



# **An Easy Guide to Passing Landscape Inspections**





The Commercial Landscape Ordinance is a zoning ordinance which only applies within the city limits of Austin.

There is no landscaping required on commercial site plans outside the city limits.

Outside the city limits (ETJ) there *may* be tree preservation criteria and all irrigation criteria is required if the City of Austin supplies the water.



There is not a typical city approved landscape plan. All sites are different and all must comply with the minimum standards set forth in the ordinance.

## **BASIC ELEMENTS OF THE LANDSCAPE ORDINANCE**

Street Yard Requirements

Buffer Requirements

Tree Mitigation

Plant Selection

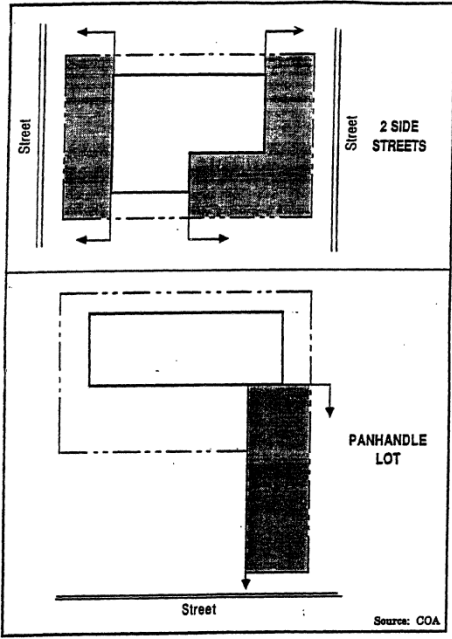
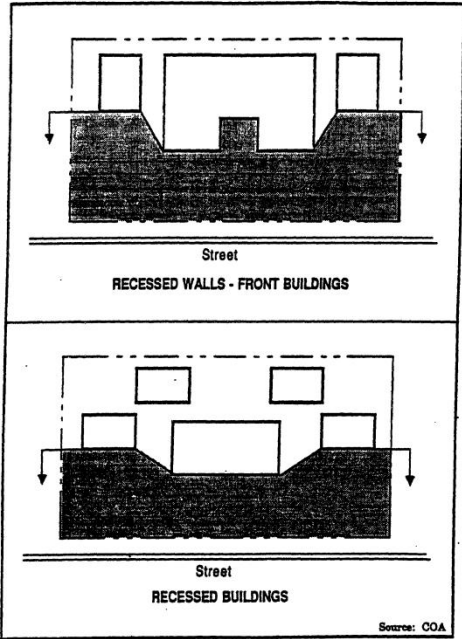
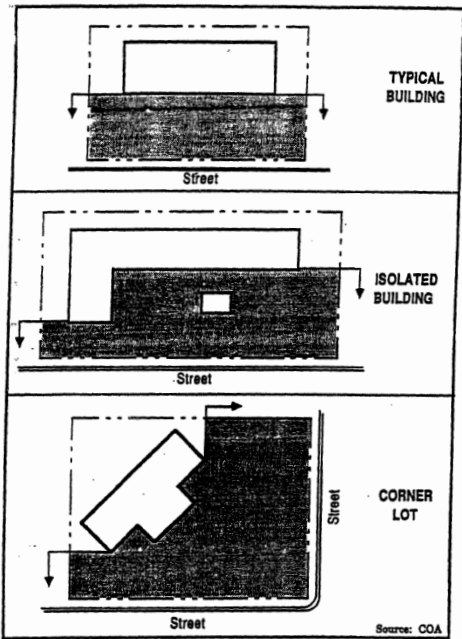
Soil Conditioning and Mulching

Protection of Landscape Areas

Irrigation and Innovative Water Management



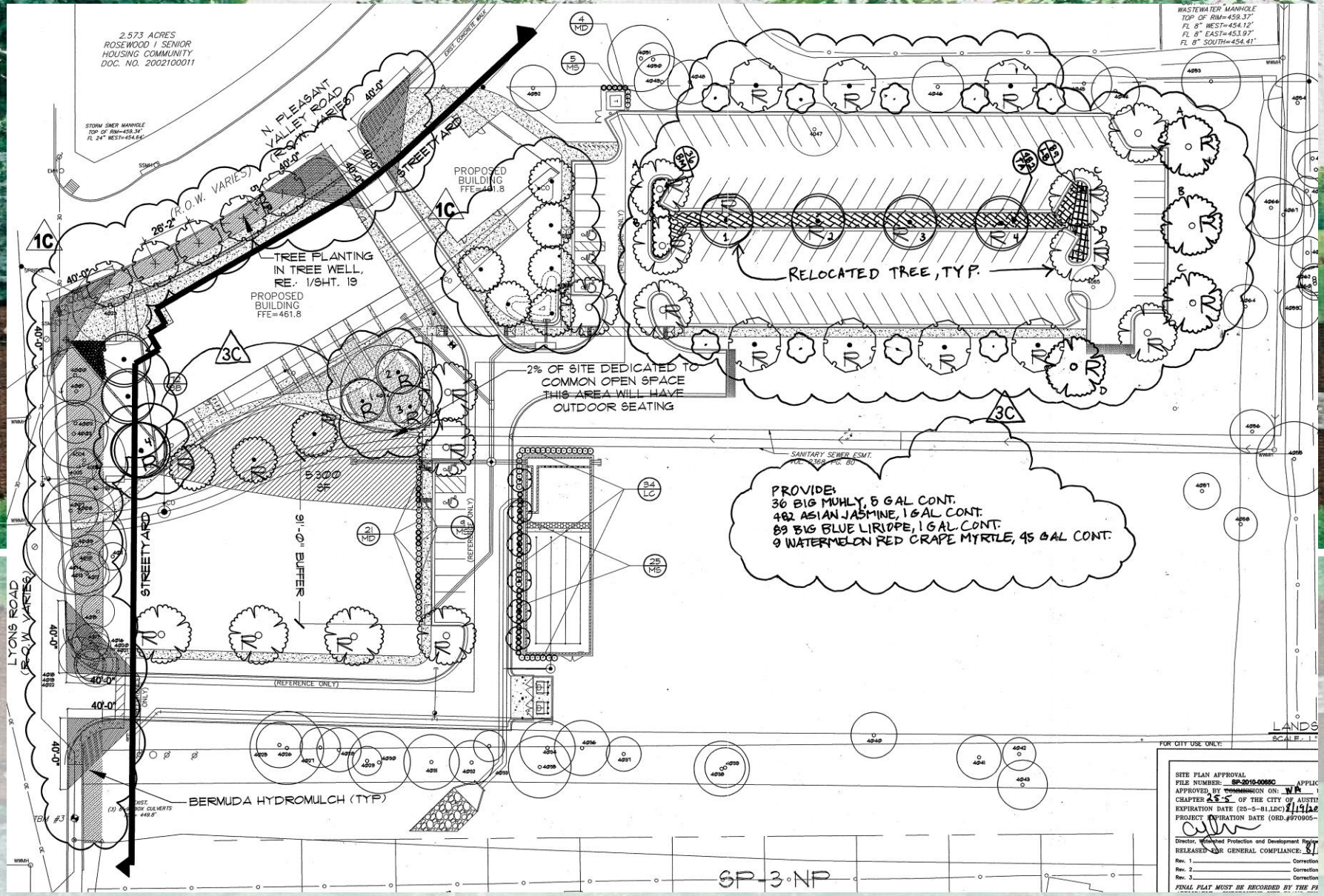
What is a Streetyard?



2.573 ACRES  
ROSEWOOD I SENIOR  
HOUSING COMMUNITY  
DOC. NO. 2002100011

STORM SEWER MANHOLE  
TOP OF RIM=453.34  
FL 24" WEST=454.64

WASTEWATER MANHOLE  
TOP OF RIM=453.37  
FL 8" WEST=454.12'  
FL 8" EAST=453.97'  
FL 8" SOUTH=454.41'



PROVIDE:  
36 BIG MUHLY, 5 GAL CONT.  
482 ASIAN JASMINE, 1 GAL CONT.  
89 BIG BLUE LIRIOPE, 1 GAL CONT.  
9 WATERMELON RED CRAPE MYRTLE, 45 GAL CONT.

FOR CITY USE ONLY:  
SCALE: 1" = 10'  
SITE PLAN APPROVAL  
FILE NUMBER: **SP-2010-0068C** APPLICANT  
APPROVED BY COMMISSIONER ON: **W.P.**  
CHAPTER **8.5.5** OF THE CITY OF AUSTIN  
EXPIRATION DATE (20-5-11) **11/11/12**  
PROJECT EXPIRATION DATE (ORD.#) **870905-**

Director, Environmental Protection and Development Planning  
RELEASED FOR GENERAL COMPLIANCE: **8/1**  
Rev. 1 \_\_\_\_\_ Correction  
Rev. 2 \_\_\_\_\_ Correction  
Rev. 3 \_\_\_\_\_ Correction  
FINAL PLAN MUST BE RECORDED BY THE FLS

SP-3-NP





### STREETYARD

|                              | REQUIRED   | PROVIDED     |
|------------------------------|------------|--------------|
| TOTAL SITE AREA              |            | 256,390 S.F. |
| TOTAL STREETYARD AREA        |            | 7,758 S.F.   |
| STREETYARD LANDSCAPE (20%)   | 1,552 S.F. | 3,884 S.F.   |
| TREES (STREETYARD) — — — — — | 2          | 3            |
| EXISTING TREE CREDIT         |            | 0            |
| 2" DIAMETER TO 6" DIAMETER   |            | 1 x 1 = 1    |
| 6" DIAMETER OR GREATER       |            | 1 x 2 = 2    |
| PROPOSED TREES               |            | 0            |

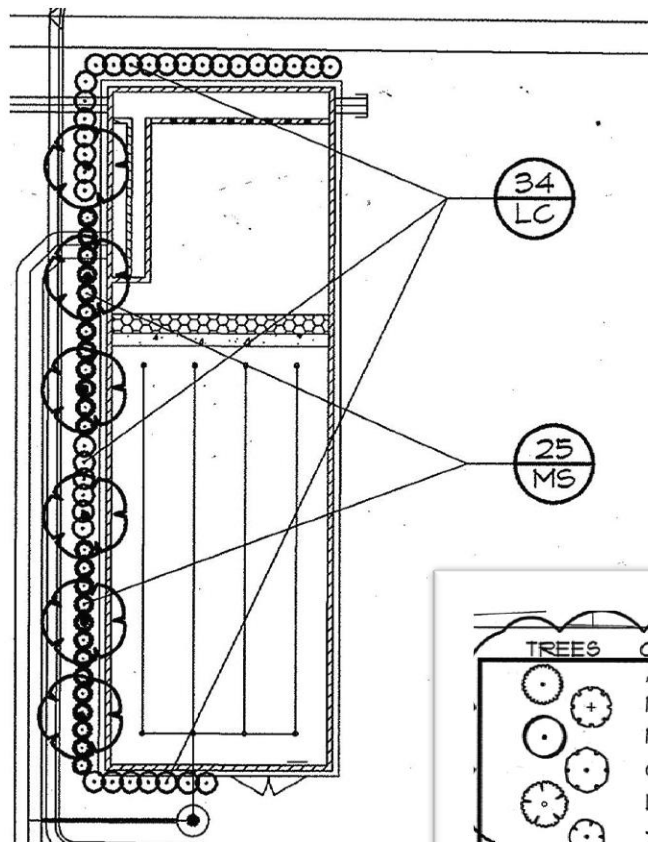
### ISLANDS, MEDIANS, OR PENINSULAS

|                     | REQUIRED | PROVIDED   |
|---------------------|----------|------------|
| STREETYARD AREA     | 0 S.F.   | 0 S.F.     |
| NON-STREETYARD AREA | 600 S.F. | 2,300 S.F. |

### BUFFERING POINTS

|  |                       | REQUIRED  | OTHER | PROVIDED   |
|--|-----------------------|-----------|-------|------------|
|  |                       | 91 POINTS |       | 402 POINTS |
|  | SIZE                  | PREFERRED |       |            |
| EXISTING TREES                                 | 6" CALIPER OR GREATER | 9 POINTS  | N/A   | 81 POINTS  |
| LARGER TREES                                   | 4" CALIPER            | 9 POINTS  | N/A   | 0 POINTS   |
| SMALL TREES                                    | 3" CALIPER            | 9 POINTS  | N/A   | 21 POINTS  |
| LARGE SHRUBS                                   | 5 GALLON              | 3 POINTS  | N/A   | 294 POINTS |
| MEDIUM SHRUBS                                  | N/A                   | N/A       | N/A   | 0 POINTS   |
| SMALL SHRUBS                                   | N/A                   | N/A       | N/A   | 0 POINTS   |
| DECORATIVE WALL (3' MINIMUM HEIGHT)            |                       | N/A       | N/A   | 0 POINTS   |
| BERM (3' MINIMUM AT NO GREATER THAN 4:1 SLOPE) |                       | N/A       | N/A   | 0 POINTS   |





| TREES  | COMMON                       | QTY | CONT   | CAL    | SIZE        |
|--------|------------------------------|-----|--------|--------|-------------|
|        | ALLEE ELMS                   | 3   | 65 GAL | 3" CAL | 14'-16' HT. |
|        | MEXICAN SYCAMORE             | 5   | 65 GAL | 3" CAL | 10'-12' HT. |
|        | MONTEZUMA CYPRESS            | 4   | 65 GAL | 3" CAL | 12'-14' HT. |
|        | CHINKAPIN OAK                | 7   | 65 GAL | 3" CAL | 14'-16' HT. |
|        | LIVE OAK                     | 15  | 65 GAL | 3" CAL | 14'-16' HT. |
|        | YAUFON HOLLY                 | 6   | 30 GAL | 3" CAL | 8'-10' HT.  |
| SHRUBS | COMMON                       | QTY | CONT   |        |             |
|        | BULBINE                      | 72  | 5 GAL  |        |             |
|        | MISCANTHUS SINENSIS 'ADAGIO' | 39  | 5 GAL  |        |             |
|        | COMPACT TEXAS RANGER         | 34  | 5 GAL  |        |             |
|        | DON'S DWARF WAX MYRTLE       | 25  | 5 GAL  |        |             |

1C

**SHADED SIDEWALK CALCULATIONS PRIVATE COMMON OPEN SPACE**

TOTAL AREA: 2,129 S.F.  
 TOTAL SHADED AREA: 1,106 S.F.  
 PERCENT SHADED: 54% SHADE

TOTAL AREA: 5.01 ACRE  
 2% OF TOTAL AREA REQUIRED: 4,300 S.F.  
 TOTAL AREA PROVIDED: 5,300 S.F.

**BUFFERING POINTS FOR POND**

|              | SIZE       | QTY |
|--------------|------------|-----|
| SMALL TREES  | 2" CALIPER | 6   |
| LARGE SHRUBS | 5 GALLON   | 93  |

| REQUIRED   | PROVIDED   |
|------------|------------|
| 179 POINTS | 249 POINTS |
| PREFERRED  | PROVIDED   |
| 9 POINTS   | 54 POINTS  |
| 3 POINTS   | 195 POINTS |



## **Plant Selection- Required to use native and adapted drought tolerant species**

- City of Austin Preferred Plant List, Appendix N of ECM – Developed in 1996
- Grow Green Guide – Excellent guide and reference, however Palms are not acceptable for use as shade trees on commercial sites



## **Soil Conditioning and Mulch**

- Site Plans are required to either import 6” of soil or prove that the existing soil is suitable for planting.
- A minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- Gravel is not considered an acceptable mulch for trees.





05/06/2013



## **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 inches in height and anchored sufficiently to prevent movement.

- Asphalt curbs
- Railroad Ties (anchored)
- Rock or stone curbs (anchored)
- Bollards
- Wheelstops



08/21/2013



08/21/2013





08/21/2013



## **Innovative Water Management and Undisturbed Natural Areas**

You must comply with one or the other:

### **1. Commercial storm water runoff:**

- has to be directed has to be directed to 50% of the required landscape areas.
- Sites that are sending parking lot runoff to the landscape area must have a way for water to get into these areas but still meet protected landscape rule.

### **2. Undisturbed Natural Areas:**

- Must be protected during construction with a fence.
- When construction is complete, the fence must be removed.



11/21/2013



## **Irrigation**

If an automatic underground irrigation system is installed, it must meet the following requirements:

- Hydrozoned
- Master valve
- Automatic rain shut-off device and must be connected
- Weather based controller
- Areas to be irrigated meet minimum widths
- Must be in place and operational at the time of final landscape inspection.



04/17/2014



04/17/2014





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**You will not pass your final if:**

- Your site does not match the City of Austin approved drawings
- Your irrigation is incomplete

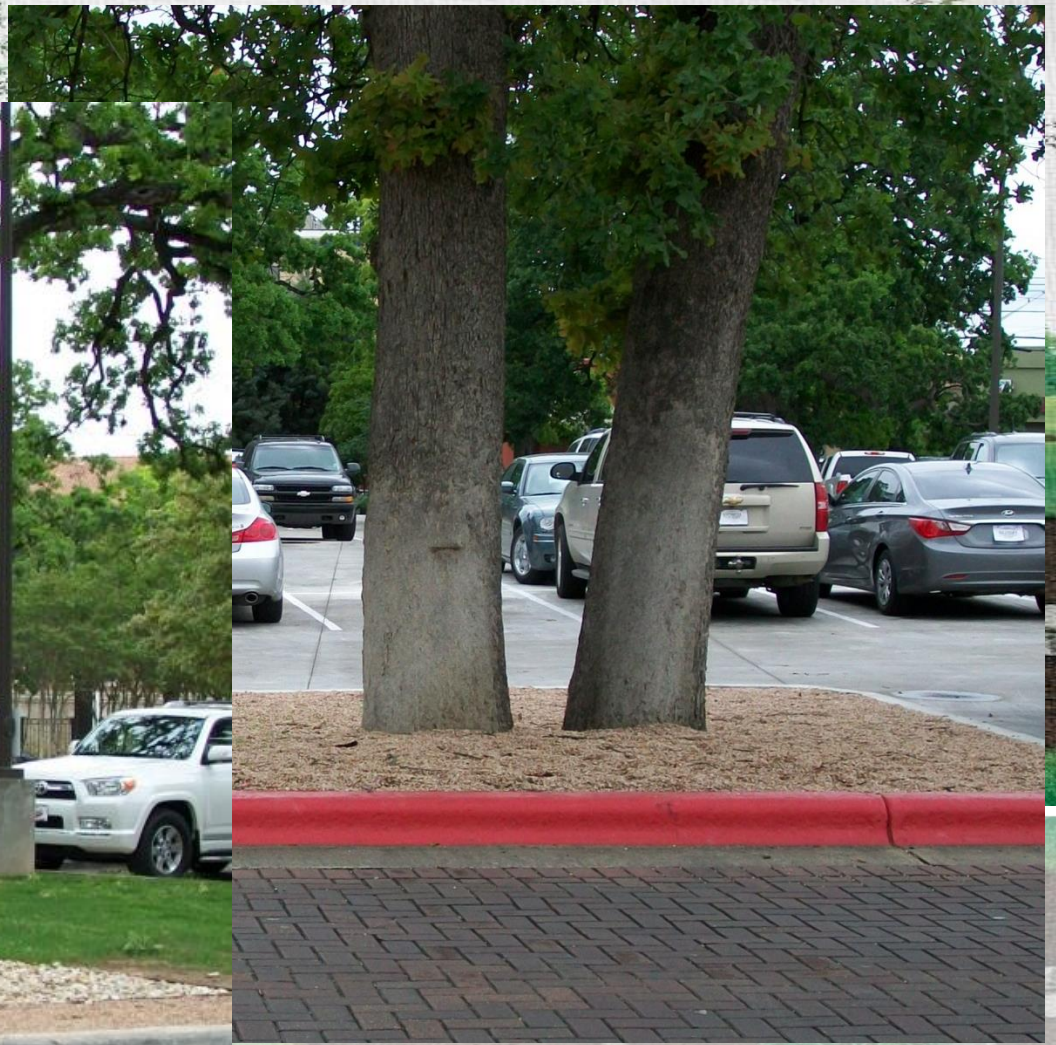
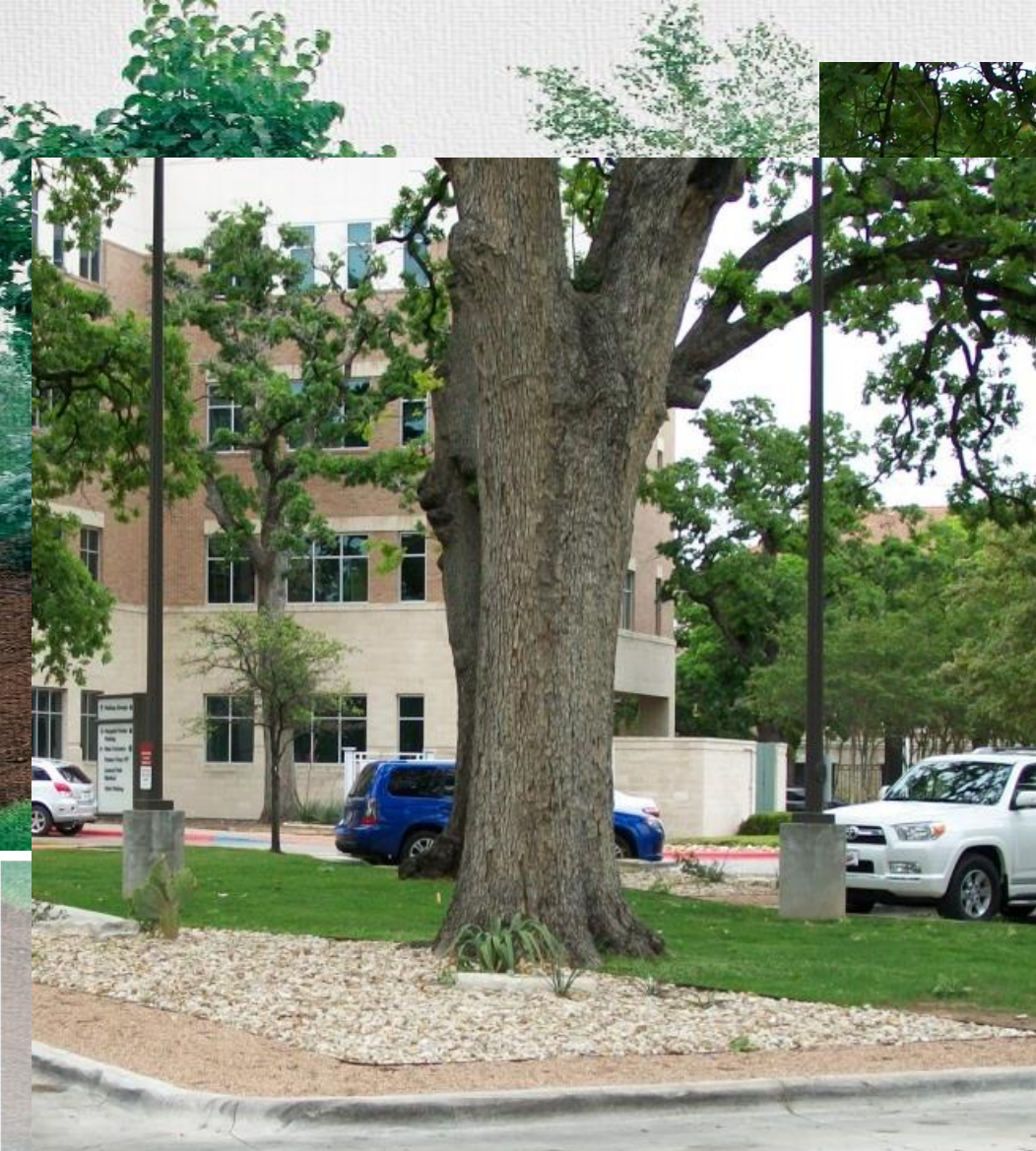
Common Problems: Moving a median, moving trees on-site, changing tree types and sizes, no landscape protection, adding unapproved gravel, burying existing trees in too much mulch or gravel



05/18/2009



09/09/2013





### **Things you need to do before a final**

- Make any needed corrections to the plans
- Verify that all plants, type, number and size match the plans
- Run the irrigation system and verify that there is no overspray onto hard surfaces
- Verify there is no misting/fogging, if so install a pressure reducer valve or reduce at the valve
- Install a laminated copy of the Zone Map in the controller box
- Place a sticker on the controller box stating installer's name and contact info
- Send the Landscape Inspector a signed and sealed concurrence letter provided by the landscape architect, engineer or architect.



## Things you need at the final

- Fill out the Irrigation check list and give it to the inspector at time of inspection
- Bring a set of the Landscape “Red Stamps” to the final for the inspector
- The inspector will count and verify all plants, trees, type and size
- A representative from the irrigation company will need to be present to run all zones of the irrigation



Thank you!