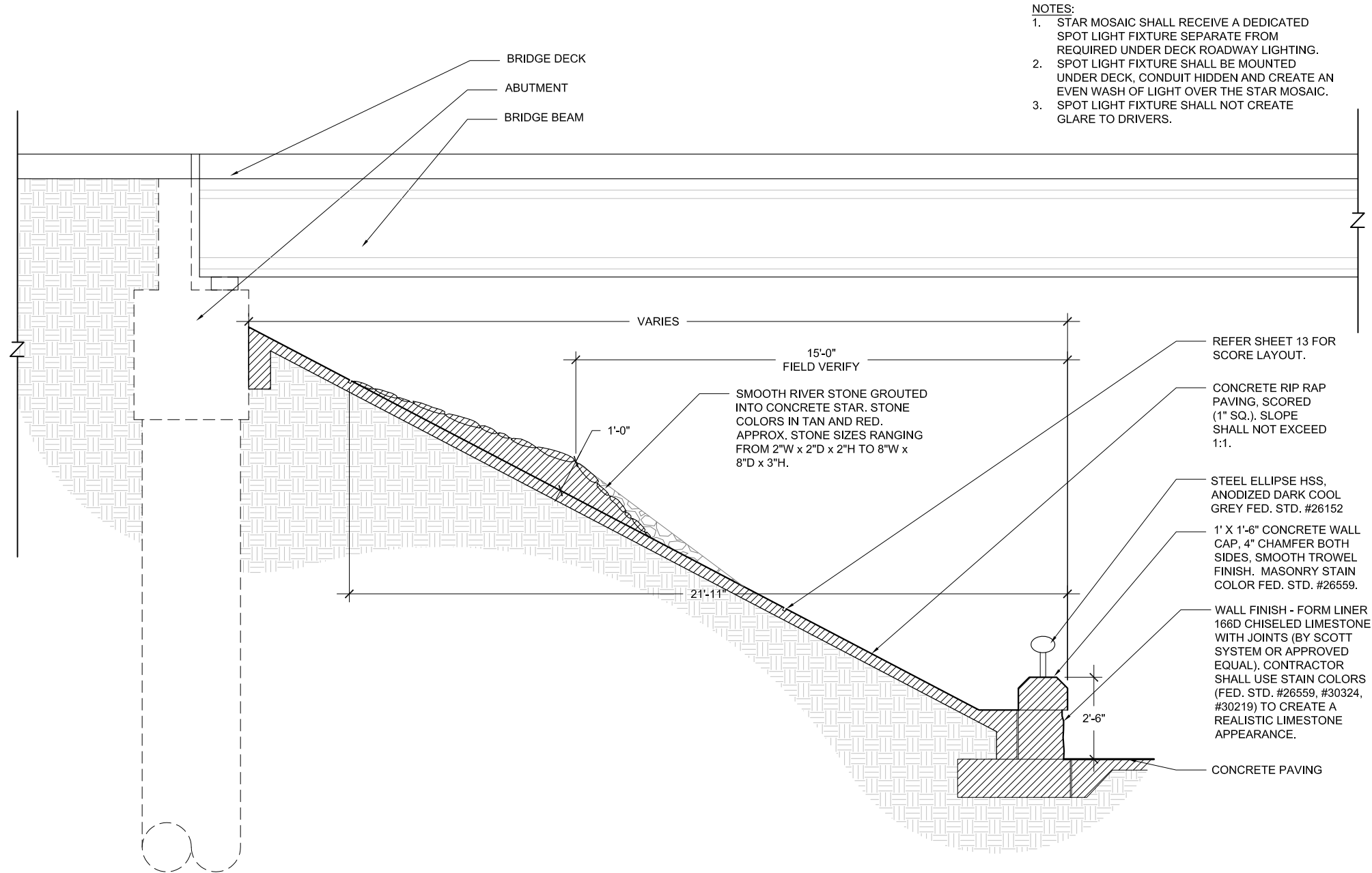
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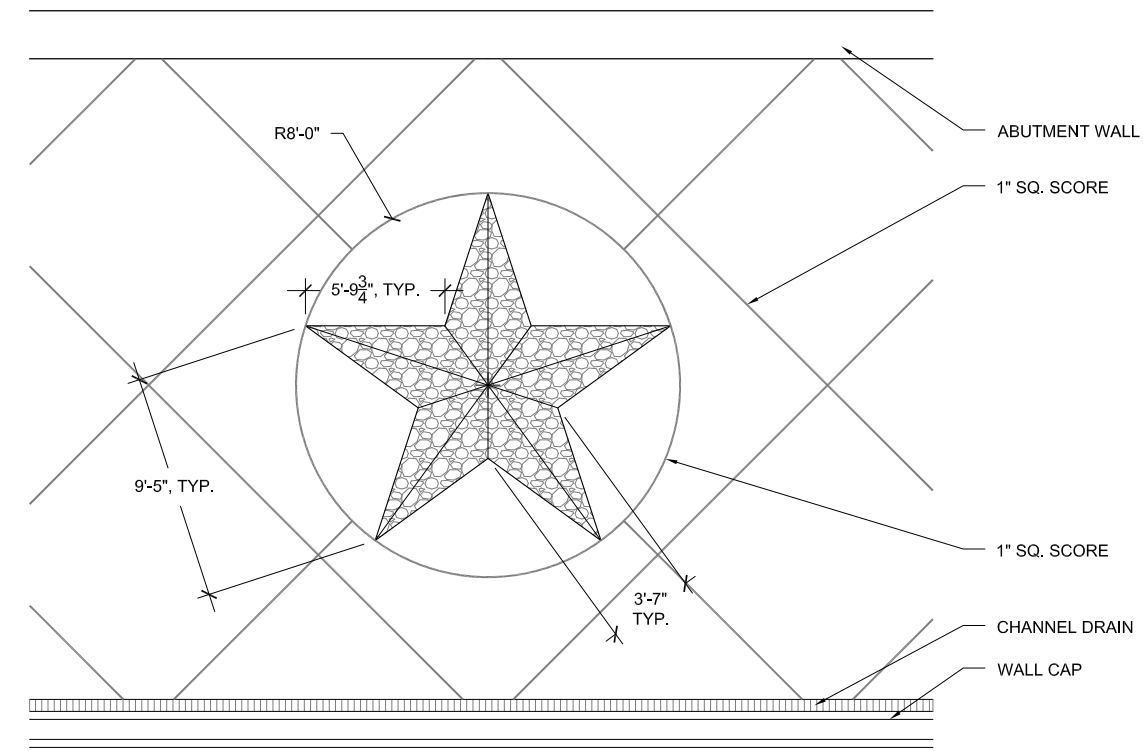


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BRIDGE ABUTMENT WALLS & RIP RAP - PRESIDENTIAL BOULEVARD



- NOTES:
1. STAR MOSAIC SHALL RECEIVE A DEDICATED SPOT LIGHT FIXTURE SEPARATE FROM REQUIRED UNDER DECK ROADWAY LIGHTING.
 2. SPOT LIGHT FIXTURE SHALL BE MOUNTED UNDER DECK, CONDUIT HIDDEN AND CREATE AN EVEN WASH OF LIGHT OVER THE STAR MOSAIC.
 3. SPOT LIGHT FIXTURE SHALL NOT CREATE GLARE TO DRIVERS.



2 STAR MOSAIC DETAIL
SCALE: 1/8" = 1'-0"

1 ABUTMENT, SLOPED RIP RAP AND STAR MOSAIC SECTION
SCALE: 1/4" = 1'-0"

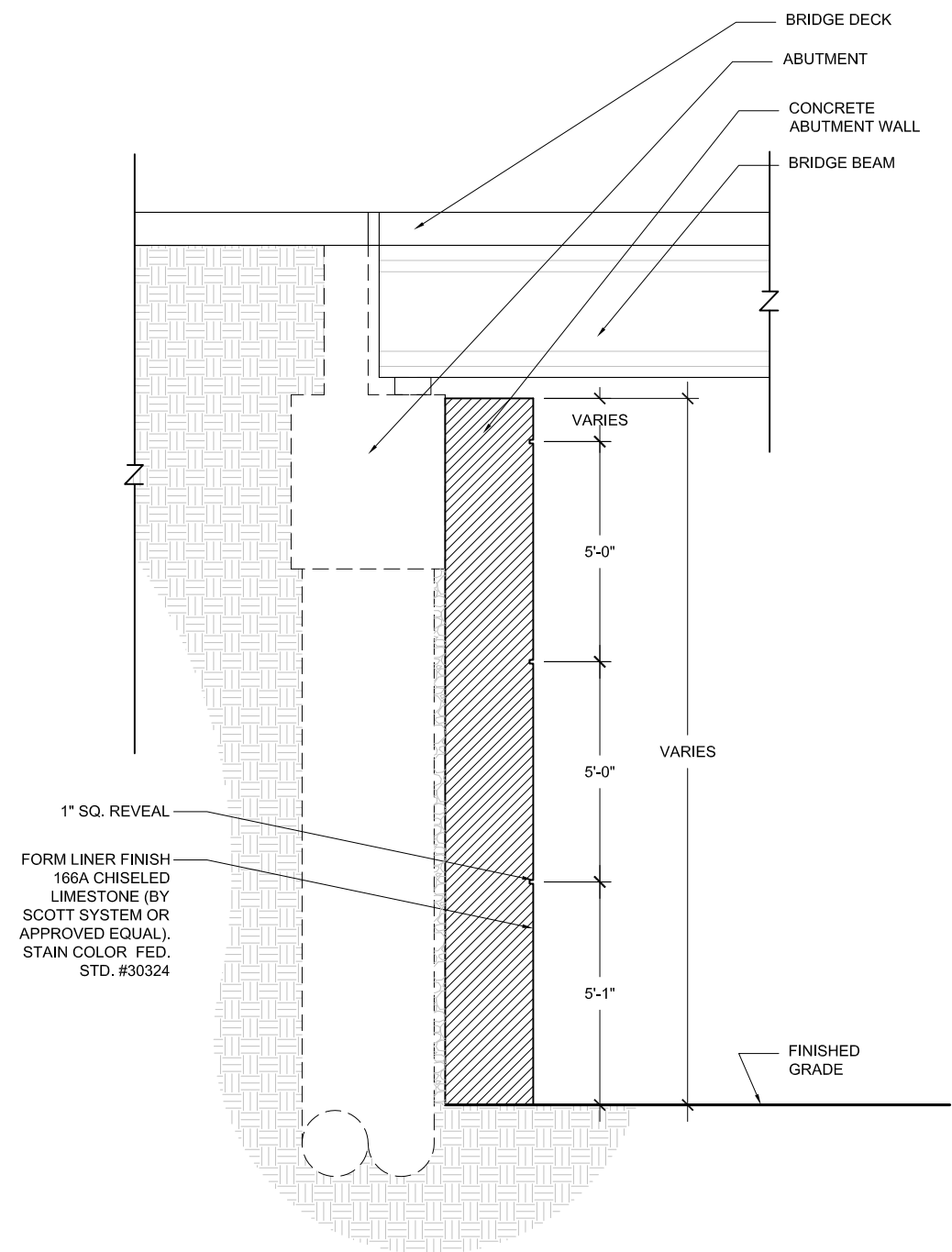
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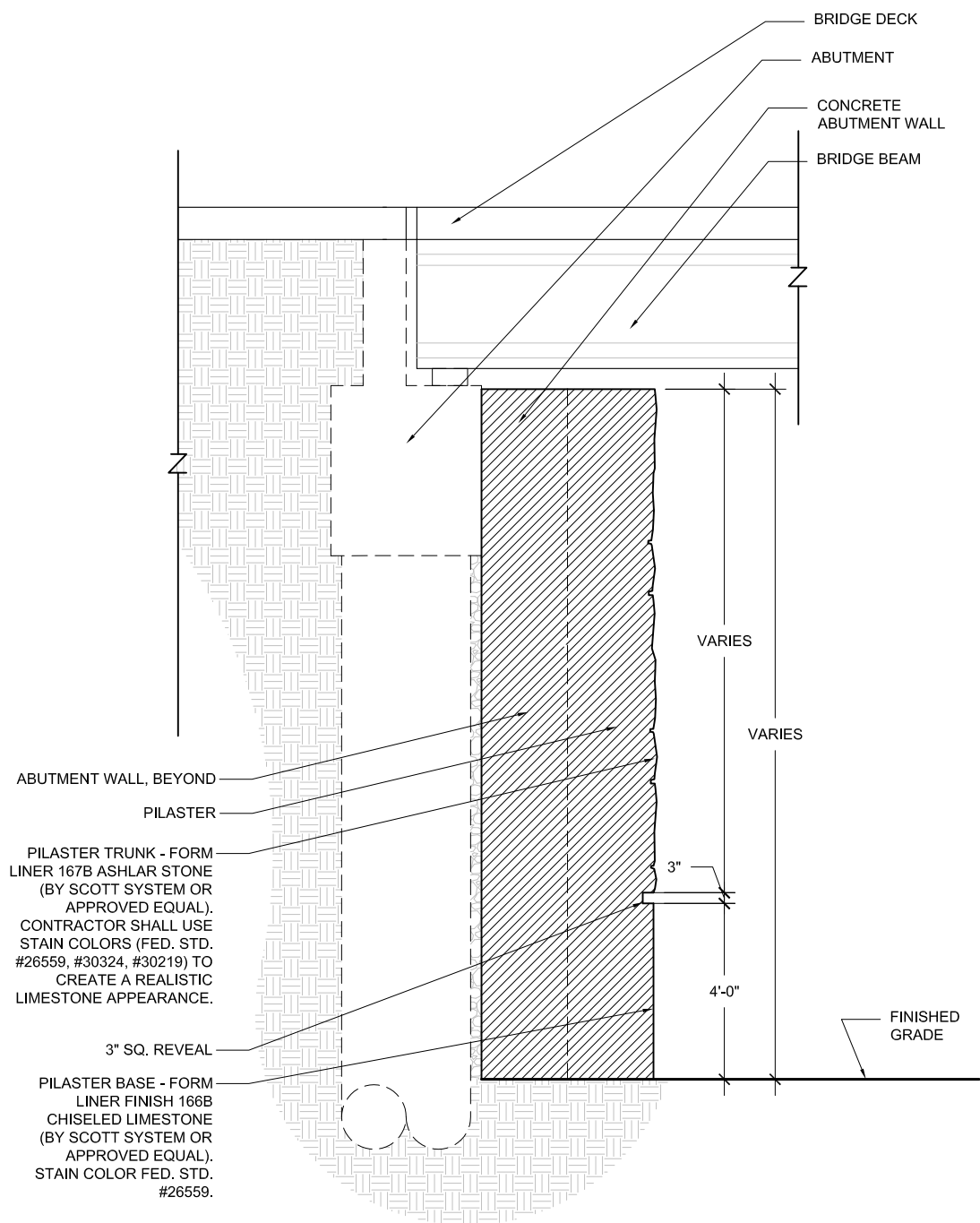


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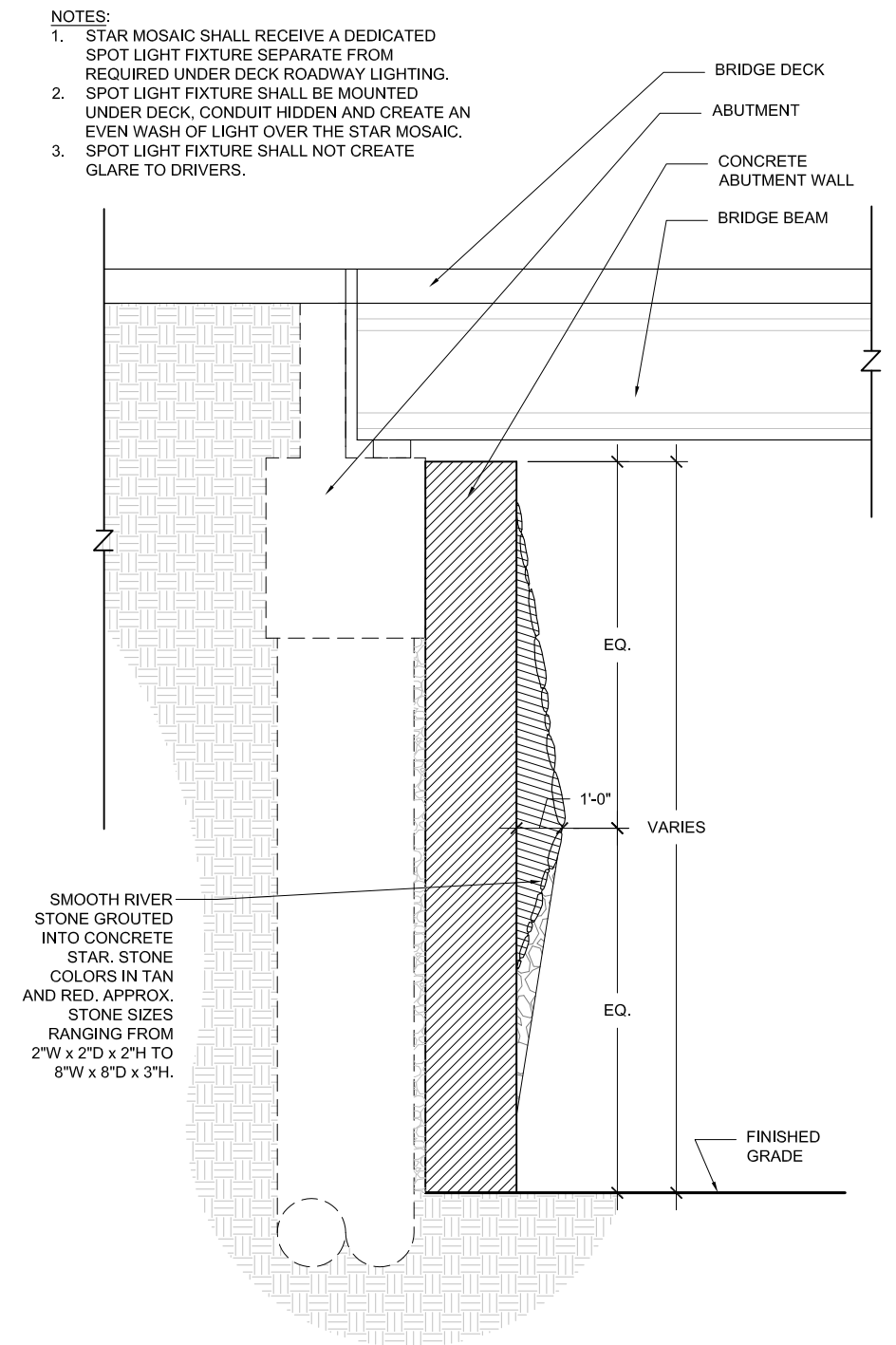
BRIDGE ABUTMENT WALLS & RIP RAP - PRESIDENTIAL BOULEVARD



1 ABUTMENT WALL SECTION
SCALE: 1/4" = 1'-0"



2 ABUTMENT WALL PILASTER SECTION
SCALE: 1/4" = 1'-0"



3 ABUTMENT AND STAR MOSAIC SECTION
SCALE: 1/4" = 1'-0"

- NOTES:
1. STAR MOSAIC SHALL RECEIVE A DEDICATED SPOT LIGHT FIXTURE SEPARATE FROM REQUIRED UNDER DECK ROADWAY LIGHTING.
 2. SPOT LIGHT FIXTURE SHALL BE MOUNTED UNDER DECK, CONDUIT HIDDEN AND CREATE AN EVEN WASH OF LIGHT OVER THE STAR MOSAIC.
 3. SPOT LIGHT FIXTURE SHALL NOT CREATE GLARE TO DRIVERS.

SMOOTH RIVER
STONE GROUTED
INTO CONCRETE
STAR. STONE
COLORS IN TAN
AND RED. APPROX.
STONE SIZES
RANGING FROM
2"W x 2"D x 2"H TO
8"W x 8"D x 3"H.

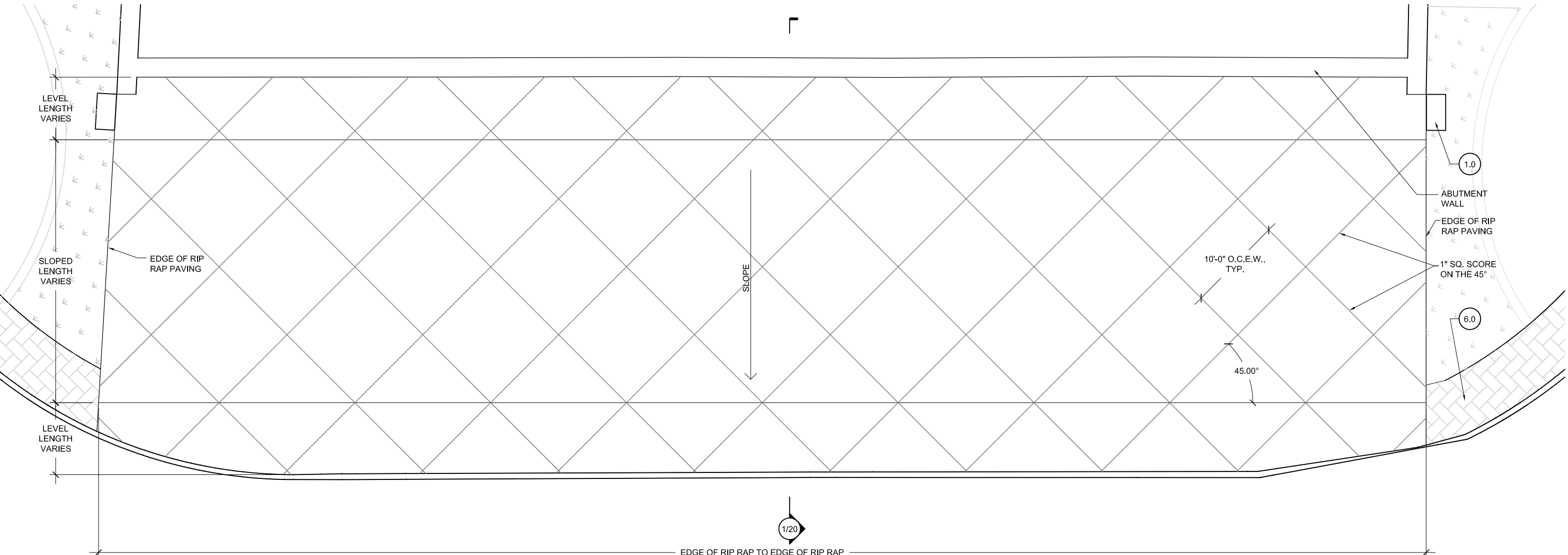
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NORTHWEST ABUTMENT AND SLOPED RIP RAP WALL PLAN

SCALE: 1" = 10'

NOTE:
EXPANSION JOINTS SHALL BE CONSIDERED
DURING FINAL DESIGN. THEY SHALL BE
LOCATED AT REVEALS OR AT EDGES BETWEEN
DIFFERENT ELEMENTS, SUCH AS PILASTERS
AND RETAINING WALL PANELS, WHENEVER
POSSIBLE.

- | | | | |
|--|--------------------------------------|---|--------------------------------------|
| (1.0) RETAINING WALLS & PILASTERS - Sheets 6-11 | (3.0) PYLONS - Sheets 25-30 | (5.0) LIGHTING STANDARDS - Sheets 33-36 | (7.0) LANDSCAPE - Sheets 47-63 |
| (2.0) BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24 | (4.0) SIGN STRUCTURES - Sheets 31-32 | (6.0) PAVING/ HARDSCAPE - Sheets 37-46 | (8.0) FINISH SCHEDULE - Sheets 64-65 |

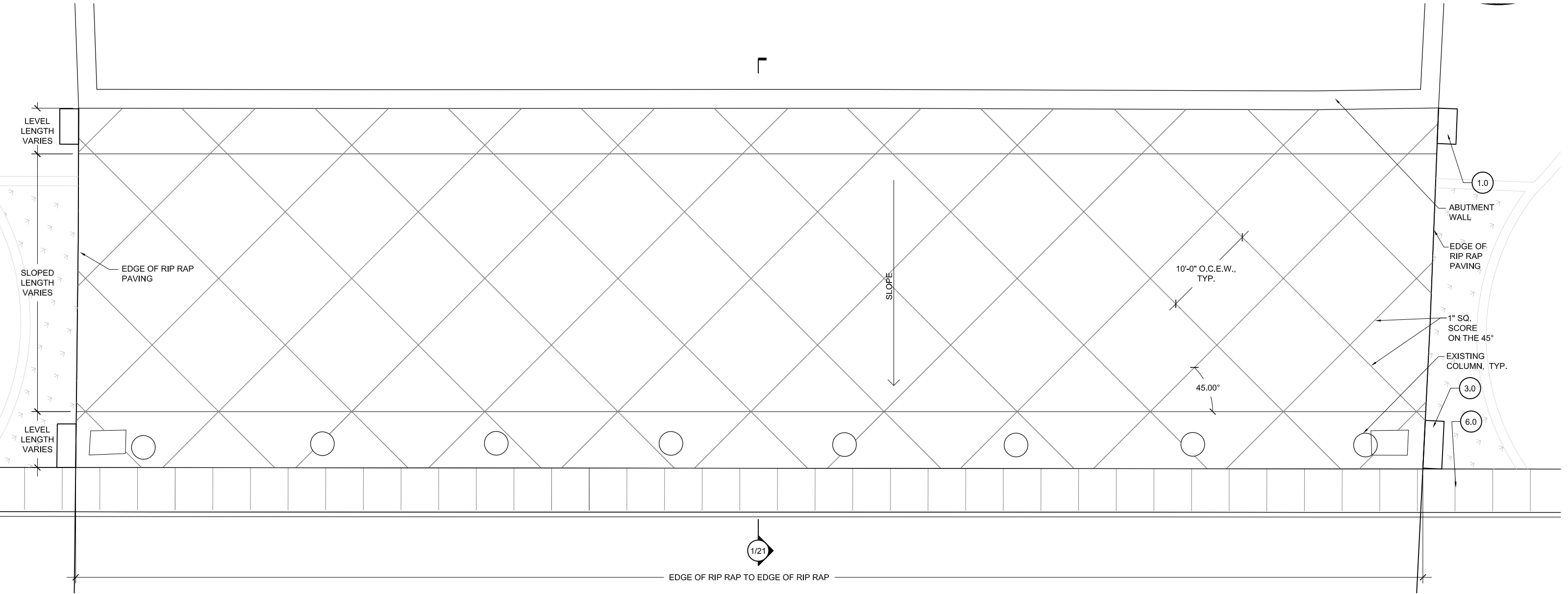
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BRIDGE ABUTMENT WALLS & RIP RAP - SPIRIT OF TEXAS DRIVE



SOUTHEAST ABUTMENT AND SLOPED RIP RAP WALL PLAN

SCALE: 1" = 10'

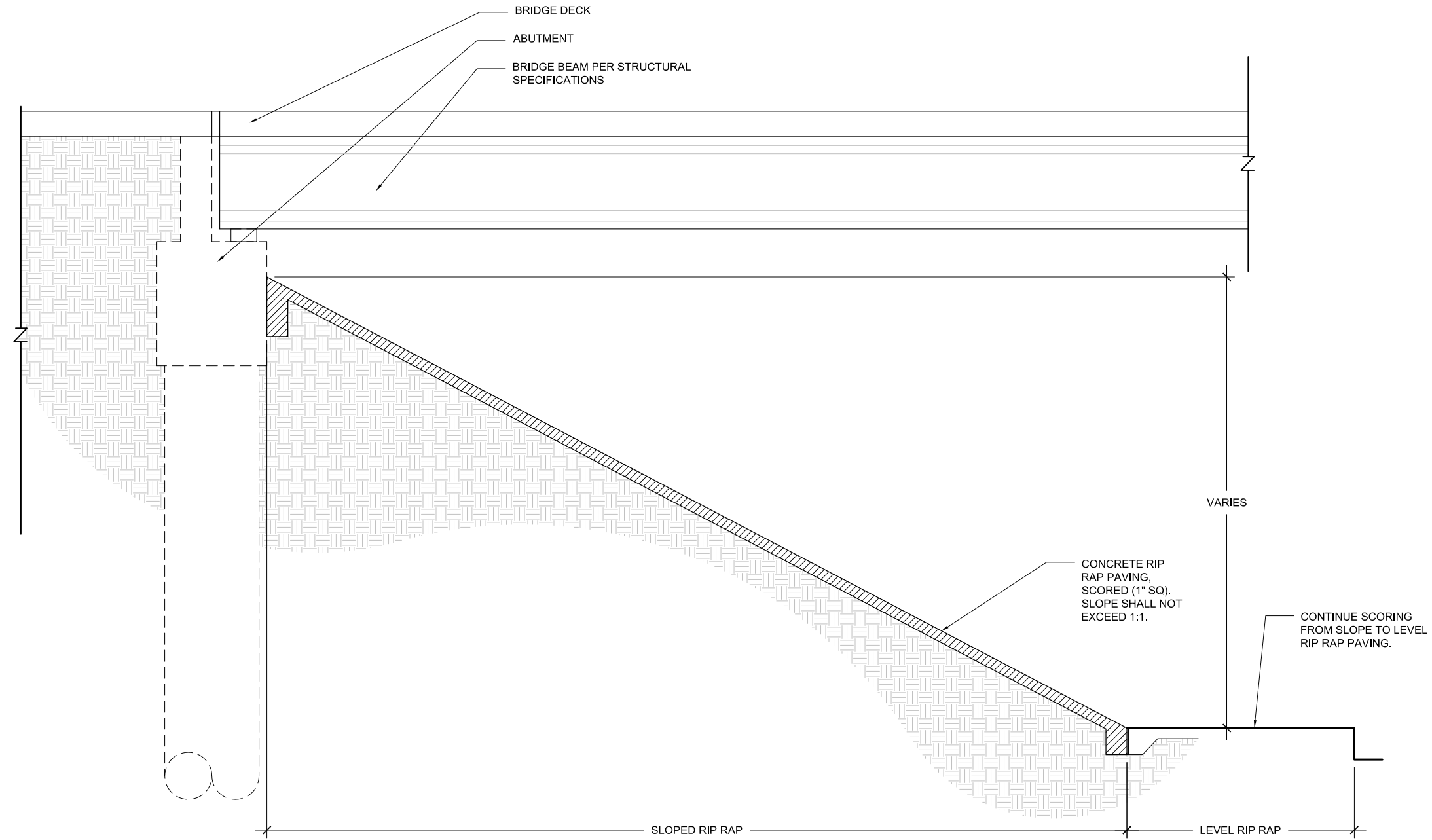
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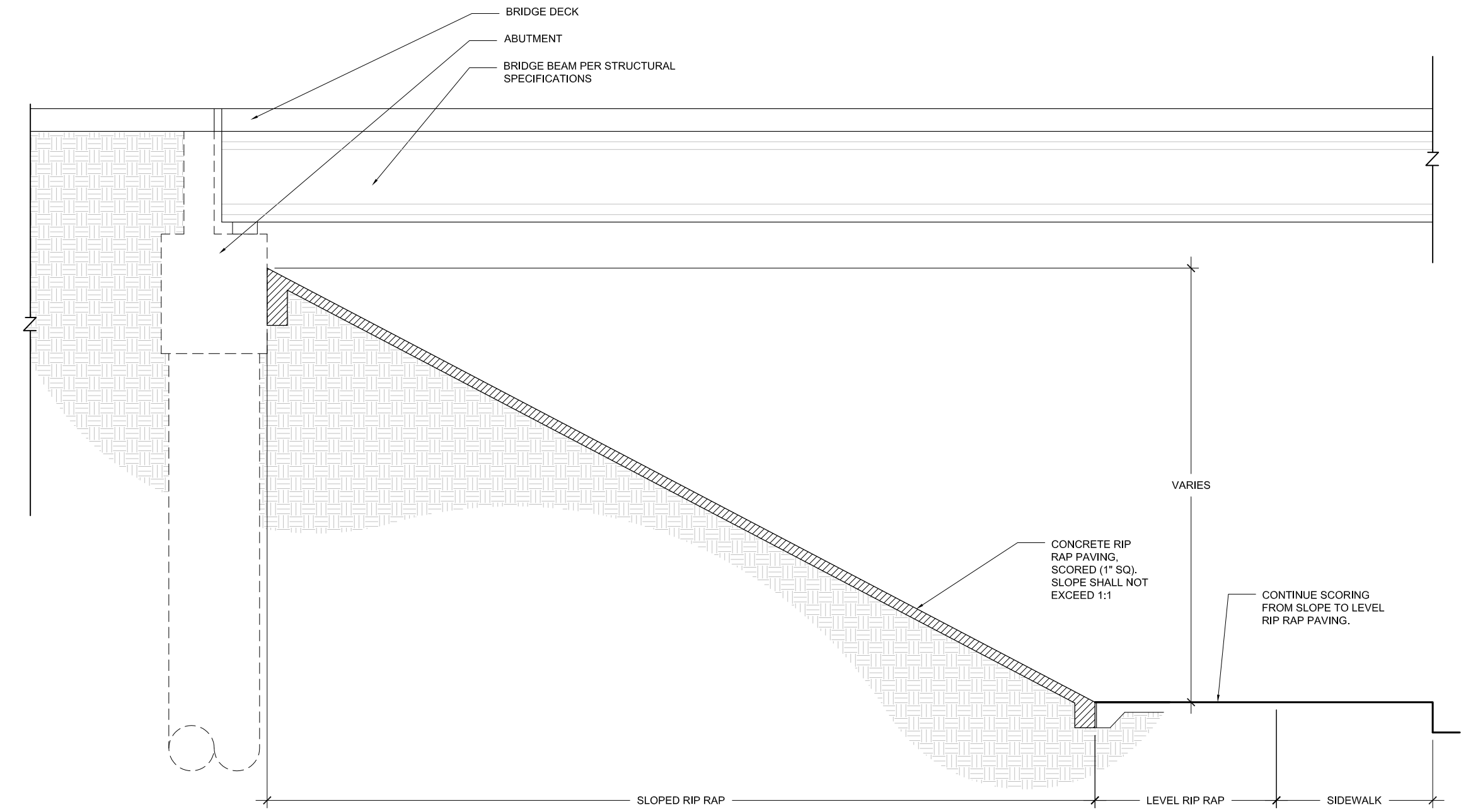
1 ABUTMENT AND SLOPED RIP RAP WALL SECTION
SCALE: 1" = 10'

NOTE:
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1 ABUTMENT AND SLOPED RIP RAP WALL SECTION
SCALE: 1" = 10'

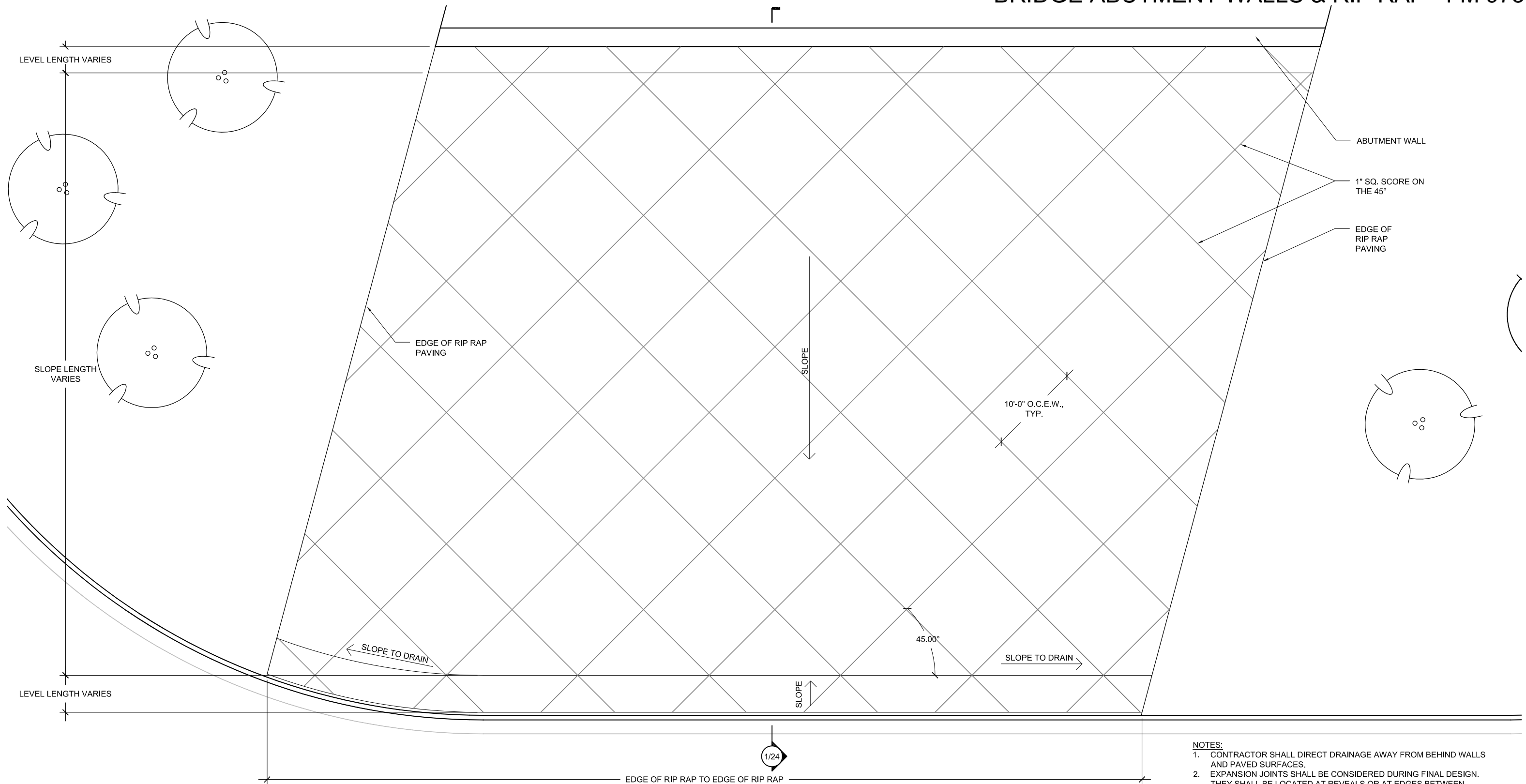
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BRIDGE ABUTMENT WALLS & RIP RAP - FM 973

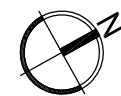


NORTHWEST ABUTMENT AND SLOPED RIP RAP WALL PLAN

SCALE: 1" = 10'

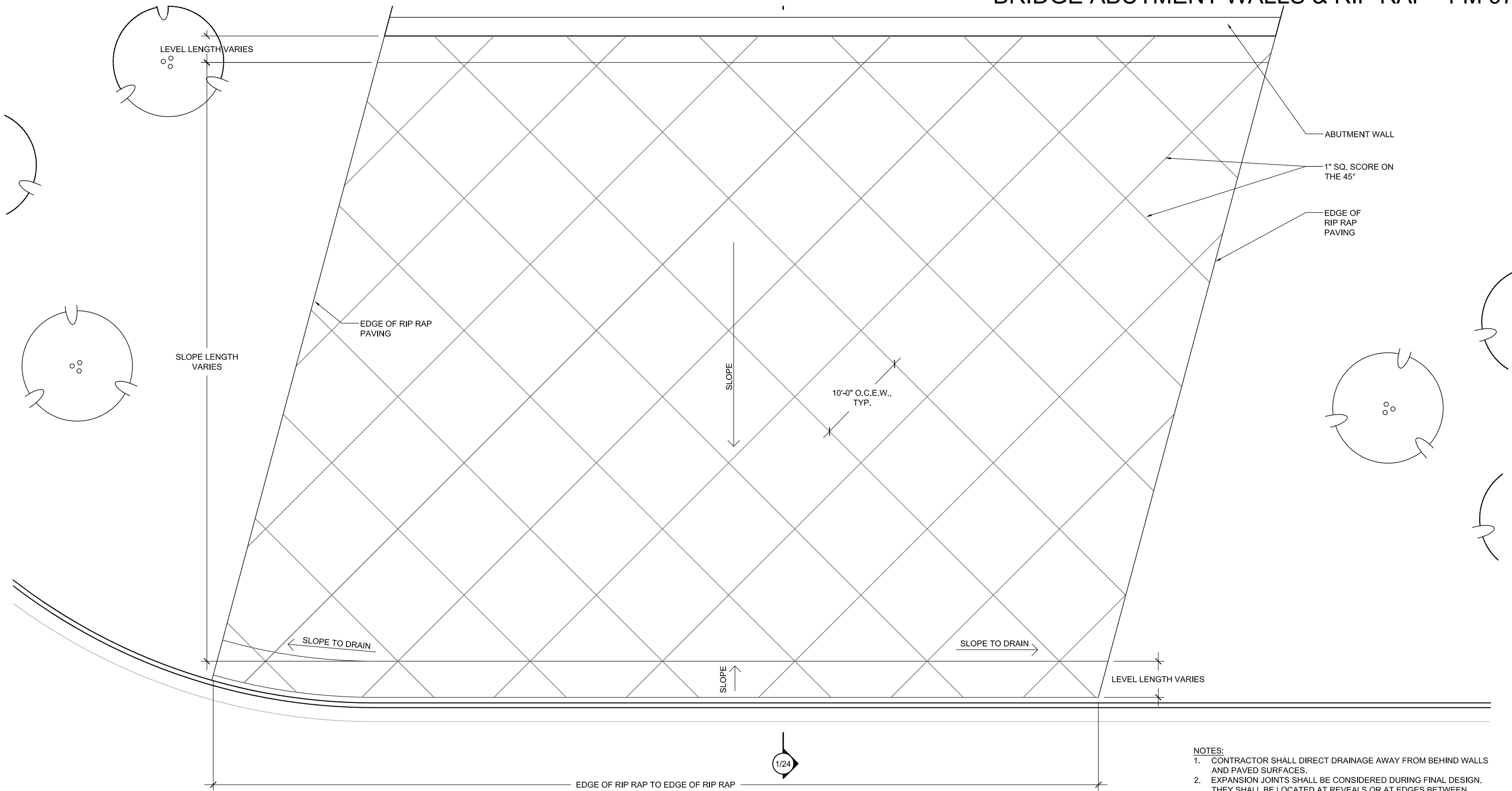
- 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11
 - 2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24
 - 3.0 PYLONS - Sheets 25-30
 - 4.0 SIGN STRUCTURES - Sheets 31-32
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 - 7.0 LANDSCAPE - Sheets 47-63
 - 8.0 FINISH SCHEDULE - Sheets 64-65

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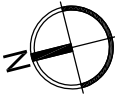
SOUTHEAST ABUTMENT AND SLOPED RIP RAP WALL PLAN

SCALE: 1" = 10'

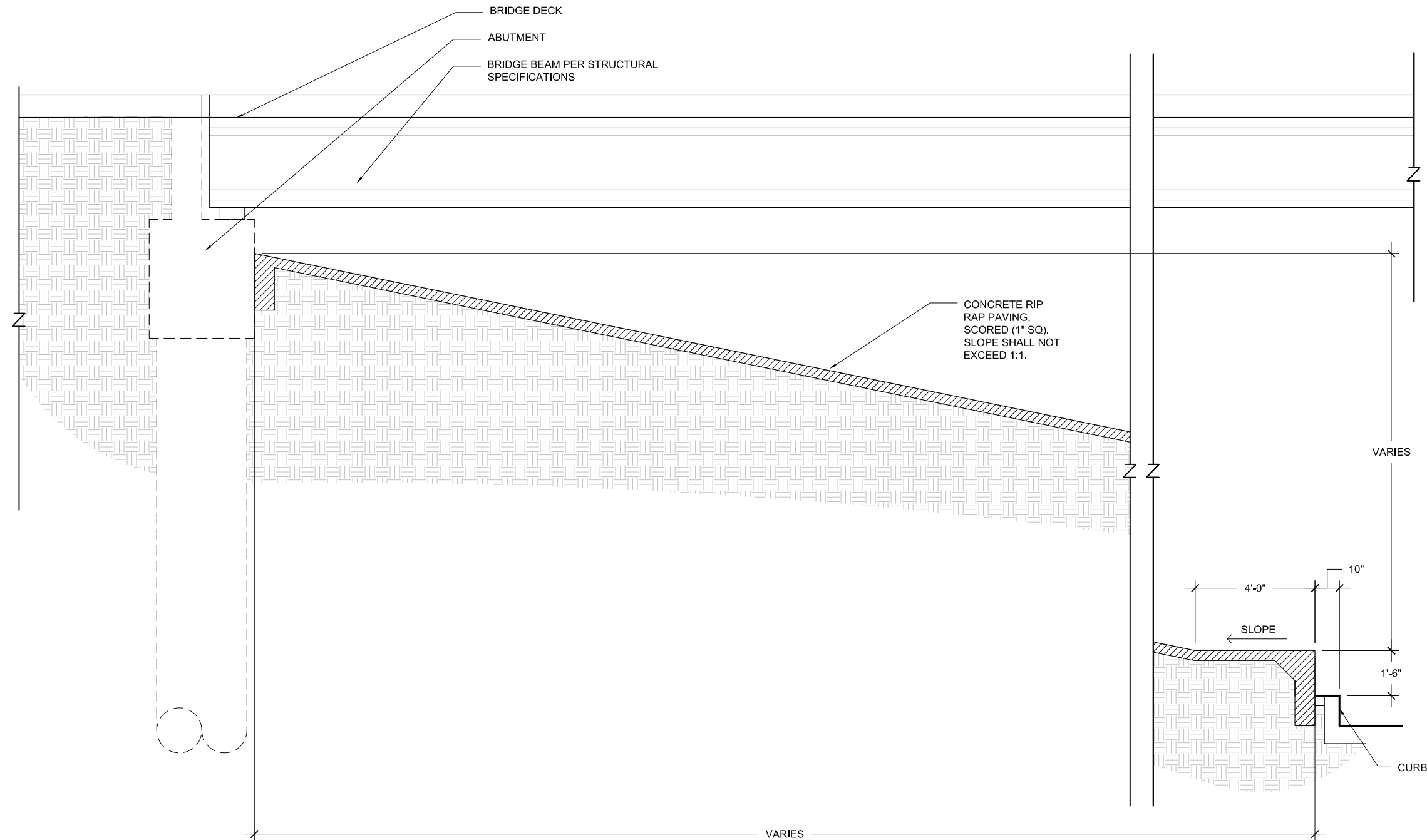
- NOTES:
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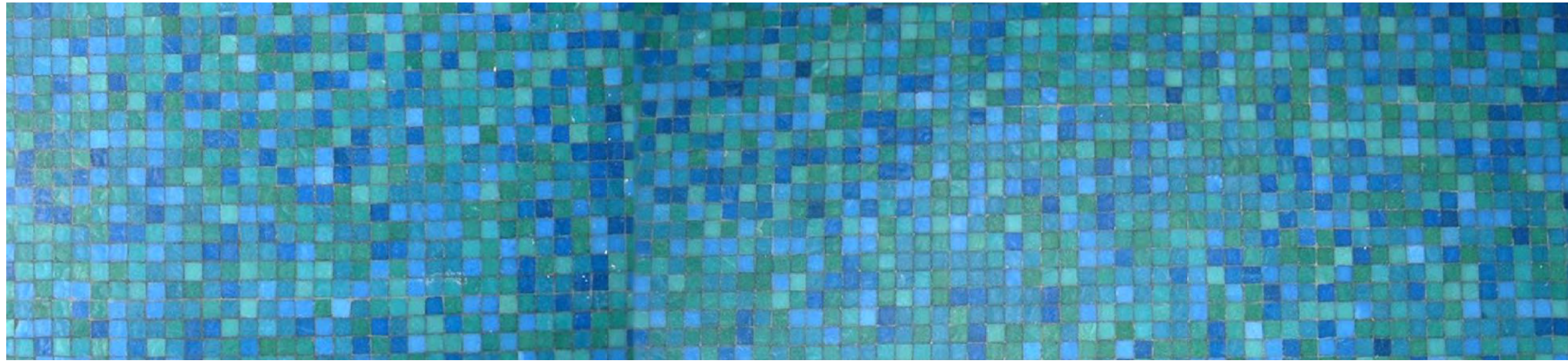
1 ABUTMENT AND SLOPED RIP RAP WALL SECTION
SCALE: 1/4" = 1'-0"

- NOTES:
1. CONTRACTOR SHALL DIRECT DRAINAGE AWAY FROM BEHIND WALLS AND PAVED SURFACES.
 2. EXPANSION JOINTS SHALL BE CONSIDERED DURING FINAL DESIGN. THEY SHALL BE LOCATED AT REVEALS OR AT EDGES BETWEEN DIFFERENT ELEMENTS, SUCH AS PILASTERS AND RETAINING WALL PANELS, WHENEVER POSSIBLE.

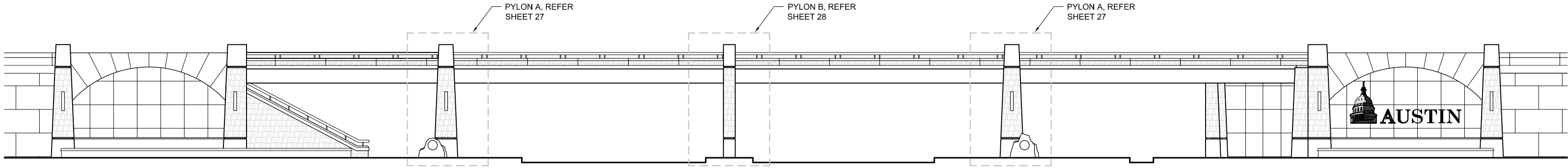
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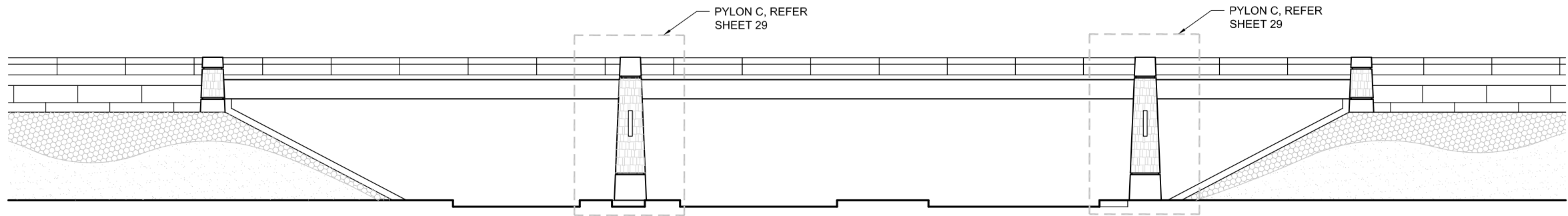


3.0 PYLONS



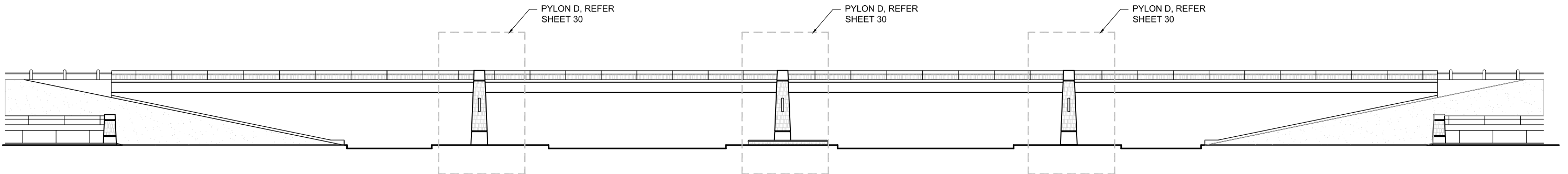
1 PRESIDENTIAL BOULEVARD ELEVATION

SCALE: 1" = 20'-0"



2 SPIRIT OF TEXAS DRIVE ELEVATION

SCALE: 1" = 20'-0"



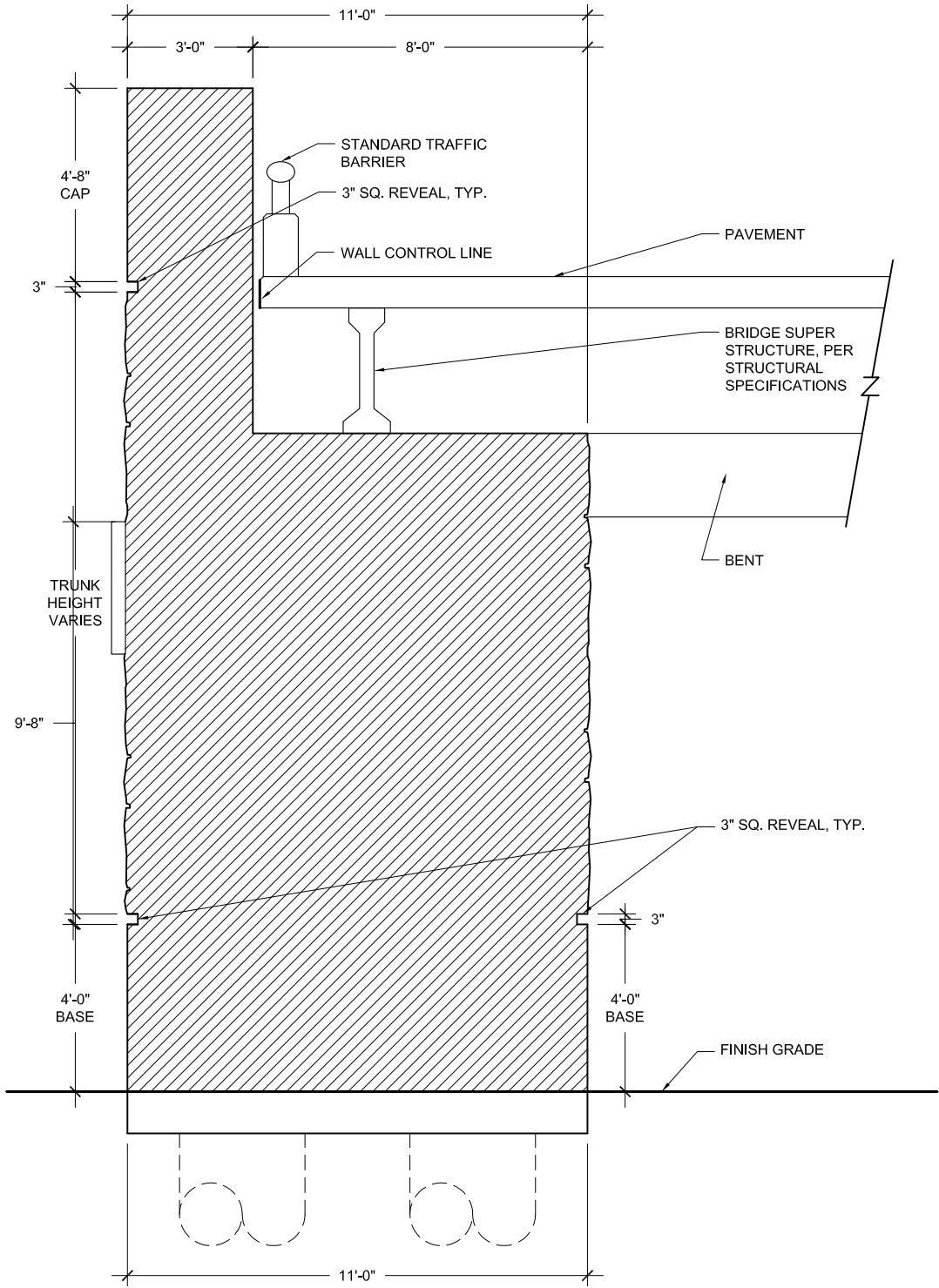
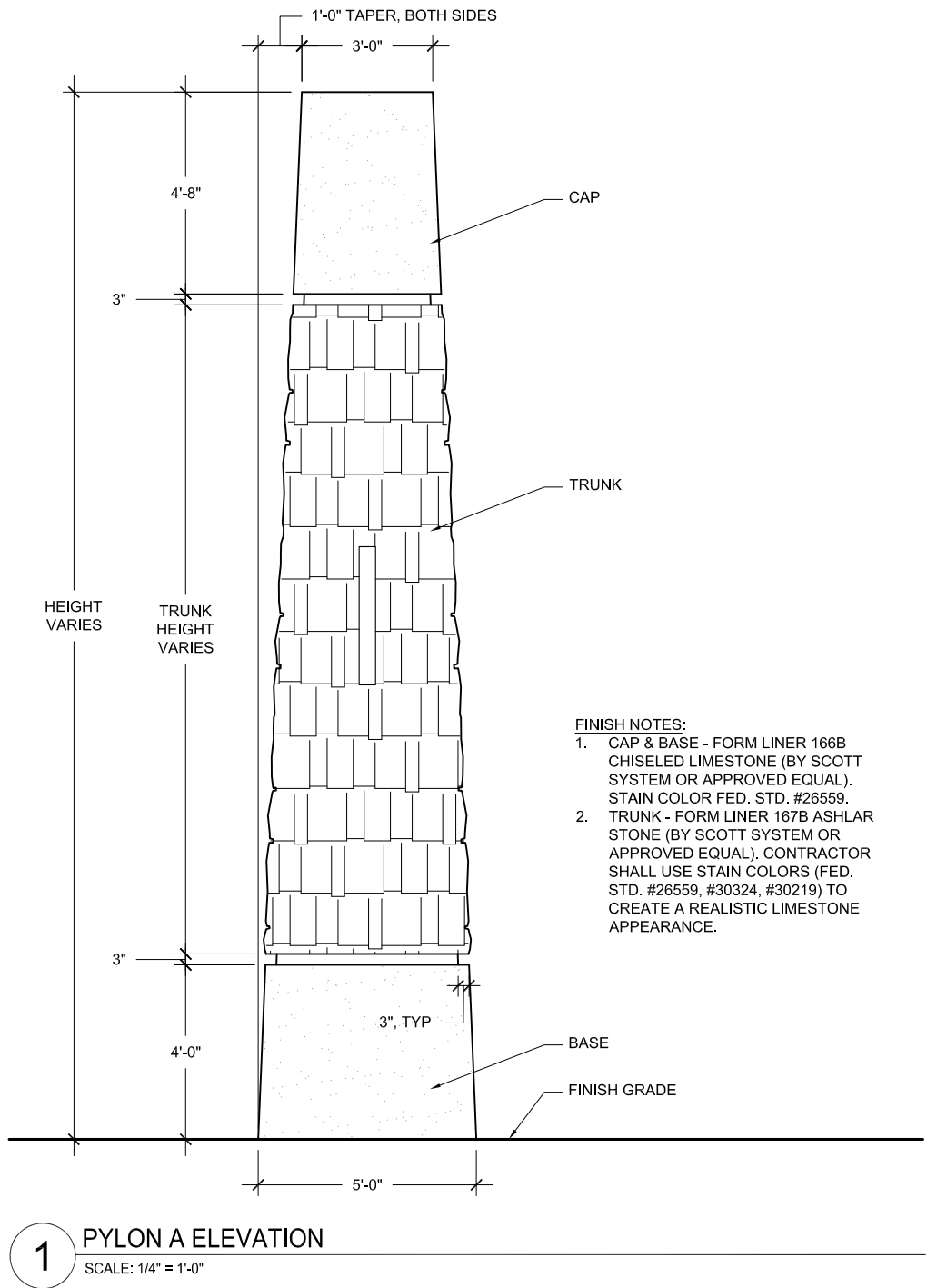
3 FM 973 ELEVATION

SCALE: 1" = 30'-0"

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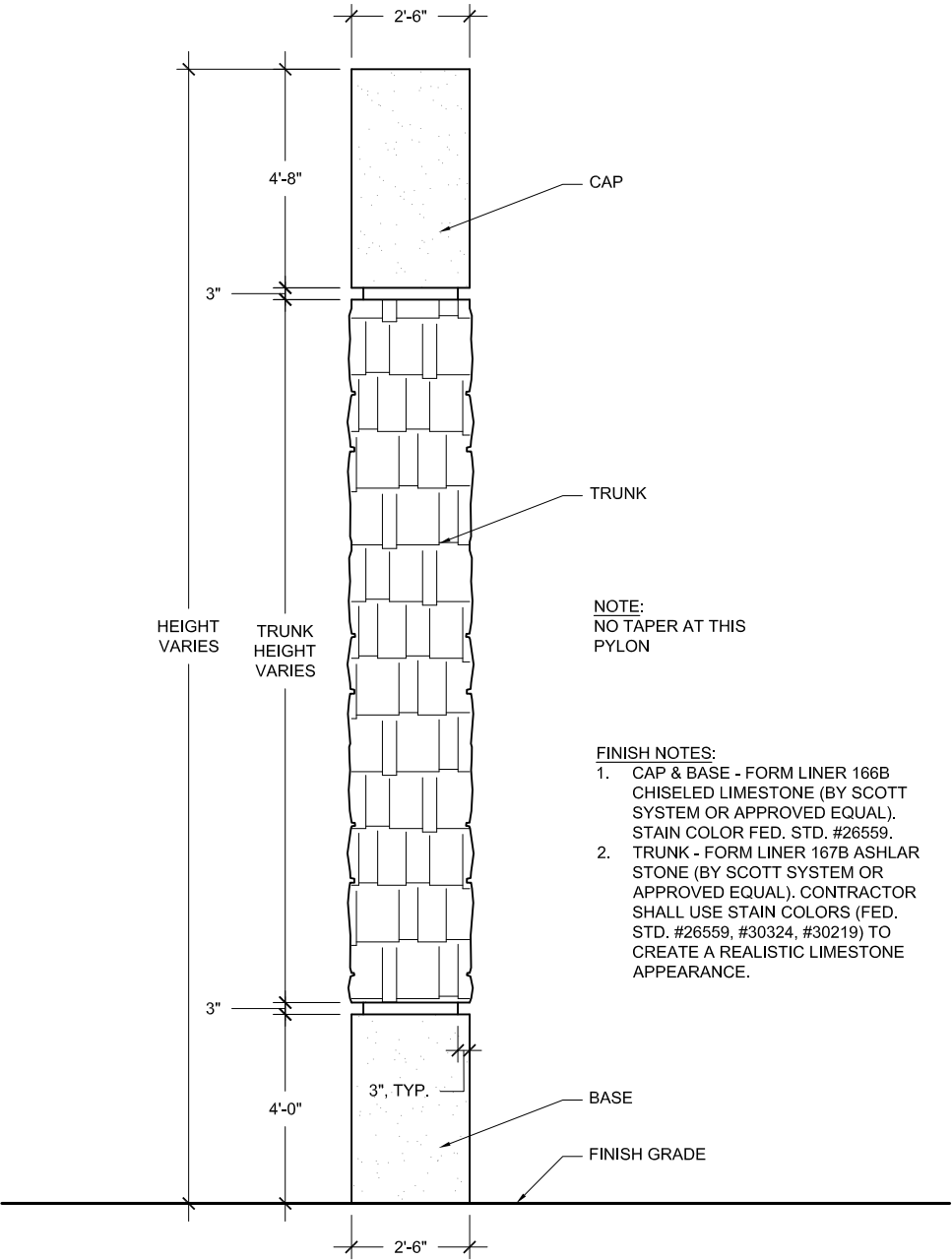
REVISION 



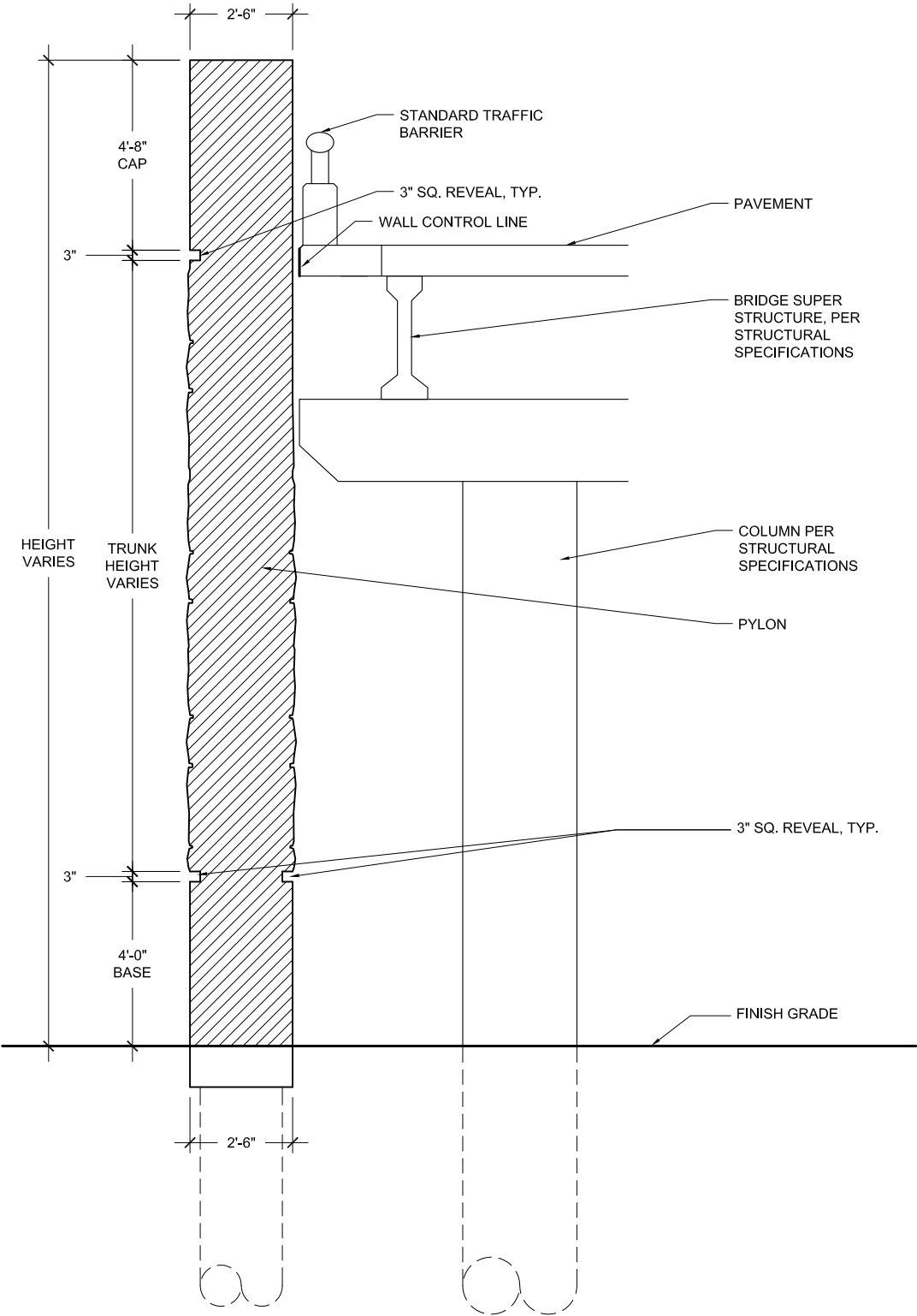


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1 PYLON B ELEVATION
SCALE: 1/4" = 1'-0"



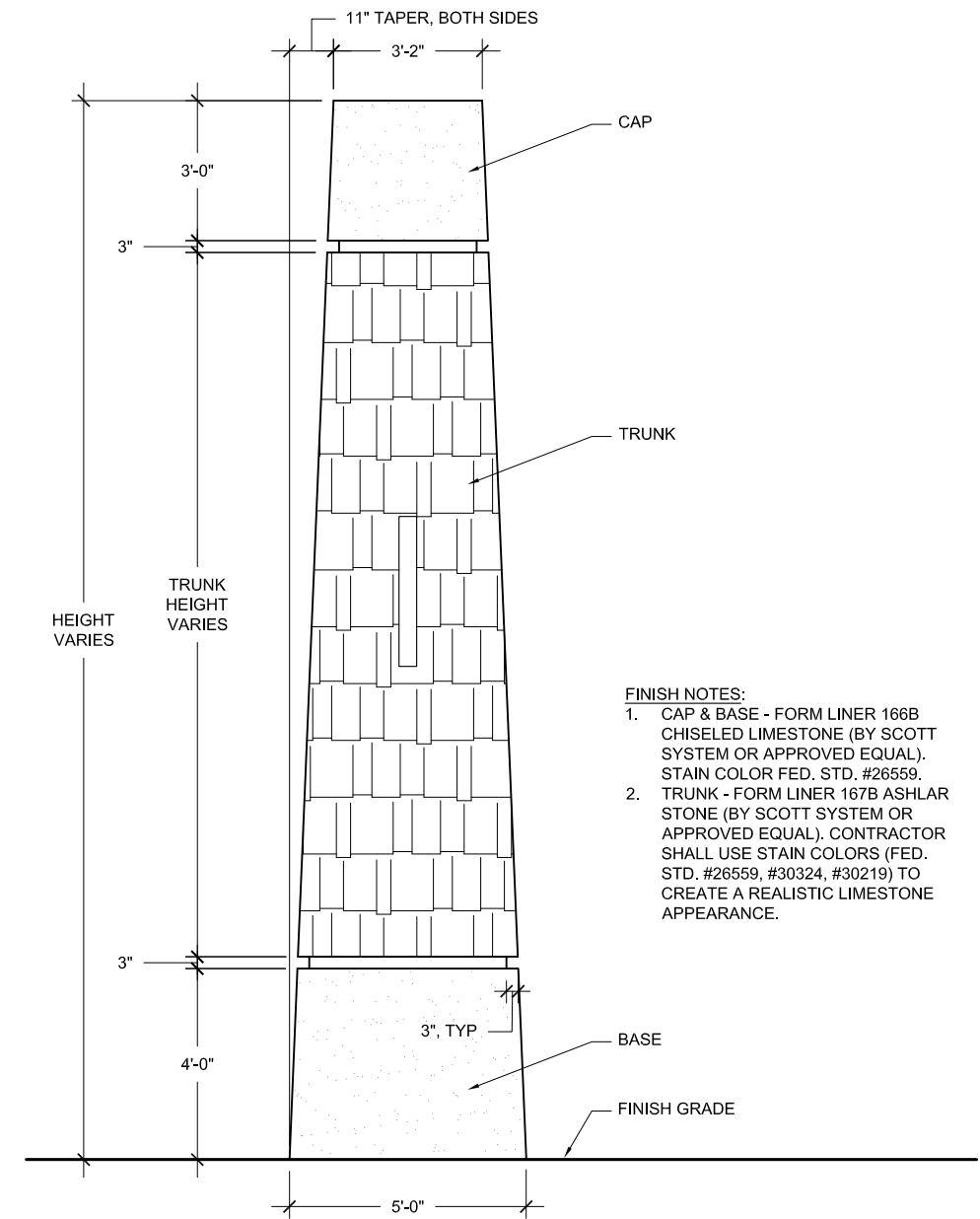
2 PYLON B SECTION
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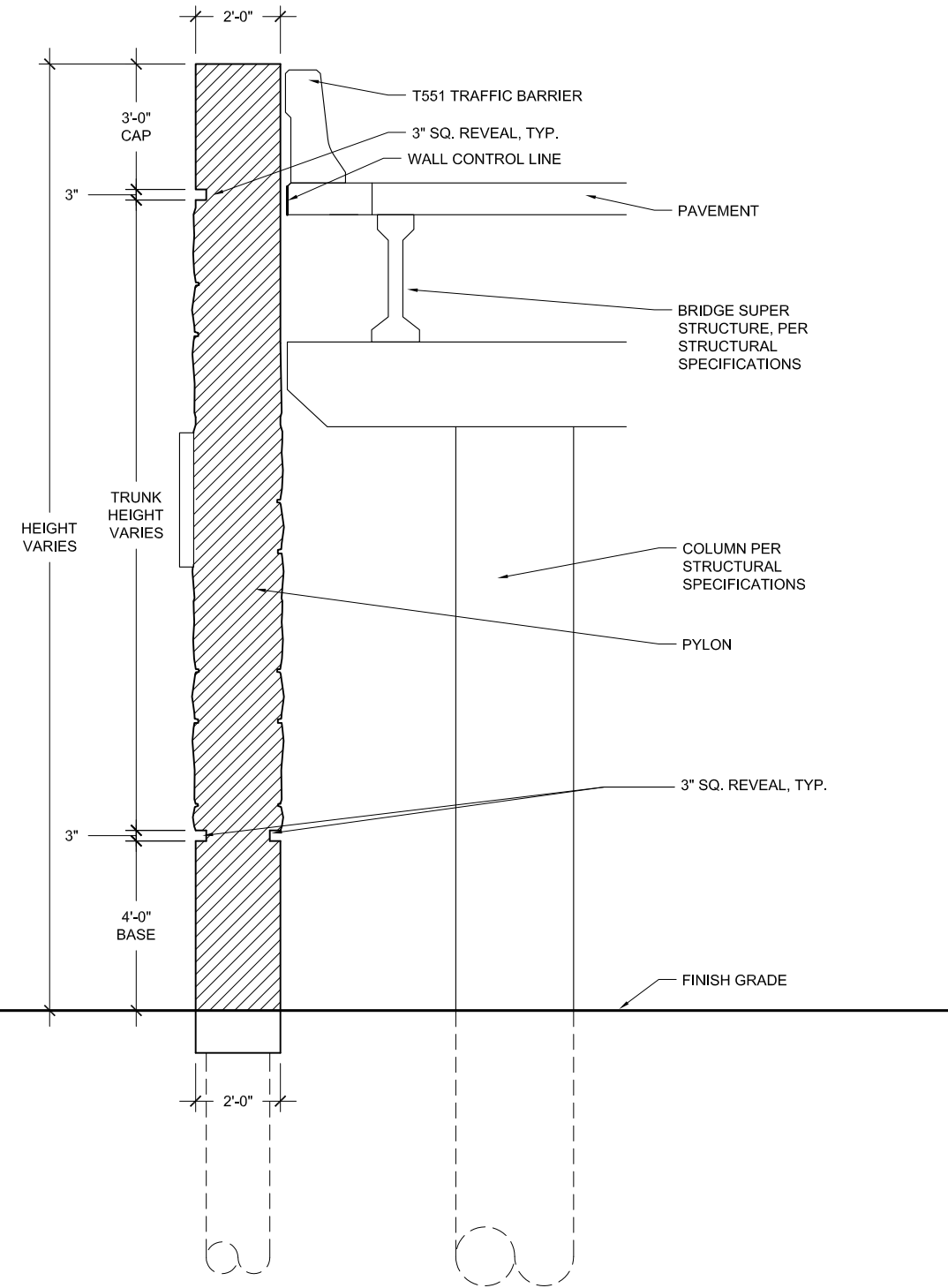


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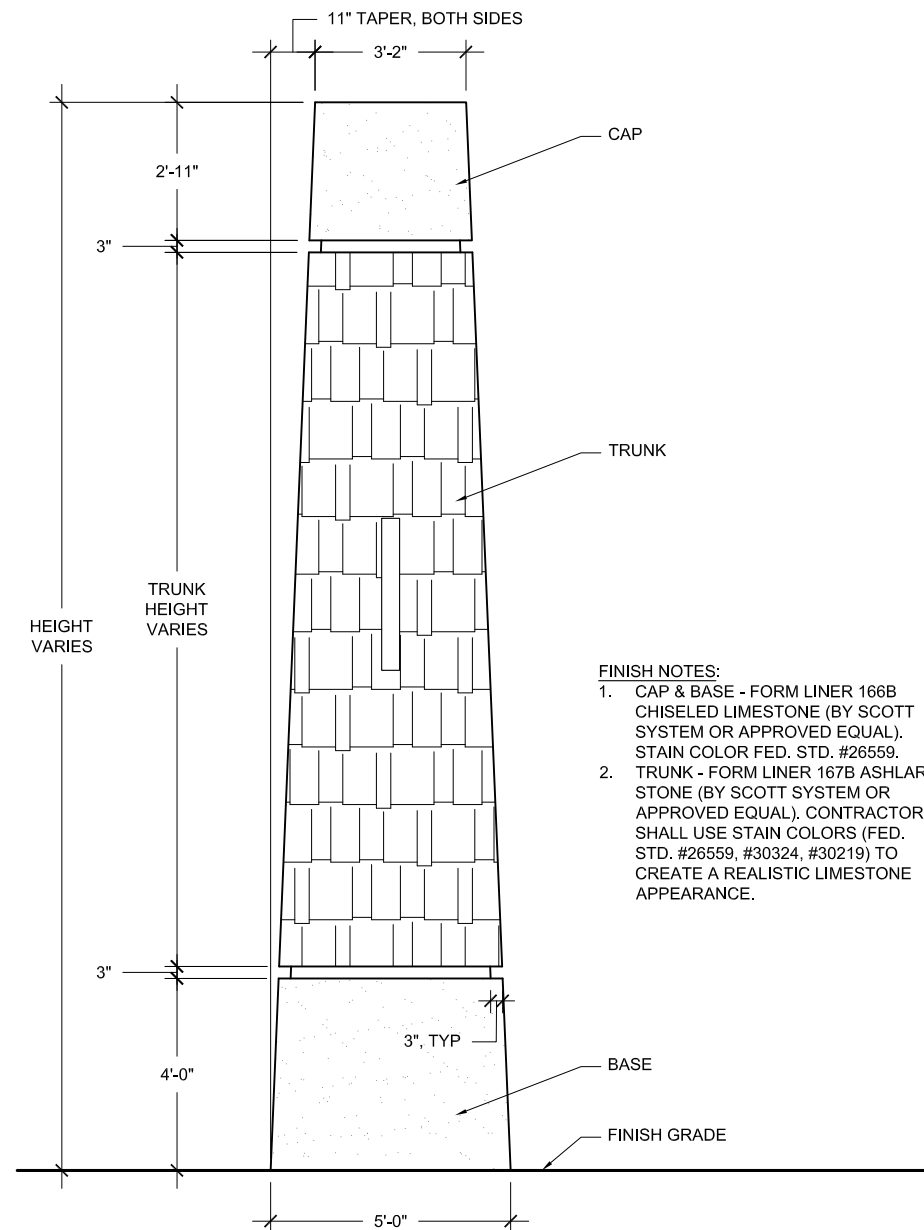
1 PYLON C ELEVATION
SCALE: 1/4" = 1'-0"



2 PYLON C SECTION
SCALE: 1/4" = 1'-0"

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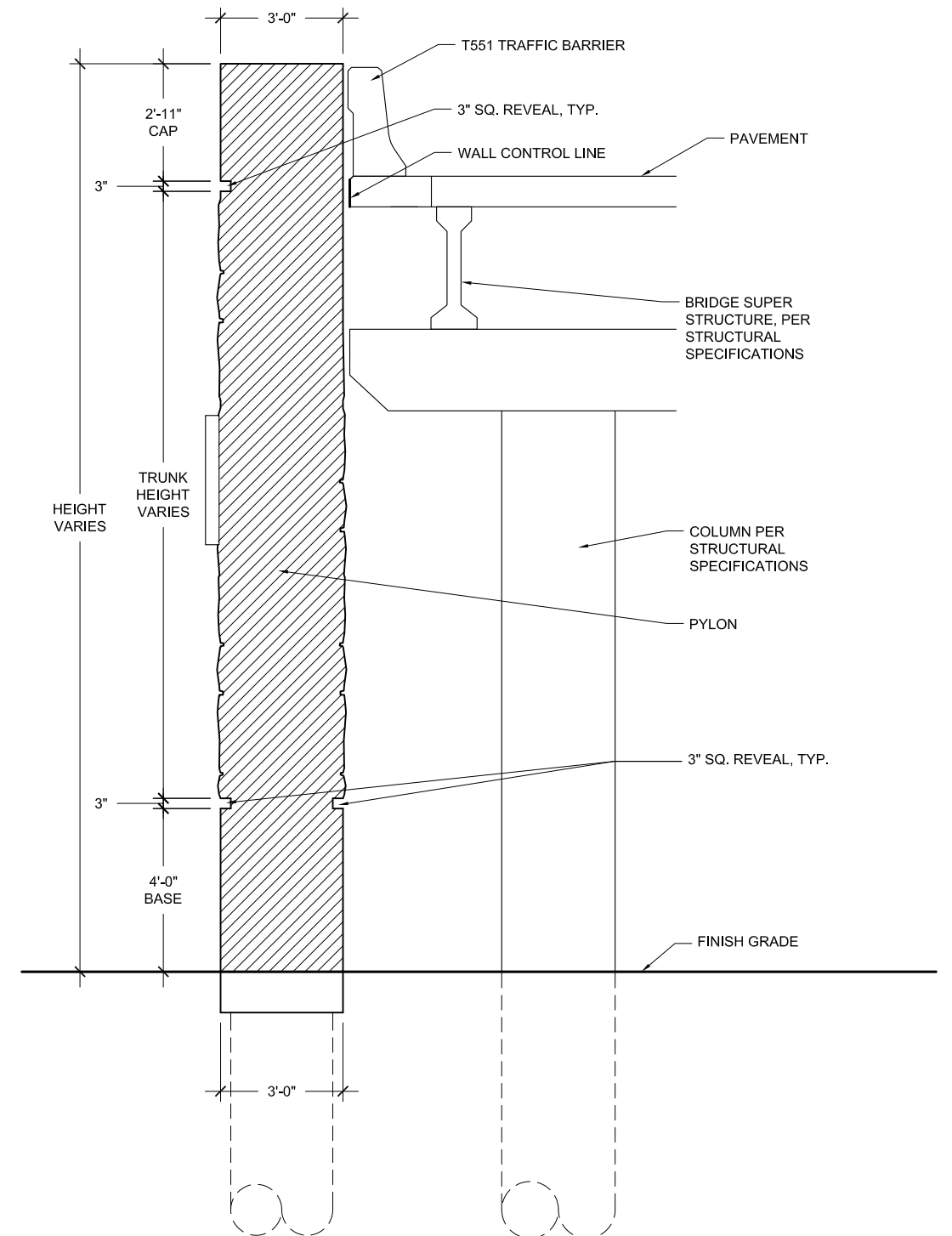
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FINISH NOTES:

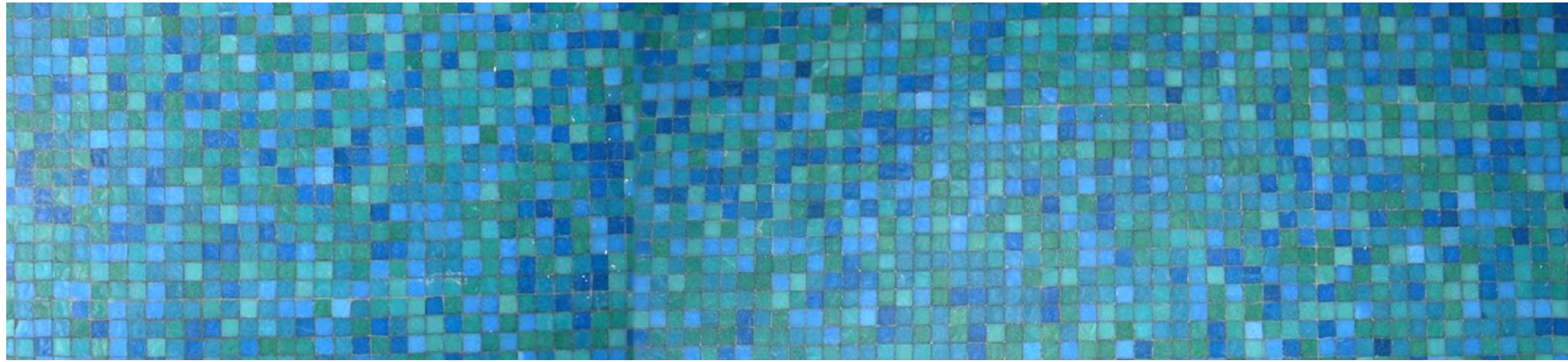
1. CAP & BASE - FORM LINER 166B CHISELED LIMESTONE (BY SCOTT SYSTEM OR APPROVED EQUAL). STAIN COLOR FED. STD. #26559.
2. TRUNK - FORM LINER 167B ASHLAR STONE (BY SCOTT SYSTEM OR APPROVED EQUAL). CONTRACTOR SHALL USE STAIN COLORS (FED. STD. #26559, #30324, #30219) TO CREATE A REALISTIC LIMESTONE APPEARANCE.

1 PYLON D ELEVATION
SCALE: 1/4" = 1'-0"

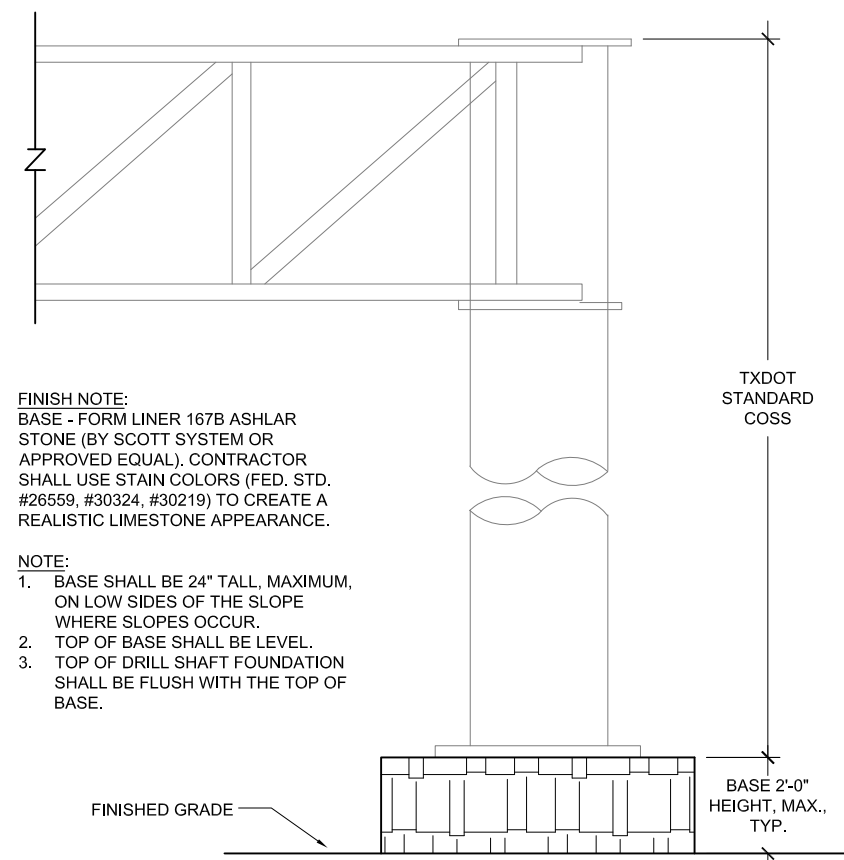


2 PYLON D SECTION
SCALE: 1/4" = 1'-0"

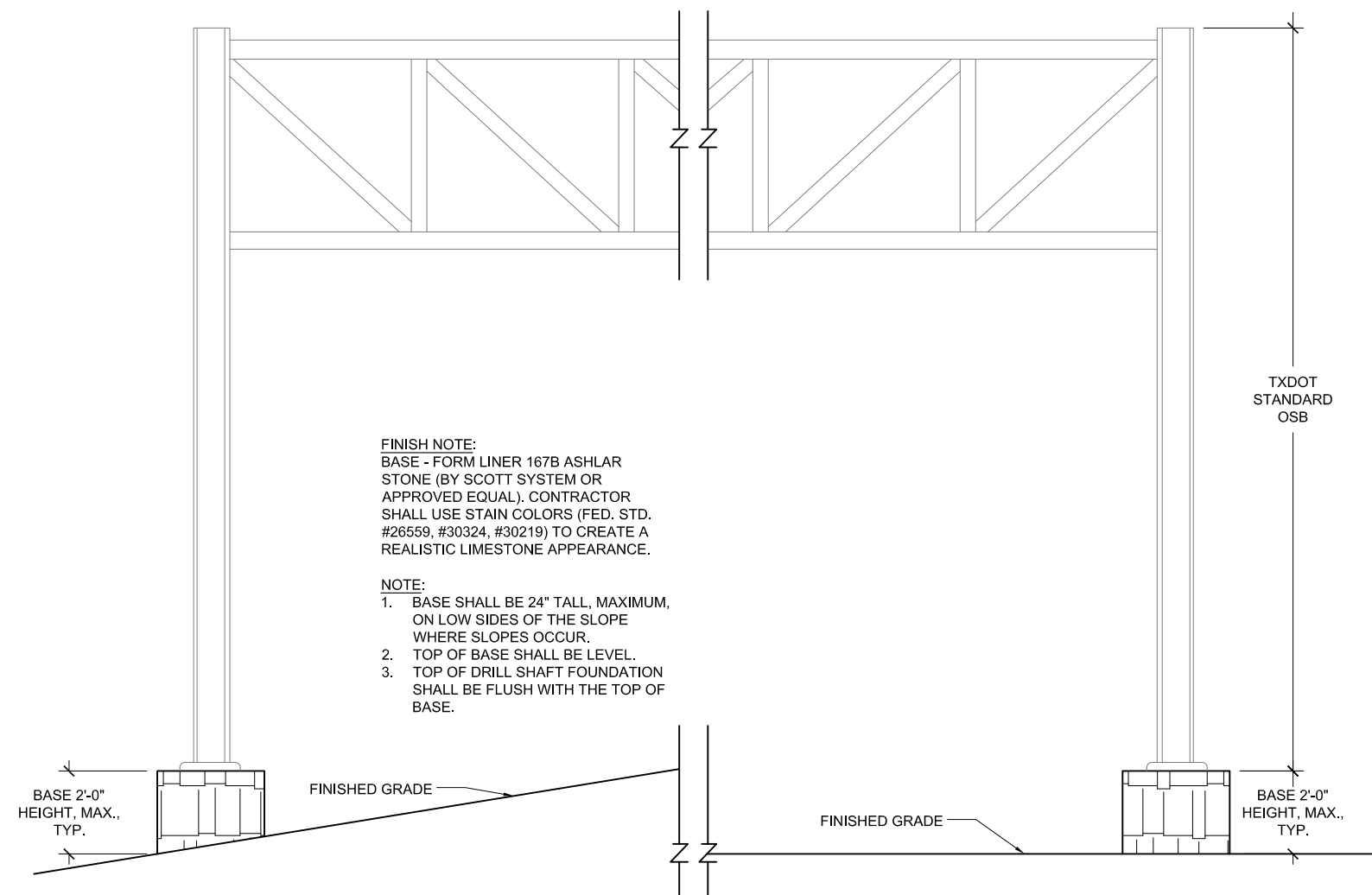
DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.



4.0 SIGN STRUCTURES



1 COSS SIGN BASE
SCALE: 1/4" = 1'-0"

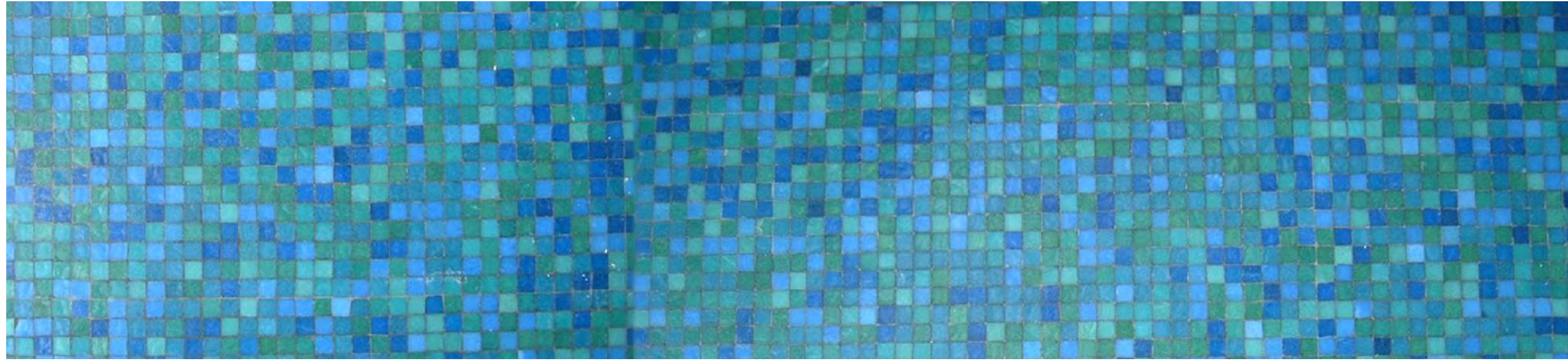


2 OSB SIGN BASE
SCALE: 1/4" = 1'-0"

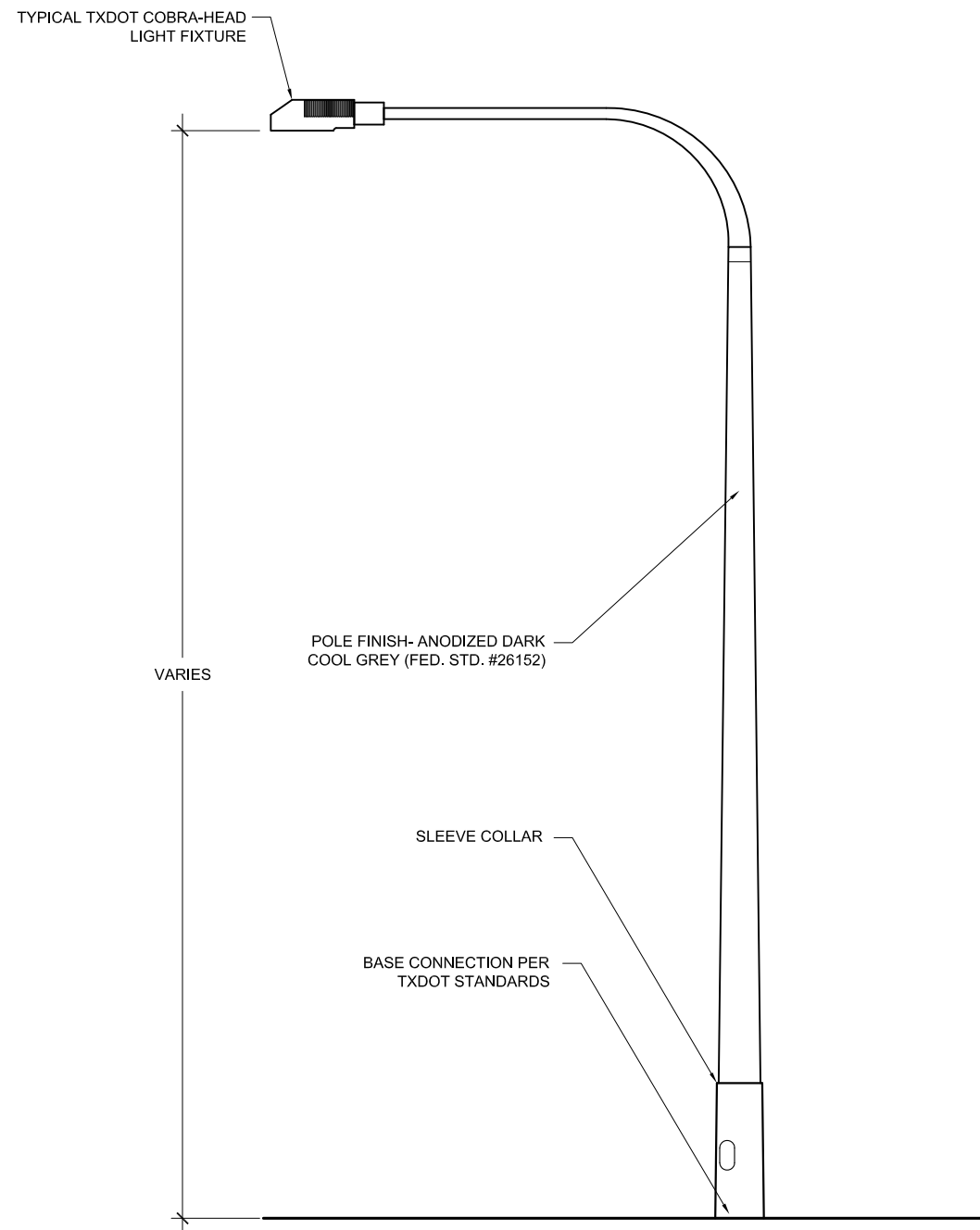
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REVISION

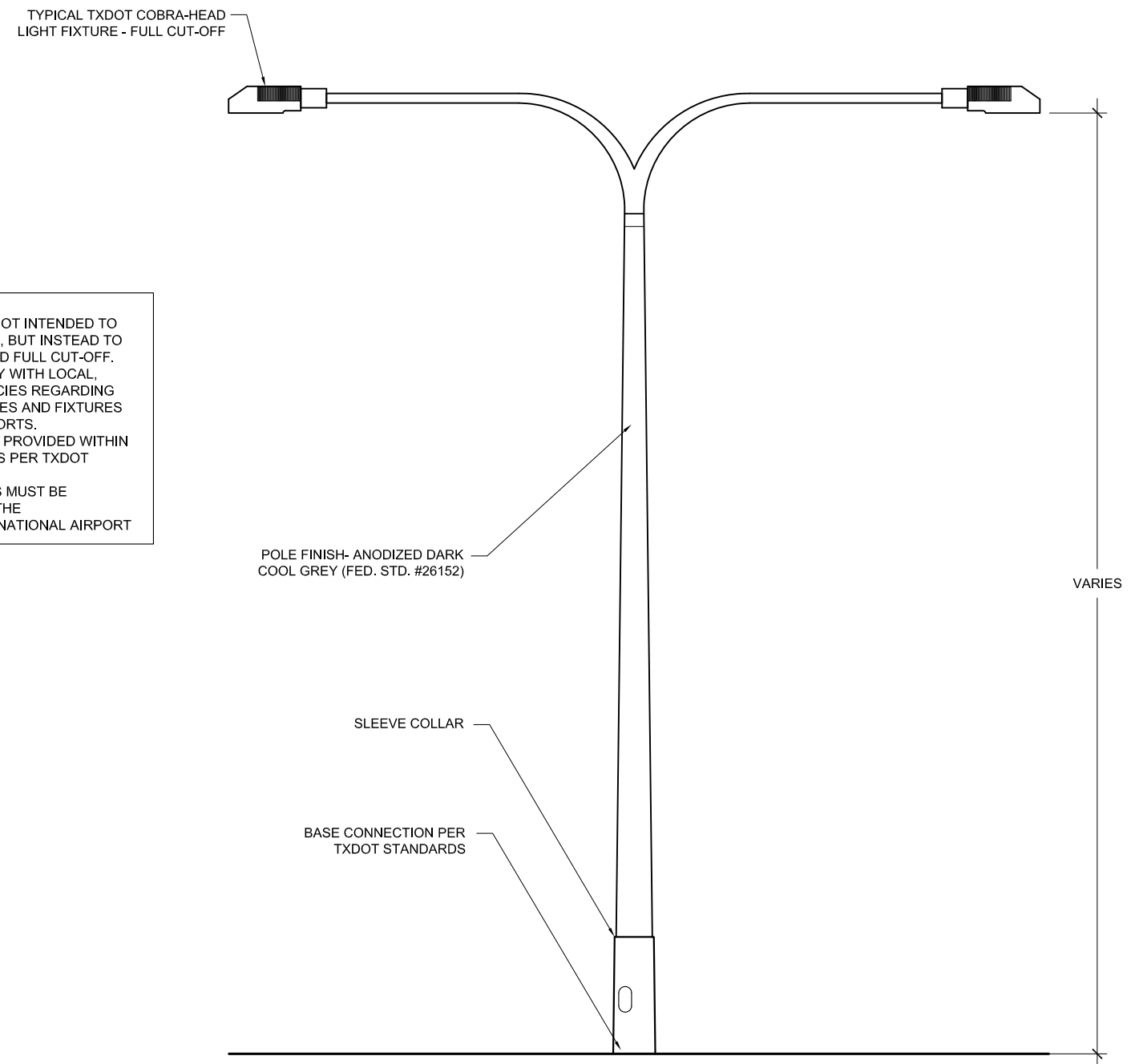




5.0 LIGHTING STANDARDS



1 SINGLE DAVIT STYLE HORIZONTAL ARM W/ POLE
SCALE: 1/4" = 1'-0"



2 DOUBLE DAVIT STYLE HORIZONTAL ARM W/ POLE
SCALE: 1/4" = 1'-0"

- NOTES:**
1. DEPICTION OF POLES ARE NOT INTENDED TO INDICATE FURNISHING TYPE, BUT INSTEAD TO SHOW FINISH AND REQUIRED FULL CUT-OFF.
 2. CONTRACTOR SHALL VERIFY WITH LOCAL, STATE AND FEDERAL AGENCIES REGARDING THE HEIGHTS OF LIGHT POLES AND FIXTURES WITHIN PROXIMITY TO AIRPORTS.
 3. SAFETY LIGHTING SHALL BE PROVIDED WITHIN THE ENTIRE PROJECT LIMITS PER TXDOT STANDARDS.
 4. LIGHT FIXTURES AND POLES MUST BE APPROVED BY TXDOT AND THE AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

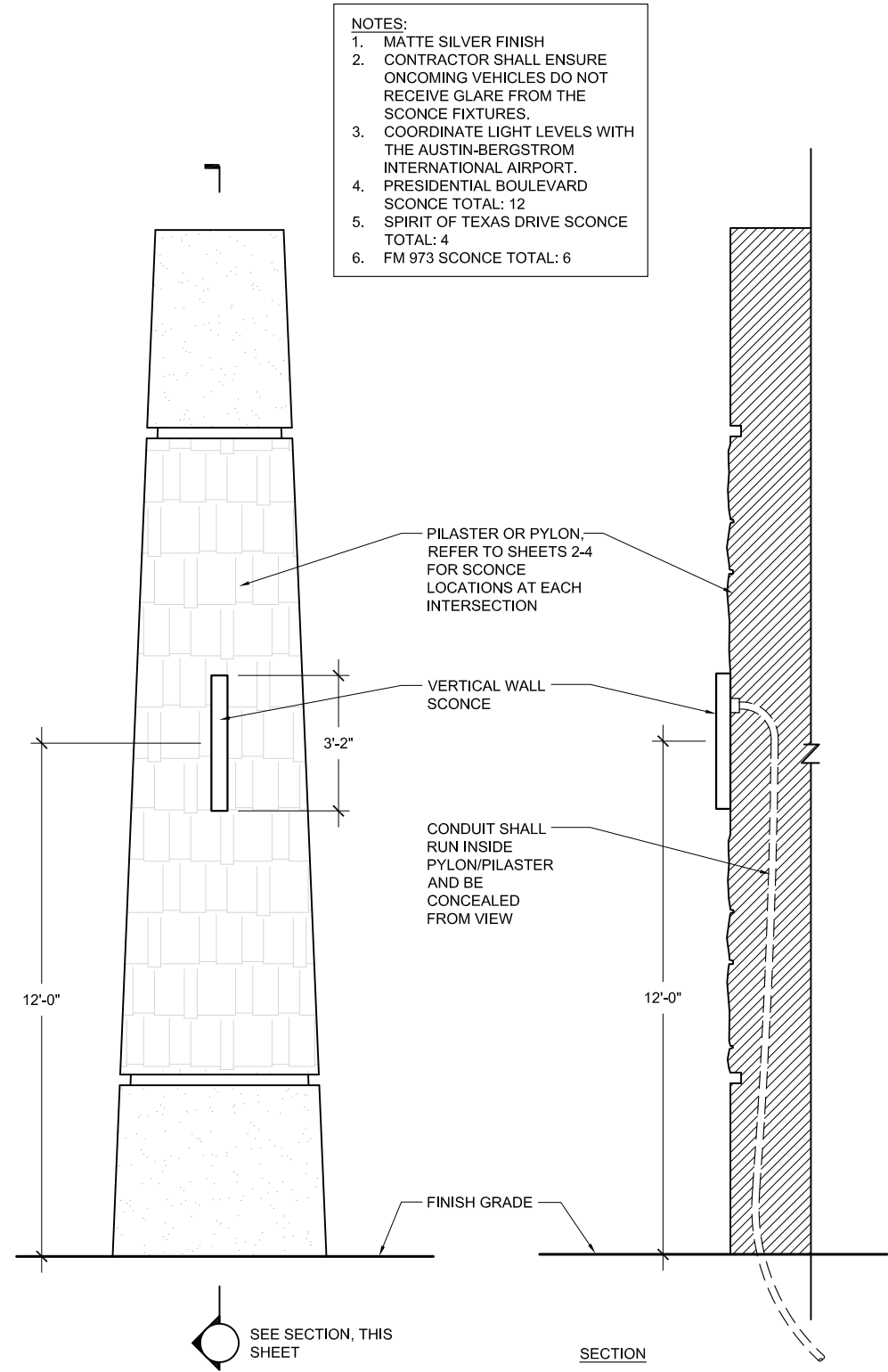
DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.





- NOTES:
- 1. BOLLARD LIGHTING SHALL MAINTAIN A MINIMUM AVERAGE OF .2 FOOTCANDLES ALONG THE SHARED USE PATH. CONTRACTOR SHALL OBTAIN AUSTIN-BERGSTROM INTERNATIONAL AIRPORT APPROVAL FOR ALL LIGHTING LEVELS.
 - 2. BOLLARD SHALL BE FULL CUT OFF.
 - 3. NUMBER OF UNITS SHALL DEPEND ON STATE, FEDERAL AND AVIATION LIGHTING REQUIREMENTS FOR PEDESTRIAN AND BICYCLE SHARED USED PATHS AND MANUFACTURER RECOMMENDATIONS.

1 SHARED USE PATH - TYPICAL LIT BOLLARD
SCALE: NOT TO SCALE



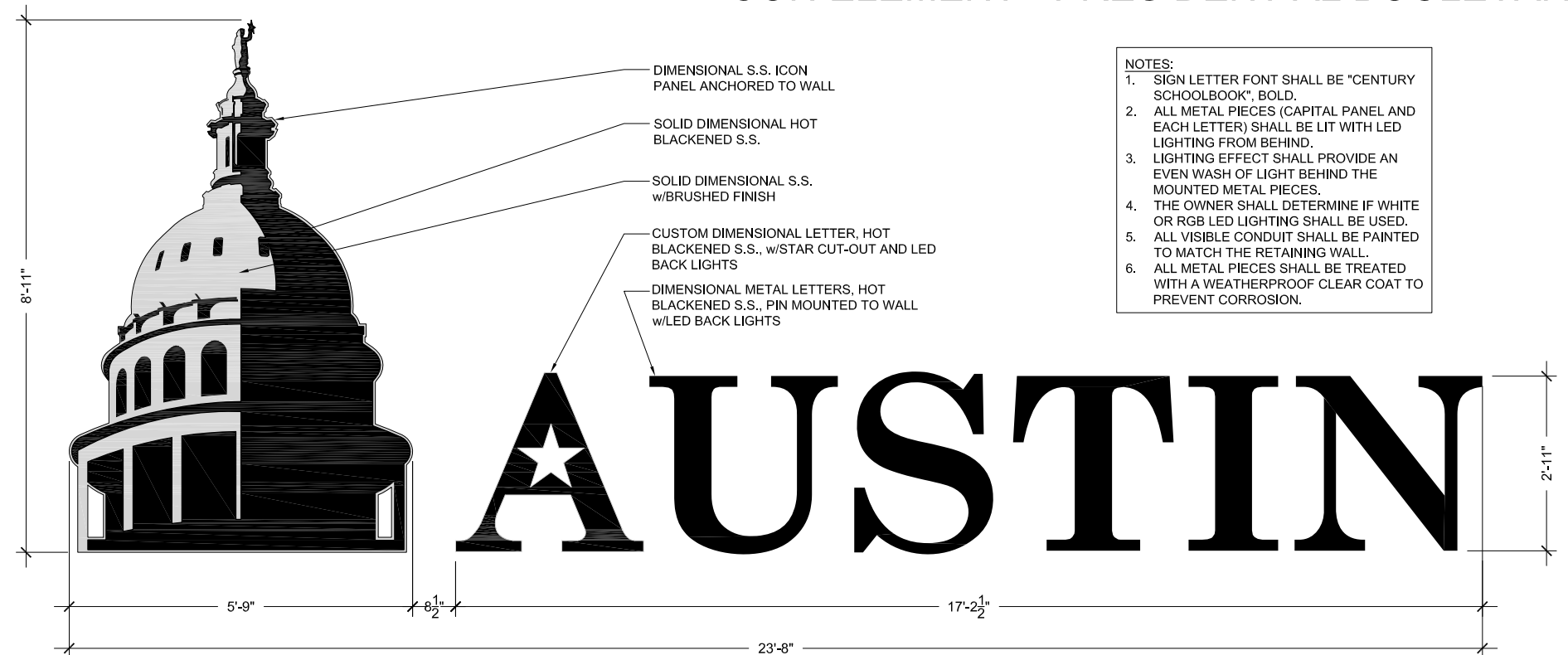
- NOTES:
- 1. MATTE SILVER FINISH
 - 2. CONTRACTOR SHALL ENSURE ONCOMING VEHICLES DO NOT RECEIVE GLARE FROM THE SCONCE FIXTURES.
 - 3. COORDINATE LIGHT LEVELS WITH THE AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
 - 4. PRESIDENTIAL BOULEVARD SCONCE TOTAL: 12
 - 5. SPIRIT OF TEXAS DRIVE SCONCE TOTAL: 4
 - 6. FM 973 SCONCE TOTAL: 6

2 TYPICAL DECORATIVE SCONCE
SCALE: 1/4" = 1'-0"

DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.

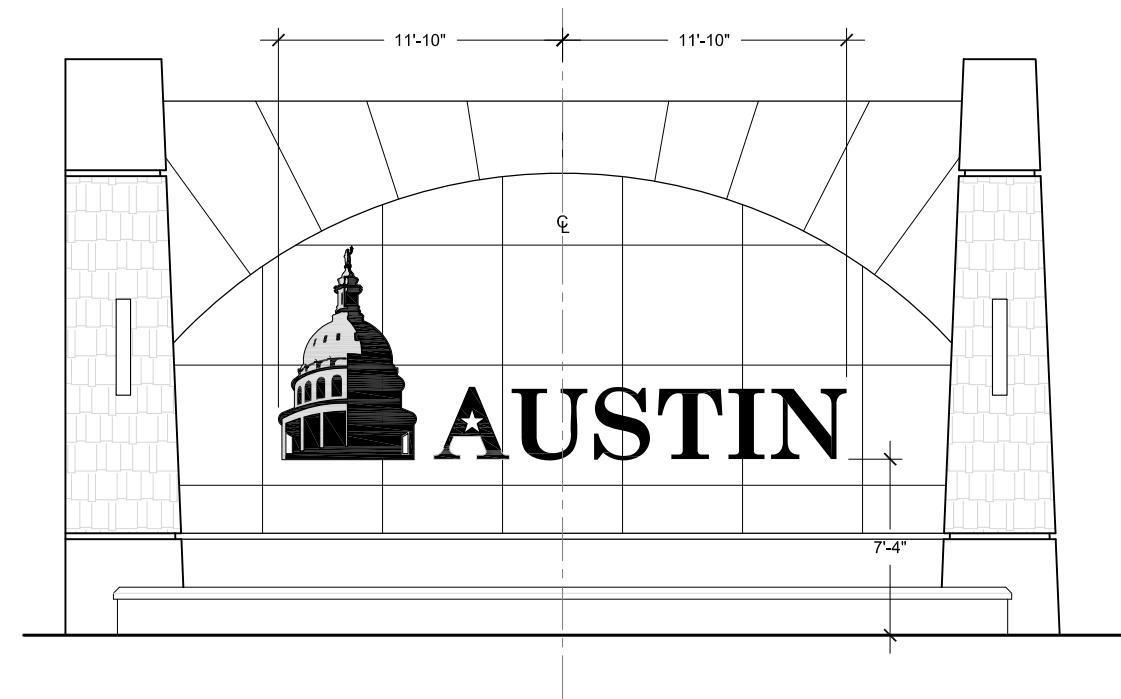


* NOT INTENDED FOR PERMIT OR CONSTRUCTION. ALL MATERIALS, DETAILS, AND LOCATION OF ELEMENTS SHOWN AS PART OF THIS DOCUMENT ARE SUBJECT TO FINAL PLANS AND SPECIFICATIONS.



- NOTES:**
1. SIGN LETTER FONT SHALL BE "CENTURY SCHOOLBOOK", BOLD.
 2. ALL METAL PIECES (CAPITAL PANEL AND EACH LETTER) SHALL BE LIT WITH LED LIGHTING FROM BEHIND.
 3. LIGHTING EFFECT SHALL PROVIDE AN EVEN WASH OF LIGHT BEHIND THE MOUNTED METAL PIECES.
 4. THE OWNER SHALL DETERMINE IF WHITE OR RGB LED LIGHTING SHALL BE USED.
 5. ALL VISIBLE CONDUIT SHALL BE PAINTED TO MATCH THE RETAINING WALL.
 6. ALL METAL PIECES SHALL BE TREATED WITH A WEATHERPROOF CLEAR COAT TO PREVENT CORROSION.

1 ICON ELEMENT DETAIL
SCALE: 1/4" = 1'-0"



2 ICON ELEMENT WALL PLACEMENT DETAIL
SCALE: 1/8" = 1'-0"

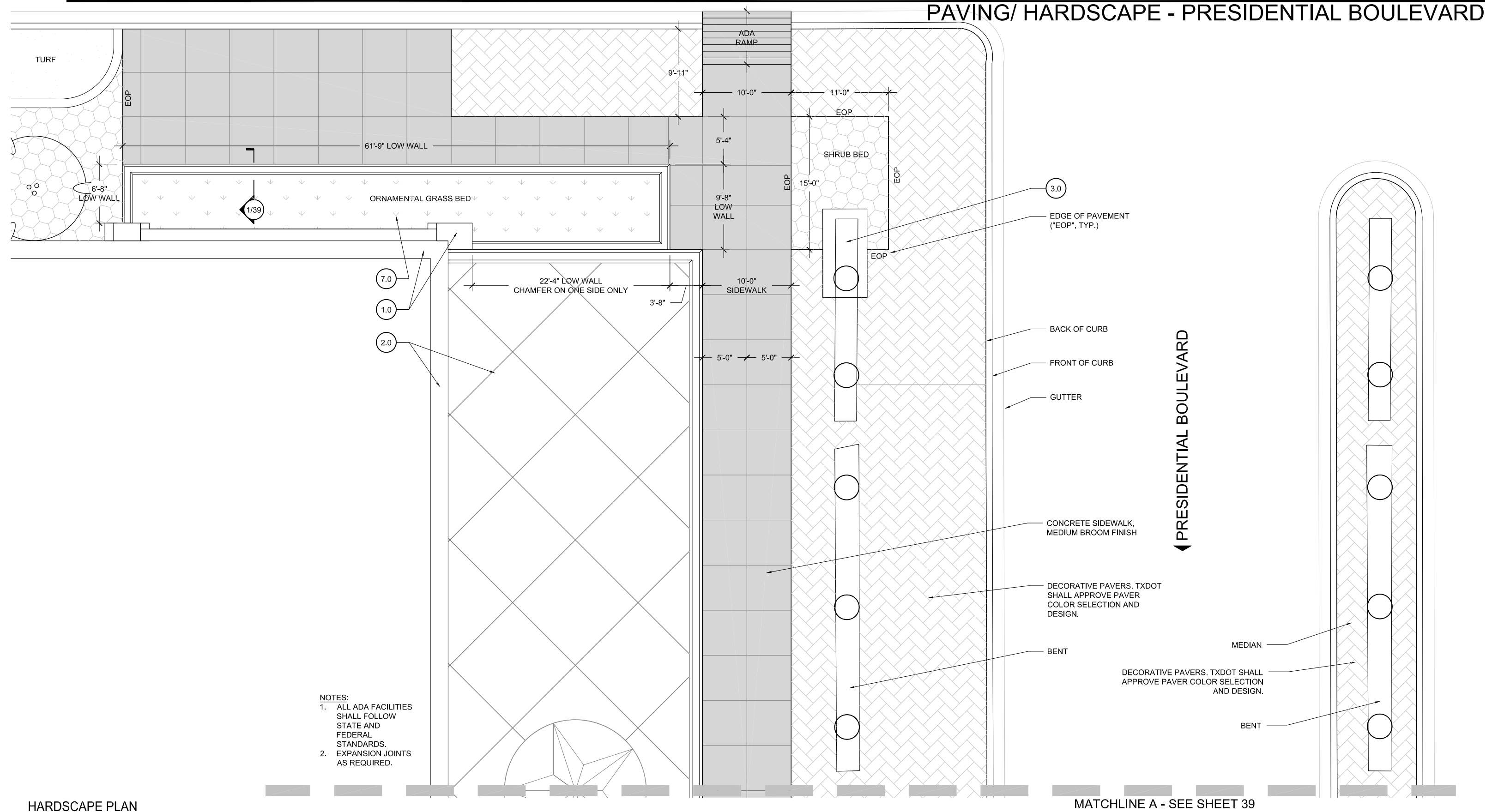
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6.0 PAVING, HARDSCAPE & SHARED USE PATH

PAVING/ HARDSCAPE - PRESIDENTIAL BOULEVARD



HARDSCAPE PLAN

SCALE: 1" = 10'

1.0 RETAINING WALLS & PILASTERS - Sheets 6-11

2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24

3.0 PYLONS - Sheets 25-30

4.0 SIGN STRUCTURES - Sheets 31-32

5.0 LIGHTING STANDARDS - Sheets 33-36

6.0 PAVING/ HARDSCAPE - Sheets 37-46

7.0 LANDSCAPE - Sheets 47-63

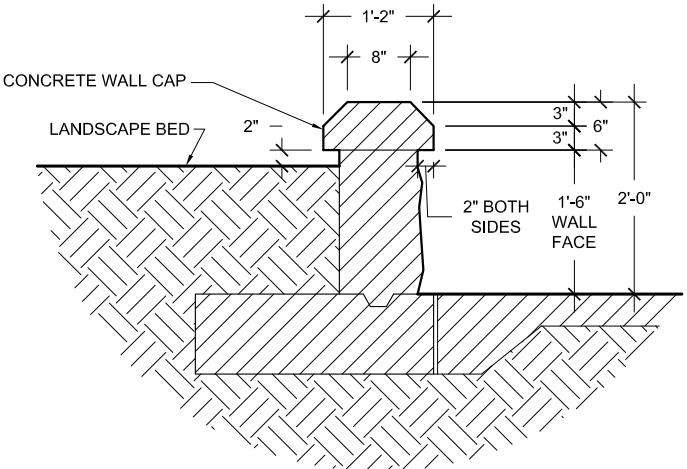
8.0 FINISH SCHEDULE - Sheets 64-65

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MATCHLINE A - SEE SHEET 38



- CONSTRUCTION NOTES:**
1. FOOTING AND WALL REINFORCEMENT SUBJECT TO FINAL PLANS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL PLACE WEEP HOLES IN WALL TO ALLOW FOR BED DRAINAGE.

- FINISH NOTES:**
1. CONCRETE WALL CAP - 3" CHAMFER BOTH SIDES UNLESS OTHERWISE NOTED ON PLAN. SMOOTH TROWEL FINISH. INSTALLATION & REINFORCEMENT PER STRUCTURAL SPECIFICATIONS. STAIN COLOR FED. STD. #26559.
 2. WALL FACE - FORM LINER 166D CHISELED LIMESTONE WITH JOINTS (BY SCOTT SYSTEM OR APPROVED EQUAL). CONTRACTOR SHALL USE STAIN COLORS (FED. STD. #26559, #30324, #30219) TO CREATE A REALISTIC LIMESTONE APPEARANCE.

1 LOW WALL SECTION
SCALE: 1/2" = 1'-0"

2.0
1.0
7.0

22'-4" LOW WALL
CHAMFER ON ONE SIDE ONLY

3'-8"

10'-0" SIDEWALK

10'-0" LOW WALL

5'-0"

9'-1"

ADA RAMP

15'-0"

11'-0"

CONCRETE SIDEWALK,
MEDIUM BROOM FINISH

DECORATIVE PAVERS.
TXDOT SHALL APPROVE
PAVER COLOR
SELECTION AND
DESIGN.

BACK OF CURB

FRONT OF CURB

GUTTER

3.0

TRAIL MARKER. REFER
DETAIL 1, SHEET 41.

PRESIDENTIAL BOULEVARD

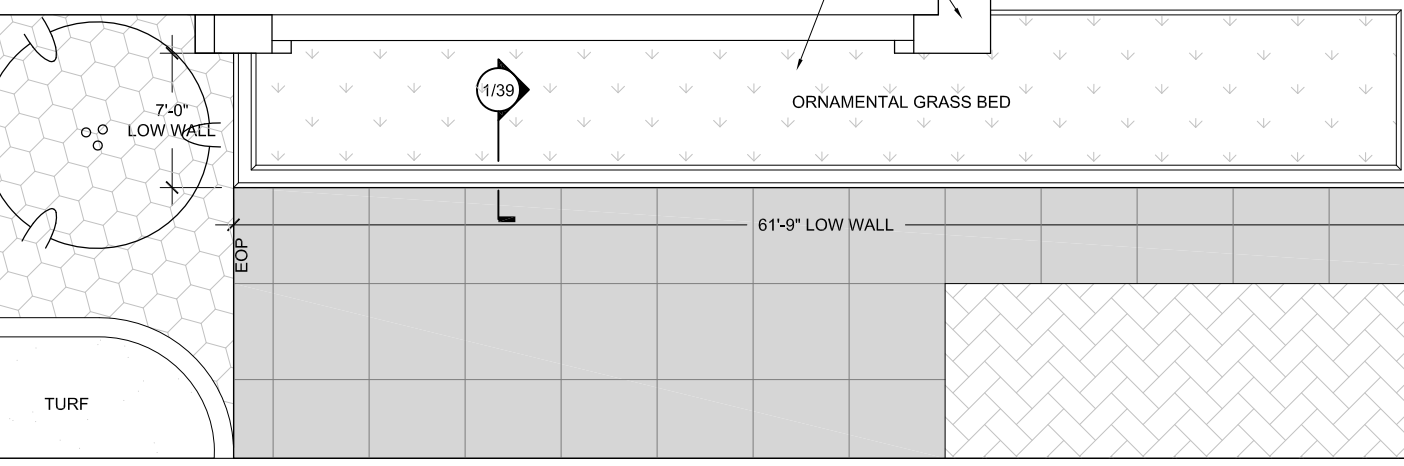
MEDIAN

DECORATIVE PAVERS.
TXDOT SHALL APPROVE
PAVER COLOR
SELECTION AND
DESIGN.

PRESIDENTIAL BOULEVARD

9'-0"

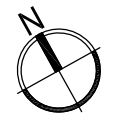
- NOTES:**
1. ALL ADA FACILITIES SHALL FOLLOW STATE AND FEDERAL STANDARDS.
 2. EXPANSION JOINTS AS REQUIRED.



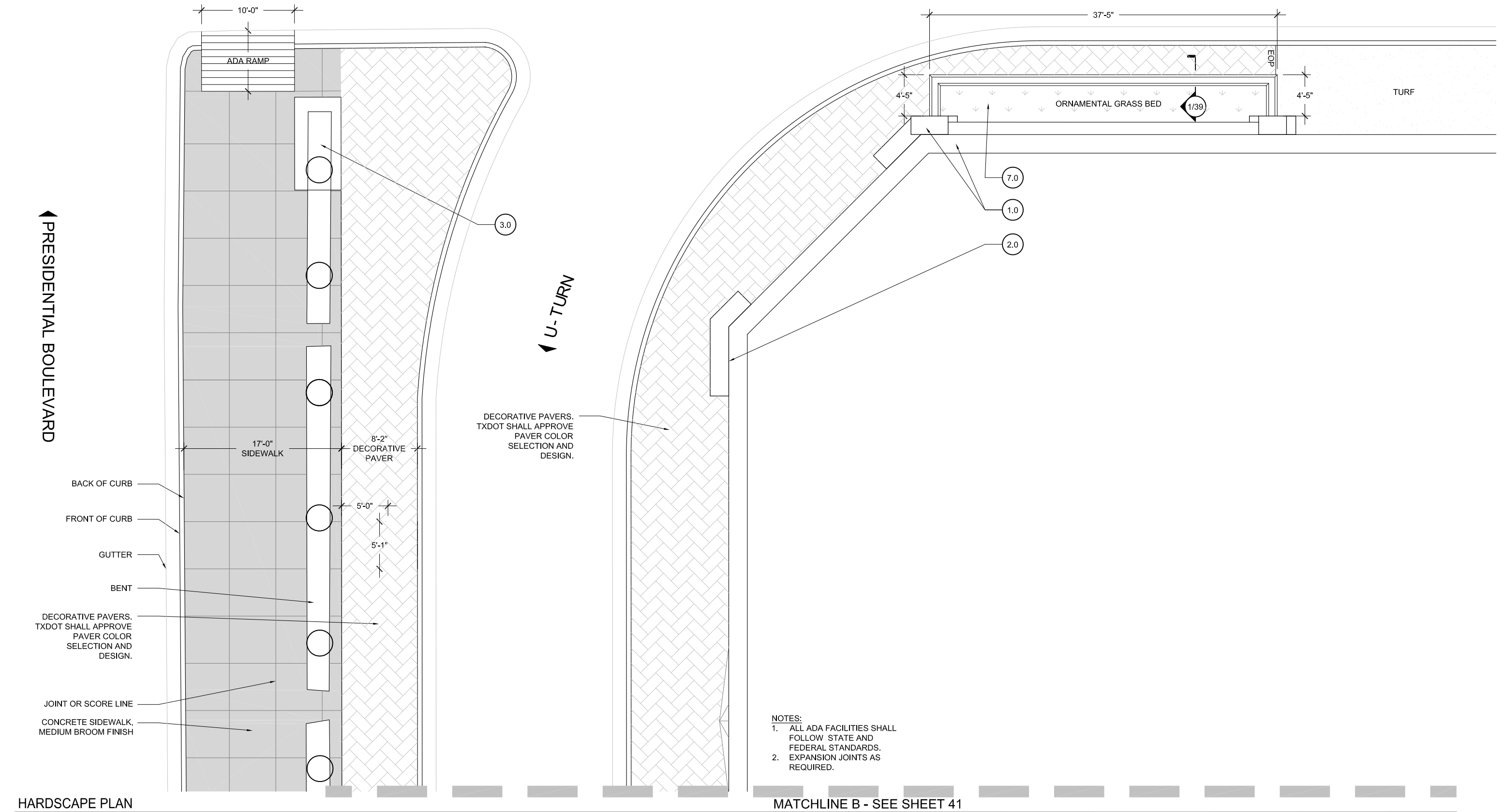
HARDSCAPE PLAN
SCALE: 1" = 10'

- | | | | |
|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
| 2.0 BRIDGE ABUTMENT WALLS & RIP RAP - Sheets 12-24 | 4.0 SIGN STRUCTURES - Sheets 31-32 | 6.0 PAVING/ HARDSCAPE - Sheets 37-46 | 8.0 FINISH SCHEDULE - Sheets 64-65 |

DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.



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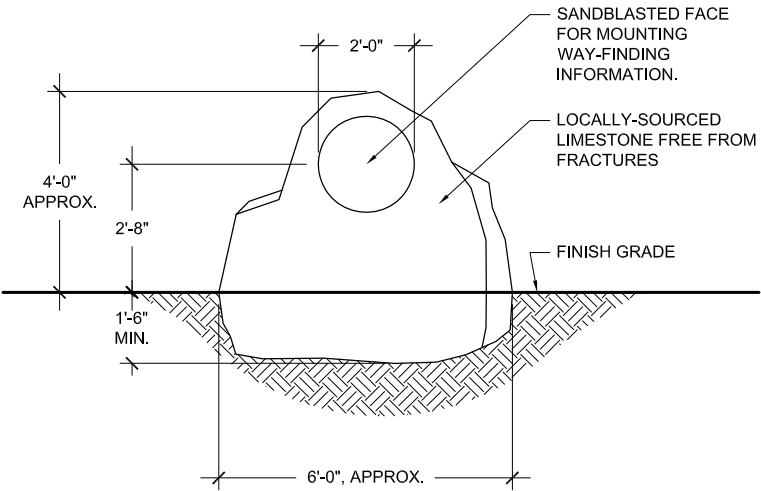
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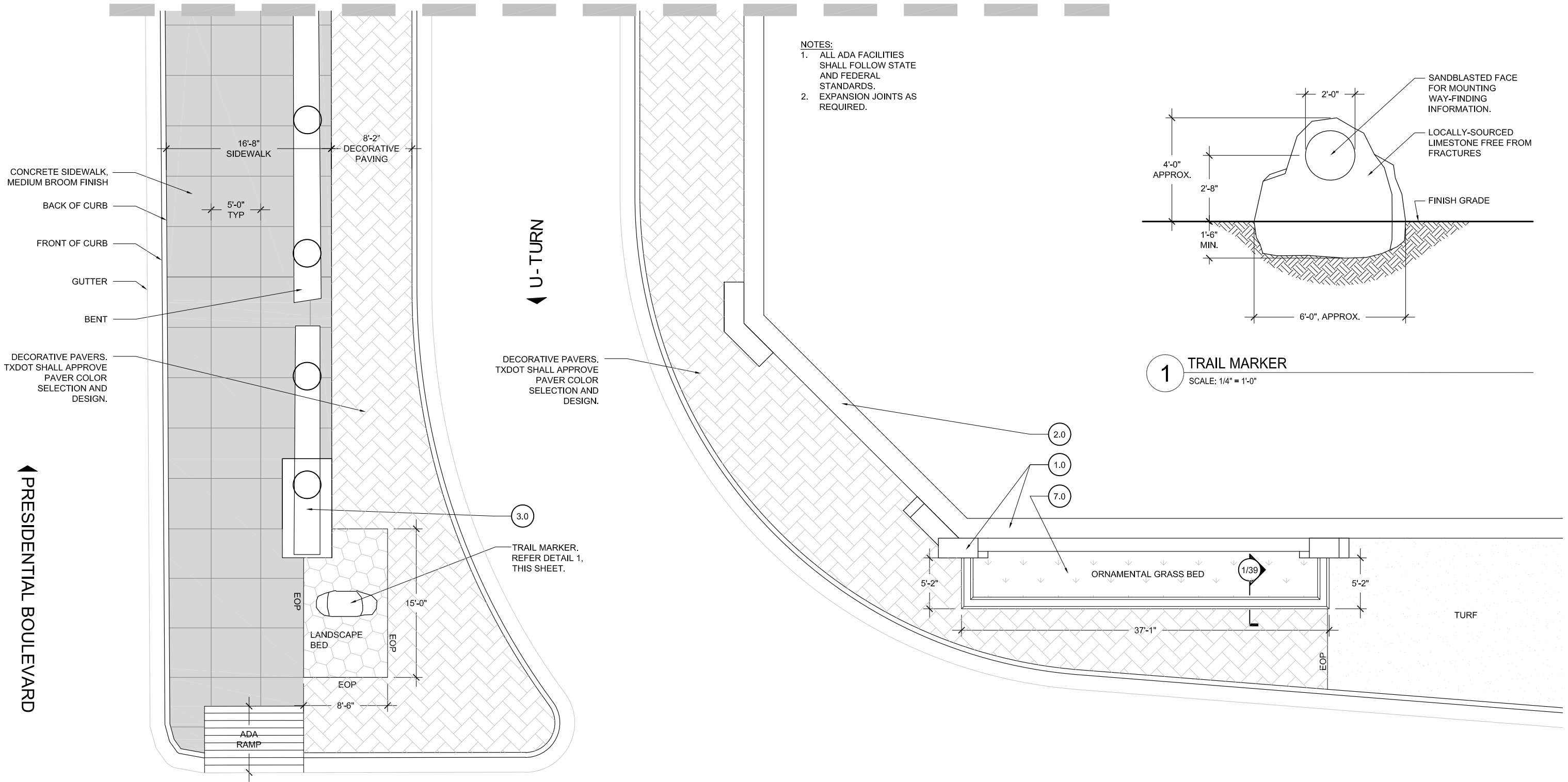
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MATCHLINE B - SEE SHEET 40

- NOTES:
1. ALL ADA FACILITIES SHALL FOLLOW STATE AND FEDERAL STANDARDS.
 2. EXPANSION JOINTS AS REQUIRED.



1 TRAIL MARKER
SCALE: 1/4" = 1'-0"



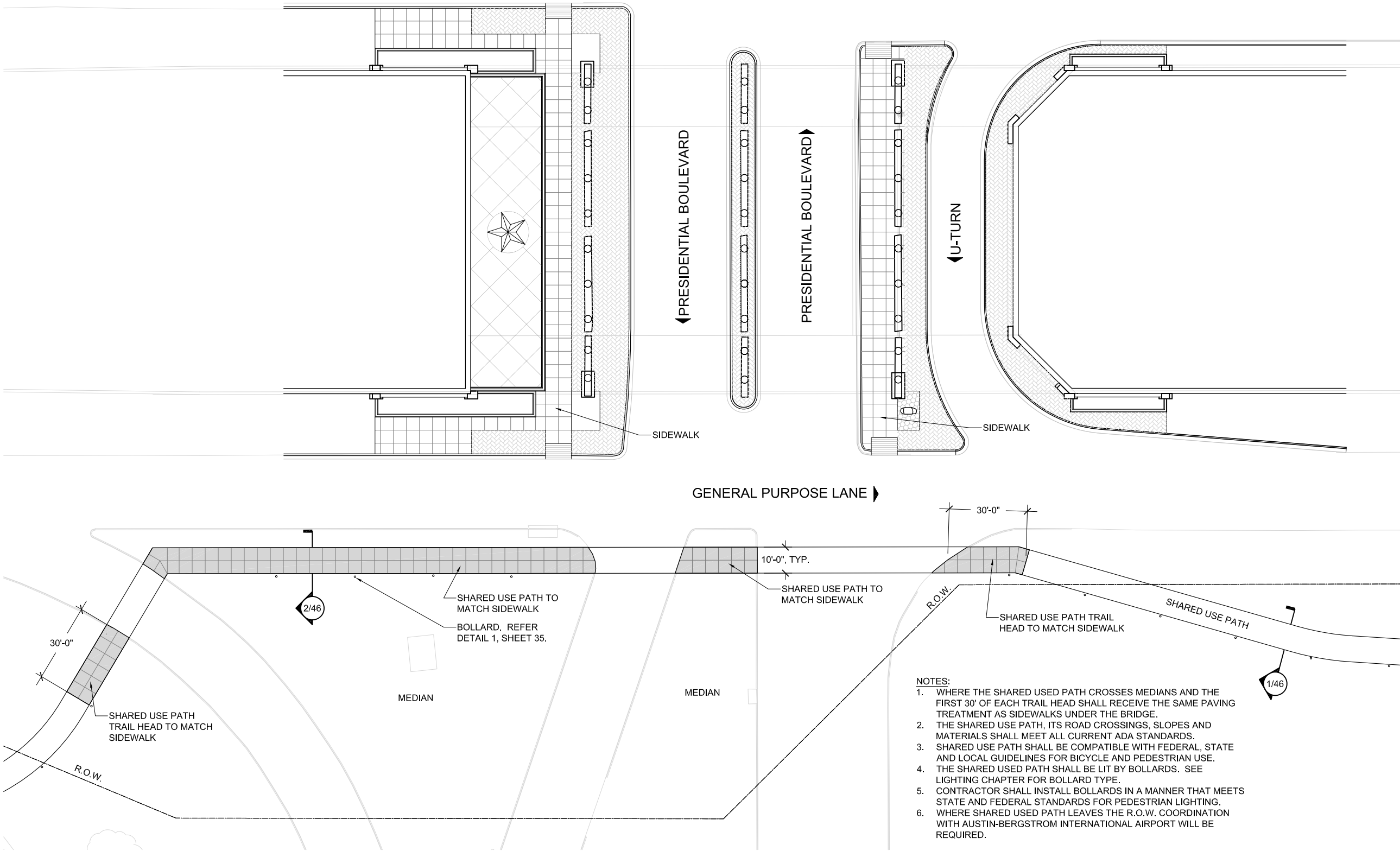
HARDSCAPE PLAN
SCALE: 1" = 10'

- | | | | |
|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
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SHARED USE PATH PLAN
SCALE: 1" = 40'

- NOTES:
- 1. WHERE THE SHARED USED PATH CROSSES MEDIANS AND THE FIRST 30' OF EACH TRAIL HEAD SHALL RECEIVE THE SAME PAVING TREATMENT AS SIDEWALKS UNDER THE BRIDGE.
 - 2. THE SHARED USE PATH, ITS ROAD CROSSINGS, SLOPES AND MATERIALS SHALL MEET ALL CURRENT ADA STANDARDS.
 - 3. SHARED USE PATH SHALL BE COMPATIBLE WITH FEDERAL, STATE AND LOCAL GUIDELINES FOR BICYCLE AND PEDESTRIAN USE.
 - 4. THE SHARED USED PATH SHALL BE LIT BY BOLLARDS. SEE LIGHTING CHAPTER FOR BOLLARD TYPE.
 - 5. CONTRACTOR SHALL INSTALL BOLLARDS IN A MANNER THAT MEETS STATE AND FEDERAL STANDARDS FOR PEDESTRIAN LIGHTING.
 - 6. WHERE SHARED USED PATH LEAVES THE R.O.W. COORDINATION WITH AUSTIN-BERGSTROM INTERNATIONAL AIRPORT WILL BE REQUIRED.

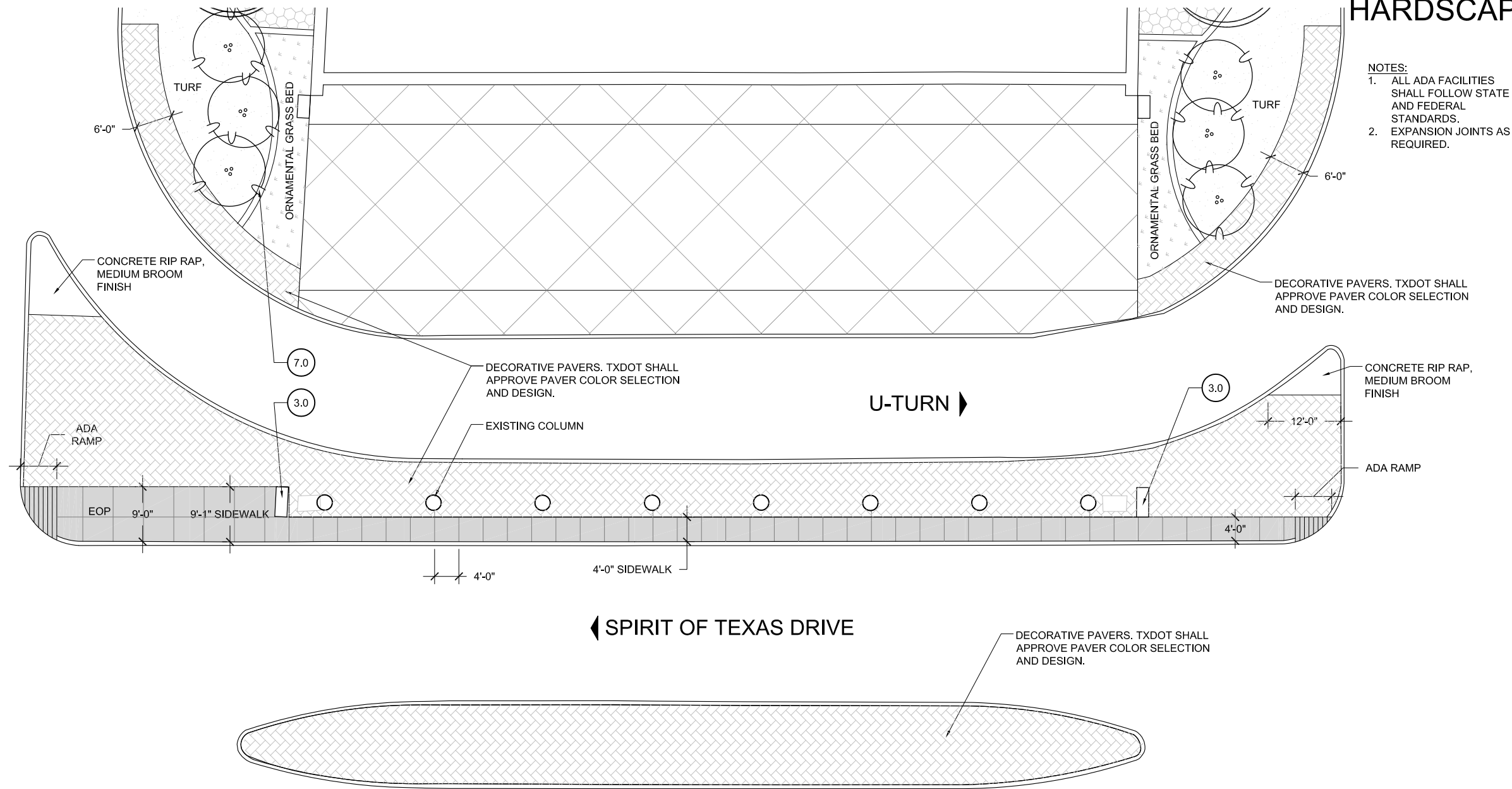
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|--|------------------------------------|---------------------------------------|------------------------------------|
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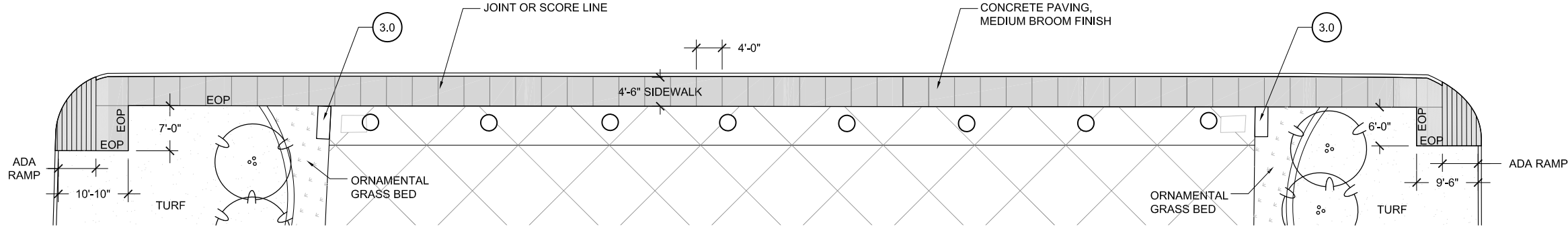
HARDSCAPE - SPIRIT OF TEXAS DRIVE



- NOTES:
- 1. ALL ADA FACILITIES SHALL FOLLOW STATE AND FEDERAL STANDARDS.
 - 2. EXPANSION JOINTS AS REQUIRED.

◀ SPIRIT OF TEXAS DRIVE

SPIRIT OF TEXAS DRIVE ▶



HARDSCAPE PLAN

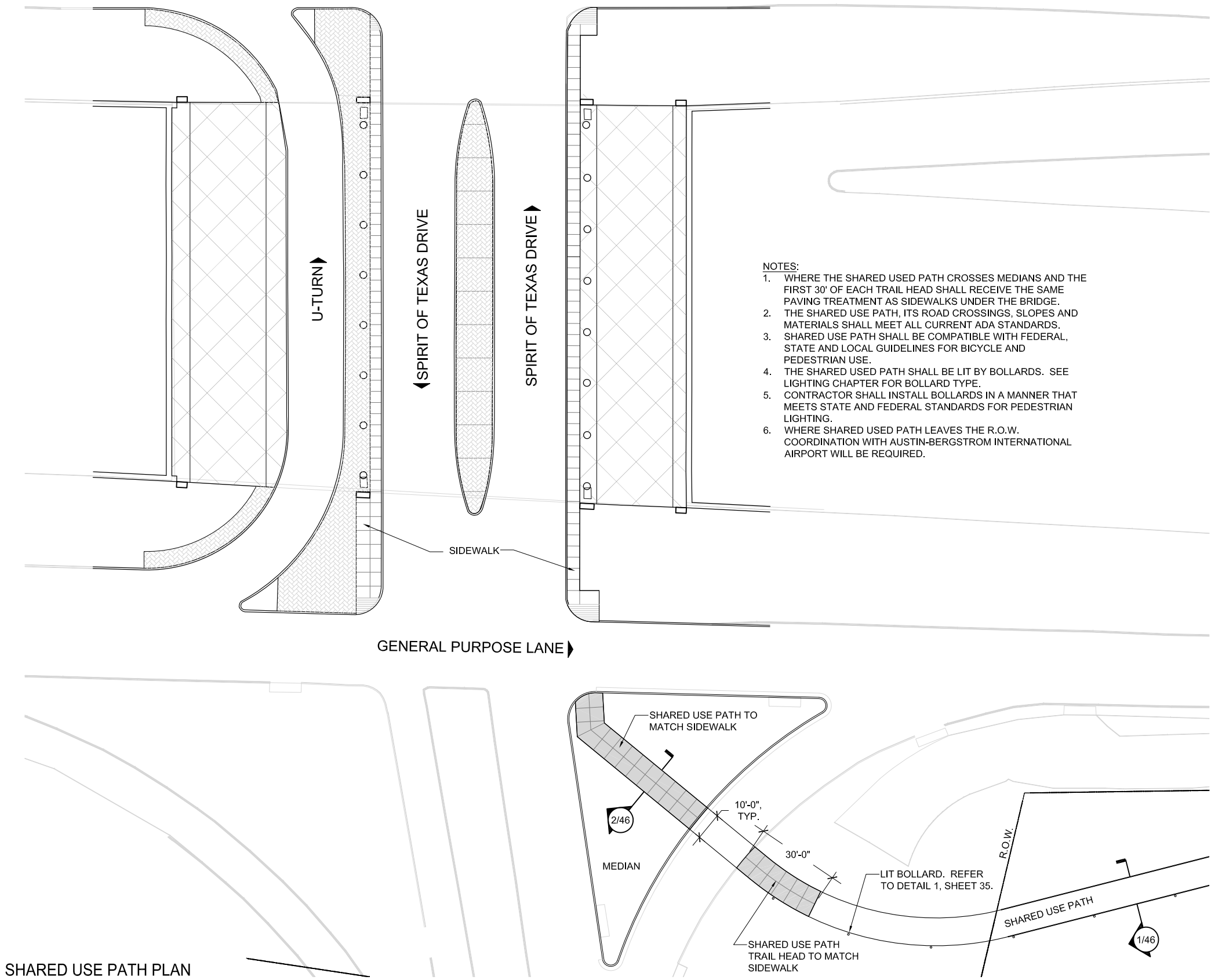
SCALE: 1" = 20'

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|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
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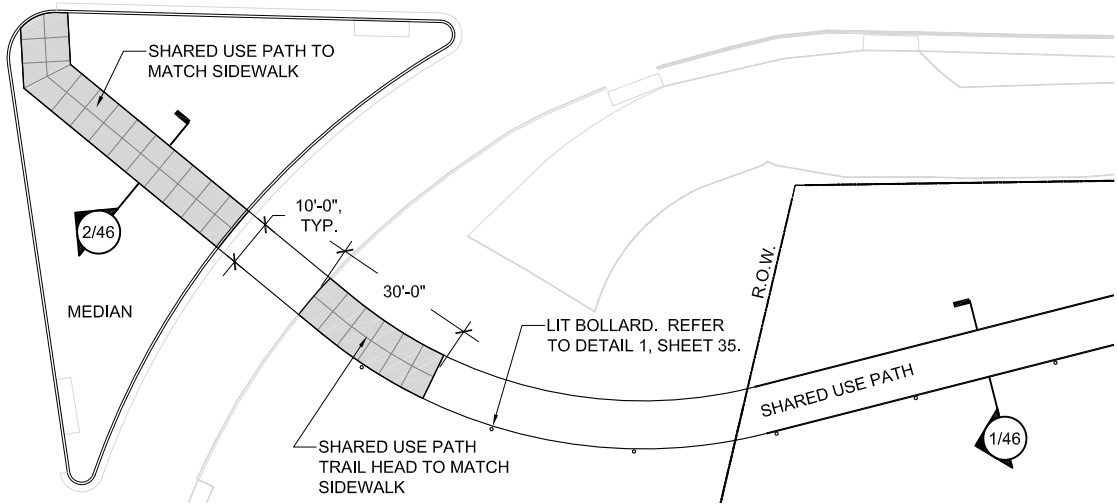
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 - 3. SHARED USE PATH SHALL BE COMPATIBLE WITH FEDERAL, STATE AND LOCAL GUIDELINES FOR BICYCLE AND PEDESTRIAN USE.
 - 4. THE SHARED USED PATH SHALL BE LIT BY BOLLARDS. SEE LIGHTING CHAPTER FOR BOLLARD TYPE.
 - 5. CONTRACTOR SHALL INSTALL BOLLARDS IN A MANNER THAT MEETS STATE AND FEDERAL STANDARDS FOR PEDESTRIAN LIGHTING.
 - 6. WHERE SHARED USED PATH LEAVES THE R.O.W. COORDINATION WITH AUSTIN-BERGSTROM INTERNATIONAL AIRPORT WILL BE REQUIRED.

SHARED USE PATH PLAN

SCALE: 1" = 40'



- | | | | |
|--|------------------------------------|---------------------------------------|------------------------------------|
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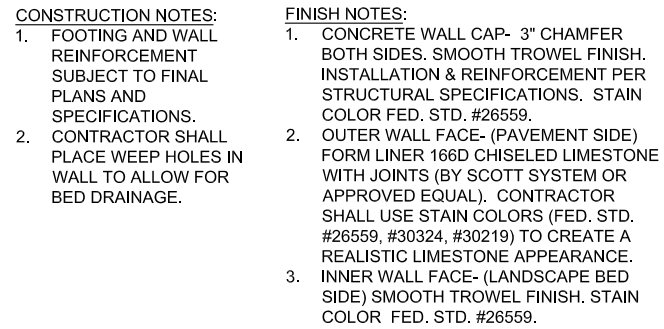
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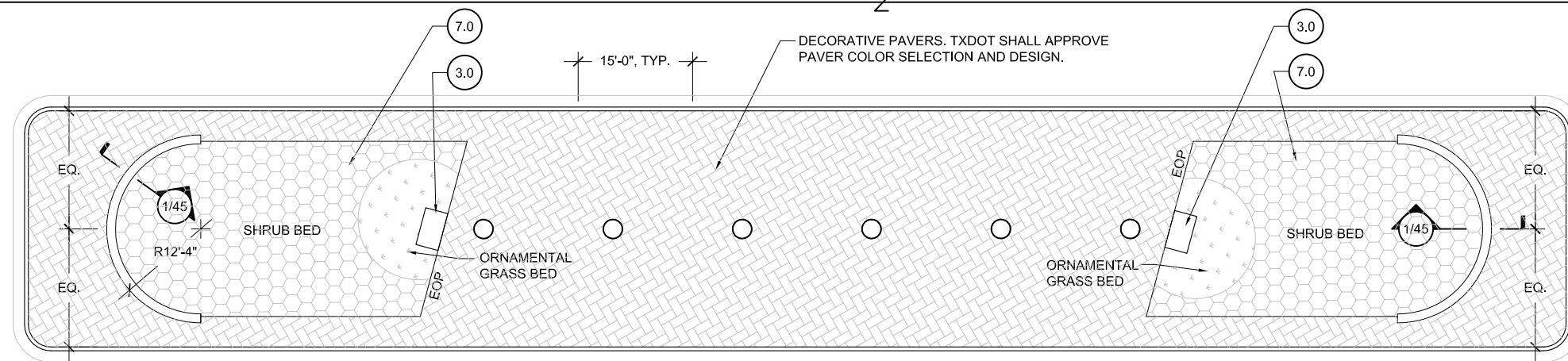
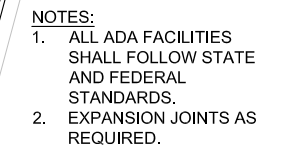
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U-TURN ►

ADA
RAMP

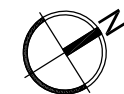


SCALE: 1/2" = 1'-0"


$$\frac{1}{2}$$


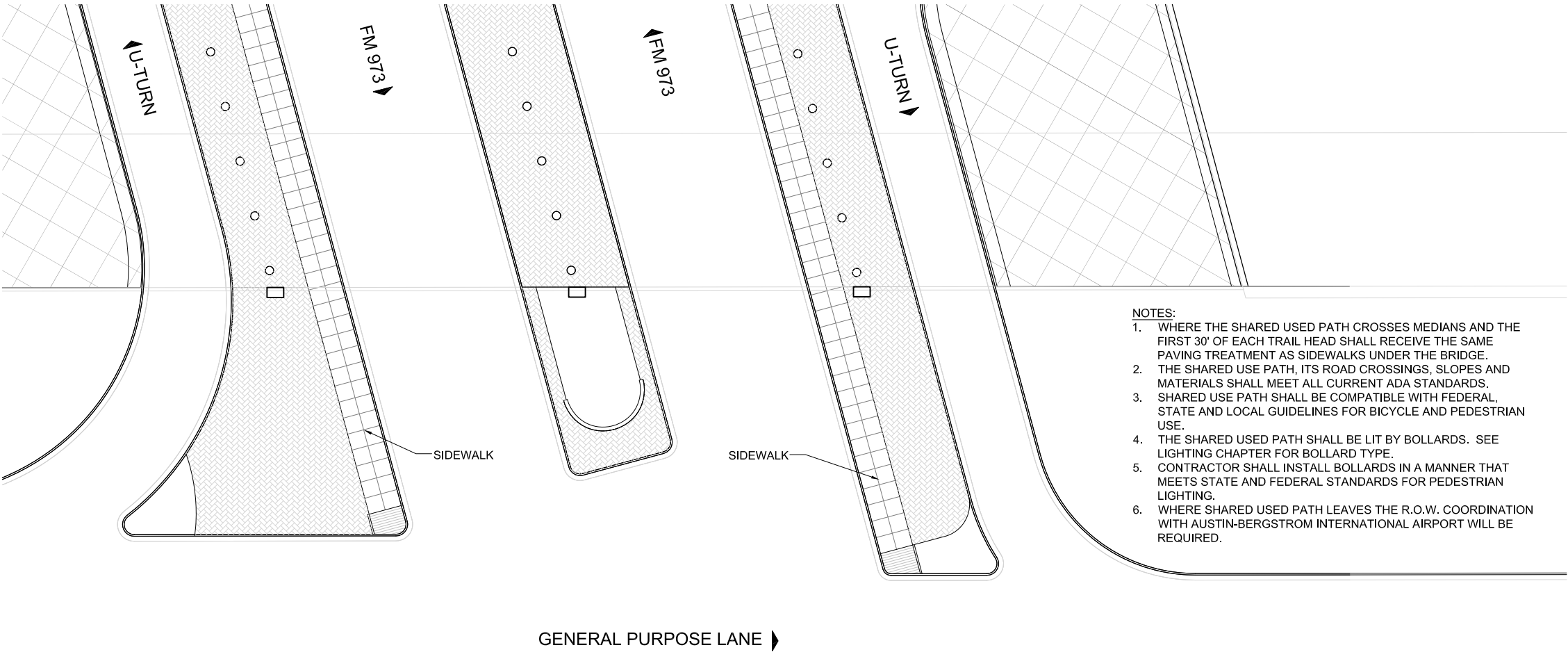
SCALE: 1" = 20'

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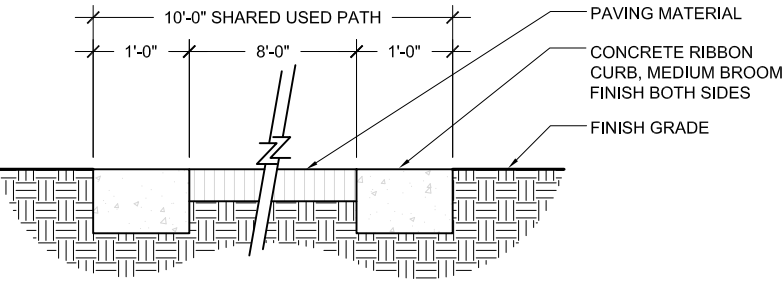


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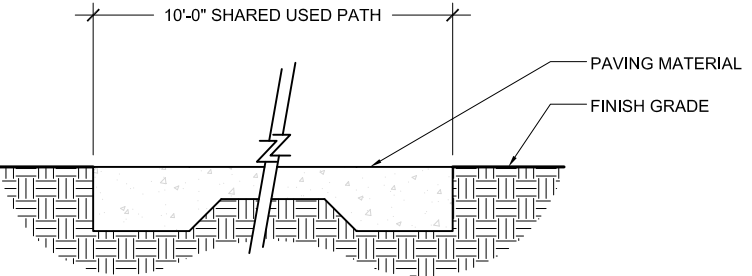


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 4. THE SHARED USED PATH SHALL BE LIT BY BOLLARDS. SEE LIGHTING CHAPTER FOR BOLLARD TYPE.
 5. CONTRACTOR SHALL INSTALL BOLLARDS IN A MANNER THAT MEETS STATE AND FEDERAL STANDARDS FOR PEDESTRIAN LIGHTING.
 6. WHERE SHARED USED PATH LEAVES THE R.O.W. COORDINATION WITH AUSTIN-BERGSTROM INTERNATIONAL AIRPORT WILL BE REQUIRED.



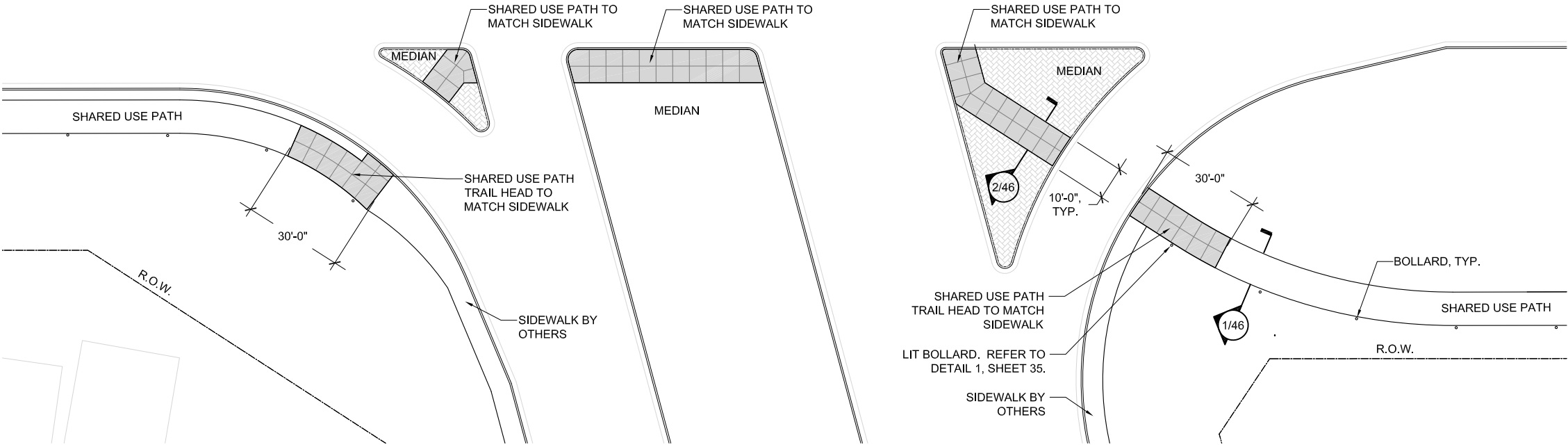
1 SHARED USE PATH SECTION

SCALE: 1/2" = 1'-0"



2 SHARED USE PATH AT TRAIL HEAD SECTION

SCALE: 1/2" = 1'-0"



SHARED USE PATH PLAN

SCALE: 1" = 40'

- | | | | |
|--|------------------------------------|---------------------------------------|------------------------------------|
| 1.0 RETAINING WALLS & PILASTERS - Sheets 6-11 | 3.0 PYLONS - Sheets 25-30 | 5.0 LIGHTING STANDARDS - Sheets 33-36 | 7.0 LANDSCAPE - Sheets 47-63 |
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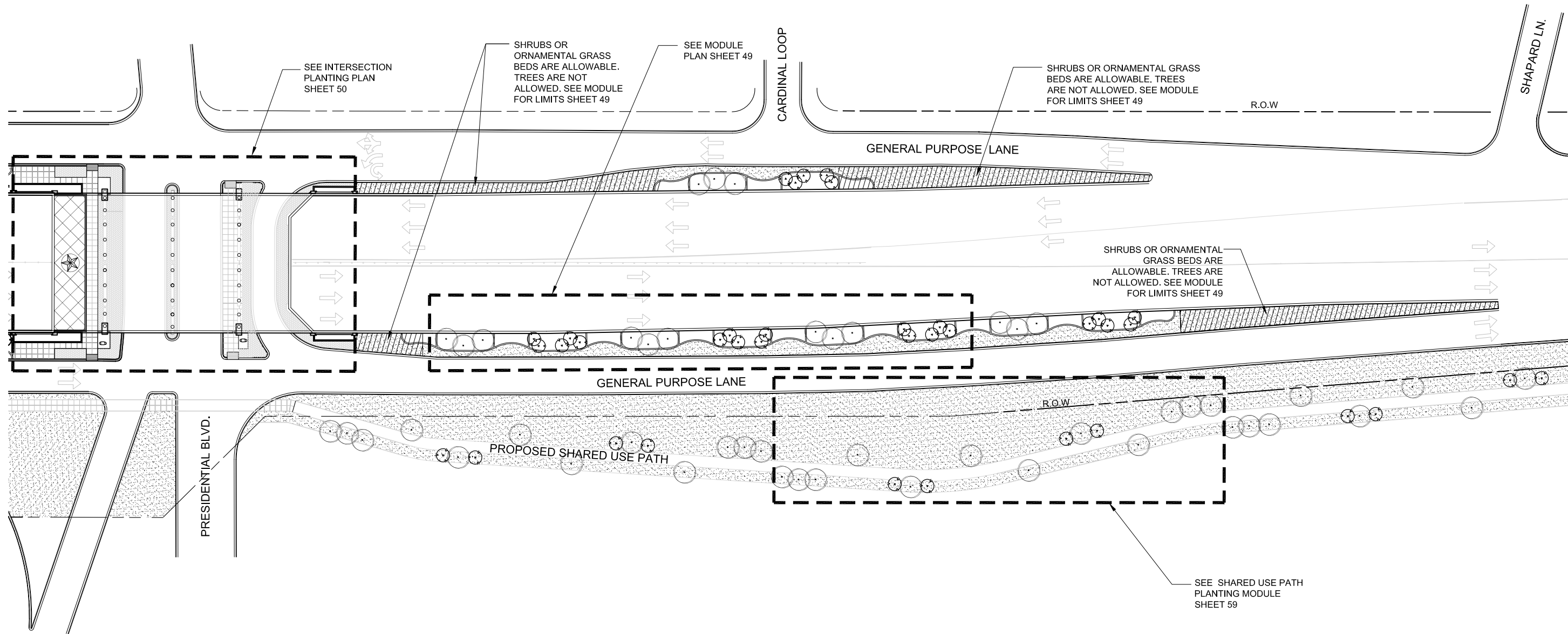
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7.0 LANDSCAPE

NOTES:

1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING LANDSCAPE AND HARDSCAPE TREATMENTS WHERE UTILITIES WILL REMAIN.
3. NO TREES WHERE DISTANCES BETWEEN BACK OF CURB AND RETAINING WALLS ARE LESS THAN 20'-0". IF THERE IS NO CURB, MEASURE FROM EDGE OF PAVEMENT.
4. ALL TREES ASSOCIATED WITH THE SHARED USE PATH SHALL BE LOCATED MINIMUM 30'-0" FROM BACK OF CURB.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING SLOPES THAT REQUIRE EROSION CONTROL SEEDING.



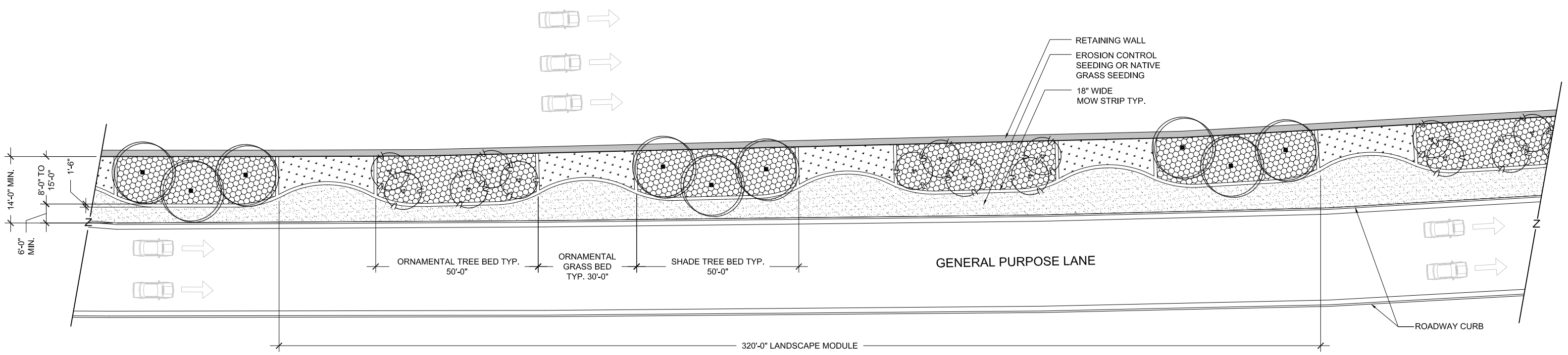
LANDSCAPE PLAN
SCALE: NOT TO SCALE

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320'-0" MODULE PLAN - PRESIDENTIAL BOULEVARD

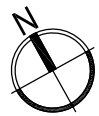


ROADWAY MODULE PLANTING PLAN

SCALE: 1" = 30'-0"

- NOTES:
1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING LANDSCAPE AND HARDSCAPE TREATMENTS WHERE UTILITIES WILL REMAIN.
 3. NO TREES WHERE DISTANCES BETWEEN BACK OF CURB AND RETAINING WALLS ARE LESS THAN 20'-0". IF THERE IS NO CURB, MEASURE FROM EDGE OF PAVEMENT.
 4. ALL TREES ASSOCIATED WITH THE SHARED USE PATH SHALL BE LOCATED MINIMUM 30'-0" FROM BACK OF CURB.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING SLOPES THAT REQUIRE EROSION CONTROL SEEDING.

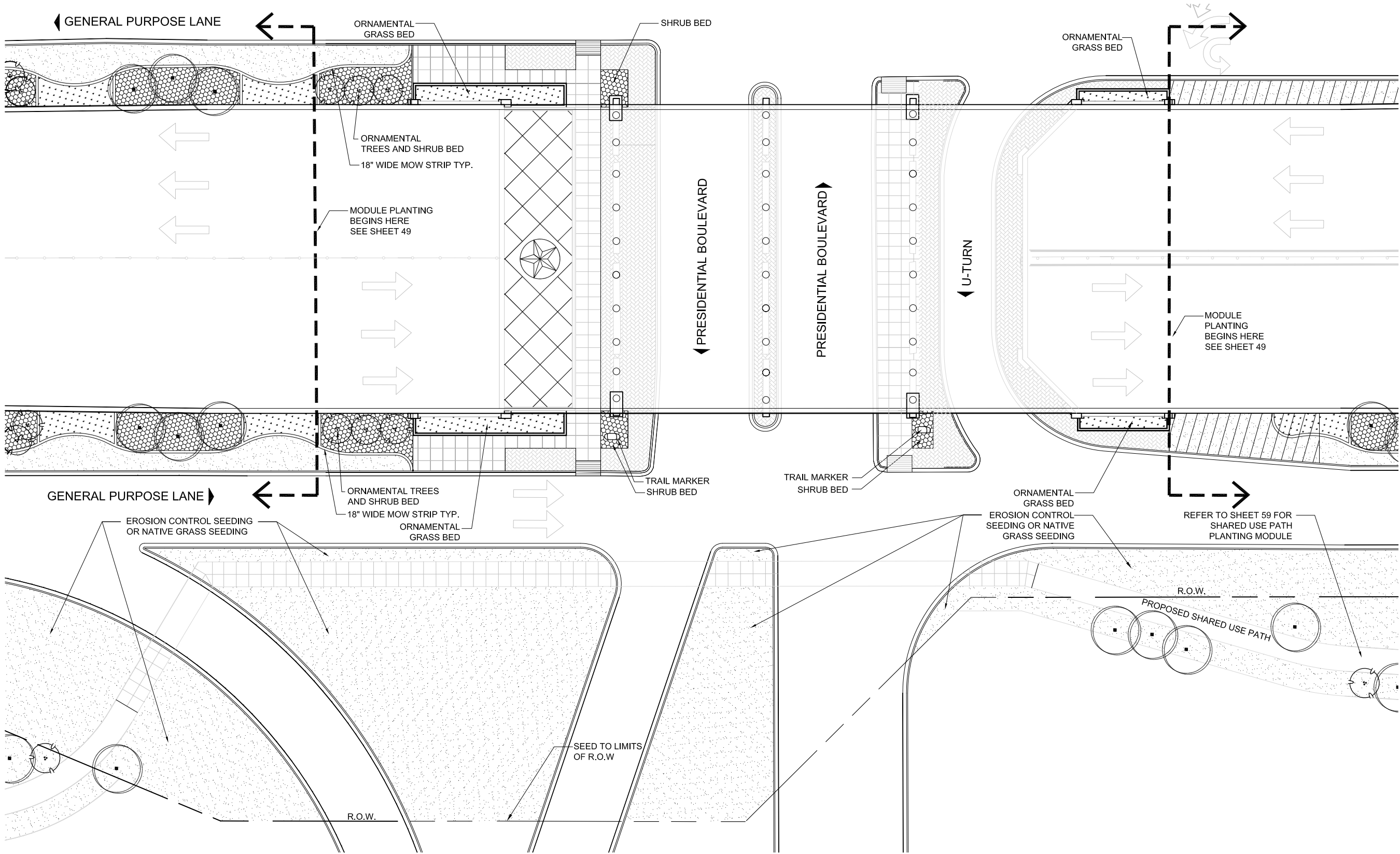
DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.



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INTERSECTION PLANTING PLAN - PRESIDENTIAL BOULEVARD

- NOTES:
1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING LANDSCAPE AND HARDSCAPE TREATMENTS WHERE UTILITIES WILL REMAIN.
 3. NO TREES WHERE DISTANCES BETWEEN BACK OF CURB AND RETAINING WALLS ARE LESS THAN 20'-0". IF THERE IS NO CURB, MEASURE FROM EDGE OF PAVEMENT.
 4. ALL TREES ASSOCIATED WITH THE SHARED USE PATH SHALL BE LOCATED MINIMUM 30'-0" FROM BACK OF CURB.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING SLOPES THAT REQUIRE EROSION CONTROL SEEDING.



INTERSECTION PLANTING PLAN

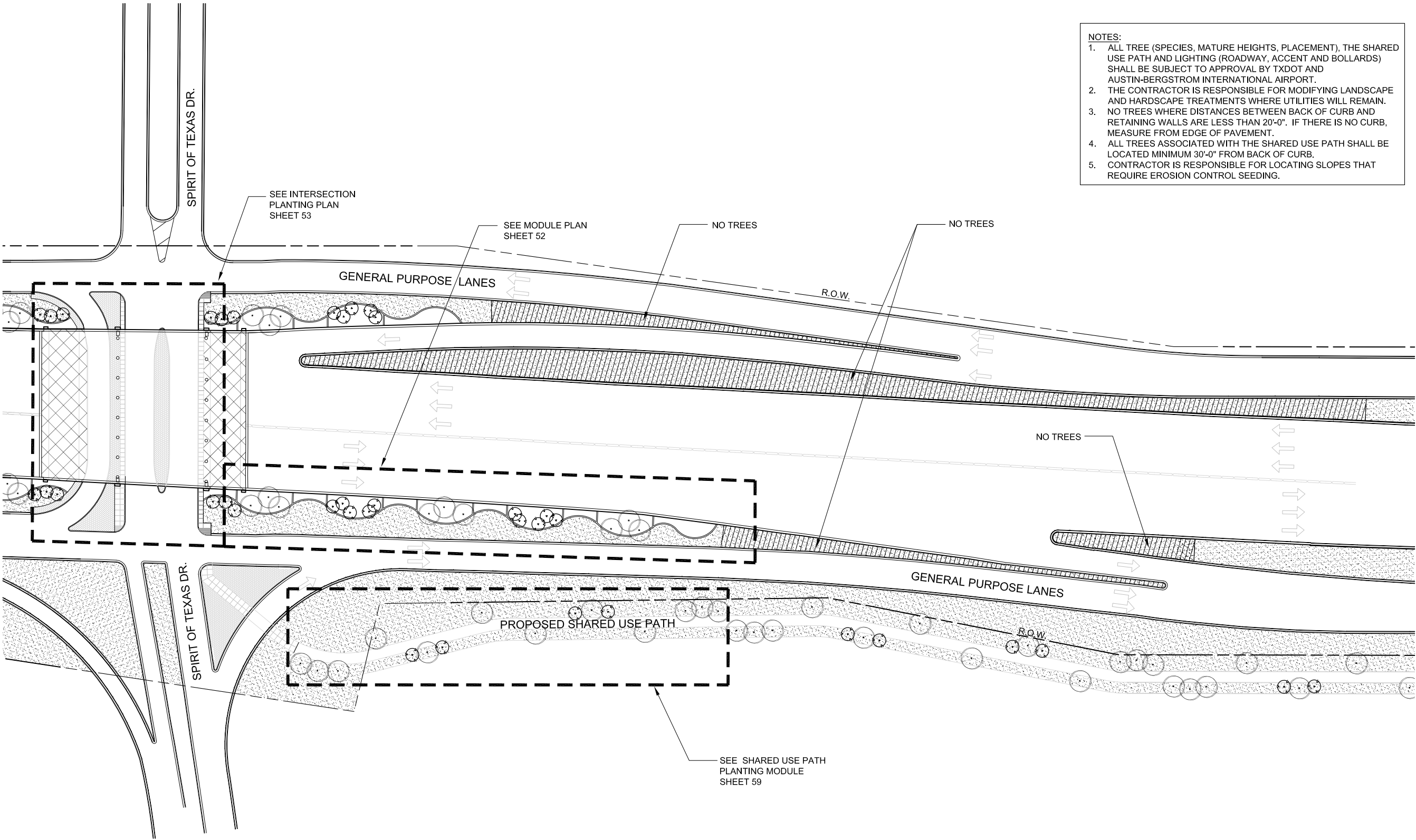
SCALE: 1" = 40'-0"

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50

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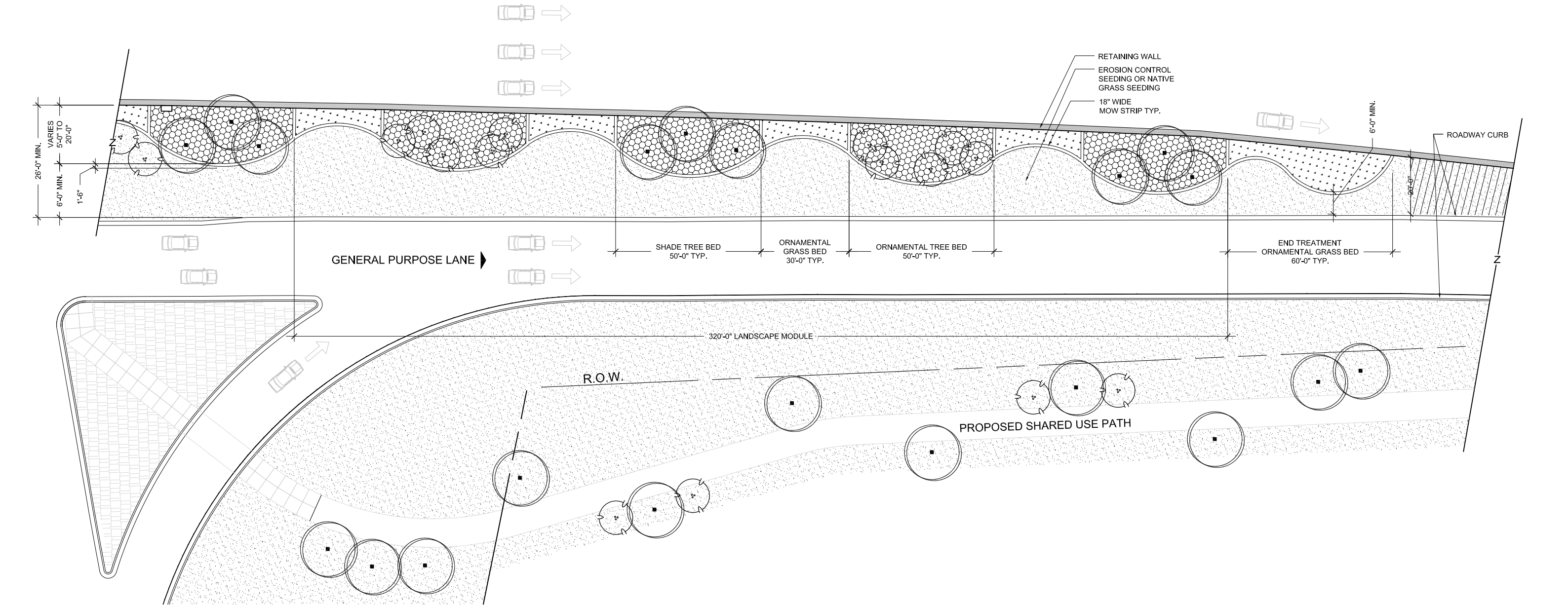
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 2. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING LANDSCAPE AND HARDSCAPE TREATMENTS WHERE UTILITIES WILL REMAIN.
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 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING SLOPES THAT REQUIRE EROSION CONTROL SEEDING.

LANDSCAPE PLAN
SCALE: NOT TO SCALE

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ROADWAY MODULE PLANTING PLAN

SCALE: 1" = 30'-0"

- NOTES:
1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING LANDSCAPE AND HARDSCAPE TREATMENTS WHERE UTILITIES WILL REMAIN.
 3. NO TREES WHERE DISTANCES BETWEEN BACK OF CURB AND RETAINING WALLS ARE LESS THAN 20'-0". IF THERE IS NO CURB, MEASURE FROM EDGE OF PAVEMENT.
 4. ALL TREES ASSOCIATED WITH THE SHARED USE PATH SHALL BE LOCATED MINIMUM 30'-0" FROM BACK OF CURB.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING SLOPES THAT REQUIRE EROSION CONTROL SEEDING.

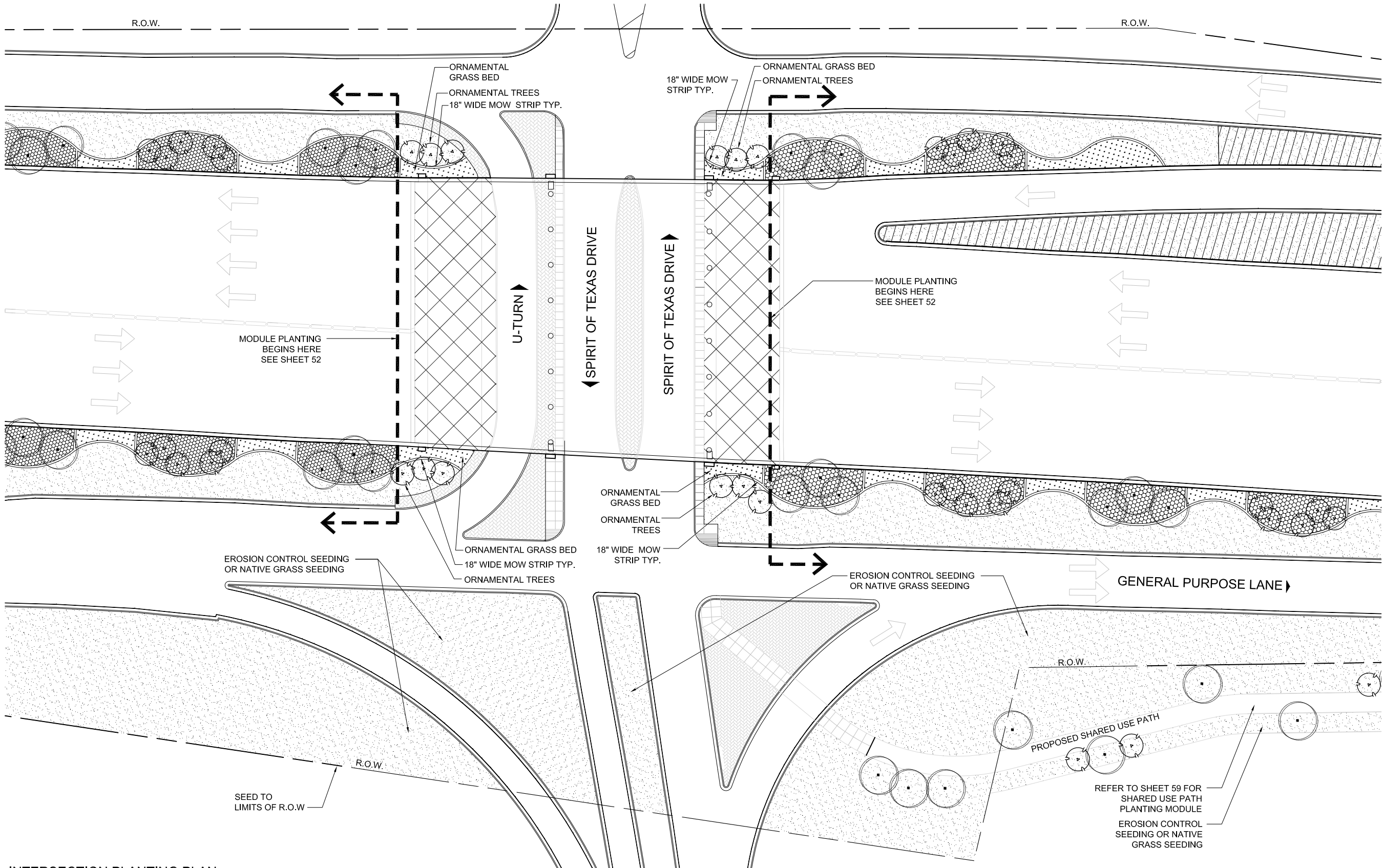
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INTERSECTION PLANTING PLAN - SPIRIT OF TEXAS DRIVE

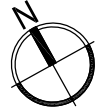
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INTERSECTION PLANTING PLAN

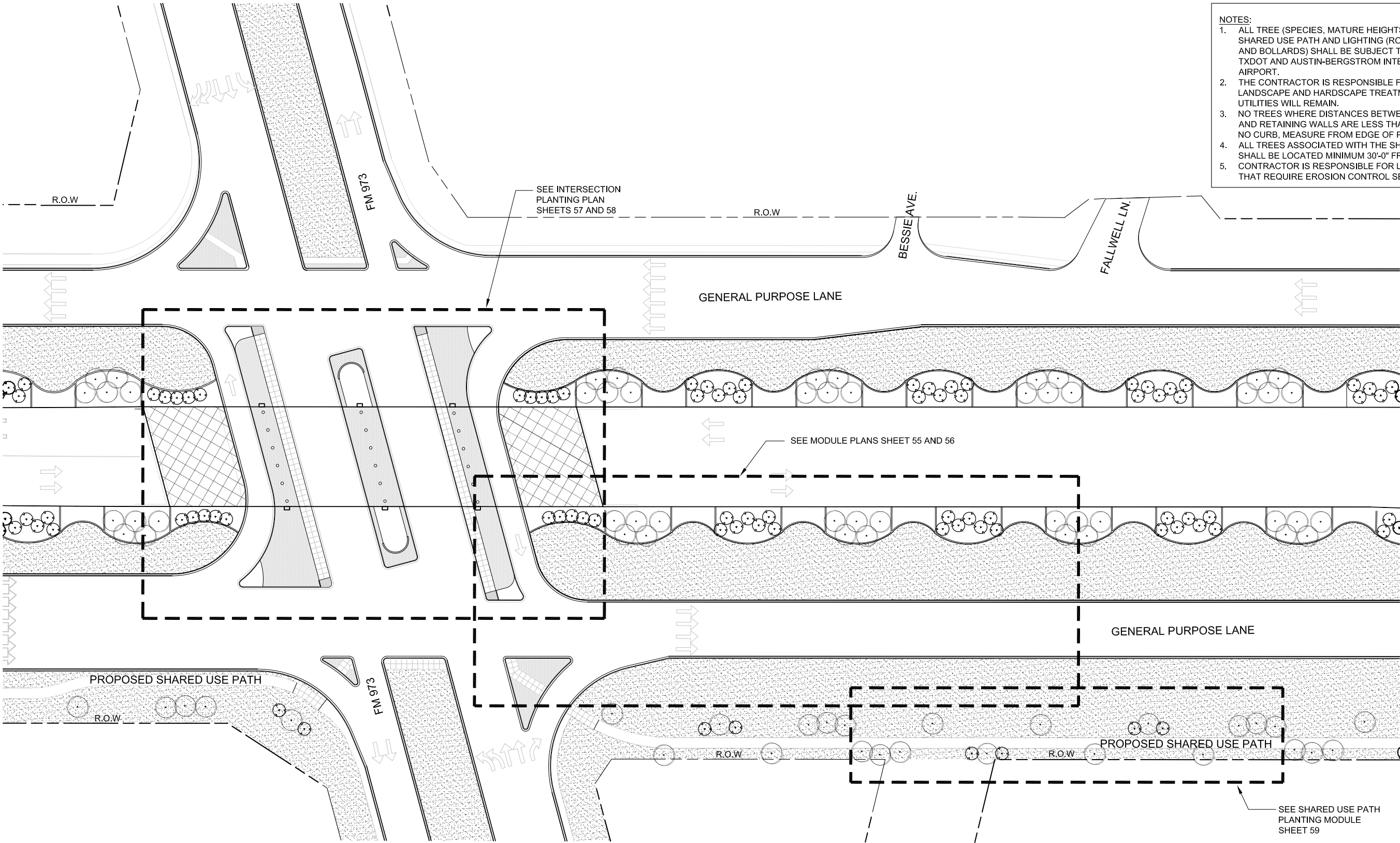
SCALE: 1" = 50'-0"

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53

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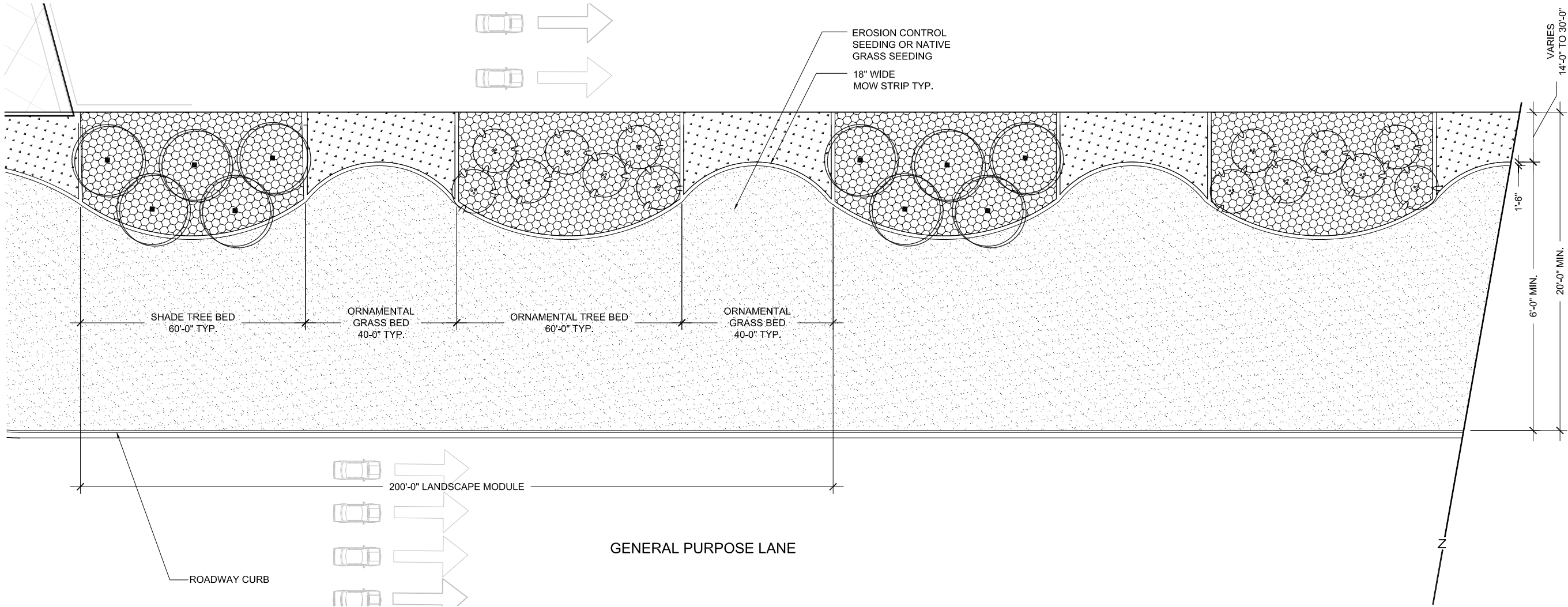
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LANDSCAPE PLAN
SCALE: NOT TO SCALE

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ROADWAY MODULE PLANTING PLAN - WITHOUT RETAINING WALLS

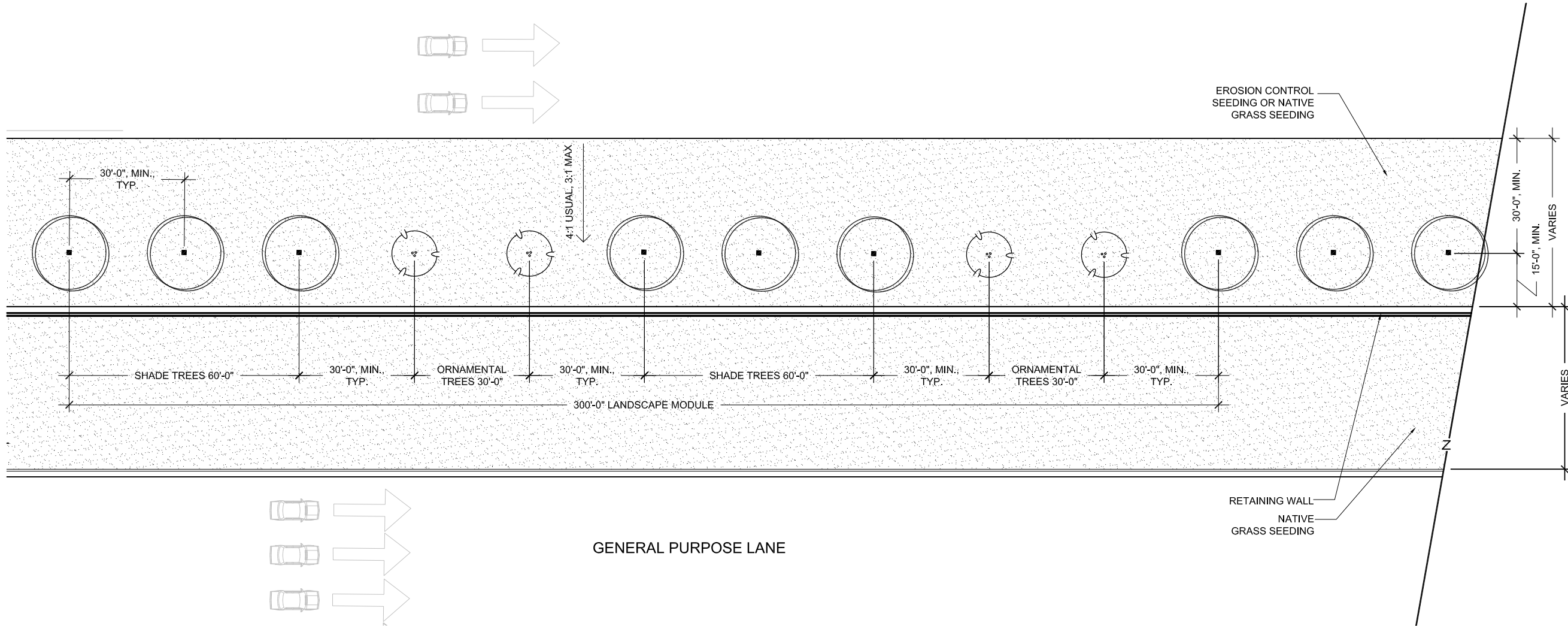
SCALE: 1" = 30'-0"

- NOTES:
1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
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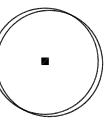
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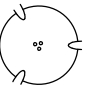
ROADWAY MODULE PLANTING PLAN - WITH RETAINING WALLS

SCALE: 1" = 30'-0"

FM 973 (WITH RETAINING WALLS) ROADWAY MODULE PLANT KEY AND REQUIREMENTS

 **SHADE TREES**
QTY: 6 PER MODULE LENGTH OF LANDSCAPE
SPACING: 40'-0"
SEE SECTION, SHEET 61 FOR SPECIES OPTIONS
(MIN. 2 SPECIES PER MODULE)

 **SEEDED NATIVE GRASS AREAS**
SQUARE FOOTAGE OF SEED PER MODULE OF LANDSCAPE WILL VARY (CALICHE MIX)
SEE SECTION, SHEET 61 FOR SEED MIX INFORMATION

 **ORNAMENTAL TREES**
QTY: 6 PER MODULE LENGTH OF LANDSCAPE
SPACING: 20'-0"
SEE SECTION, SHEET 61 FOR SPECIES OPTIONS
(MIN. 2 SPECIES PER MODULE)

EROSION CONTROL SEEDING (APPLIED TO SLOPES GREATER THAN 6:1)
DONE IN ACCORDANCE WITH 2004 TEXAS STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES- ITEM 164 WITH THE ADDITION OF WILDFLOWER SEED MIX AS SHOWN IN TXDOT'S "BLACKLAND PRAIRIE REGION" SEED LIST (FOUND ON TXDOT'S WEBSITE)- http://www.dot.state.tx.us/mnt/wildflower/Seed_List_htm/blackland.htm

- SITE CONDITIONS:**
1. TREES, SHRUBS AND ORNAMENTAL GRASSES SHALL NOT BE LOCATED IN DITCHES, SWALES OR ON SLOPES GREATER THAN 4:1.
 2. NO GRASS SHALL BE LOCATED ON SLOPES GREATER THAN 2:1. SLOPES GREATER THAN 2:1 SHALL RECEIVE PAVED RIP RAP.
 3. IF ANY TREES ARE LOCATED CLOSER THAN 15'-0" TO ANOTHER TREE OR STRUCTURE, THE CONTRACTOR SHALL PLACE THAT TREE(S) IN A MULCH BED. THE MULCH BED SHALL BE CONTAINED BY AN 18" WIDE MOW CURB.
 4. CONTRACTOR SHALL COORDINATE PLANT SPECIES AND PLACEMENT WITH AUSTIN-BERSTROM INTERNATIONAL AIRPORT.

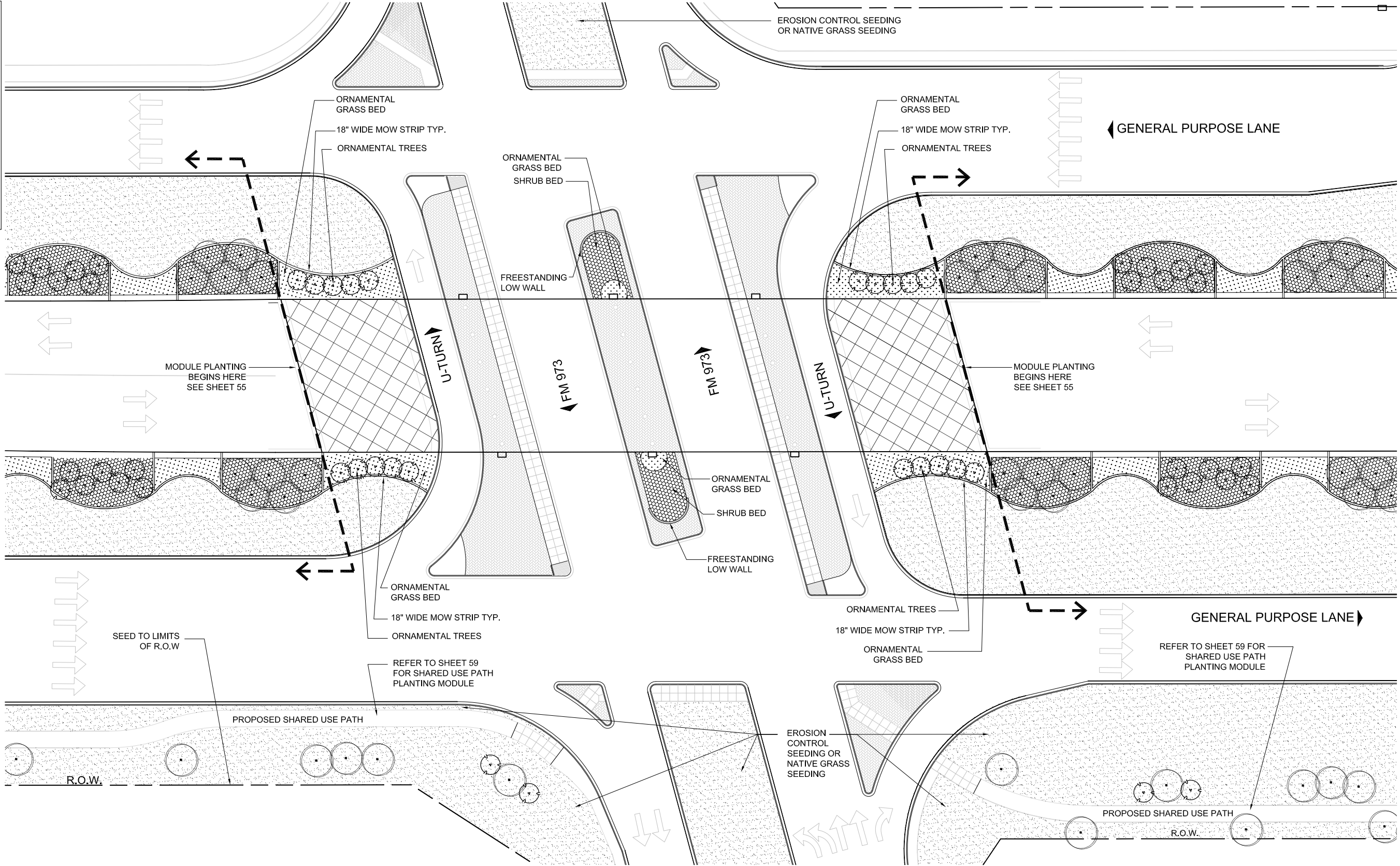
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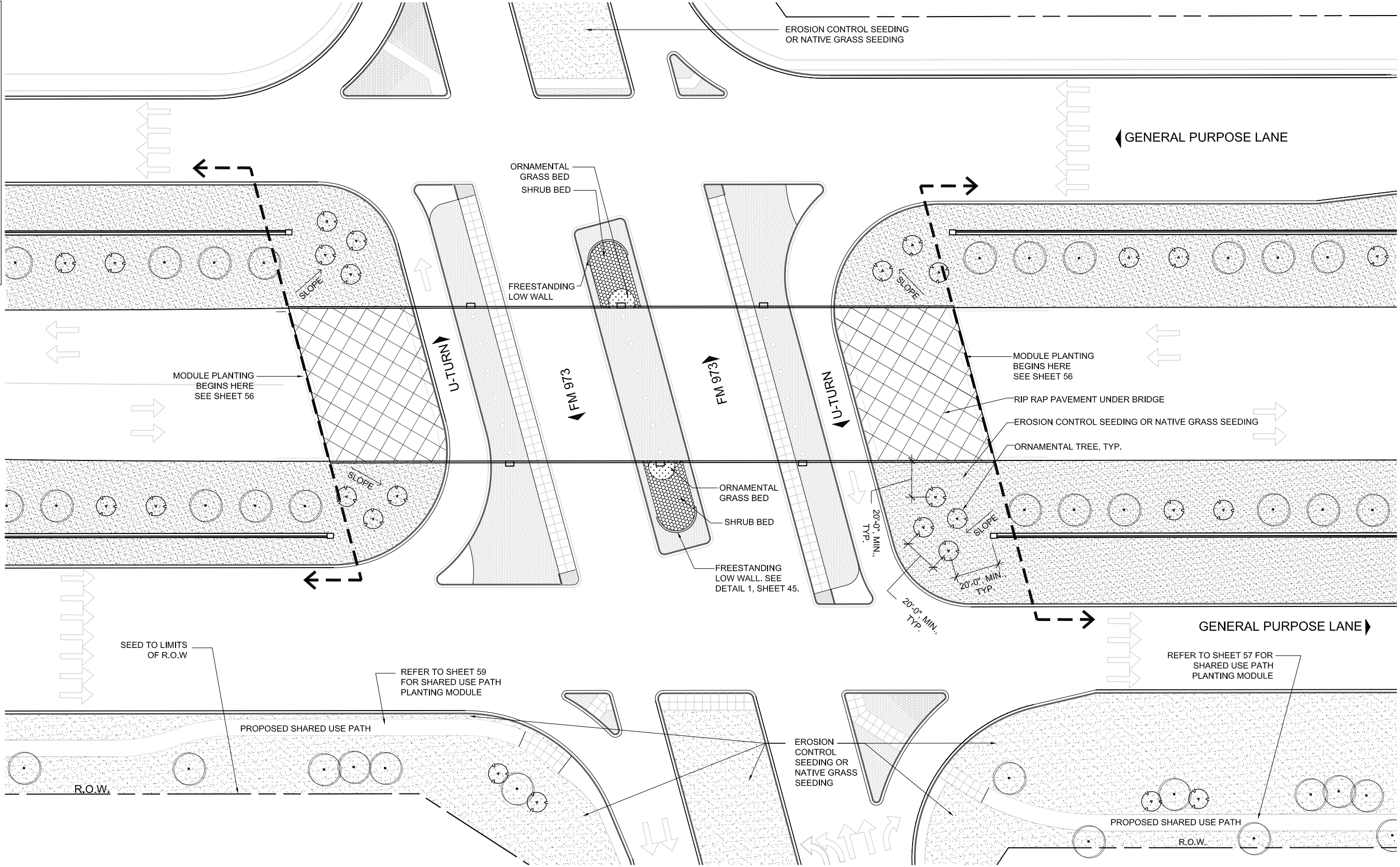
INTERSECTION PLANTING PLAN - WITHOUT RETAINING WALLS
SCALE: 1" = 60'-0"

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- NOTES:
- 1. THE RETAINING WALLS SHOWN IN THIS PLAN ARE CONCEPTUAL IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND IDENTIFYING THE NEED FOR RETAINING WALLS IN THIS INTERSECTION.
 - 2. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
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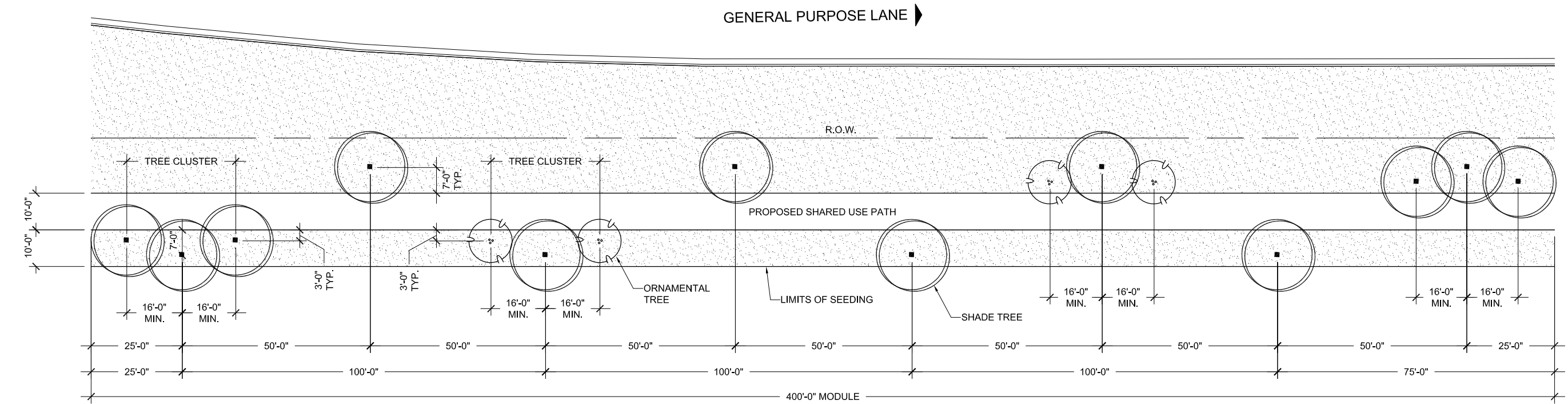


INTERSECTION PLANTING PLAN - WITH RETAINING WALLS
SCALE: 1" = 60'-0"

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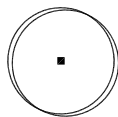
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SHARED USE PATH MODULE PLANTING PLAN

SCALE: 1" = 30'-0"

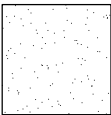
SHARED USE PATH MODULE PLANT KEY AND REQUIREMENTS



SHADE TREES
QTY: 12 PER MODULE LENGTH OF LANDSCAPE
TREE CLUSTER SPACING: 16'-0" MIN., 20'-0" MAX.
REFER TO SHEET 61 FOR SPECIES OPTIONS
(MIN. 2 SPECIES PER MODULE)



ORNAMENTAL TREES
QTY: 4 PER MODULE LENGTH OF LANDSCAPE
TREE CLUSTER SPACING: 16'-0" MIN., 20'-0" MAX.
REFER TO SHEET 61 FOR SPECIES OPTIONS
(1 SPECIES PER MODULE)



SEEDED NATIVE GRASS AREAS
SQUARE FOOTAGE OF SEED PER
MODULE OF LANDSCAPE WILL VARY
(CALICHE MIX)
REFER TO SHEET 61 FOR SEED MIX
INFORMATION

EROSION CONTROL SEEDING (APPLIED TO SLOPES GREATER THAN 6:1)
DONE IN ACCORDANCE WITH 2004 TEXAS STANDARD
SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE
OF HIGHWAYS, STREETS, AND BRIDGES- ITEM 164 WITH
THE ADDITION OF WILDFLOWER SEED MIX AS SHOWN IN
TXDOT'S "BLACKLAND PRAIRIE REGION" SEED LIST (FOUND
ON TXDOT'S WEBSITE)-
http://www.dot.state.tx.us/mnt/wildflower/Seed_List_.htm/blackland.htm

- NOTES:
- 1. ALL TREE (SPECIES, MATURE HEIGHTS, PLACEMENT), THE SHARED USE PATH AND LIGHTING (ROADWAY, ACCENT AND BOLLARDS) SHALL BE SUBJECT TO APPROVAL BY TXDOT AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT.
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REVISION



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TREE PROTECTION:

- A. IF A TREE/TREES IN THE R.O.W. IS/ARE DETERMINED TO BE PROTECTED, THE CONTRACTOR SHOULD FOLLOW THE CURRENT CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION BELOW.
- B. IF A TREE/TREES ON AUSTIN-BERGSTROM INTERNATIONAL AIRPORT PROPERTY IS/ARE DETERMINED TO BE PROTECTED, THE CONTRACTOR SHALL FOLLOW THE CURRENT CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION.
- C. THE CONTRACTOR SHALL COORDINATE TREE REMOVAL AND PROTECTION WITH TXDOT AND AUSTIN- BERGSTROM INTERNATIONAL AIRPORT.

CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION :

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
3. 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.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. 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:

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST;

C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;

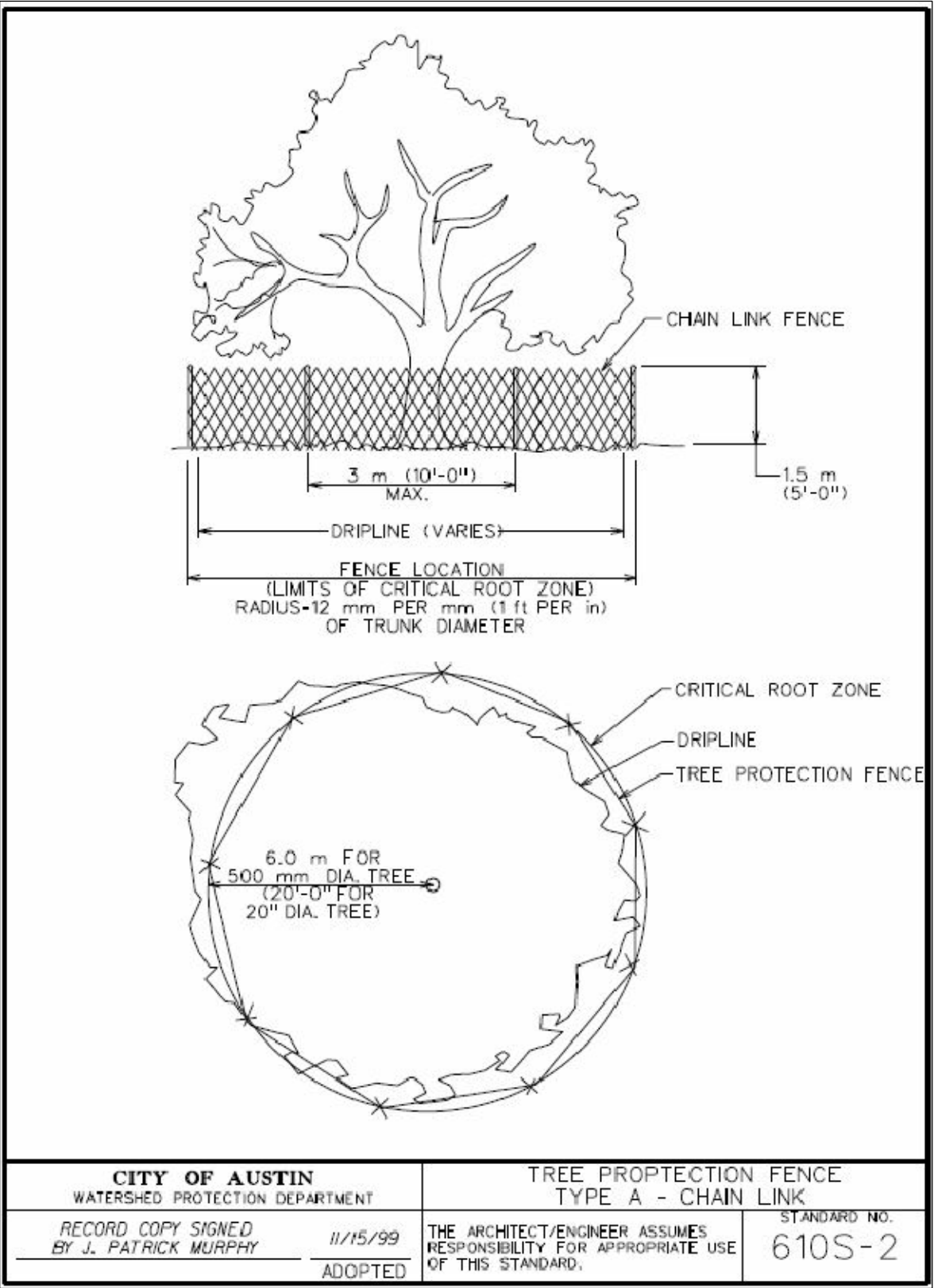
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. 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;

B. 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 MINIMIZED ROOT DAMAGE);

C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;

D. 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.



CHAIN LINK TREE PROTECTION FENCE

SCALE: NOT TO SCALE

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PLANT MATERIAL:

1. ALL PLANT MATERIAL SHALL BE DROUGHT TOLERANT, COLD HARDY, LOW MAINTENANCE AND NATIVE OR ADAPTED SPECIES.
2. NOT ONE SHADE TREE, ORNAMENTAL TREE, SHRUB, OR ORNAMENTAL GRASS SHALL BE USED FOR MORE THAN 40% OF THE PROJECT AREA.

A MINIMUM OF THREE (3) SHADE TREE SPECIES SHALL BE USED.

A MINIMUM OF THREE (3) ORNAMENTAL TREE SPECIES SHALL BE USED.

A MINIMUM OF TWO (2) 5 GALLON SHRUBS SHALL BE USED.

A MINIMUM OF THREE (3) 3 GALLON SHRUBS SHALL BE USED.

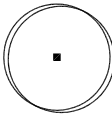
A MINIMUM OF THREE (3) 1 GALLON SHRUBS SHALL BE USED.

A MINIMUM OF THREE (3) ORNAMENTAL GRASSES SHALL BE USED.
3. IT IS NOT REQUIRED FOR ALL RECOMMENDED PLANT MATERIAL TO BE USED.
4. IF THE CONTRACTOR WOULD LIKE TO PROPOSE A PLANT THAT IS NOT IDENTIFIED IN THIS DOCUMENT, THE PLANT TYPE AND ITS SIZE CAN BE SUBMITTED TO THE OWNER FOR APPROVAL.
5. THE PLANT SIZES LISTED ARE MINIMUM REQUIREMENTS. IF ORNAMENTAL GRASSES/SHRUBS ARE NOT AVAILABLE IN THE IDENTIFIED SIZES, AN ALTERNATIVE PLANT SIZE WITH A MODIFIED SPACING CAN BE SUBMITTED TO THE OWNER FOR APPROVAL.

SITE CONDITIONS:

1. TREES, SHRUBS AND ORNAMENTAL GRASSES SHALL NOT BE LOCATED IN DITCHES OR SWALES.
2. NO PLANT MATERIAL SHALL BE LOCATED ON SLOPES GREATER THAN 3:1.
3. CONTRACTOR SHALL COORDINATE PLANT SPECIES AND PLACEMENT WITH AUSTIN-BERSTROM INTERNATIONAL AIRPORT.

ROADWAY MODULE PLANT KEY AND REQUIREMENTS



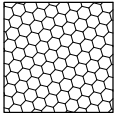
SHADE TREES

QTY: 6 PER MODULE LENGTH OF LANDSCAPE SPACING: 15'-0" MAX. SEE SECTION, THIS SHEET FOR SPECIES OPTIONS (MIN. 2 SPECIES PER MODULE)



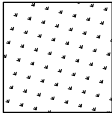
ORNAMENTAL TREES

QTY: 10 PER MODULE LENGTH OF LANDSCAPE SPACING: 10'-0" MAX. SEE SECTION, THIS SHEET FOR SPECIES OPTIONS (MIN. 2 SPECIES PER MODULE)



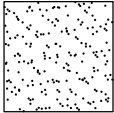
SHRUB BEDS

QTY: 6 PER MODULE LENGTH OF LANDSCAPE SPACING: PER PLANT LIST SEE SECTION, THIS SHEET FOR SPECIES OPTIONS (MIN. 2 SPECIES PER MODULE)



ORNAMENTAL GRASS BEDS

QTY: 10 PER MODULE LENGTH OF LANDSCAPE SPACING: PER PLANT LIST SEE SECTION, THIS SHEET FOR SPECIES OPTIONS (MIN. 2 SPECIES PER MODULE)



SEEDED NATIVE GRASS AREAS

SQUARE FOOTAGE OF SEED PER MODULE OF LANDSCAPE WILL VARY (CALICHE MIX) SEE SECTION, THIS SHEET FOR SEED MIX INFORMATION

EROSION CONTROL SEEDING (APPLIED TO SLOPES GREATER THAN 6:1)

DONE IN ACCORDANCE WITH 2004 TEXAS STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES- ITEM 164 WITH THE ADDITION OF WILDFLOWER SEED MIX AS SHOWN IN TXDOT'S "BLACKLAND PRAIRIE REGION" SEED LIST (FOUND ON TXDOT'S WEBSITE)- http://www.dot.state.tx.us/mnt/wildflower/Seed_List_hm/blackland.htm

PLANT LIST

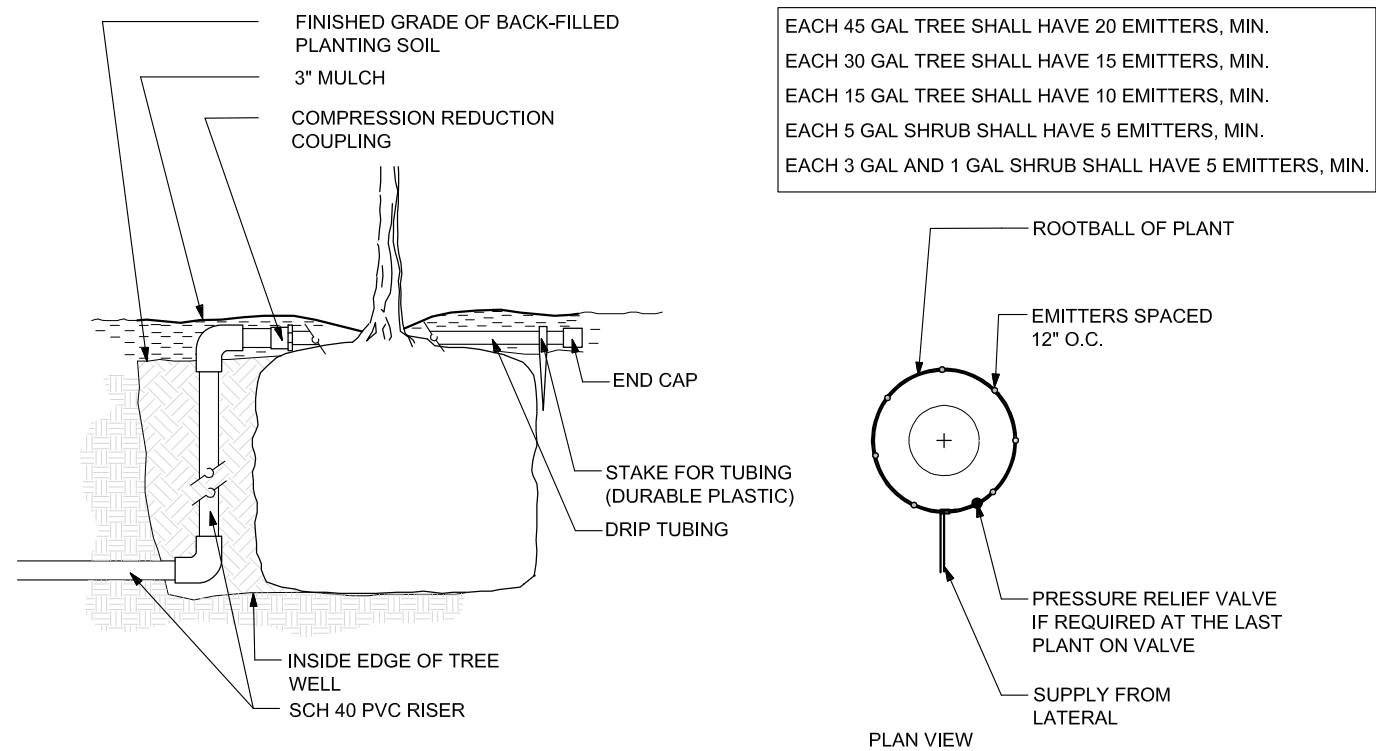
Botanical Name	Common Name	Plant Size	Spacing
SHADE TREES			
Quercus macrocarpa	Burr Oak	3"-3.5" CAL	15' MAX
Quercus texana	Texas Red Oak	3"-3.5" CAL	15' MAX
Quercus virginiana	Live Oak	3"-3.5" CAL	15' MAX
Ulmus crassifolia	Cedar Elm	3"-3.5" CAL	15' MAX
ORNAMENTAL TREES			
Cercis canadensis var. texana	Texas Redbud	2" CAL	10' MAX
Rhus lanceolata	Prairie Flameleaf Sumac	2" CAL	10' MAX
Sophora secundiflora	Texas Mountain Laurel - Multi Trunk	2" CAL	10' MAX
Ungnadia speciosa	Mexican Buckeye	2" CAL	10' MAX
SHRUBS/ PERENNIALS			
Elaeagnus pungens	Elaeagnus	5 GAL	60" MAX
Leucophyllum frutescens	Texas Sage	5 GAL	48" MAX
Mahonia trifoliolata	Agarita	5 GAL	48" MAX
Ansacanthus quadrifidus v. wrightii	Flame Acanthus	3 GAL	36" MAX
Dasyllirion texanum	Texas Sotol	3 GAL	48" MAX
Hesperaloe parviflora	Red Yucca	3 GAL	36" MAX
Hibiscus martianus	Heartleaf Rosemallow	3 GAL	36" MAX
Salvia leucantha	Mexican Bush Sage	3 GAL	36" MAX
Dalea frutescens	Black Dalea	3 GAL	36" MAX
Chrysactinia mexicana	Damianita	1 GAL	18" MAX
Glandularia bipinnatifida v bipinnatifida	Prairie Verbena	1 GAL	18" MAX
Pavonia lasiopetala	Texas Rock Rose	1 GAL	36" MAX
Penstemon triflorus	Hill Country Penstemon	1 GAL	18" MAX
Salvia greggii 'White'	White Autumn Sage	1 GAL	36" MAX
Tagetes lemmonii	Copper Canyon Daisy	1 GAL	36" MAX
ORNAMENTAL GRASSES			
Bouteloua curtipendula	Sideoats Grama	1 GAL	18" MAX
Nassella tenuissima	Mexican Feathergrass	1 GAL	18" MAX
Muhlenbergia capillaris	Gulf Muhly	1 GAL	24" MAX
Muhlenbergia lindheimerii	Lindheimer's Muhly	1 GAL	36" MAX
Schizachyrium scoparium	Little Bluestem	1 GAL	18" MAX
CALICHE SEED MIX FOR NATIVE GRASSES			
Bouteloua curtipendula	Sideoats Grama	Refer to TxDOT Specifications for Rates.	
Bouteloua gracilis	Blue Grama		
Buchloe dactyloides	Buffalograss		
Elymus canadensis	Prairie Wildrye		
Eragrostis trichodes (Nutt.) Wood	Sand Lovegrass		
Leptochloa dubia	Green Sprangletop		
Schizachyrium scoparium	Little Bluestem		
Sporobolus cryptandrus (Torr.) Gray	Sand Dropseed		

DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.

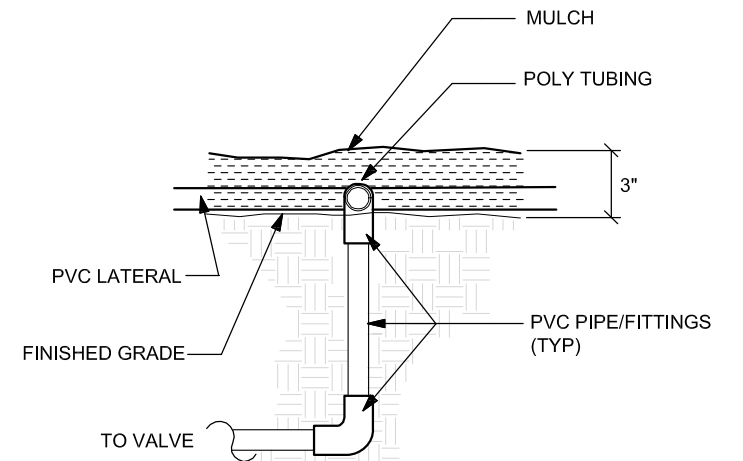


REVISION

* NOT INTENDED FOR PERMIT OR CONSTRUCTION. ALL MATERIALS, DETAILS, AND LOCATION OF ELEMENTS SHOWN AS PART OF THIS DOCUMENT ARE SUBJECT TO FINAL PLANS AND SPECIFICATIONS.



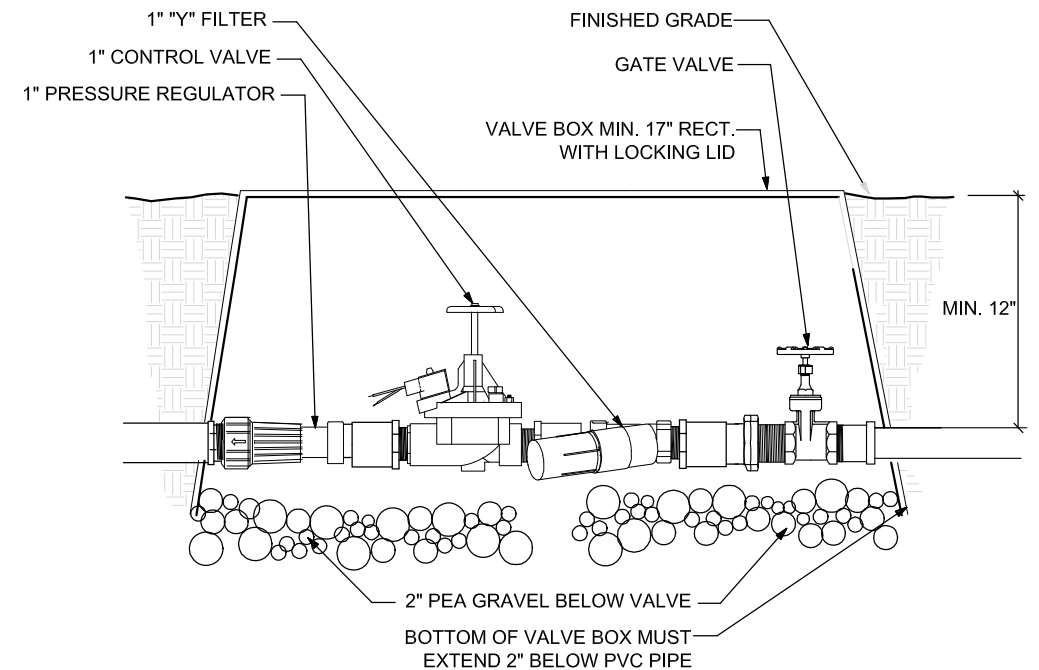
1 TYPICAL INSTALLATION OF DRIP IRRIGATION AT TREES
SCALE: NOT TO SCALE



2 TYPICAL DRIP IRRIGATION PVC/ HEADER CONNECTION
SCALE: NOT TO SCALE

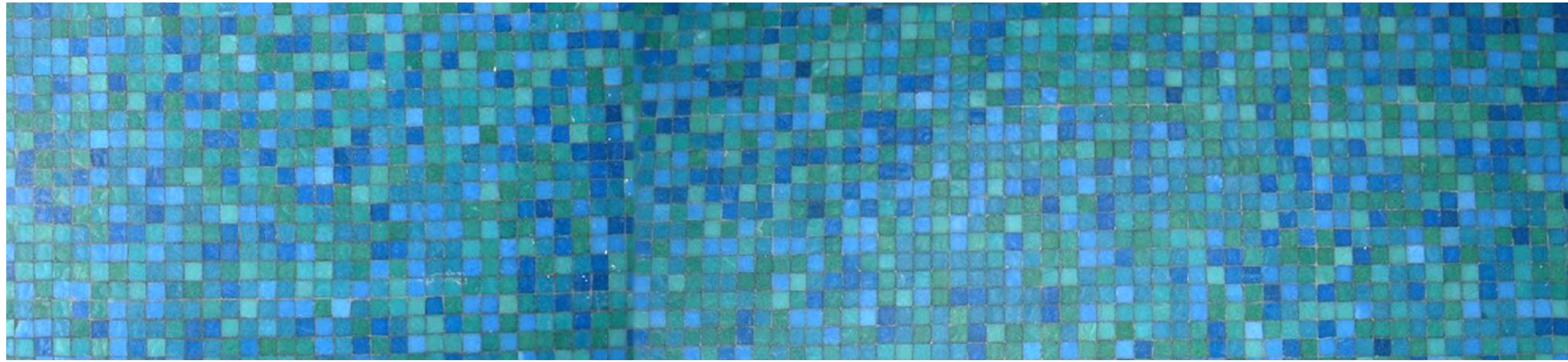
NOTES:

1. ALL LANDSCAPE PLANTING BEDS AND TREES SHALL HAVE DRIP IRRIGATION WITH POWER CONTROLLERS. ALL IRRIGATION IMPROVEMENTS SHALL BE OF OPERATIONAL QUALITY FOR A MINIMUM OF 5 YEARS.
2. INSTALLATION OF ALL IRRIGATION SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN SITE DEVELOPMENT PERMIT - IRRIGATION NOTES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED, AND FOR THE PAYMENT OF ALL FEES NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM.
4. IRRIGATION SYSTEMS SHALL MAINTAIN A DISTANCE BETWEEN TREES AND STRUCTURES EQUAL TO OR GREATER THAN THE RADIUS OF THE MATURE DRIPLINE.
5. CONTRACTOR SHALL PROVIDE TXDOT WITH AN IRRIGATION DESIGN AND SUBMITTALS FOR REVIEW AND APPROVAL.
6. IRRIGATION CONTROLLER(S) LOCATION(S) SHALL BE APPROVED BY TXDOT.
7. IRRIGATION CONTROLLER(S) SHALL BE A.C.








3 TYPICAL VALVE ASSEMBLY FOR DRIP IRRIGATION SECTION
SCALE: NOT TO SCALE

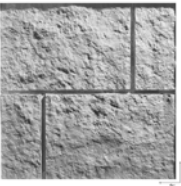


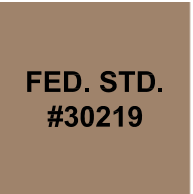
DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.







8.0 FINISH SCHEDULE

FORM LINER	STAIN COLOR	FACILITY ELEMENTS	STAIN COLOR	FACILITY ELEMENTS
	 FED. STD. #30324	STANDARD TRAFFIC BARRIER TEXTURE ATOP RETAINING WALLS T551 TRAFFIC BARRIER ATOP RETAINING WALLS MSE WALL BRIDGE ABUTMENT WALL (PRESIDENTIAL BOULEVARD)	 FED. STD. #26152	STEEL ELLIPSE HSS LIGHT POLE AND ARM
166A CHISELED LIMESTONE SCOTT SYSTEM (OR APPROVED EQUAL)				

FORM LINER	STAIN COLOR	FACILITY ELEMENTS
	 FED. STD. #26559	FEATURE WALL PILASTER CAP AND BASE RETAINING WALL PILASTER CAP & BASE BRIDGE ABUTMENT WALL PILASTER BASE (PRESIDENTIAL BOULEVARD) PYLONS "A" THROUGH "D" CAP & BASE
166B 1 1/4" CHISELED LIMESTONE SCOTT SYSTEM (OR APPROVED EQUAL)		

FORM LINER	STAIN COLOR(S)			FACILITY ELEMENTS
	 FED. STD. #26559	 FED. STD. #30324	 FED. STD. #30219	FEATURE WALL MSE RETAINING WALL SLOPED RETAINING WALL STANDARD TRAFFIC BARRIER AT BRIDGE T551 TRAFFIC BARRIER AT BRIDGE LOW WALL FREE STANDING LOW WALL PLANT INSTALLATION ON SLOPES STEEPER THAN 6:1
166D CHISELED LIMESTONE W/ JOINTS SCOTT SYSTEM (OR APPROVED EQUAL)				

FORM LINER	STAIN COLOR(S)			FACILITY ELEMENTS
	 FED. STD. #26559	 FED. STD. #30324	 FED. STD. #30219	FEATURE WALL PILASTER TRUNK KEYSTONE ARCH AT FEATURE WALL RETAINING WALL PILASTER TRUNK BRIDGE ABUTMENT WALL PILASTER TRUNK (PRESIDENTIAL BOULEVARD) PYLONS "A" THROUGH "D" TRUNK SIGN STRUCTURE BASE
167B ASHLAR STONE B SCOTT SYSTEM (OR APPROVED EQUAL)				

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DIMENSIONS ARE APPROXIMATE AND ARE FOR PROPORTIONAL RELATIONSHIPS. ALL DIMENSIONS OF EXISTING ELEMENTS REQUIRE FIELD VERIFICATION. FIELD ADJUSTMENTS TO LAYOUT ARE EXPECTED.