

ORDINANCE NO. 262

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2008-11 (ADOPTED ON OCTOBER 14, 2008) FOR THE DEVELOPMENT KNOWN AS MOUNTAIN LAUREL WHICH PROPERTY IS LOCATED AT HIGHWAY 71 AND HAMILTON POOL ROAD, IN THE CITY OF BEE CAVE, TEXAS FOR A PORTION OF THE PROPERTY DESCRIBED IN SAID ORDINANCE AND WHICH PORTION IS DESCRIBED AS LOT 3, BLOCK B, MOUNTAIN LAUREL SUBDIVISION (HEREINAFTER THE "PROPERTY") AND WHICH PROPERTY IS MORE FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; WHICH PROPERTY IS CURRENT ZONED RETAIL PLANNED DEVELOPMENT DISTRICT; AMENDING THE CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY DESCRIBED IN EXHIBIT "A" AND ONLY INsofar AS THE AMENDED CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "B" AND THE AMENDED DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "C", ARE INCONSISTENT WITH THE CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED IN ORDINANCE NO. 2008-11; APPROVING ELEVATIONS AS DEPICTED IN EXHIBIT "D"; APPROVING FENCING AS DEPICTED IN EXHIBIT "E"; APPROVING LANDSCAPING AS DESCRIBED AND DEPICTED IN EXHIBIT "F"; APPROVING RETAINING WALLS AS DEPICTED IN EXHIBIT "G"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING

WHEREAS, the Planning and Zoning Commission of the City of Bee Cave and the City Council of the City of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held two hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Bee Cave is of the opinion and finds that this zoning change should be granted and that Ordinance No. 2008-11 should be amended as set forth herein; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan ("PD Concept Plan") that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the portion of the Property described in Exhibit "A" are consistent with the City's requirements applicable to planned development districts and are also consistent with the development standards and uses applicable to the portion of the property that is not being amended by this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Bee Cave and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That Ordinance No. 2008-11 is hereby amended only as to the Property described in Exhibit A, which is attached hereto and incorporated herein. The Amended Concept Plan which is attached hereto as Exhibit "B" and the Amended Development Standards, which is attached hereto as Exhibit "C", are also only applicable to the Property described in Exhibit "A". Development Standards contained in Ordinance 2008-11 which are not inconsistent with the Development Standards attached hereto continue to provide Development Standards applicable to the Property described in Exhibit "A".

SECTION 3. Development. That the Property shall be developed in compliance with this Ordinance, the Concept Plan, attached hereto as Exhibit "B", and the terms and conditions of the City's Code of Ordinances, except as modified by the Planned Development Standards attached hereto as Exhibit "C" and as otherwise applicable in Ordinance No: 2008-11, and in accordance with the Elevations depicted in Exhibit "D", the Fencing depicted in Exhibit "E", the Landscaping depicted in Exhibit "F" and the Retaining Walls depicted in Exhibit "G".

SECTION 4. Concept Plan. Any lots that may be shown on the Concept Plan are not approved as part of this Ordinance. The location of lots will be considered as part of future City approvals associated with site plan approval, development plat approval or subdivision plat approval as applicable. The configuration and location of the lots or building areas as shown on the Concept Plan is for illustrative purposes and the Concept Plan shall not control or mandate the location, configuration, or concentration of lots within the Property. The City's Subdivision Ordinance, except at expressly modified herein, shall control the configuration, location and concentration of lots within the Property and approval of the configuration, location and concentration of the lots will occur within the City's ordinary process for subdivision and plat approval.

SECTION 5. Uses. This Property may be used for day care/prep school purposes and for a medical office use as depicted in the Concept Plan

SECTION 6. Severability. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning regulations of the City of Bee Cave Code or Ordinances and the Zoning Map as a whole.

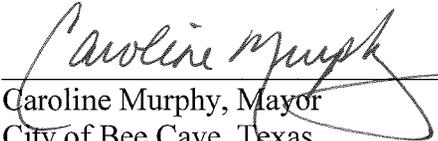
SECTION 7. Effective Date. That this ordinance shall take effect immediately from and after its passage and the publication as required by law.

SECTION 8. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public

notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

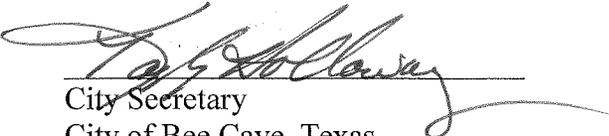
DULY PASSED by the City Council of the City of Bee Cave, Texas, on the 13th day of October 2015.

CITY OF BEE CAVE, TEXAS



Caroline Murphy, Mayor
City of Bee Cave, Texas

ATTEST:



City Secretary
City of Bee Cave, Texas
[SEAL]

APPROVED AS TO FORM:



Patty L. Akers, City Attorney
City of Bee Cave, Texas

EXHIBIT "A"

Property Description

Lot 3, Block 'B'
Mountain Laurel Subdivision
Document No. 200900166 OPRTCTx
3.2110 Acres

EXHIBIT "B"
Amended Concept Plan
Lot 3, Block B

Exhibit B

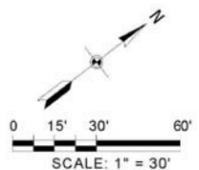


JACOBS

2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax: (512) 314-3135
TBPE REGISTRATION #F-2966



THE PREPARATORY
SCHOOL OF BEE CAVE
CONCEPT PLAN



SEPTEMBER 2015

EXHIBIT "C"

Amended Development Standards

Lot 3, Block B

The Development Standards applicable to Tract 2 and contained in Ordinance No. 2008-11 are applicable to the Property described in Exhibit "A" except as amended as stated below. The following amended development standards shall only be applicable to the Property described in Exhibit A and are intended to supplement the Development Standards contained in Ordinance No. 2008-11. To the extent that any of the following standards conflict with other City Ordinances, the following shall control. Except as otherwise described herein, all development activity undertaken on the Property, shall comply with the development standards for Retail zoning, except as modified herein and as same may have been modified in previous Planned Development District Ordinances and amendments. Capitalized terms contained herein shall be defined as indicated in these Planned Development Standards, as reflected on the Concept Plan or as defined in the City of Bee Cave Code of Ordinances, depending upon context.

A. Prep School

(1) A Prep School is authorized for development at the location identified in the Amended Concept Plan attached as Exhibit "B" to this Ordinance. Development of the Prep School shall be consistent with development standards previously approved in Ordinance No: 2008-11 for Development Requirements Applicable to All Property in the Project, except as same may be modified by this Section.

(2) Unless otherwise approved by the City at site plan approval, the Prep School will be constructed and operated as follows:

a) The maximum square footage of the Prep School building foot print shall be 12,900 square feet and the maximum square footage of the building shall be 12,900 square feet. The maximum height of the building shall be one story and shall not exceed 20 feet from finished grade to the peak of the roof.

b) The Elevations described in Exhibit "D" of this Ordinance are approved for construction of the Prep School project and construction of the outdoor play area as depicted in Exhibit "B" (the Concept Plan).

c) Operation of the Prep School facility will be between the hours of 7:00 am and 6:00 pm Monday through Saturday. Parents shall be required to park in the designated parking areas as depicted in the Concept Plan and sign their children into and out of the facility.

d) The Prep School facility shall not be required to comply with Section 32.05.001(d)(5) of the Bee Cave Code of Ordinances. However, in lieu of the pass through or a loading/unloading traffic lane, the Prep School facility shall comply with the following conditions in order to avoid traffic blocking fire lanes or impeding the circulation and flow of traffic throughout the Project.

i. The Prep School facility shall provide signage/stripping prohibiting pedestrian loading/unloading except in marked parking spaces and restricting parking in the spaces dedicated for use by the Prep School's vans and buses. Prep School buses or vans shall be prohibited from loading or unloading children except within the designated area for vans and buses and buses and vans shall be parked in designated areas only.

ii. Prep School facility owner and operator shall permit and support the Bee Cave police department with enforcement of parking and fire lane violations within the parking area and driveway areas shared by the medical office and pharmacy building located on the Property.

e) The Prep School is authorized to enclose the outdoor play area and other areas depicted on the Concept Plan with fencing as depicted in Exhibit "E".

(3) Subject to site plan approval, the impervious cover allowable for the Prep School portion of the project shall not to exceed 65,405 SF square feet and storm water detention and water quality treatment shall be provided by the detention and treatment facilities approved in Ordinance 2008-11 applicable to Tract 2 in that ordinance.

(4) The Prep School project and site construction shall comply with the setbacks described in Ordinance No: 2008-11. However, landscaping required within the setbacks and buffer zones shall be authorized as described and depicted in Exhibit "F", attached hereto.

(5) Retaining walls shall be authorized as depicted in Exhibit "G" and may be constructed up to 8 feet and 11 feet at the locations depicted in Exhibit "G" and is not required to include a horizontal offset every four feet. In addition, retaining wall shall be required to comply with the following:

a) Retaining Walls shall be engineered by a Texas Licensed Structural Engineer with an increased safety factor of 2'0; and

b) Landscaping of the Retaining Walls shall be in accordance with the landscaping depicted in Exhibit "G" so as to screen the Retaining Walls and plants will used that will exceed the height of the walls at maturity. A permanent irrigation system shall be constructed and

operated in conjunction with the landscaping to assure that the landscaping is sufficient to screen the walls.

B. Medical Office

(1) A Medical Office is authorized for development at the location identified in the Amended Concept Plan attached as Exhibit "B" to this Ordinance. Development of the Medical Office shall be consistent with development standards previously approved in Ordinance No: 2008-11 for the Project as a whole, except as same may be modified by this section.

(2) Unless otherwise approved by the City in conjunction with a future amendment to this Ordinance, the Medical Office portion of the Project shall be constructed and operated as follows:

a) The maximum building foot print of the Medical Office building shall not exceed 7000 square feet and the maximum height of the building shall not exceed 35 feet from finished grade to the peak of the roof.

b) Elevations for the Medical Office shall meet or exceed the City's Exterior Building Design Standards of the City's Code of Ordinances and may be approved in conjunction with Site Plan approval, unless an amendment to this Ordinance is required or requested, in which case the elevations shall be considered for approval in conjunction with the zoning amendment. The City Council has authority to approve a building design proposed by the applicant which deviates from the City's Exterior Building Design Standards if the City Council determines that an alternate design adequately meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

c) The building shall be used for medical office purposes.

(3) Subject to site plan approval, the impervious cover allowable for the Medical Office portion of the project shall not to exceed 22,850 square feet and storm water detention and water quality treatment shall be provided by the detention and treatment facilities approved in Ordinance 2008-11 applicable to Tract 2 in that ordinance.

Exhibit D

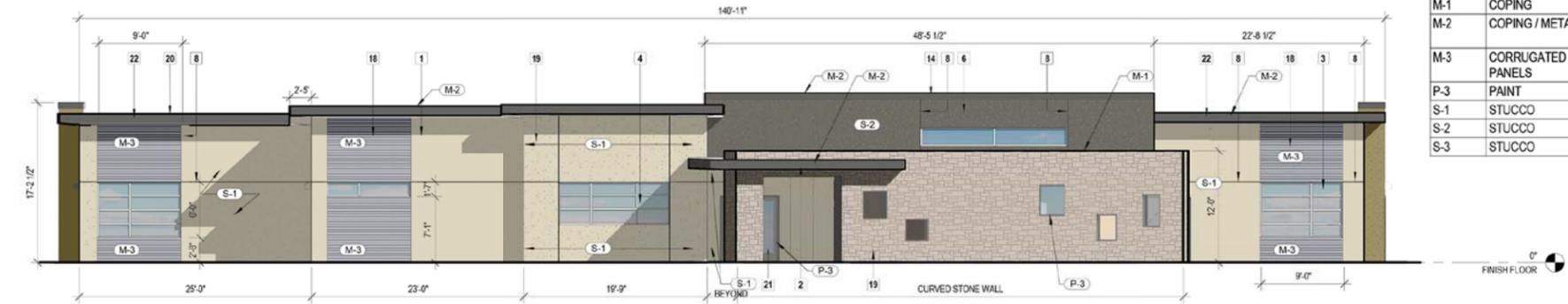
EXTERIOR MATERIAL LEGEND

FINISH ID	DESCRIPTION	PRODUCT NAME/COLOR	MANUFACTURER	PANTONE # EQUIVALENT
M-1	COPING	SIERRA TAN	PAC CLAD STEEL KEYNAR 500	7529C
M-2	COPING / METAL ROOF	PREMIUM METALLIC	BERRIDGE PRE WEATHERED GALVALUME KEYNAR 500	7539C
M-3	CORRUGATED METAL PANELS	PREMIUM METALLIC	BERRIDGE PRE WEATHERED GALVALUME KEYNAR 500	7539C
P-3	PAINT	SW-7066 GREY MATTERS	SHERWIN WILLIAMS	429C
S-1	STUCCO	#16017 FIELD COLOR	STO CORP LIMESTONE FINISH	7527C
S-2	STUCCO	16295 ACCENT COLOR	STO CORP LIMESTONE FINISH	429C
S-3	STUCCO	SW6122 CAMELBACK ACCENT COLOR	STO CORP LIMESTONE FINISH	7502C

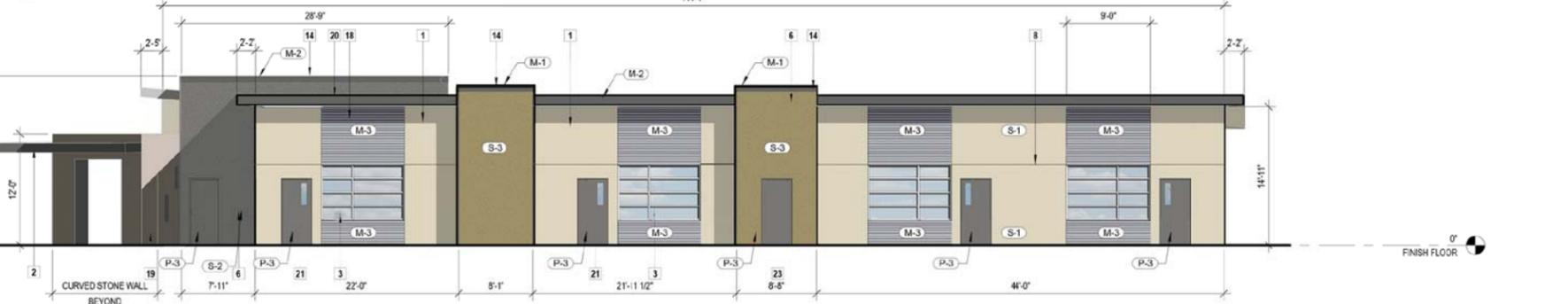
KEYNOTE LEGEND

KEY	TEXT
1	INTEGRATED FINISH SYSTEM WAIR AND MOISTURE BARRIERS, DRAINAGE MAT, METAL LATH, SELF CLEANING ELASTOMERIC FINISH
2	CANOPY WITH ROOF MEMBRANE AND BRAKE METAL SOFFIT
3	STOREFRONT SYSTEM
4	CLERESTORY STOREFRONT
5	SECTIONAL DOOR W/ GLAZING
6	INTEGRATED FINISH SYSTEM WAIR AND MOISTURE BARRIERS, DRAINAGE MAT, METAL LATH, SELF CLEANING ELASTOMERIC FINISH
7	SIGNAGE BY OWNER; OWNER TO VERIFY SIGNAGE REQUIREMENTS WITH LOCAL JURISDICTION
8	CONTROL JOINT, TYPICAL
12	EXTERIOR LIGHT FIXTURE MOUNTED AT 9' A.F.F. TO BOTTOM OF WALL LIGHT - SEE ELEC DWGS
13	HOLLOW METAL DOOR. SEE DOOR SCHEDULE
14	PRE-FINISHED METAL COPING
15	PRE-FINISHED METAL GUTTER
16	PRE-FINISHED METAL DOWNSPOUT, SEE CIVIL
17	PRE-FINISHED METAL WALL LOUVER 9'-6" A.F.F., COLOR TO MATCH ADJACENT MATERIAL, SEE MECHANICAL DRAWINGS
18	PRE-FINISHED METAL WALL PANELS; SEE MANUFACTURER'S INSTRUCTIONS FOR ALL FLASHING, SEALANT AND OTHER INSTALLATION REQUIREMENTS
19	LIMESTONE WITH MASONRY VENEER ANCHORS AT MIN. 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY AND PROVIDE WEEPS @ 16" O.C.
20	STANDING SEAM METAL ROOF SYSTEM
21	STOREFRONT DOOR
22	PRE-FINISHED METAL FLASHING
25	ROOF MEMBRANE ON POLYISO RIGID INSULATION AND OVER WOOD DECK
26	ROOF MEMBRANE ON PLYWOOD DECKING
27	BREAK METAL SOFFIT OVER PLYWOOD DECKING. COLOR TBD
28	HINGED LOUVERED ATTIC ACCESS PANEL TO MATCH ADJACENT METAL PANELS

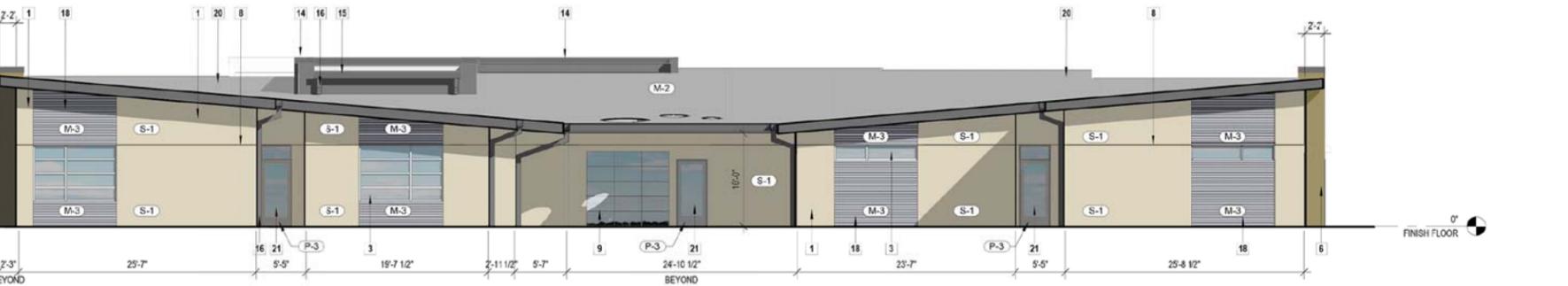
THIS SHEET FOR CITY APPROVAL ONLY.
SEE SHEET A-201 AND A-202 FOR ELEVATION INFORMATION



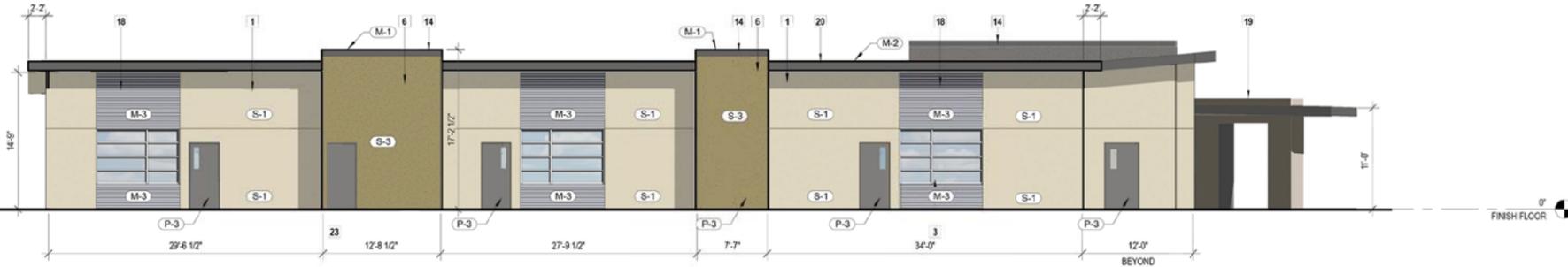
1 NORTH ELEVATION
A-201 1/8" = 1'-0"



2 EAST ELEVATION
A-201 1/8" = 1'-0"



3 SOUTH ELEVATION
A-201 1/8" = 1'-0"



4 WEST ELEVATION
A-201 1/8" = 1'-0"



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architecture/interiors
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The Preparatory
School of Bee Cave

BEE CAVE, TX

Print Record

DATE	BY	REVISION
16 JANUARY 2015	PERMITS SET	
20 FEBRUARY 2015	PERMITS COORDINATION SET	

Revisions

NO.	DATE	DESCRIPTION

Date: 16 JANUARY 2015 Project No.: 201412.00
Sheet Title: EXTERIOR ELEVATIONS
Sheet No.: A-201A
Released for Construction
Not Released for Construction



HELEN HAMPTON
VOL. 12899, PG. 1828
TCRPR
SF-A ZONING

THE PREPARATORY SCHOOL OF BEE CAVE
FENCE EXHIBIT

Exhibit F

I. & G. N. R. CO. SURVEY NO. 54
 ABSTRACT 2108
 LOT 1
 16.365 AC.
 PDD "RETAIL" ZONING

BEE CAVE PARKWAY
 SECONDARY ROADWAY
 (130' R.O.W.)

MEDICAL OFFICE
 26,600 SF
 118 PARKING SPACES
 2 STORY BUILDING
 (NOT TO EXCEED 35')
 PDD "RETAIL" ZONING

PHARMACY
 TRACT 2
 LOT 2
 BLOCK B
 (2.45 ACRES)
 PDD "RETAIL" ZONING

HELEN-HAMPTON
 VOL. 12899, PG. 1808
 TCRPR

"SF-A" ZONING

EXISTING TREES TO REMAIN		
TAG	SIZE	TYPE
4005	11	LIVE OAK
4006	17	LIVE OAK
4007	9	LIVE OAK
4008	8	LIVE OAK
4009	10	LIVE OAK
4010	8	LIVE OAK
4024	24	LIVE OAK
4034	10	LIVE OAK
4035	8	CEDAR
4040	14	CEDAR
4099	19	CEDAR
4100	17	CEDAR
4101	22	CEDAR
4102	17	LIVE OAK
4154	16	LIVE OAK
4160	14	ELM
4161	26	COTTONWOOD
4166	21	CHINABERRY

EXISTING TREES TO REMAIN (cont)		
TAG	SIZE	TYPE
4167	22	ELM
4168	8	ELM
4170	24	ELM
4202	9	CEDAR
4203	12	CEDAR
4206	23	CEDAR
4217	8	LIVE OAK
4218	10	LIVE OAK
4219	8	LIVE OAK
4220	9	LIVE OAK
4221	10	LIVE OAK
4224	14	CEDAR
4225	15	CEDAR
4226	11	CEDAR
4243	23	LIVE OAK
4244	19	LIVE OAK
4245	27	LIVE OAK
4246	15	ELM

EXISTING TREES TO REMAIN (cont)		
TAG	SIZE	TYPE
4247	11	ELM
4248	8	ELM
4259	9	LIVE OAK
4260	9	CEDAR
4261	9	LIVE OAK
4265	13	CEDAR
4266	8	CEDAR
4268	14	CEDAR
619 TOTAL CALIPER INCHES SAVED		

EXISTING TREES TO BE REMOVED		
TAG	SIZE	TYPE
4001	11	LIVE OAK
4002	12	LIVE OAK
4003	21	LIVE OAK
4004	12	ELM
4011	8	LIVE OAK
4012	8	LIVE OAK
4013	9	LIVE OAK
4014	12	LIVE OAK
4015	10	LIVE OAK
4016	12	LIVE OAK
4017	10	LIVE OAK
4018	14	LIVE OAK
4019	11	LIVE OAK
4020	19	CEDAR
4025	17	CEDAR
4026	17	CEDAR
4027	10	CEDAR
4028	8	CEDAR

EXISTING TREES TO BE REMOVED (cont)		
TAG	SIZE	TYPE
4029	24	CEDAR
4030	11	LIVE OAK
4031	13	CEDAR
4032	14	LIVE OAK
4033	21	CEDAR
4039	17	LIVE OAK
4095	17	LIVE OAK
4096	17	LIVE OAK
4097	10	LIVE OAK
4098	21	CEDAR
4103	16	CEDAR
4104	17	CEDAR
4105	11	CEDAR
4106	16	CEDAR
4107	9	LIVE OAK
4108	14	LIVE OAK
4155	11	LIVE OAK
4156	14	CEDAR

EXISTING TREES TO BE REMOVED (cont)		
TAG	SIZE	TYPE
4163	26	COTTONWOOD
4164	12	BOIS D'ARC (OSAGE ORANGE)
4171	14	SYCAMORE
4172	14	CEDAR
4173	11	CEDAR
4181	14	LIVE OAK
4182	12	CEDAR
4183	15	LIVE OAK
4204	12	LIVE OAK
4205	12	ELM
4207	5	CEDAR
4208	15	LIVE OAK
4209	15	LIVE OAK
4210	9	LIVE OAK
4211	8	LIVE OAK
4212	9	LIVE OAK
4213	12	LIVE OAK
4214	9	LIVE OAK

EXISTING TREES TO BE REMOVED (cont)		
TAG	SIZE	TYPE
4215	8	LIVE OAK
4216	11	LIVE OAK
4258	11	CEDAR
4262	12	CEDAR
760 TOTAL CALIPER INCHES REMOVED		

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 TBPE REGISTRATION #F-2966



THE PREPARATORY
 SCHOOL OF BEE CAVE
 MEDICAL OFFICE CONCEPTUAL PLAN-
 ORDINANCE NO. 2008-11, EXHIBIT C-3, AUGUST 12, 2008

EXISTING TREE PLAN LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

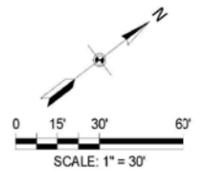
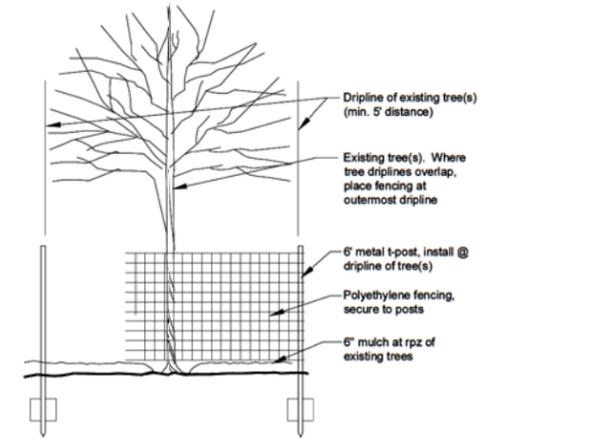
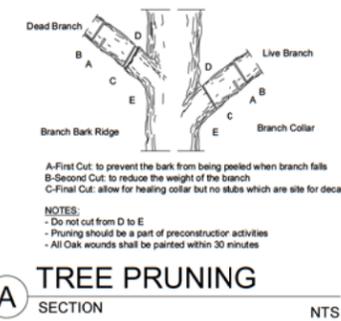
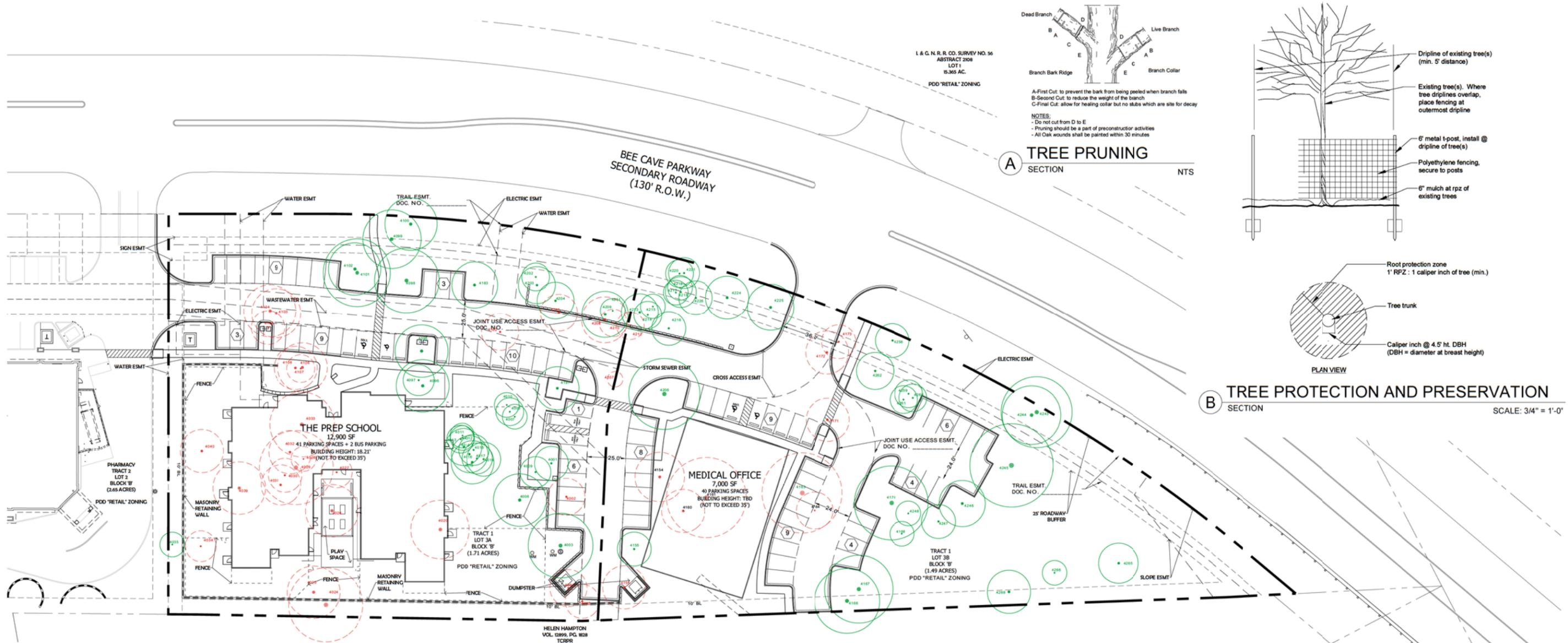


Exhibit F-1



EXISTING TREES TO REMAIN		
TAG	SIZE	TYPE
4001	11	LIVE OAK
4003	21	LIVE OAK
4006	17	LIVE OAK
4007	9	LIVE OAK
4008	8	LIVE OAK
4009	10	LIVE OAK
4010	8	LIVE OAK
4011	8	LIVE OAK
4012	8	LIVE OAK
4013	9	LIVE OAK
4014	12	LIVE OAK
4015	10	LIVE OAK
4016	12	LIVE OAK
4017	10	LIVE OAK
4018	14	LIVE OAK
4019	11	LIVE OAK
4035	8	CEDAR
4095	17	LIVE OAK

EXISTING TREES TO REMAIN (cont)		
TAG	SIZE	TYPE
4096	17	LIVE OAK
4097	10	LIVE OAK
4098	21	CEDAR
4099	19	CEDAR
4100	17	CEDAR
4101	22	CEDAR
4102	17	LIVE OAK
4155	11	LIVE OAK
4166	21	CHINABERRY
4167	22	ELM
4168	8	ELM
4170	24	ELM
4181	14	LIVE OAK
4183	15	LIVE OAK
4202	9	CEDAR
4203	12	CEDAR
4204	12	LIVE OAK
4206	23	CEDAR

EXISTING TREES TO REMAIN (cont)		
TAG	SIZE	TYPE
4209	15	LIVE OAK
4211	8	LIVE OAK
4213	12	LIVE OAK
4214	9	LIVE OAK
4215	8	LIVE OAK
4216	11	LIVE OAK
4217	8	LIVE OAK
4218	10	LIVE OAK
4219	8	LIVE OAK
4220	9	LIVE OAK
4221	10	LIVE OAK
4224	14	CEDAR
4225	15	CEDAR
4226	11	CEDAR
4243	23	LIVE OAK
4244	19	LIVE OAK
4245	27	LIVE OAK
4246	15	ELM

EXISTING TREES TO REMAIN (cont)		
TAG	SIZE	TYPE
4247	11	ELM
4248	8	ELM
4258	11	CEDAR
4259	9	LIVE OAK
4260	9	CEDAR
4261	9	LIVE OAK
4262	12	CEDAR
4265	13	CEDAR
4266	8	CEDAR
4268	14	CEDAR

833 TOTAL CALIPER INCHES SAVED

EXISTING TREES TO BE REMOVED		
TAG	SIZE	TYPE
4002	12	LIVE OAK
4004	12	ELM
4005	11	LIVE OAK
4106	16	CEDAR
4107	9	LIVE OAK
4108	14	LIVE OAK
4020	19	CEDAR
4024	24	LIVE OAK
4025	17	CEDAR
4026	17	CEDAR
4027	10	CEDAR
4028	8	CEDAR
4029	24	CEDAR
4030	11	LIVE OAK
4031	13	CEDAR
4032	14	LIVE OAK
4033	21	CEDAR
4034	10	LIVE OAK

EXISTING TREES TO BE REMOVED (cont)		
TAG	SIZE	TYPE
4039	17	LIVE OAK
4040	14	CEDAR
4103	16	CEDAR
4104	17	CEDAR
4105	11	CEDAR
4154	16	LIVE OAK
4156	14	CEDAR
4160	14	ELM
4161	26	COTTONWOOD
4163	26	COTTONWOOD
4164	12	BOIS D'ARC (OSAGE ORANGE)
4171	14	SYCAMORE
4172	14	CEDAR
4173	11	CEDAR
4182	12	CEDAR
4205	12	ELM
4207	5	CEDAR
4208	15	LIVE OAK

EXISTING TREES TO BE REMOVED (cont)		
TAG	SIZE	TYPE
4210	9	LIVE OAK
4212	9	LIVE OAK

546 TOTAL CALIPER INCHES REMOVED

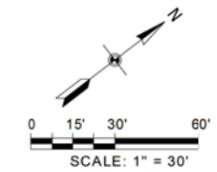
- TREE PRESERVATION NOTES**
- ALL EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (12" [1.0'] RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND).
 - A CHAINLINK OR ORANGE MESH FENCE BARRIER AROUND THE RPZ SHALL BE ERRECTED BEFORE SITE WORK IS INITIATED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 - RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
 - THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
 - ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOTS SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO OAK TREES SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION SHALL BE CUT CLEANLY.
 - THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
 - THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

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THE PREP!
 THE PREPARATORY
 SCHOOL OF BEE CAVE
EXISTING TREE PLAN

EXISTING TREE PLAN LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED





HELEN HAMPTON
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TCRPR

"SF-A" ZONING

THE PREPARATORY SCHOOL OF BEE CAVE
RETAINING WALLS EXHIBIT