

An Easy Guide to Passing Landscape Inspections



Every project with the exception of single family are required to have an approved Site Plan. The Site Plan is a set of drawings that comply with all City of Austin Code of Ordinances for development.



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.

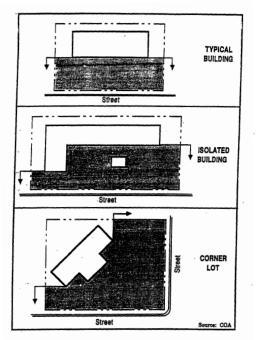
Outside the city limits (ETJ) there *may* be tree preservation criteria and all irrigation criteria is required if the City of Austin supplies the water.

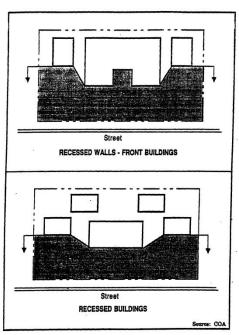


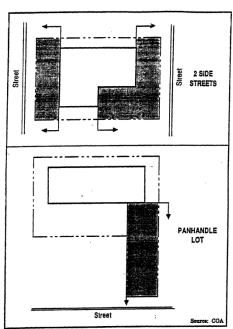
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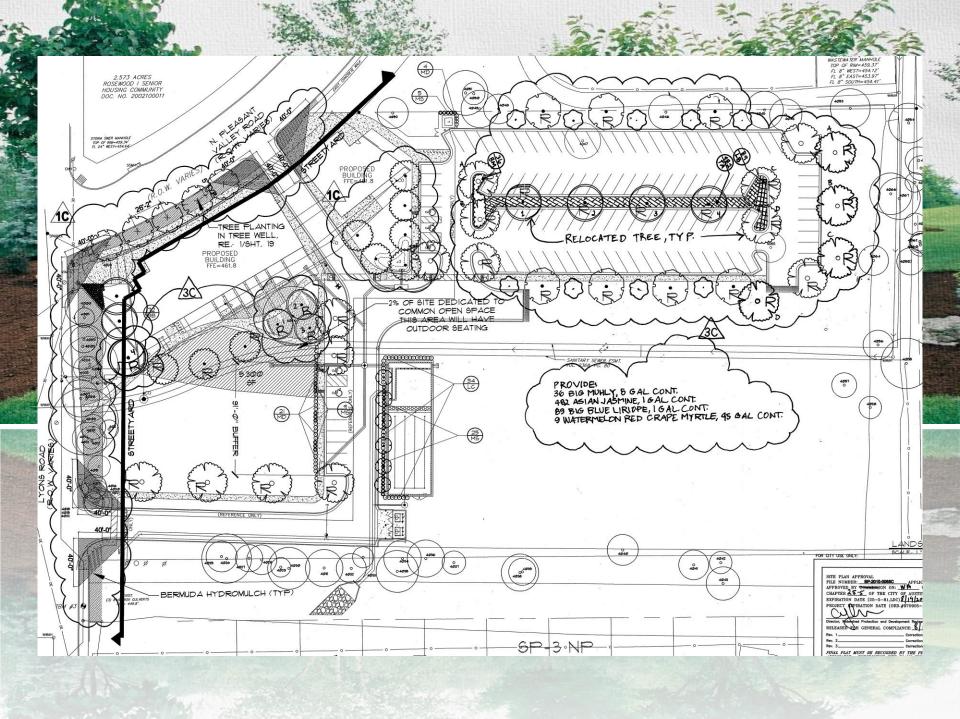
Street Yard Requirements
Buffer Requirements
Tree Mitigation
Plant Selection
Soil Conditioning and Mulching
Protection of Landscape Areas
Irrigation and Innovative Water Management











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≥Consort, Inc 100,4694 © 2017, NO PART OF THIS BIT PLAN MAY BE REPRODUCED OR DISTRIBUTED IN ANY FORM OR BY MAY MEMBER OR SERVED IN A DUTY MASS ON HETRICAN, EVISTEN, VENIGOT THE PRICE WHITE A TRANSPORT OF THE PRICE.

LANDSCAPE MAINTENANCE NOTES

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IRRIGATION NOTES

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HILL COUNTRY LANDSCAPE CALCULATIONS

Tetal afte area 78,045 s.t. Total natural area required _ZBSL_ s.f. (9.9% of site per C6-65-923.04) Total natural area provided _18,638_s.f.

Notard area left undeturbed _15,635, s.f. Notural area used for sewage disposal ______ s.f. Previously developed area restored ____0__ s.t. Total highway buffer required _8,244__ s.f. (60 feet)

Small Strube 5.04. 0 Decoration Wol (5' minimum height) Bern (5' min. 0 no < 4 : 1 slope)

Total highway buffer provided ____6,349 s.c. (Keep) as recessory to construct and provide power to monument sign)

Total highway buffer disturbed 440 s.f. (Wenument sign oreo)

Sealed Small salive tree 12 (6 strubs and 2 small trees) Notive shrute

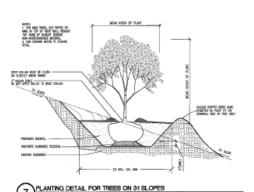
Disturbed creas of HS. Country Natural Buffer to be revegetated per ECM Appendix A.

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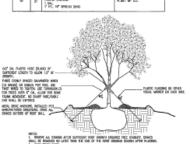
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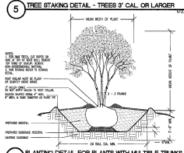
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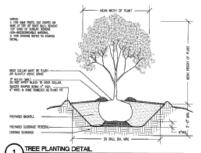
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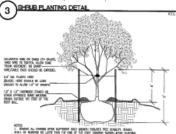


PLANTING DETAIL FOR PLANTS WITH MULTIPLE TRUNKS 6



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TREE STAKING DETAIL - TREES 3" CAL. OR LESS 4



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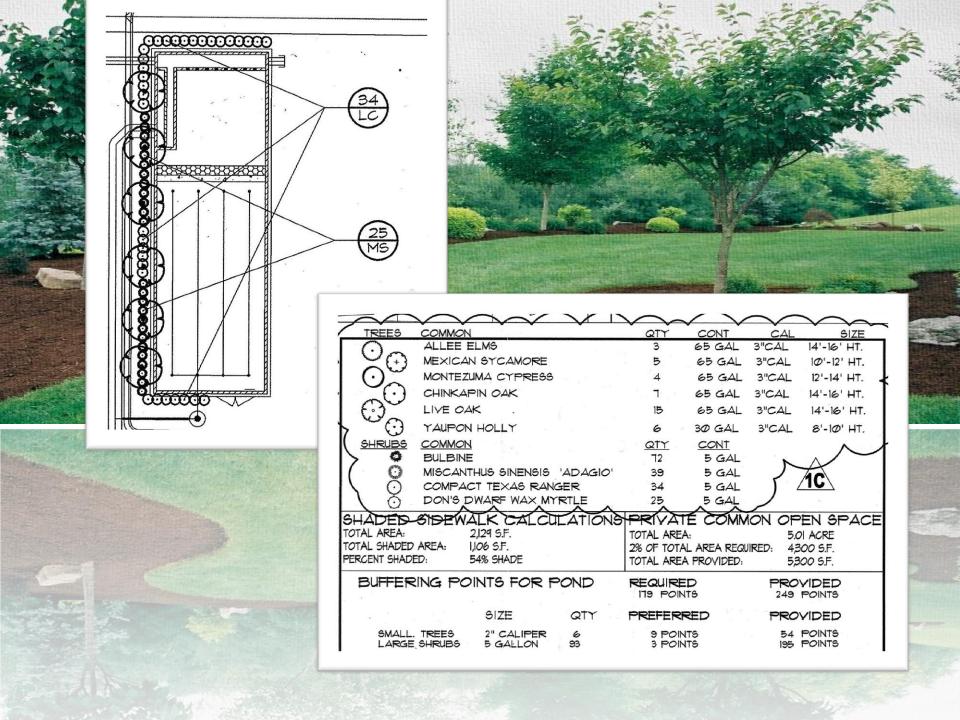
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BUFFERING POINTS	REQUIRED 91 POINTS	PROVIDED 402 POINTS
SIZE QTY EXISTING TREES 6" CALIPER OR GREATER 9 LARGER TREES 4" CALIPER 0 SMALL TREES 3" CALIPER 3 LARGE SHRUBS 5 GALLON 98 MEDIUM SHRUBS N/A 0 SMALL SHRUBS N/A 0 DECORATIVE WALL (3' MINIMUM HEIGHT) 0 BERM (3' MINIMUM AT NO GREATER THAN 4.1 SLOPE) 0	PREFERRED O 9 POINTS 9 POINTS 9 POINTS 3 POINTS N/A N/A N/A N/A N/A	THER PROVIDED N/A 81 POINTS N/A 0 POINTS N/A 21 POINTS N/A 294 POINTS N/A 0 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.







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









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.





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.













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









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

