

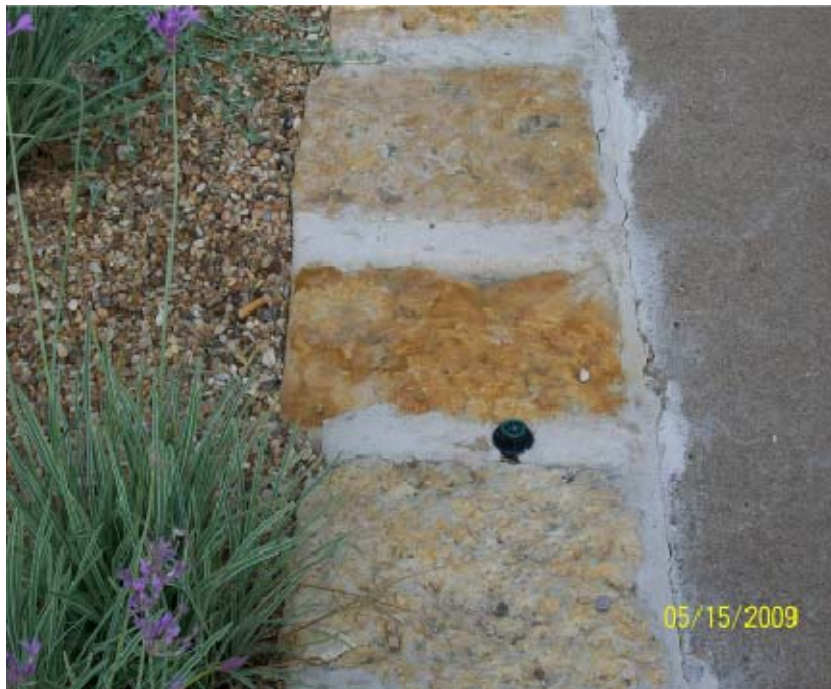
City of Austin
Commercial Landscape Ordinance
Environmental Criteria Manual, Section 2



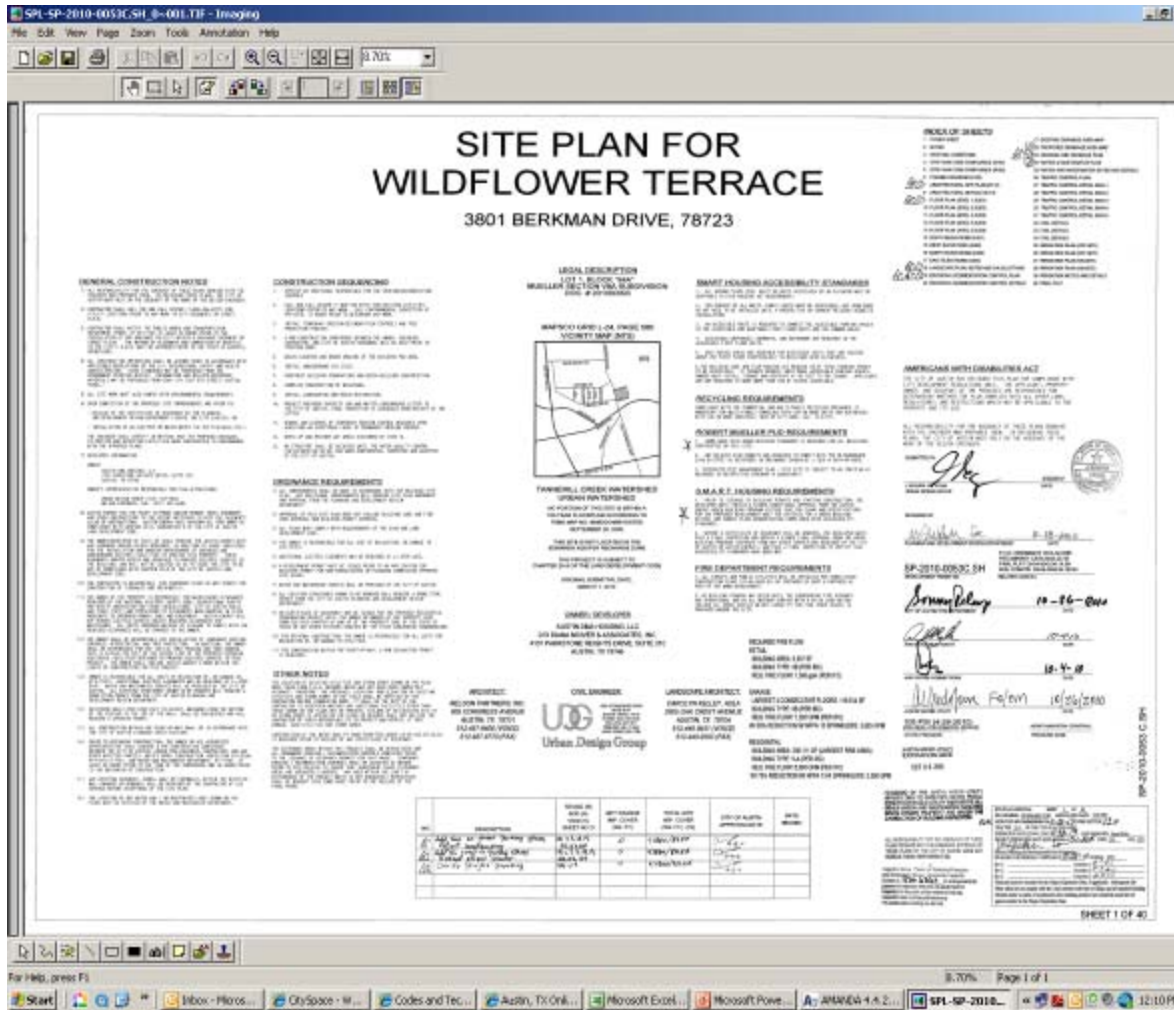
The Commercial Landscape Ordinance is a zoning ordinance. The jurisdiction of the Commercial Landscape Ordinance is only in the city limits of Austin.

There is no landscaping required on commercial site plans outside the city (not zoned) limits or associated with the development of subdivisions.

Out side the city limits (ETJ) there *may* be tree preservation criteria that to comply with and all irrigation criteria is required if you are using City of Austin water.



The city approved landscape plan is part of the site plan. The site plan is a set of drawings that comply with all the criteria the city requires so that a commercial development may be constructed.



- If you are not installing the landscape with a permitted plan, it is the wrong plan. Must provide permit set at inspection.

SITE PLAN RELEASE

Sheet 1 of 19

FILE NUMBER: SP-06-0033C EXPIRATION DATE: 4/24/10

CASE MANAGER: LYNDA COURTNEY APPLICATION DATE: 09/28/06

REVIEWED FOR GENERAL COMPLIANCE ON: 4/24/17

APPROVED BY PLANNING COMMISSION ON: ~~10/11~~ 3/20/17

APPROVED BY CITY COUNCIL ON: N/A

under Section 112 of Chapter 25-5 of Austin City Code.

R. M. L.

Director, Watershed Protection and Development Review Department

RELEASED FOR:

GENERAL COMPLIANCE: 4/24/17 Zoning: PUD

Rev. 1 _____ Correction 1 5-7-12-07

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

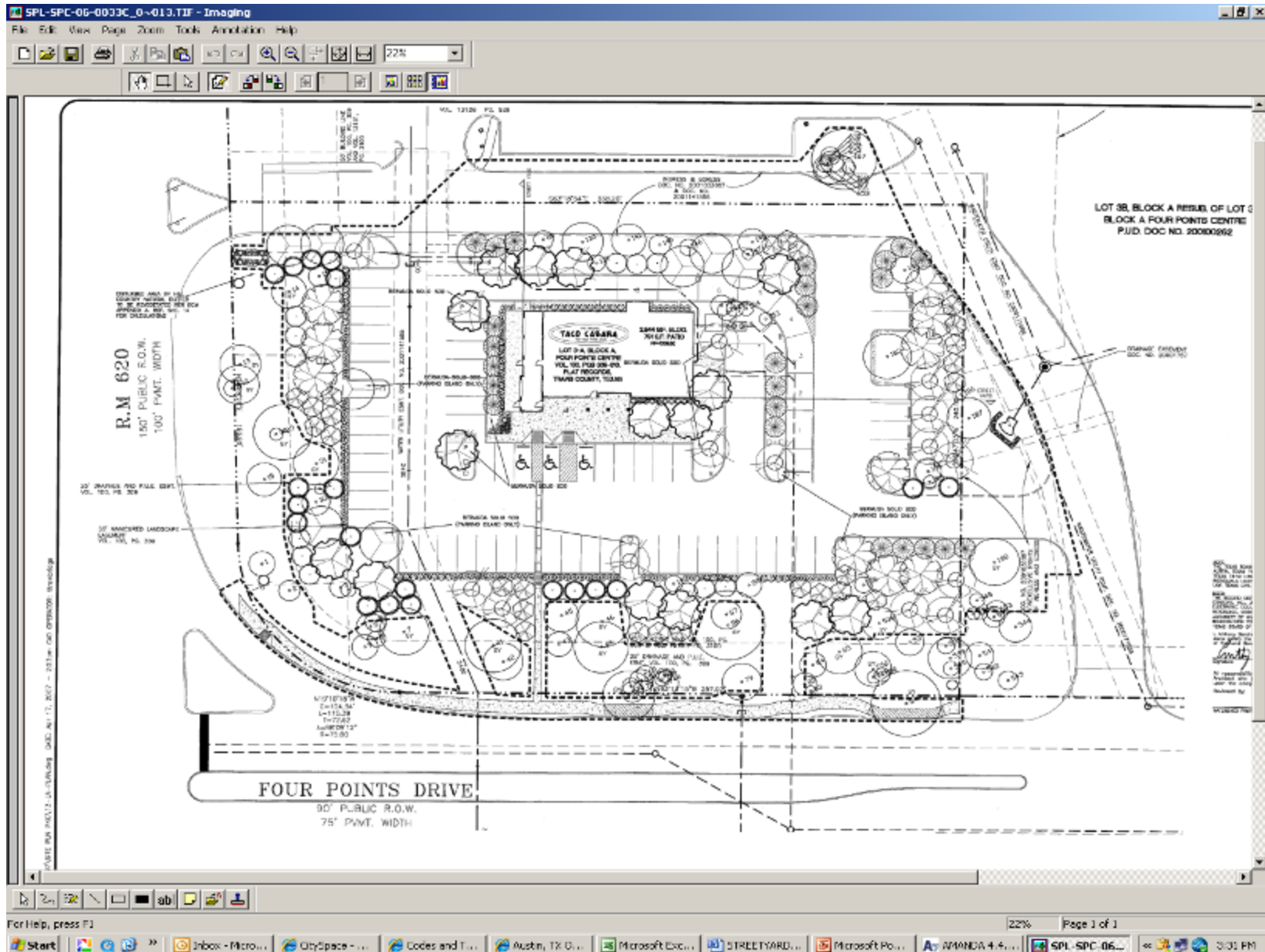
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

There is not a typical city approved landscape plan. All sites are different, but all must comply with the minimum standards set forth in the ordinance. There are two landscape inspectors in the City of Austin and the city is divided into two territories, north and south with the dividing line being the river.

BASIC ELEMENTS OF THE LANDSCAPE ORDINANCE

- Street Yard Requirements
- Buffer Requirements
- Shade Requirements
- Plant Selection
- Soil Conditioning and Mulching
- Protection of Landscape Areas
- Irrigation

•Street Yard Requirements



LANDSCAPE NOTES

- 1. Tree planting: The General Contractor is responsible for quality of landscape trees... 2. The General Contractor is responsible for quality of landscape trees... 3. Specific field notes, address landscape trees and shrubs... 4. Coordinate all specific planting details... 5. All plant materials to be installed within a week... 6. Place irrigation of plants and to include any irrigation and maintenance of all plants and shrubs... 7. Coordinate all specific planting details... 8. Coordinate all specific planting details... 9. Coordinate all specific planting details... 10. Coordinate all specific planting details... 11. Coordinate all specific planting details... 12. Coordinate all specific planting details... 13. Coordinate all specific planting details... 14. Coordinate all specific planting details... 15. Coordinate all specific planting details... 16. Coordinate all specific planting details... 17. Coordinate all specific planting details... 18. Coordinate all specific planting details... 19. Coordinate all specific planting details... 20. Coordinate all specific planting details...

LANDSCAPE MAINTENANCE NOTES

- 1. The general contractor shall be responsible for all maintenance of all plants and shrubs... 2. The general contractor shall be responsible for all maintenance of all plants and shrubs... 3. The general contractor shall be responsible for all maintenance of all plants and shrubs... 4. The general contractor shall be responsible for all maintenance of all plants and shrubs... 5. The general contractor shall be responsible for all maintenance of all plants and shrubs... 6. The general contractor shall be responsible for all maintenance of all plants and shrubs... 7. The general contractor shall be responsible for all maintenance of all plants and shrubs... 8. The general contractor shall be responsible for all maintenance of all plants and shrubs... 9. The general contractor shall be responsible for all maintenance of all plants and shrubs... 10. The general contractor shall be responsible for all maintenance of all plants and shrubs... 11. The general contractor shall be responsible for all maintenance of all plants and shrubs... 12. The general contractor shall be responsible for all maintenance of all plants and shrubs... 13. The general contractor shall be responsible for all maintenance of all plants and shrubs... 14. The general contractor shall be responsible for all maintenance of all plants and shrubs... 15. The general contractor shall be responsible for all maintenance of all plants and shrubs... 16. The general contractor shall be responsible for all maintenance of all plants and shrubs... 17. The general contractor shall be responsible for all maintenance of all plants and shrubs... 18. The general contractor shall be responsible for all maintenance of all plants and shrubs... 19. The general contractor shall be responsible for all maintenance of all plants and shrubs... 20. The general contractor shall be responsible for all maintenance of all plants and shrubs...

TREE REPLACEMENT

Table with 4 columns: TREE, QUANTITY, SPECIES, and NOTES. Includes entries for 10' x 12' and 10' x 14' trees.

LANDSCAPE CALCULATION LIST

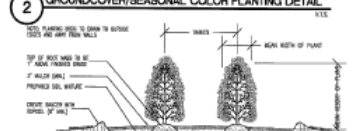
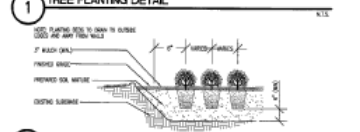
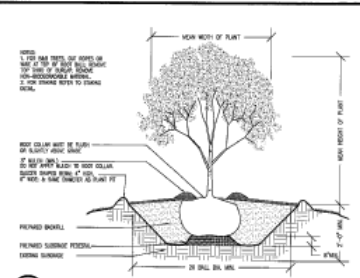
Table with columns: TREE, QUANTITY, SPECIES, and NOTES. Lists trees and quantities for the site plan.

HILL COUNTRY LANDSCAPE CALCULATIONS

Text detailing landscape calculations for Hill Country, including tree spacing and maintenance requirements.

PLANT LIST

Table with columns: QUANTITY, TREE, SPECIES, and NOTES. Lists various plants and trees for the project.



Form containing site plan release information, signatures, and project details.

Vertical information strip on the right side containing company logos, address (TACO CABANA), and sheet number (14 of 19).

LANDSCAPE CALCULATION LIST		Required		Provided	
STREET YARD					
Total Site Area		N/A		79,046 sf	
Total Street-yard Area		N/A		59,680 sf	
Street-yard/Landscape (20%)		11,854 sf		32,388 sf (55.0 %)	
TREES (street-yard)		Required		Provided	
Existing Trees Credit		30		214 (Including existing tree credit)	
2" diameter to 6" diameter		0 ea. x 1 = 0		30 ea.	
6" diameter or greater		15 ea. x 2 = 30		30 ea.	
Proposed Trees (street yard)		0 ea.		0 ea.	
REPLACEMENT TREES		430			
Required caliper inches replaced		430			
Number & Size of replacement inches total		430			
ISLANDS, MEDIANS, OR PENINSULAS		Required		Provided	
Street-yard area		398 sf		1,944 sf	
Non street-yard area		25 sf		162 sf	
BUFFERING POINTS		Required 325		Total Provided 540	
	SIZE	QUANTITY	PREFERRED	OTHER	PROVIDED
Large Trees	3"	11	9 pts.	0 pts.	99 pts.
Small Trees	3"	18	9 pts.	0 pts.	162 pts.
Small Trees	1.5"	0	3 pts.	0 pts.	0 pts.
Large Shrubs	5 GAL.	93	3 pts.	0 pts.	279 pts.
Large Shrubs	1 GAL.	0	1 pts.	0 pts.	0 pts.
Medium Shrubs	5 GAL.	0	3 pts.	0 pts.	0 pts.
Small Shrubs	5 GAL.	0	2 pts.	0 pts.	0 pts.
Decorative Wall (3' minimum height)		0 lf x 3	0 pts.		
Berm (3' min. @ no < 4 : 1 slope)		0 lf x 1	0 pts.		

PLANT LIST

SYMBOL	QUAN.	BI C SI
	10	ULM CED. 4" C 15' H
	15	QUE LIVE 4" C 15' H
	14	QUE BUR 4" C 15' H
	8	QUE RED 4" C 15' H
	18	RHU FLAM 3" C 8' H
	26	SOPI TEXA 3" C 8' H
	24	LAGE CRAI 3" C 8' H
	14	ILEX TREE 4" C 8' H

Plant Selection

Native and adapted drought tolerant species.

1. *City of Austin Preferred Plant List, Appendix N of ECM* – Developed in 1996, there are some plants on this list that are not desirable, but it is a good guide. Good list of native trees.
- 2. *Grow Green Guide* – Excellent guide and reference that a installer can use, however Palms are not acceptable for use as shade trees on commercial sites and they are included in this publication.

•Soil Conditioning and Mulching



•Soil Conditioning and Mulching

- A minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- *Gravel is not an organic mulch. It is not an acceptable mulch to use if you want to pass a landscape inspection.*

•Protection of Landscape Areas

- All landscape areas adjacent to vehicular use shall be protected with concrete curbs or equivalent barriers. An equivalent barrier must be at least six (6) inches in height and anchored sufficiently to prevent movement.
- Asphalt curbs
- Railroad Ties (anchored)
- Rock or stone curbs (anchored)
- Bollards
- Wheelstops



01/28/2008

•Irrigation

- An automatic underground irrigation system that is hydro zoned.
- On sites no larger than .5 acre, a hose attachment within 100 feet of all required landscape areas.
- Must be in place and operational at the time of final landscape inspection.
- Irrigator must provide commercial checklist.



Commercial Irrigation Inspection Check List

Project Name _____ SP # _____

Project Address _____ ZIP _____

Bldg Permit # _____ Irrigation/Plumbing Permit # _____

	As-built plan
	Seasonal water schedules & water budget inside controller box
	Sticker on controller w/ Irrigator's contact info. & LI#
	Maintenance checklist in controller or w/ owner
	No spray irrigation in areas less than 6' wide
	Heads are 6" from the sidewalk, walls, fences, curbs
	Master valve installed after backflow prevention device
	Isolation valve installed between water meter & backflow
	Hydrozoned
	Wye strainer installed upstream of below grade DCVA
	Proper pressure, not misting
	Head to head coverage
	No overspray
	Hose bib backflow and isolation valve, if hose bib installed
	Rain shut-off device at 1/2" or soil moisture sensor
	ET controller installed
	Brand _____ Model # _____

This irrigation system has been designed and installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the Irrigation Plan and is properly adjusted for the most efficient application of water at this time.

- Letter of Concurrence

...must receive a letter, under seal, from a licensed professional engineer, architect or landscape architect, stating that the project has been implemented in accordance with the approved plan.





05/18/2009











05/18/2009