

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2019-0253C

P.C. COMMISSION DATE: 08/11/2020

COUNCIL DISTRICT: District 3

PROJECT NAME: Springdale Farms

APPLICANT: Storybuilt

AGENT: Jarred Corbell

ADDRESS OF SITE: 755 Springdale Road, Austin, TX 78702

COUNTY: Travis

AREA: 4.85 acres

WATERSHED: Boggy Creek - Urban **JURISDICTION:** Full Purpose

EXISTING ZONING: CS-MU-CO-NP

PROPOSED DEVELOPMENT: Mixed use development along with associated improvements.

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-261 – to allow development in a Critical Water Quality Zone

STAFF RECOMMENDATION:

Staff recommends that the required findings of fact have not been met.

ENVIRONMENTAL BOARD ACTION:

06/03/2020: The Environmental Board voted in (8) favor for the denial of the requested variance, (1) against the denial of the requested variance, (2) absentia.

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Kristy Nguyen

PHONE: 512-974-3035

CASE MANAGER: Jeremy Siltala

PHONE: 512-974-2945



ENVIRONMENTAL COMMISSION MOTION 20200603-006a

Date: June 3, 2020

Subject: Springdale Farms, SP-2019-0253C

Motion by: Kevin Ramberg

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from LDC 25-8-261 to allow development in a critical water quality zone.

WHEREAS, the Environmental Commission recognizes that staff does not recommend this variance, having determined that the findings of fact have not been met.

THEREFORE, the Environmental Commission recommends denial of the requested variance from LDC 25-8-261 to allow development in a critical water quality zone.

VOTE 8-1

For: Smith, Neely, Coyne, Maceo, Ramberg, Guerrero, Gordon, and Bedford

Against: Thompson

Abstain: None

Recuse: None

Absent: Creel, Nill

Approved By:

A handwritten signature in black ink that reads "Linda H. Guerrero". The signature is written in a cursive, flowing style.

Linda Guerrero, Environmental Commission Chair

Exhibit C

Staff Findings of Fact
Variance to LDC 25-8-261



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Springdale Farms SP-2019-0253C
 Ordinance Standard: Watershed Protection Ordinance
 Variance Request: LDC 25-8-261 – to allow development in a Critical Water Quality Zone

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

No Approximately 3.2 acres of the 4.85 acre property are uplands and can be developed without the need for a variance from the Land Development Code. The Land Development Code does not provide an allowance for non-complying development within the CWQZ to maximize the amount of development that can occur on the property.

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

No Due to the scale of the project to maximize development, the applicant has made a design choice to make use of the CWQZ to address Austin Fire's code requirement for the hammerheads, which are not allowed by the Land Development Code. Moreover, to increase building square footage, there will be building overhangs over the CWQZ, creating rain shadow effect that would deprive the CWQZ of necessary rainfall and sunlight. The scale and design decisions do not provide greater overall environmental protection. See Exhibit 1 – Overall Proposed Site Plan.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

- No In addition to the building overhangs within the CWQZ, the hammerheads encroach on both sides of the CWQZ. Development is prohibited within the CWQZ except as provided in LDC 25-8-261 which doesn't include the stated development, thus requiring the need for a variance from the Land Development Code.
- c) Does not create a significant probability of harmful environmental consequences.
- No The building overhangs and hammerheads within the CWQZ would deprive the CWQZ of rainfall and sunlight penetration that are necessary for riparian health, and adding impervious cover and development to the CWQZ where there wouldn't be otherwise. Furthermore, there would be removal of native vegetation and topsoil.
- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
- No There would be impervious cover and development within the CWQZ where there wouldn't be otherwise. The impervious cover from the building overhangs would not be draining to the water quality pond.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

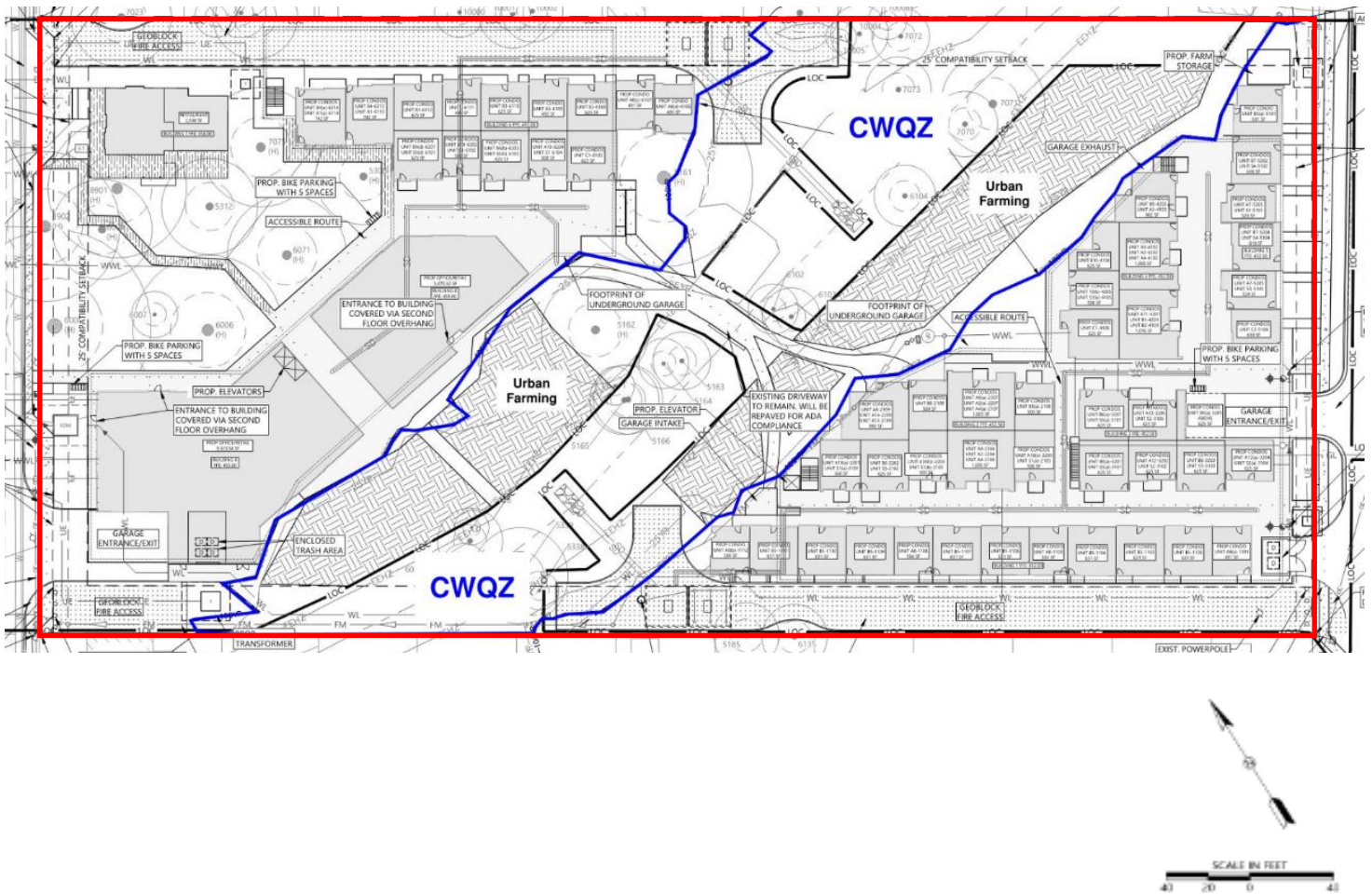
- 1. The criteria for granting a variance in Subsection (A) are met;
 - No Due to the design choice and scale of the project to maximize development, the CWQZ is utilized for development that is not allowed by the Land Development Code. The site contains uplands that are developable without the need for a variance from the Land Use Commission.
- 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - No The uplands area has access on both sides of the CWQZ, thus providing the maximum allowance for development of a parcel of land with a CWQZ to occur without the need to vary from the Land Development Code and would not prevent a reasonable, economic use of the entire property.
- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
 - No 3.2 acres of the 4.85 acre property are uplands and can be developed without the need for a variance from the Land Development

Code. The Land Development Code does not provide an allowance for non-complying development within the CWQZ to increase the amount of development that can occur on the property.

Staff Determination: Staff determines that the findings of fact have not been met.

Environmental Reviewer (DSD)	<u>Kristy Nguyen</u>	Date <u>4/21/20</u>
Environmental Review Manager (DSD)	<u>Mike McDougal</u>	Date <u>4/21/2020</u>
Environmental Officer (WPD)	<u>CH</u> Chris Herrington, P.E.	Date <u>5/05/2020</u>

Exhibit 1: Springdale Farms SP-2019-0253C – Overall Site Plan



Applicant Form
Variance to LDC 25-8-261



February 15, 2020

City of Austin
Real Estate
505 Barton Springs Rd
Austin, TX 78704

Re: Administrative Waiver Request, LDC 25-8-261, **SP-2019-0253C**

Dear Sir or Madam-

Pursuant to Land Development Code, LDC 25-8-261, we respectfully request an administrative waiver to be allowed to use pervious pavers inside the CWQZ for fire department access, as well as cantilever over a portion of the CWQZ by about 4'.

The proposed site is located at 755 Springdale Road. The site totals 4.85 acres located within the City's Full Purpose Jurisdiction and Desired Development Zone, and located within an urban watershed, East Boggy Creek. The site is subject to Compatibility setbacks/restrictions along the entire north and south property lines. The property is to be developed with a mix of commercial space, a restaurant, and residential units. A tributary to Boggy Creek flows through the middle of the site separating it into an east and west half. The site is currently in review, SP-2019-0253C, with the City of Austin for a permit. The west half of the site is designed with a 1-story underground parking garage and the east half will have a 2-story underground parking garage.

The highest elevation on site is 457, and the lowest is 446. The existing site currently has a restaurant, single-family home, and an extensive urban farm with sheds, coups, and equipment. The site is approximately 11% impervious but close to 80% disturbed area. The only connection between the two sides is an existing vehicular bridge that spans the creek. No CEFs were identified in the creek, and the drainage basin is approximately 70 acres resulting in a CWQZ setback, which is much larger than 50' because of the flat nature of the property. A majority of the site is currently used as an active farm.

This site appears large but there are several factors limiting the constructible space. 1/3 of the site is consumed by the CWQZ. The creek on site requires floodplain delineation, which extends well beyond the 50-ft offset for most creeks. Another 0.76ac is encumbered by Compatibility Setbacks on the entire north and south property line. Additionally, another 0.37ac of a grove of heritage trees (calculated only to half critical root zone), and that doesn't include two other heritage trees outside of the grove, leaving a much smaller than normal portion of the lot to develop, and in a very inefficient shape. Even with this variance we will still only be able to develop to approximately **half of our entitled impervious cover and less than 1/3 of our entitled FAR**, which is certainly not inappropriate scale.

We feel that this is a minor variance that allows the utmost and best design/use for the site, which is already very limited by a large bisecting CWQZ, a grove of heritage trees, various other heritage trees,



and compatibility setbacks. Other properties don't have these constraints, and this variance allows development that is still reduced to below 50% of entitlements by these factors. **Furthermore, the area of CWQZ that will be encroached is currently developed and in use.** The area under the proposed overhang is currently farmland, and will remain so regardless of the outcome of the variance. The areas proposed for pervious fire turn arounds are currently being used for a home/yard, and also for material and equipment storage. These areas will be used for farmland if the cannot be used for the turnaround.

As per the reasons above, we request for a variance to differ from LDC 25-8-261. Please feel free to contact me with any questions.

Sincerely,



Casey Giles, P.E.
Director of Engineering
Casey.Giles@Storybuilt.com
512-294-3609





ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Casey Giles
Street Address	900 S 1 st Street
City State ZIP Code	Austin, TX 78704
Work Phone	5122943609
E-Mail Address	Casey.giles@Storybuilt.com

Variance Case Information

Case Name	Springdale
Case Number	SP-2019-0253C
Address or Location	755 Springdale Rd, 78702
Environmental Reviewer Name	Kristy Nguyen
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-261
Watershed Name	E Boggy Creek
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

April 28, 2020

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Adjacent
Water and Waste Water service to be provided by	COA/AWU
Request	The variance request is as follows (Cite code references): We request a variance to LDC 25-8-261 to allow a portion of a fire lane and building overhang to be constructed in/above a critical water quality zone.

Impervious cover	Existing	Proposed
square footage:	23,900 sf	105,600 sf
acreage:	.55 ac	2.42 ac
percentage:	11	50
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The site totals 4.85 acres located within the City's Full Purpose Jurisdiction and Desired Development Zone. The property is located within an urban watershed, East Boggy Creek. The site is subject to Compatibility setbacks/restrictions along the entire north and south property lines.</p> <p>The highest elevation on site is 457, and the lowest is 446. The existing site currently has a restaurant, single-family home, and an extensive urban farm with sheds, coups, and equipment. The site is approximately 11% impervious, and is divided in two parts by a tributary to Boggy Creek that flows diagonally from the south property line to the north property line. The only connection between the two sides is an existing vehicular bridge that spans the creek. No CEFs were identified in the creek, and the drainage basin is approximately 70 acres resulting in a CWQZ setback, which is much larger than 50' because of the flat nature of the property. A majority of the site is used as an active farm.</p> <p>There are 12 large heritage trees on site.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<p>The end of the proposed fire lanes require a hammer head turn around, and this turn around is proposed in the CWQZ. It will be at grade, and composed of pervious grass-crete and fully revegetated.</p> <p>Also, the 2nd story of the building overhangs the CWQZ by approximately 4.5' in a few isolated areas. See attached exhibits.</p>
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes. The property is encumbered by the expanded CWQZ, a huge grove of heritage trees, and compatibility setbacks. In addition, the property is unique in that it spans the entire block from Springdale to Mansell, but is bordered on 2 sides by residential and bisected by a dry creek bed. The CWQZ is greatly expanded by undersized culverts downstream of the property and an incredibly flat channel slope of this man-made channel.

Most (if any) properties in this area do not have the artificially expanded CWQZ nor do they have a trees of this size and number, and certainly not both.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes, 1/3 of the site is consumed by the CWQZ, another 0.76ac by Compatibility Setback, and another 0.37ac of a grove of heritage trees (only to half critical

root zone), and that doesn't include two other heritage trees outside of the grove, leaving a much smaller than normal portion of the lot to develop, and in a very inefficient shape. Even with this variance we will still only be able to develop to approximately **half of our entitled impervious cover and less than 1/3 of our entitled FAR**, which is certainly not inappropriate scale.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. Dozens of layouts, analysis, and iterations have been done.

- c) Does not create a significant probability of harmful environmental consequences.

No, as mentioned above, the encroached area is limited, and currently being used for a home, a farm storage area, and a farmed area.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Runoff from all developed areas is captured. The fire lane will be pervious and fully revegetated, and the area under the small overhang is proposed to be used as urban farming whether there is any overhang or not, so it will be healthy, stable, and irrigated regardless.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes. This is a minor variance that allows the utmost and best design/use for the site, which is already very limited by a large bisecting CWQZ, a grove of heritage trees, various other heritage trees, and compatibility setbacks. Other properties don't have these constraints, and this variance allows development that is still reduced to below 50% of entitlements by these factors. **Furthermore, the area of CWQZ that will be encroached is currently developed and in use.**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes, as mentioned above, we will still only be developing to about half of entitled impervious cover and less than 1/3 of the entitled FAR.

April 28, 2020

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes, the encroachments are minimal impact, one of which is only a small overhang, the other of which will still be pervious and revegetated.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

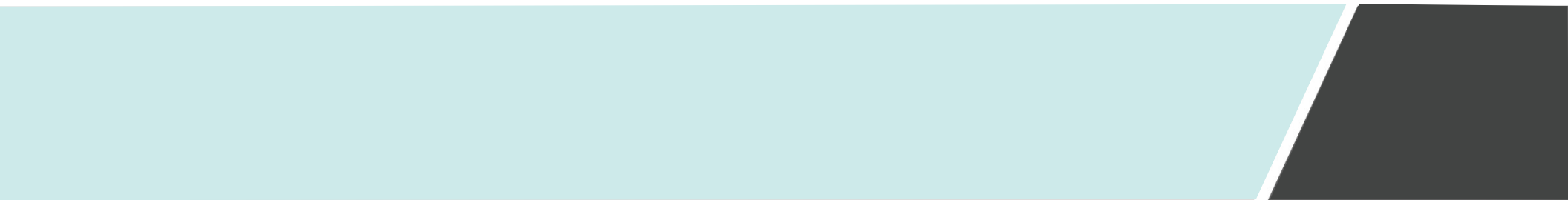
- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 ([if required by 25-8-121](#))
- Applicant's variance request letter

Applicant Exhibits

Springdale Farms

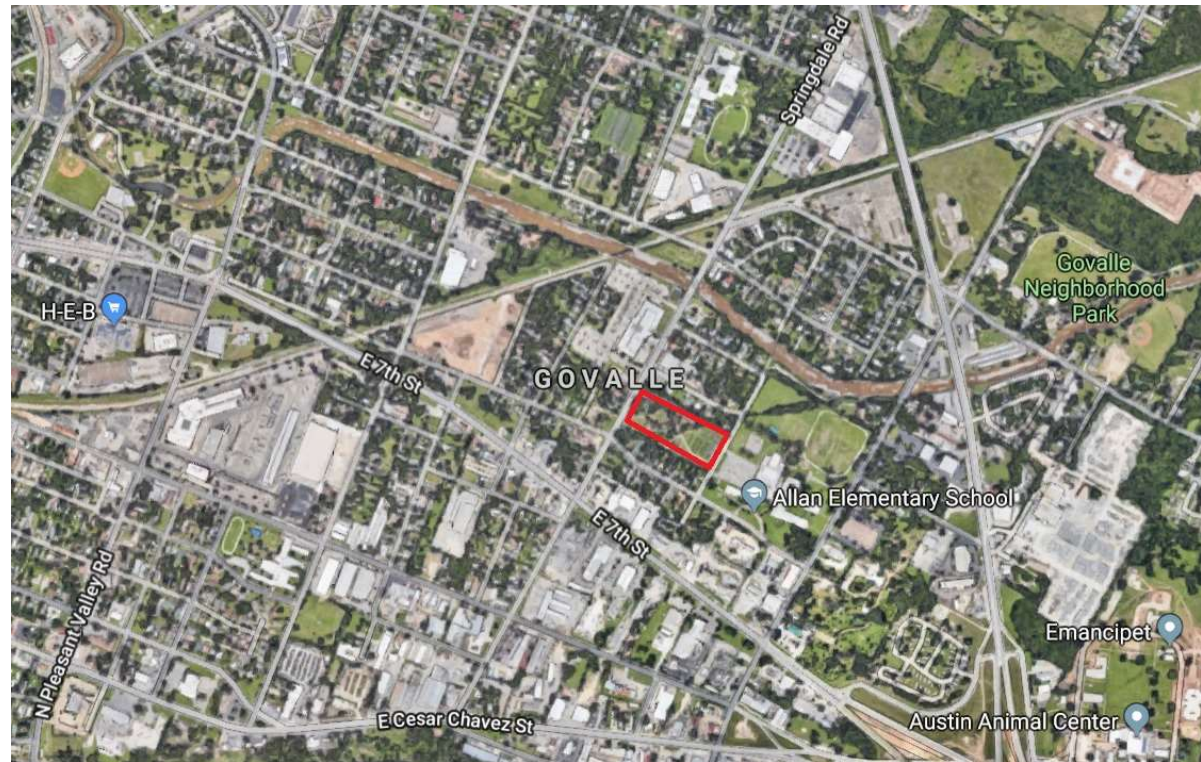
06/03/2020

Environmental Variance Request



Site Location

- Area: 4.85 acres
- Zoning: CS-MU-CO-NP
- Along Imagine Austin Corridor
- 2 Blocks from Transit priority (in both directions)
- Activity Corridor



Neighborhood Outreach

- Held community meetings to:
 - Understand from our future neighbors what the Farm has meant to the community
 - Get a sense of what future uses could be beneficial to the community
 - Introduce StoryBuilt and discuss overall design strategy
 - Preservation (trees, existing features important to the site)
 - Sustainability
 - Green infrastructure
 - Neighborhood fabric
 - Mixed Use (residential for sale and commercial)

Community Feedback and Project Goals

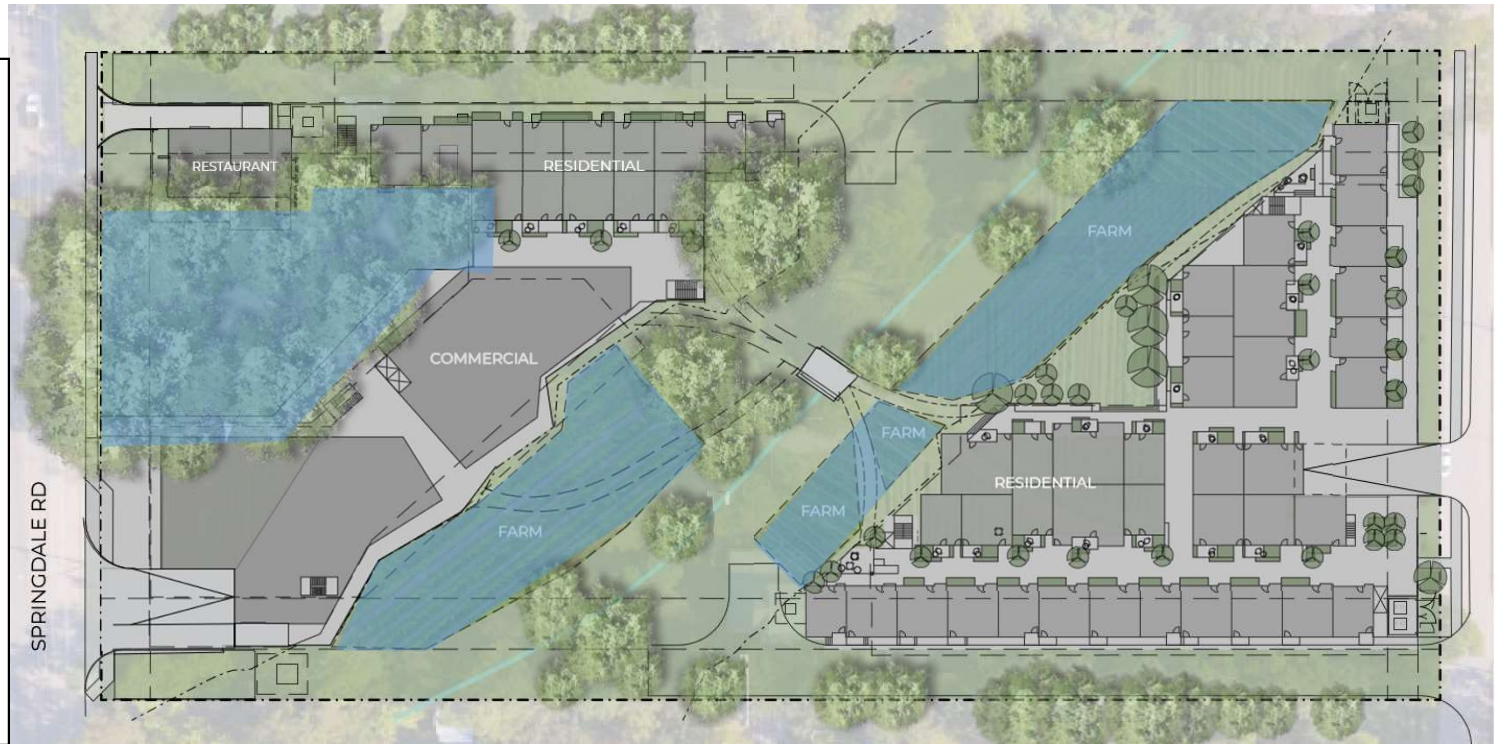
Feedback from community meetings:

- Keep some level of farming and farm-stand operational
- Mixed use (residential and commercial)
- Open space
- Independent grocery
- Coffee shop/cafe
- Affordable housing component – based on % of total Units built
- Welcoming environment
- Pedestrian oriented
- Sub-grade parking and limited Impervious cover

Site Plan

Site Plan:

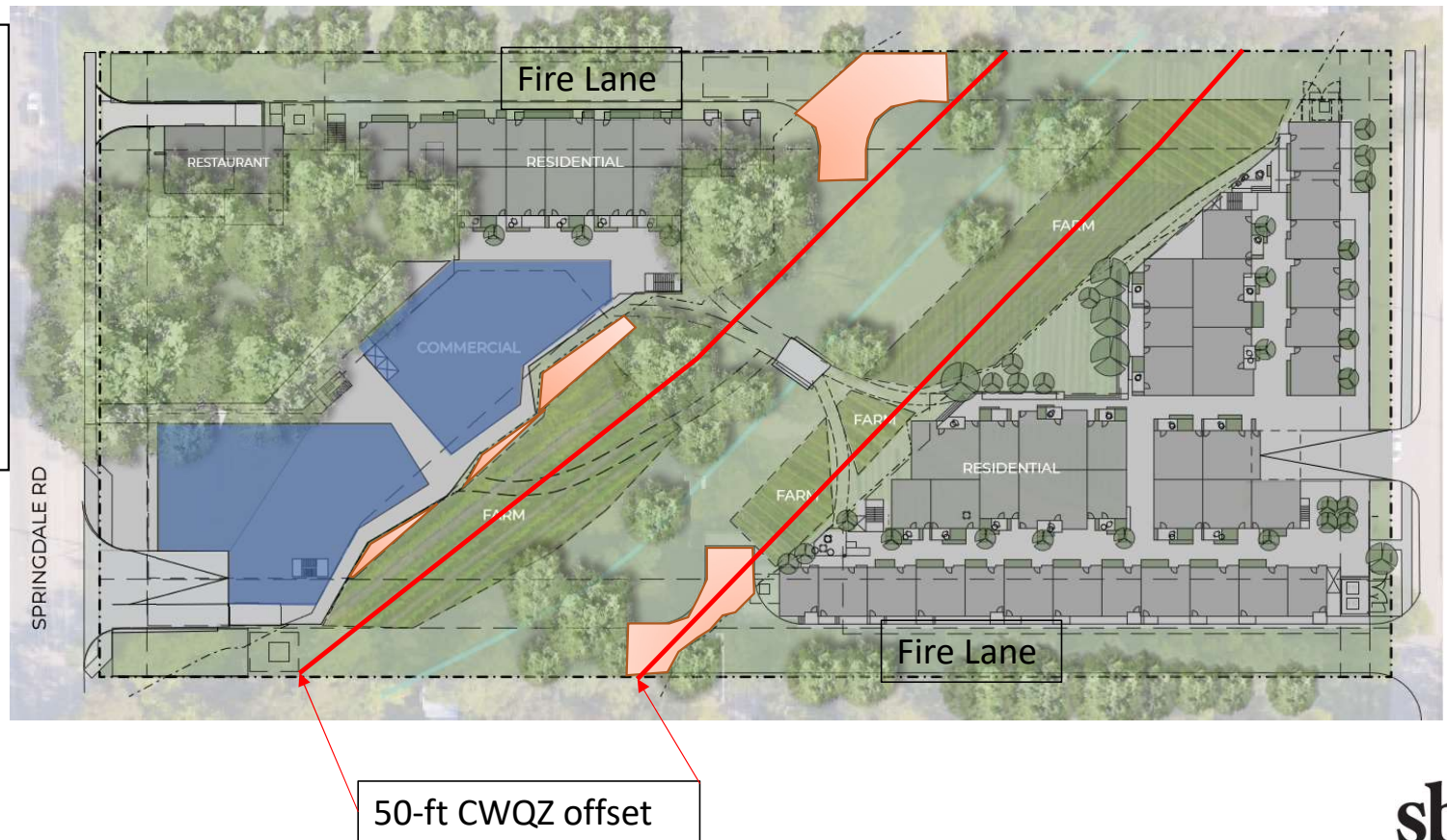
- 87 For sale Units
- +/- 65,000 sf of commercial
- Open Space: 2.25 ac (includes 25k sf of Urban Farm)
- 50% Imp cover **(95% Allowed)**
- FAR: 0.7:1 **(2:1 Allowed)**
- Tree Preservation
- Collaboration of StoryBuilt and the NPCT to accomplish the goals:
 - Mixed Use
 - Farming
 - Sub-grade parking
 - Pedestrian Oriented



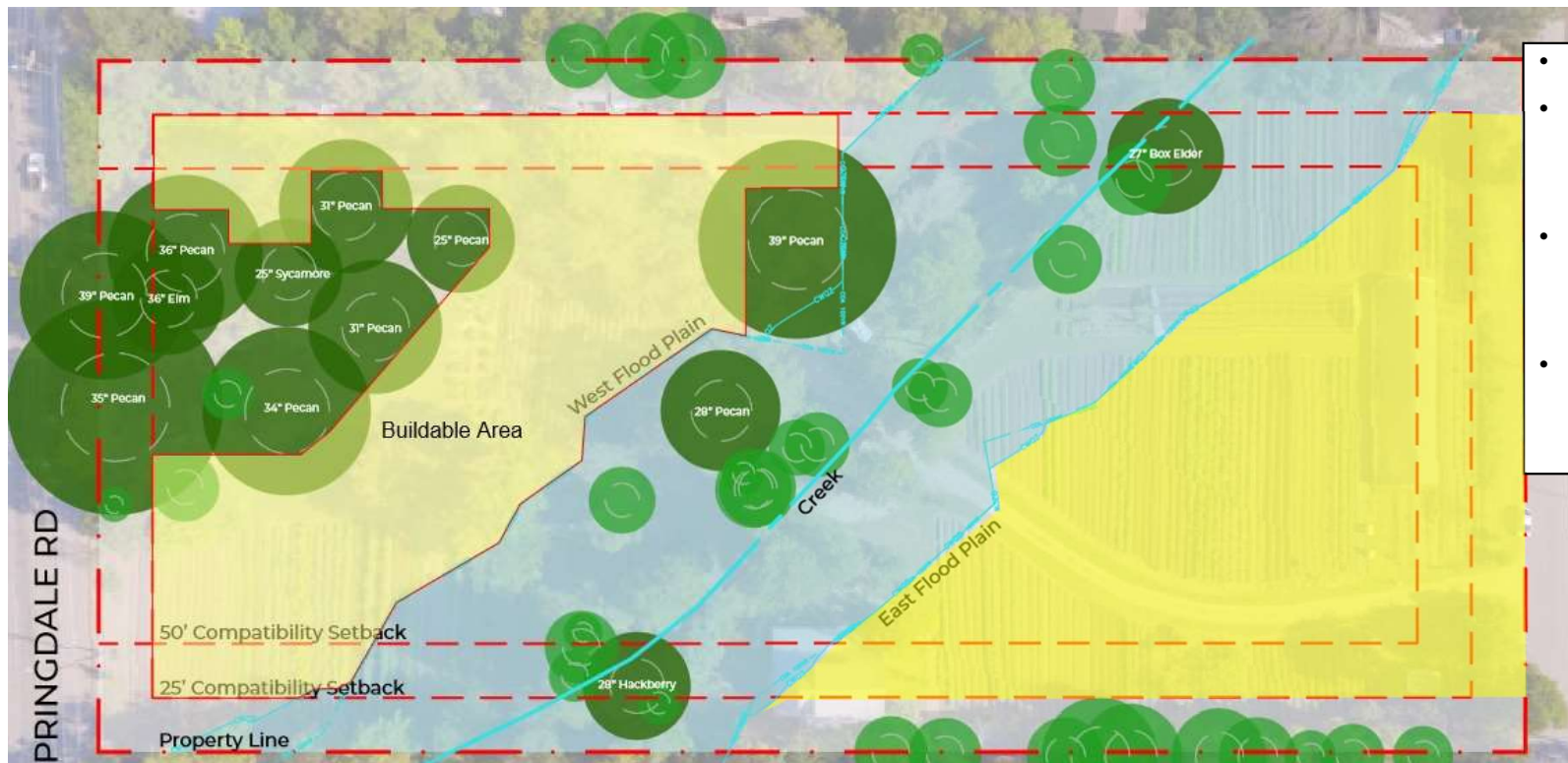
Proposed Encroachments

Encroachment:

- Approximately 3500 SF of “Grass-Crete” permeable paving system within Floodplain/CWQZ with only 1200 sf being within the initial 50-ft offset to serve as Fire access
- Approximately 800 SF of building overhang into proposed urban farm area (max overhang: <5')

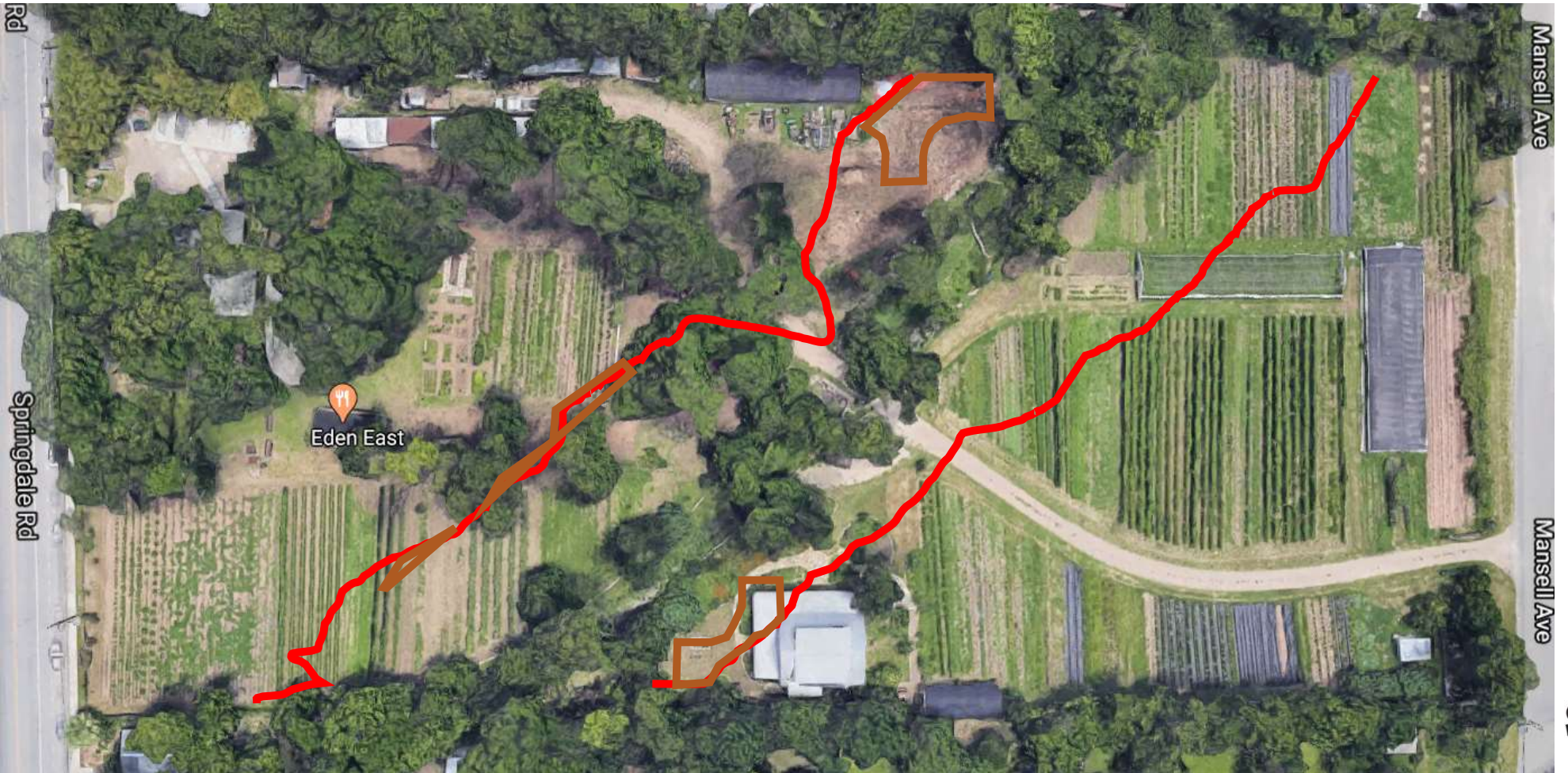


Site Overview and Hardship



- Total Area = 211,000 sf
- Buildable area = 108,000 or 50% of total area due to preserving 10 Heritage Trees, floodplain, CWQZ and compatibility setbacks
- CWQZ created due to basin being approximately 2 acres over 64 ac minimum even though channel is manmade
- Less than ½ % slope to Boggy Creek drastically increases floodplain and CWQZ

Existing Conditions and Encroachments



Existing Conditions and Encroachments



Existing
Greenhouse and
Material storage



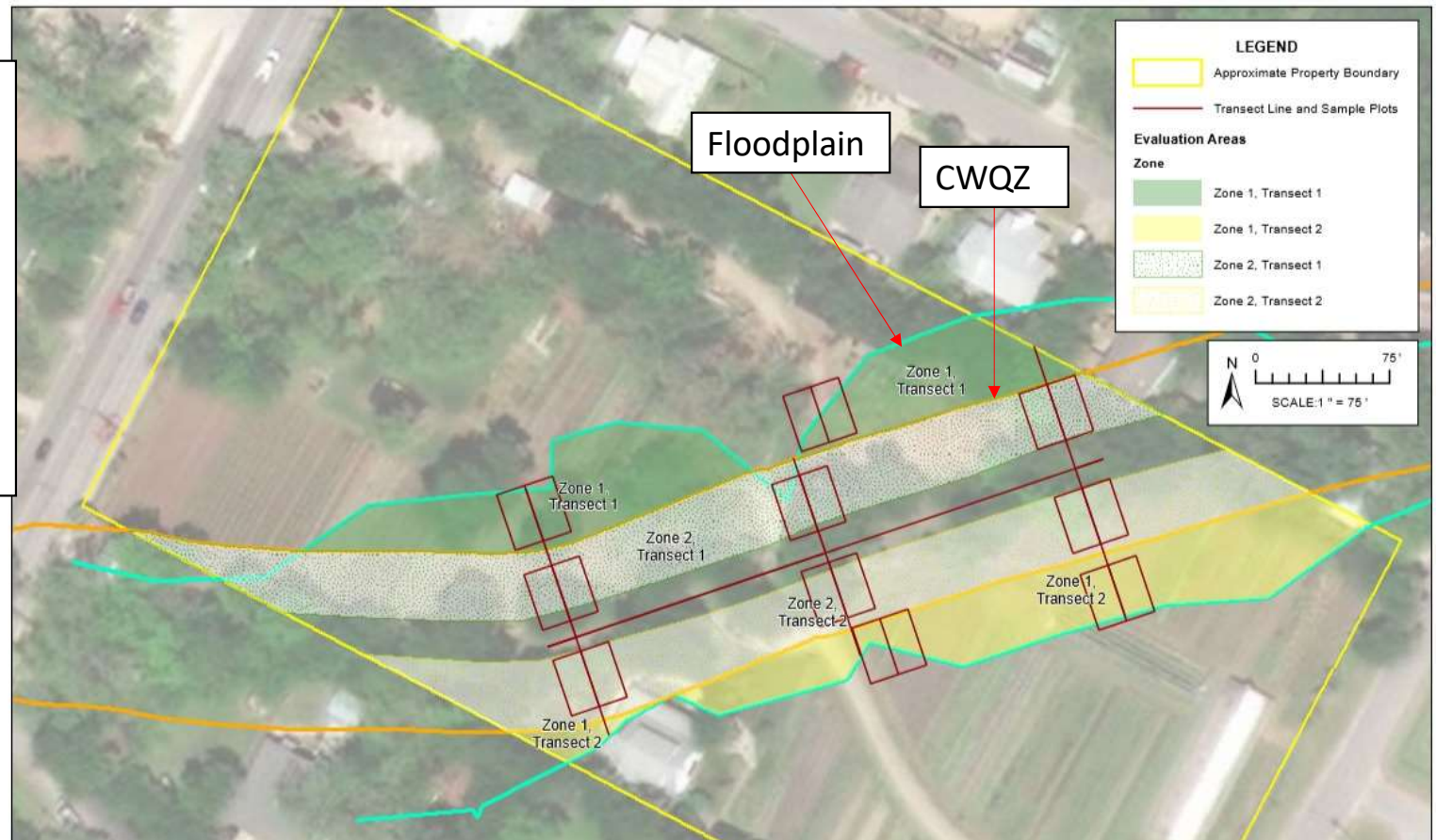
Existing Home



CWQZ Assessment

Report Conclusions:

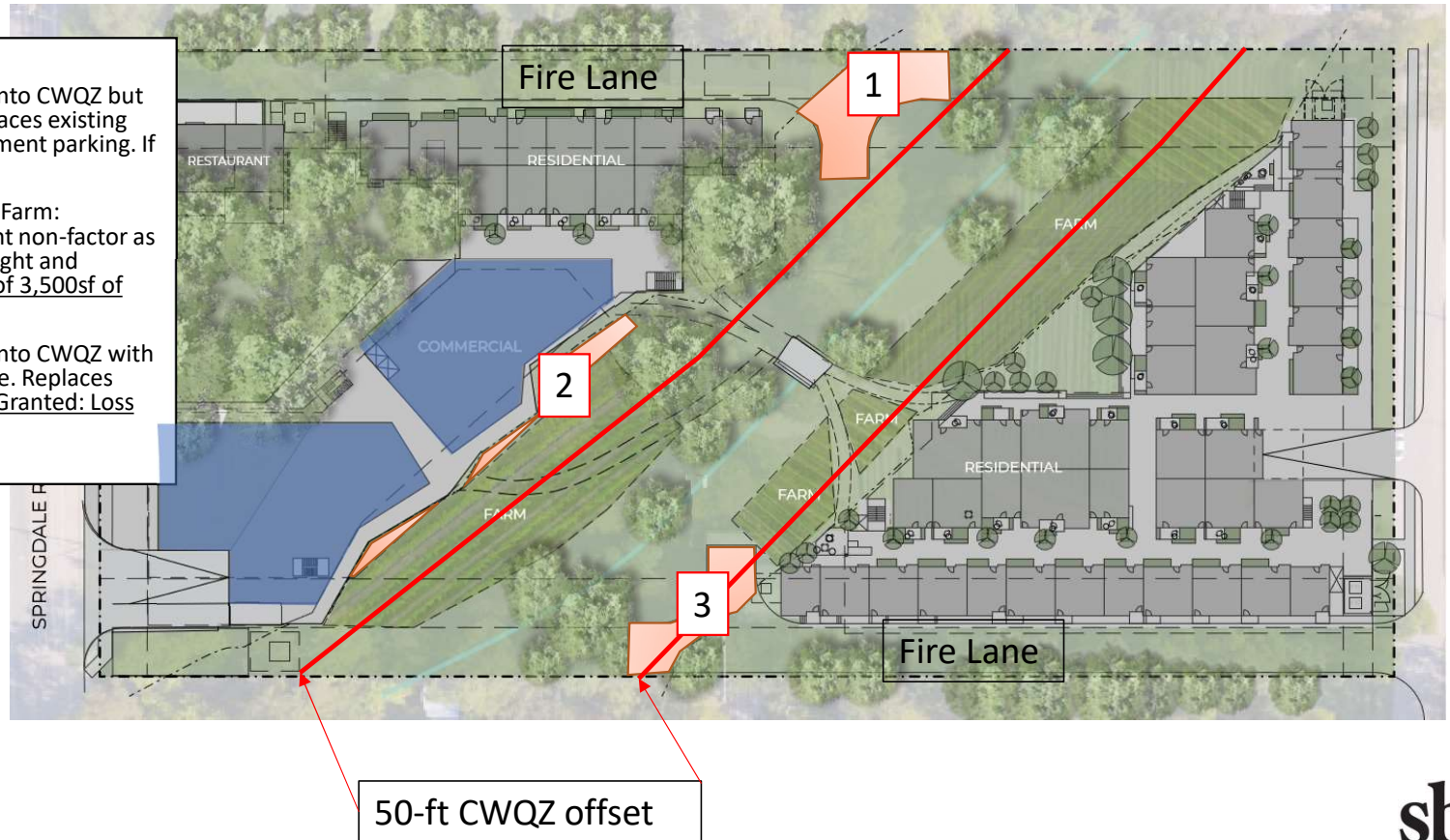
- CWQZ and floodplain within the site are in Poor to Fair Condition
- The entirety of the CWQZ within the site has been historically disturbed
- Proposed Grassed pavers, Urban Farming and improving the drainage channel basin and upslopes per Environmental recommendations will improve overall Zones



Summary of Proposed Encroachments

Encroachment and Result:

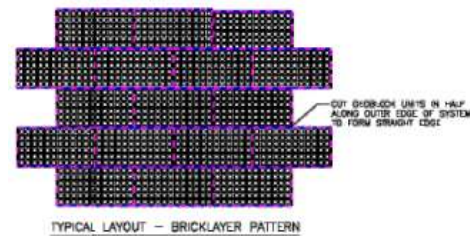
1. Permeable grass pavers: Encroachment into CWQZ but outside 50-ft of channel Centerline. Replaces existing Greenhouse and material storage/equipment parking. If Not Granted: Loss of 4 Units
2. Commercial Building Overhang of Urban Farm: Negligible impact to site, rain and sunlight non-factor as all season equinoxes provide ample sunlight and irrigation available. If Not Granted: Loss of 3,500sf of leasable space
3. Permeable grass pavers: Encroachment into CWQZ with portion within 50-ft of channel Centerline. Replaces existing impervious cover/home. If Not Granted: Loss of 3 Units



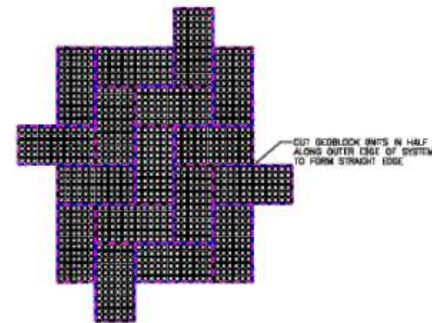
Grass Crete



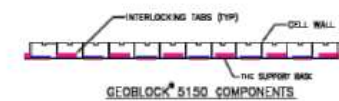
Windsor Apartments, South Lamar



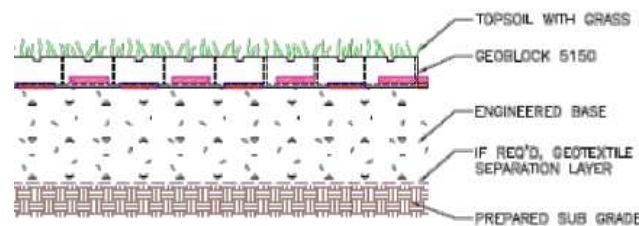
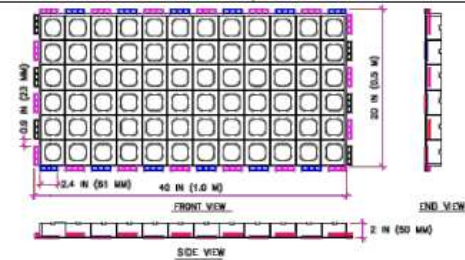
TYPICAL LAYOUT - BRICKLAYER PATTERN



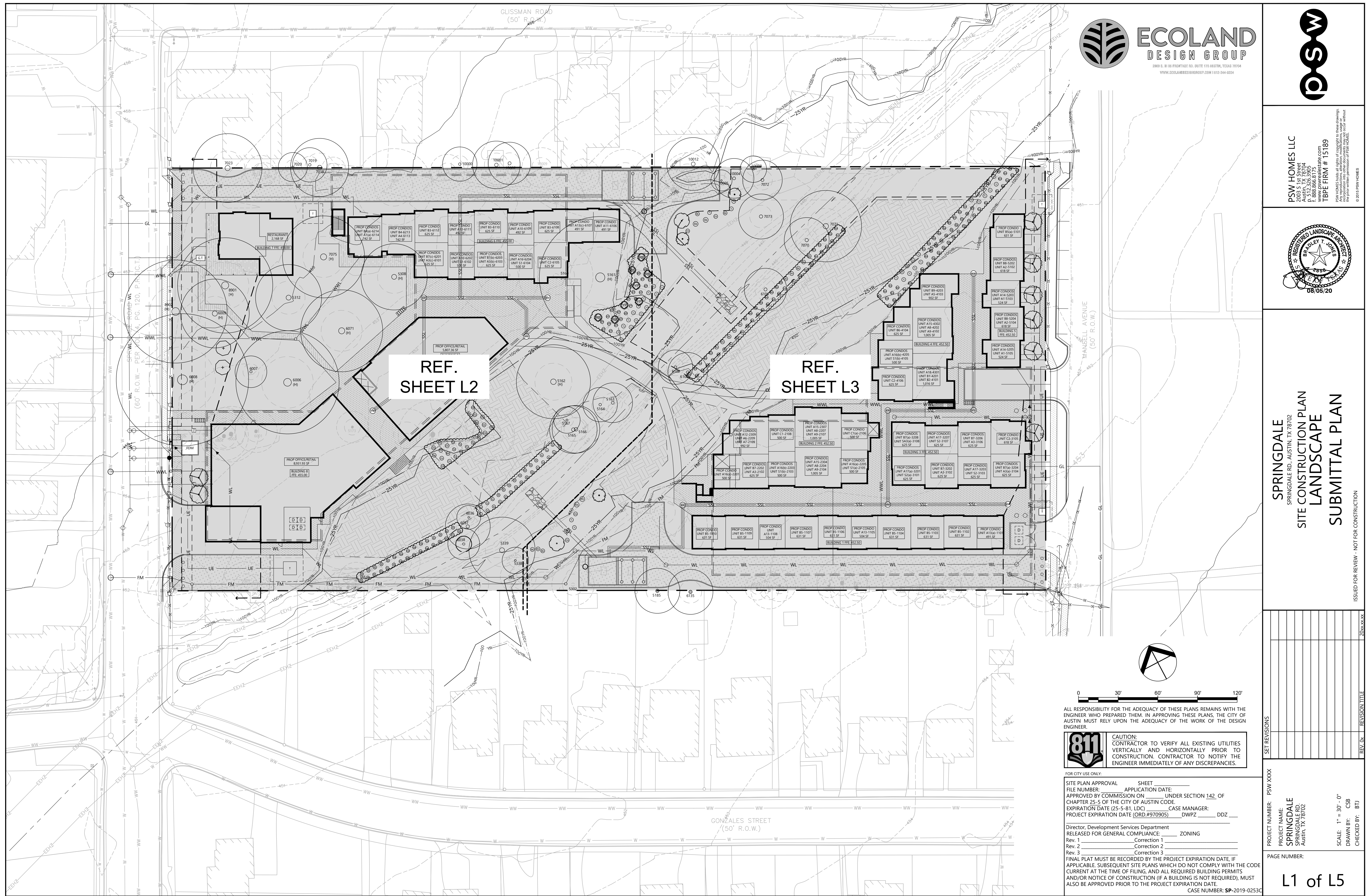
TYPICAL LAYOUT - HERRINGBONE PATTERN

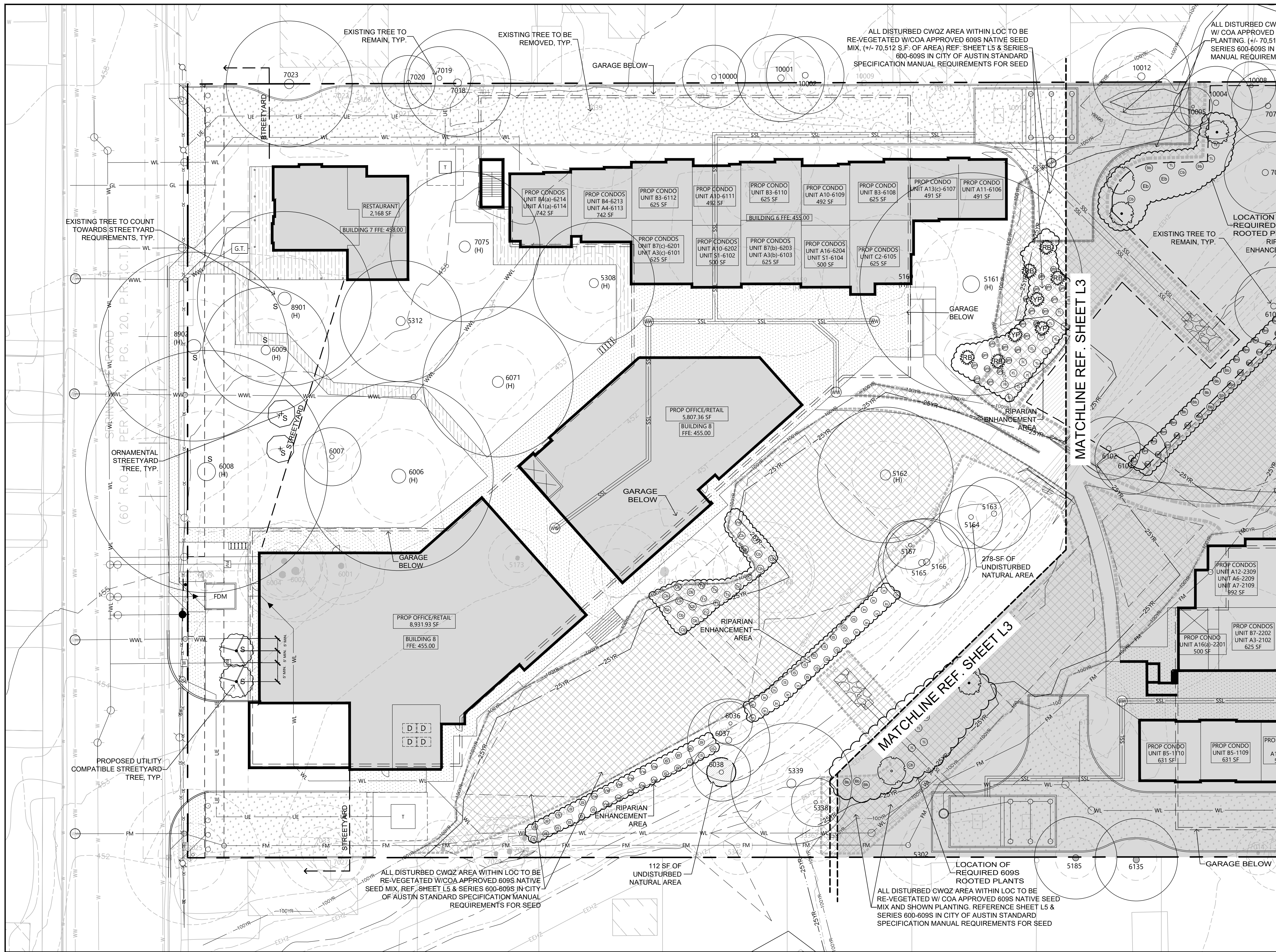


GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 97% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70°F (21°C)	420 PSI (2,900 kPa)
UNIT MIN CRUSH STRENGTH - SAND FILLED @ 70°F (21°C)	7,056 PSI (48,754 kPa)
FLEXURAL MODULUS @ 73°F (21°C)	35,000 PSI (240,000 kPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SQM)
CELLS PER UNIT	72
CELL SIZE	3.1 X 3.2 IN (79 X 81 MM)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50



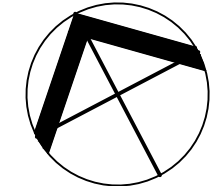
DESIGN GUIDELINES	
LOAD DESCRIPTION	
Heavy Fire Truck Access & H/HS-20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kips (220 kN). Gross vehicle weight of 80,000 lbs (36.3 MT). Infrequent passes.	





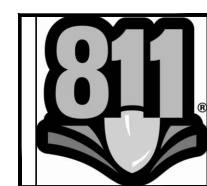
TREE LIST

TAG#	DIA"	MULTI-STEMS	TYPE	REMOVE	ROW	COMMENTS
5106	8		HACKBERRY	X	X	DEAD
5159	80		PECAN (H)	X		FAIR
5160	28		PECAN (H)	X		GOOD
5161	46	39.14	PECAN (H)			GOOD
5162	28		PECAN (H)			GOOD
5163	15		HACKBERRY			
5164	13		HACKBERRY			
5165	18		HACKBERRY			
5166	18		HACKBERRY			
5167	10		PALM			
5168	25.5	11.9	HACKBERRY			
5169	21		HACKBERRY			
5170	24		HACKBERRY	X		
5171	26	19.14	HACKBERRY	X		
5172	20	15.8	HACKBERRY	X		
5173	12		PECAN	X		
5185	17		CHINABERRY	X	X	INVASIVE
5302	16		CHINABERRY	X	X	INVASIVE
5308	25		PECAN (H)			
5312	25		STYACONE			
5316	12		BOX ELDER	X	X	
5337	10		HACKBERRY	X	X	
5338	10		HACKBERRY			
5339	25		HACKBERRY			
5342	12		PALM	X	X	
6001	16		HACKBERRY	X	X	
6002	21		RED BUD	X	X	
6003	16		BOX ELDER	X	X	
6004	18	15.7	HACKBERRY	X	X	
6005	8		RED BUD	X	X	
6006	39	34.10	PECAN (H)			GOOD
6007	12		PECAN			
6008	50	55.16, 14	PECAN (H)	X		FAIR
6009	26		AMERICAN ELM (H)			
6036	9		HACKBERRY	X	X	
6037	17		HACKBERRY	X	X	
6038	12		AMERICAN ELM			
6071	31		PECAN (H)			GOOD
6102	13		LIVE OAK			
6103	15		HACKBERRY			
6104	16		BOX ELDER	X	X	
6135	17		LIVE OAK			
6137	19		CHINABERRY	X	X	INVASIVE
7002	23		HACKBERRY	X	X	
7003	16		HACKBERRY	X	X	
7004	16		CHINABERRY	X	X	INVASIVE
7005	10		HACKBERRY	X	X	
7006	15	12.6	HACKBERRY	X	X	
7007	12		HACKBERRY	X	X	
7008	14		HACKBERRY	X	X	
7009	20		HACKBERRY	X	X	
7010	19		HACKBERRY	X	X	
7011	9		CHINABERRY	X	X	INVASIVE
7012	12	9.6	HACKBERRY	X	X	
7013	14		HACKBERRY	X	X	
7014	9		LIGUSTRUM	X	X	INVASIVE
7015	13		HACKBERRY	X	X	
7017	9		HACKBERRY	X	X	
7018	22		LIGUSTRUM	X	X	INVASIVE
7019	13		HACKBERRY	X	X	
7020	11		HACKBERRY	X	X	
7021	10		HACKBERRY	X	X	
7022	12		HACKBERRY	X	X	
7023	26		HACKBERRY	X	X	
7025	28		PALM	X	X	
7027	11		HACKBERRY	X	X	
7028	12		HACKBERRY	X	X	
7029	12		HACKBERRY	X	X	
7030	15		HACKBERRY	X	X	
7031	13.5	11.5	LIGUSTRUM	X	X	INVASIVE
7032	13		HACKBERRY	X	X	
7033	18		HACKBERRY	X	X	
7070	17		BOX ELDER			
7071	27		BOX ELDER			
7072	15		BOX ELDER			
7073	17		HACKBERRY			
7075	31		PECAN (H)			
8001	36		PECAN (H)			FAIR
8002	39		PECAN (H)			POOR
10000	13		HACKBERRY	X	X	
10001	18		HACKBERRY	X	X	
10002	16		HACKBERRY	X	X	
10004	15		HACKBERRY	X	X	
10005	8		HACKBERRY	X	X	
10006	17		HACKBERRY	X	X	
10007	10		HACKBERRY	X	X	
10008	11		HACKBERRY	X	X	
10009	15		HACKBERRY	X	X	
10010	20		HACKBERRY	X	X	
10011	12		HACKBERRY	X	X	
10012	20		HACKBERRY	X	X	



0 20' 40' 60' 80'

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



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FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET
FILE NUMBER: APPLICATION DATE: UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: DWPZ DDZ
PROJECT EXPIRATION DATE (ORD.#970905)

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR NOTICE OF CONSTRUCTION (IF A BUILDING IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.
CASE NUMBER: SP-2019-0253C

SHADE TREES

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Texas Pistache	6' Ht. min., 4" Caliper minimum

S = TREE TO COUNT TOWARDS STREETYARD REQUIREMENTS
M = TREE TO COUNT TOWARDS MITIGATION REQUIREMENTS
b = TREE TO COUNT TOWARDS BUFFER REQUIREMENTS

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Redbud, Forest Pansy	2" Caliper minimum

SHRUBS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Bicolor Iris	5 gal., 24" O.C.
	Dwarf Waxmyrtle	5 gal., 24" O.C.
	Big Muhly	5 gal., 24" O.C.

609S NATIVE REVEGETATION - SEEDING & PLANTING

CALLOUT	DESCRIPTION
	609s Facultative Species
	609s Upland Species

609S NATIVE REVEGETATION - ROOTED PLANTS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Possumhaw Holly	5 gal. minimum
	Mexican Redbud	5 gal. minimum

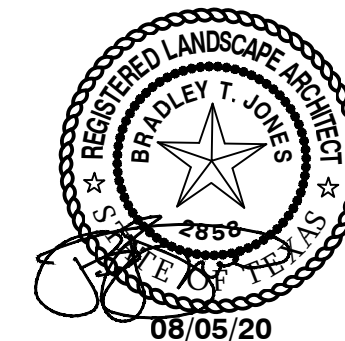
609S NATIVE REVEGETATION - ROOTED PLANTS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	American Beautyberry	1 gal., 48" O.C.
	Elbow Bush	1 gal., 72" O.C.
	Texas Lantana	1 gal., 48" O.C.
	Coralberry	1 gal., 36" O.C.

NATIVE REVEGETATION - ROOTED PLANTS

	Required	Provided
Disturbed CWQZ	N/A sf	3,852 sf
Rooted Plants		
3,852 sf / 100 sf = 39 Plants	39 plants	39 plants
(5) 5 gal. plants = 20 plants		
(19) 1 gal. plants = 19 plants		

PSW HOMES LLC
2003 S 1st Street
Austin, TX 78704
www.pswhomes.com
T 888.866.8175
TBE FRM # 15189



SPRINGDALE
SPRINGDALE RD., AUSTIN, TX 78702
SITE CONSTRUCTION PLAN
LANDSCAPE
SUBMITTAL PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

REV	DATE	REVISION TITLE


PROJECT NUMBER: PSW XXXX
PROJECT NAME: SPRINGDALE
SPRINGDALE RD.
AUSTIN, TX 78702

PAGE NUMBER:

L2 of L5



SHADE TREES


SYMBOL	COMMON NAME	SIZE AND CONDITION
	Texas Pistache	6' Ht. min., 4" Caliper minimum

S = TREE TO COUNT TOWARDS STREET/YARD REQUIREMENTS


M = TREE TO COUNT TOWARDS MITIGATION REQUIREMENTS

b = TREE TO COUNT TOWARDS BUFFER REQUIREMENTS


ORNAMENTAL TREES

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Redbud, Forest Pansy	2" Caliper minimum



SHRUBS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Bicolor Iris	5 gal., 24" O.C.
	Dwarf Waxmyrtle	5 gal., 24" O.C.
	Big Muhly	5 gal., 24" O.C.





609S NATIVE REVEGETATION - SEEDING & PLANTING

CALLOUT	DESCRIPTION
	609s Facultative Species 609s Upland Species

609S NATIVE REVEGETATION - ROOTED PLANTS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	Possumhaw Holly	5 gal. minimum
	Mexican Redbud	5 gal. minimum

609S NATIVE REVEGETATION - ROOTED PLANTS

SYMBOL	COMMON NAME	SIZE AND CONDITION
	American Beautyberry	1 gal., 48" O.C.
	Elbow Bush	1 gal., 72" O.C.
	Texas Lantana	1 gal., 48" O.C.
	Coralberry	1 gal., 36" O.C.

NATIVE REVEGETATION - ROOTED PLANTS

	Required	Provided
Disturbed CWQZ	N/A sf	3,852 sf
Rooted Plants		
3,852 sf / 100 sf = 39 Plants	<u>39 plants</u>	<u>39 plants</u>
(5) 5 gal. plants = 20 plants		
(19) 1 gal. plants = 19 plants		

SITE PLAN APPROVAL SHEET

FILE NUMBER: APPLICATION DATE:

APPROVED BY COMMISSION ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER:

PROJECT EXPIRATION DATE (ORD.#970905) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING

Rev. 1 Correction 1

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FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR NOTICE OF CONSTRUCTION (IF A BUILDING IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CASE NUMBER: SP-2019-00000000

TREE LIST

TREE SURVEY- DATED 01/09/18						
TAG#	DIA"	MULTI-STEMS	TYPE	REMOVE	ROW	COMMENTS
5106	8		HACKBERRY	X	X	
5159	30		PECAN (H)	X		DEAD
5160	28		PECAN (H)	X		FAIR
5161	46	39,14	PECAN (H)			GOOD
5162	28		PECAN (H)			GOOD
5163	15		HACKBERRY			
5164	13		HACKBERRY			
5165	18		HACKBERRY			
5166	18		HACKBERRY			
5167	10		PALM			
5168	15.5	11,9	HACKBERRY			
5169	21		HACKBERRY			
5170	14		HACKBERRY	X		
5171	26	19,14	HACKBERRY	X		
5172	20	16,8	HACKBERRY	X		
5173	12		PECAN	X		
5185	17		CHINABERRY		X	INVASIVE
5302	16		CHINABERRY	X	X	INVASIVE
5308	25		PECAN (H)			
5312	25		SYCAMORE			
5336	12		BOX ELDER	X	X	
5337	10		HACKBERRY	X	X	
5338	10		HACKBERRY			
5339	25		HACKBERRY			
5342	12		PALM	X	X	
6001	16		HACKBERRY	X		
6002	21		REDBUD	X		
6003	16		BOX ELDER			
6004	18.5	15,7	HACKBERRY	X		
6005	8		REDBUD	X	X	
6006	39	34,10	PECAN (H)			GOOD
6007	12		PECAN			
6008	50	35,16,14	PECAN (H)		X	FAIR
6009	26		AMERICAN ELM (H)			
6036	9		HACKBERRY			
6037	17		HACKBERRY			
6038	12		AMERICAN ELM			
6071	31		PECAN (H)			GOOD
6102	13		LIVE OAK			
6103	15		HACKBERRY			
6104	16		BOX ELDER			
6135	17		LIVE OAK		X	
6137	19		CHINABERRY	X		INVASIVE
7002	23		HACKBERRY		X	
7003	16		HACKBERRY	X	X	
7004	16		CHINABERRY	X	X	INVASIVE
7005	10		HACKBERRY	X	X	
7006	15	12,6	HACKBERRY	X	X	
7007	12		HACKBERRY	X	X	
7008	14		HACKBERRY	X	X	
7009	20		HACKBERRY	X	X	
7010	19		HACKBERRY	X	X	
7011	9		CHINABERRY	X	X	INVASIVE
7012	12	9,6	HACKBERRY	X	X	
7013	14		HACKBERRY	X	X	
7014	9		LIGUSTRUM	X	X	INVASIVE
7015	13		HACKBERRY	X	X	
7017	9		HACKBERRY	X	X	
7018	22		LIGUSTRUM	X		INVASIVE
7019	13		HACKBERRY	X		
7020	11		HACKBERRY	X		
7021	10		HACKBERRY	X	X	
7022	12		HACKBERRY	X	X	
7023	26		HACKBERRY	X		
7025	28		PALM	X	X	
7027	11		HACKBERRY	X	X	
7028	12		HACKBERRY	X	X	
7029	12		HACKBERRY	X	X	
7030	15		HACKBERRY	X	X	
7031	13.5	11,5	LIGUSTRUM	X	X	INVASIVE
7032	13		HACKBERRY	X	X	
7033	18		HACKBERRY	X	X	
7070	17		BOX ELDER			
7071	27		BOX ELDER			
7072	15		BOX ELDER		X	
7073	17		HACKBERRY			
7075	31		PECAN (H)			
8901	36		PECAN (H)			FAIR
8902	39		PECAN (H)		X	POOR
10000	13		HACKBERRY	X		
10001	18		HACKBERRY	X		
10002	16		HACKBERRY	X		
10004	15		HACKBERRY			
10005	8		HACKBERRY			
10006	17		HACKBERRY	X		
10007	10		HACKBERRY	X		
10008	11		HACKBERRY			
10009	15		HACKBERRY	X		
10010	20		HACKBERRY	X		
10011	12		HACKBERRY	X		
10012	20		HACKBERRY	X		

APPX F 8-18.9" REMOVED				
TAG#	DIA"	TYPE	REMOVE	ROW
5170	14	HACKBERRY	X	
5173	12	PECAN	X	
6001	16	HACKBERRY	X	
6004	18.5	HACKBERRY	X	
10000	13	HACKBERRY	X	
10001	18	HACKBERRY	X	
10002	16	HACKBERRY	X	
10006	17	HACKBERRY	X	
10007	10	HACKBERRY	X	
10009	15	HACKBERRY	X	
10011	12	HACKBERRY	X	
TOTAL INCHES 161.5				

APPX F 19"+ REMOVED				
TAG#	DIA"	TYPE	REMOVE	ROW
5171	26	HACKBERR	X	
5172	20	HACKBERRY	X	
6002	21	REDBUD	X	
10010	20	HACKBERRY*	X	
10012	20	HACKBERRY*	X	
TOTAL INCHES 107				

HERITAGE REMOVED				
TAG#	DIA"	TYPE	REMOVE	ROW
5160	28	PECAN	X	
TOTAL INCHES 28				

APP. F TREES 8-18.9" REMOVED ROW				
TAG#	DIA"	TYPE	REMOVE	ROW
5106	8	HACKBERRY	X	X
5336	12	BOX ELDER	X	X
5337	10	HACKBERRY	X	X
6005	8	REDBUD	X	X
7003	16	HACKBERRY	X	X
7005	10	HACKBERRY	X	X
7006	15	HACKBERRY	X	X
7007	12	HACKBERRY	X	X
7008	14	HACKBERRY	X	X
7012	12	HACKBERRY	X	X
7013	14	HACKBERRY	X	X
7015	13	HACKBERRY	X	X
7017	9	HACKBERRY	X	X
7021	10	HACKBERRY	X	X
7022	12	HACKBERRY	X	X
7027	11	HACKBERRY	X	X
7028	12	HACKBERRY	X	X
7029	12	HACKBERRY	X	X
7030	15	HACKBERRY	X	X
7032	13	HACKBERRY	X	X
7033	18	HACKBERRY	X	X
TOTAL INCHES 256				

APP. F TREES 19"+ REMOVED ROW				
TAG#	DIA"	TYPE	REMOVE	ROW
7010	19	HACKBERRY	X	X
7009	20	HACKBERRY	X	X
TOTAL INCHES 39				

NON APP. F TREES 8-18.9" REMOVED ROW				
TAG#	DIA"	TYPE	REMOVE	ROW
5432	12	PALM	X	X
TOTAL INCHES 12				

NON APP. F TREES 19"+ REMOVED ROW				
TAG#	DIA"	TYPE	REMOVE	ROW
7025	28	PALM	X	X
TOTAL INCHES 28				

LANDSCAPE CALCULATIONS

STREET YARD (Springdale)			Required	Provided
Total Site Area	N/A	211,300 sf		
Total Street Yard Area	N/A	14,450 sf		
Street-yard / Landscape (20%)	2,890 sf	6,194 sf (43%)		
TREES (street yard)				
Required	12	Provided	12	
Existing Tree Credit: (4) trees 6" < = 8 street trees				
Proposed Tree Credit: (4) street trees				
STREET YARD (Mansell)			Required	Provided
Total Site Area	N/A	211,300 sf		
Total Street Yard Area	N/A	6,325 sf		
Street-yard / Landscape (20%)	1,265 sf	2,910 sf (46%)		
TREES (street yard)				
Required	6	Provided	6	
Existing Tree Credit: (0) trees 6" < = 0 street trees				
BUFFERING			Required	Provided
Small preferred tree: 0 x 3 = 0 pts				
Lg. preferred shrub: 10 x 6 = 60 pts			30 pts.	60 pts.
REPLACEMENT TREES				
Total caliper inches to be replaced:				455.75"
Total caliper inches replaced:				21"
Existing caliper inches preserved under 8" to count towards mitigation- 0 Trees totaling 0"				
Split Credit Canopy Trees: 8 x 2.5" = 20"				
Split Credit Ornamental Trees: 2 x .5" = 1"				
POTENTIAL PAYMENT TO TREE CARE PLAN:				250.75"
250.75" X 200 = \$50,150				
POTENTIAL PAYMENT TO 'PLANTING FOR THE FUTURE FUND':				184"
184" X 200 = \$36,800				
ISLANDS, MEDIANS, OR PENINSULAS			Required	Provided
Street Yard Area				
-0 spots x 7.5 s.f. = 0 s.f.			N/A sf	0 sf
Non-Street Yard Area				
-0 spots x 5 s.f. = 0 s.f.			0 sf	0 sf

SUBCHAPTER C:INNOVATIVE WATER MANAGEMENT

Required Landscape Area: 4,202 + 0 = 4,202 S.F.	
50% of Required Landscape Area: 4,202 S.F. / 2 = 2,101 S.F.	
	Required Provided
Landscape Areas Receiving	
Storm Water Run-off:	0 sf 0 sf
Natural Areas:	0 sf 14,818 sf
Undisturbed Existing Trees:	0 sf 0 sf
TOTAL:	2,101 sf 14,818 sf
Notes: Reference Plan for Areas Calculated on this Chart	

URBAN FORESTRY SUMMARY

Total Appendix F Trees inches Surveyed	1,443"
Total Appendix F Tree Inches Removed: PRIVATE	326.5"
Total Appendix F Tree Inches Removed: ROW	295"
Total Non-Appendix F Tree Inches Removed: PRIVATE	0"
Total Non-Appendix F Tree Inches Removed: ROW	40"
Total Invasive Tree Inches Removed: PRIVATE	19"
Total Invasive Tree Inches Removed: ROW	63.5"
Total Mitigation Inches Planted on Site	21"
Total Dead Inches Removed	30"
Total Non-Mitigation Inches Planted on Site	15"

TREE REPLACEMENT CALCULATIONS

Tree Number To Be Removed	On App. F 8-18.9"	Not on App. F 8-18.9"	On App. F 19" +	Not on App. F 19" +	Heritage Tree 24" +
REF. TREE LIST	161.5"				
			107"		28"
Totals	161.5"	0"	107"	0"	28"
	50%	25%	100%	50%	300%
	80.75"	N/A	107"	N/A	84"
TOTAL CALIPER INCHES TO BE REPLACED					271.75"
TOTAL CALIPER INCHES REPLACED ON SITE					21"
EXISTING CALIPER INCHES PRESERVED UNDER 8" (0 TREES)					0"
TOTAL CALIPER INCHES TO BE PAID INTO TREE CARE PLAN -250.75" X \$200 = \$50,150 TO BE PAID INTO TREE CARE PLAN					250.75"

LANDSCAPE CONSTRUCTION NOTES

- It is the responsibility of the landscape contractor to confirm all materials quantities from the plans. All quantities shown on the schedule are for contractor's convenience only.
- No substitutions on size or spacing of plants on this plan can be made without the approval of Landscape Architect or owner.
- The contractor is responsible for verifying all existing utilities on site. Any damage to existing or proposed utilities is to be repaired according to local standards and at the landscape contractor's expense. Coordinate all construction with the appropriate utility companies.
- All planting beds to receive dark hardwood mulch. Mulch to be installed at 3" unless otherwise indicated.
- Dimensions used for height, spread and truck specification on the plant material list are a general guide for the minimal size of plant.
- All disturbed areas are to be re-vegetated with Tifway 419 per drawings and specifications.
- No excavation or planting pit shall be left open overnight.
- Positive drainage is to be provided around all building foundations.
- The landscape contractor shall obtain any necessary permits, licensees, etc. and shall give notices and comply with all applicable laws, ordinances, codes, rules and regulations during the course of the project.
- All plant material to be nursery grown and to comply with the American standard for nursery stock for size and quality.
- The landscape architect / client reserves the right to refuse any plant material or any defective workmanship. Contractor to keep all plant material tags for inspection.
- All plant material shall have a well formed head with minimum caliper height and spread of the side branches as shown on the plant list. Trunk shall be undamaged and shape shall be typical of the species.
- The landscape contractor shall be responsible for the staking and layout of all planting on this project.
- Should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, soil depth, hard pan, stems, utility lines, or other conditions that may compromise the health and vigor of the plants, they must advise the landscape architect in writing the conditions prior to installing plants. Otherwise the landscape contractor warrants that the planting areas are suitable for proper growth and development of the plants to be installed.
- Existing trees are to be protected and barricaded if necessary for the proposed landscape improvements. The landscape contractor assumes full responsibility for any tree damage caused directly by his scope of work.

R.O.W. TREE REPLACEMENT CALCULATIONS

Tree Number To Be Removed	On App. F 8-18.9"	Not on App. F 8-18.9"	On App. F 19" +	Not on App. F 19" +
REF. TREE LISTS	256"	12"		
			39"	
				28"
Totals	256"	12"	39"	28"
	50%	25%	100%	50%
	128"	3"	39"	14"
INCHES TO BE REPLACED				
TOTAL CALIPER INCHES TO BE REPLACED				
TOTAL CALIPER INCHES REPLACED IN ROW				
TOTAL CALIPER INCHES TO BE PAID INTO THE 'URBAN FOREST REPLENISHMENT FUND -184" X \$200 = \$36,800				



APPENDIX O - LANDSCAPE / IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES


- Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:
- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (½") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
 - The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
 - The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.
 - The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.




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
SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	8	Texas Pistache	Pistacia texana	6' Ht. min., 4" Caliper minimum













ORNAMENTAL TREES

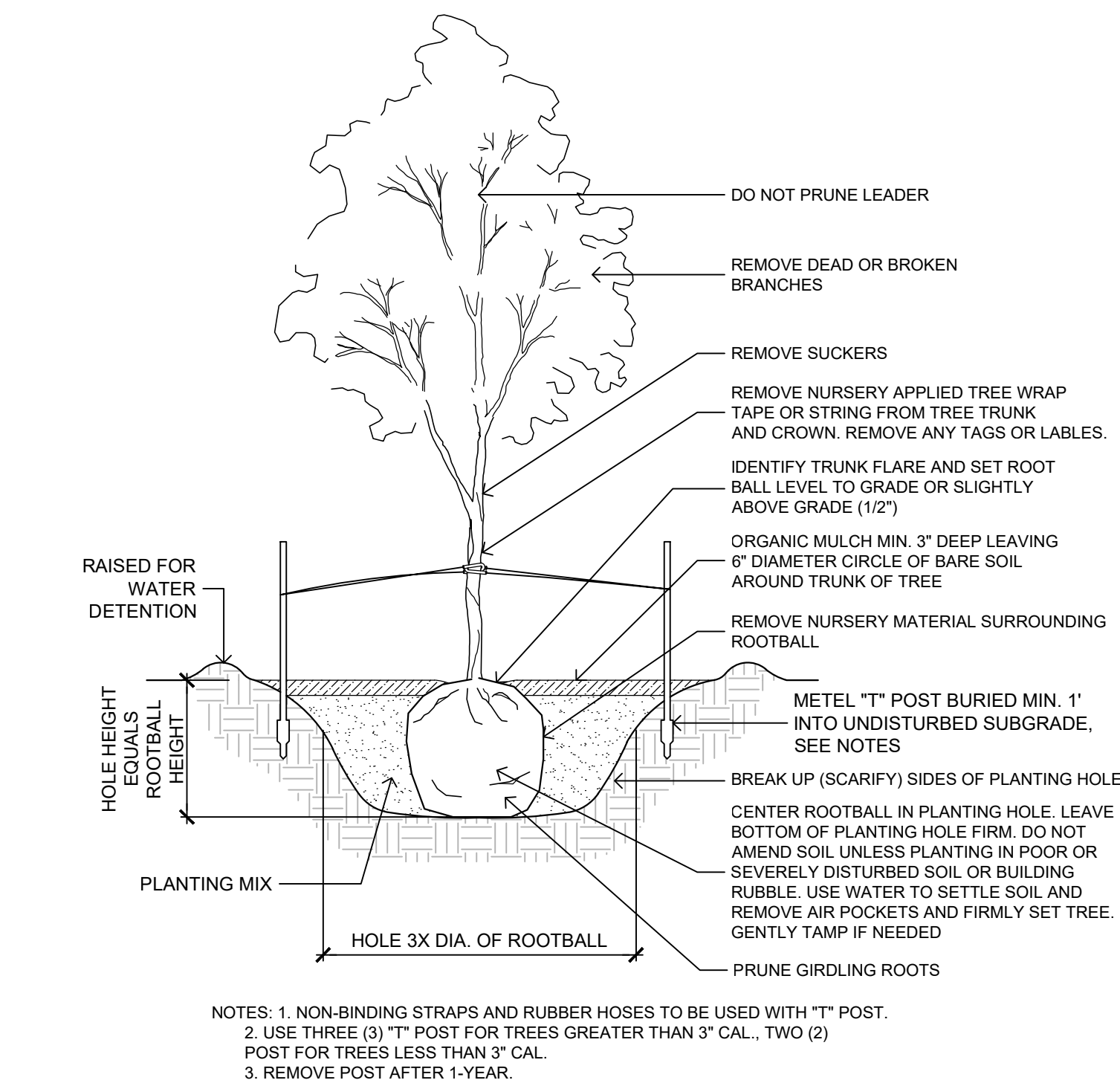
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	2	Redbud, Forest Pansy	Cercis canadensis 'Forest pansy'	2" Caliper minimum

SHRUBS

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	10	Bicolor Iris	Dietes bicolor	5 gal., 24" O.C.
		Dwarf Waxmyrtle	Myrica cerifera var. pumila	5 gal., 24" O.C.
		Big Muhly	Muhlenbergia lindheimeri	5 gal., 24" O.C.

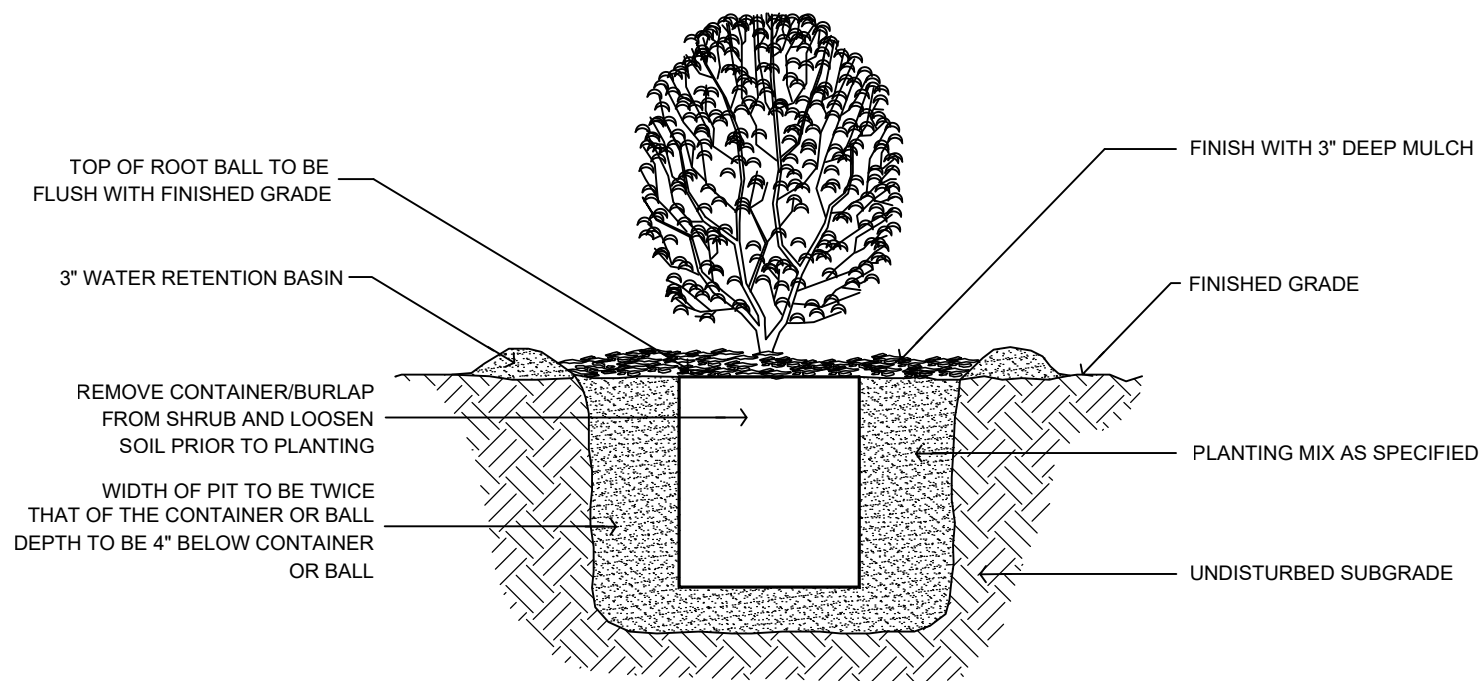
RIPARIAN ENHANCEMENT PLANT SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITON
3		Yaupon Holly	Ilex vomitoria	1" caliper minimum
5		Texas Redbud	Cercis canadensis var. texensis	1" caliper minimum
33		Inland sea oats	Hasmanthium latifolium	1 gallon minimum
16		Indian Grass	Sorghastrum nutans	1 gallon minimum
8		Turks Cap	Malvaviscus drummondii	1 gallon minimum
15		Coralberry	Symphoricarpos orbiculatus	1 gallon minimum
12		Virginia wildrye	Elymus virginicus	1 gallon minimum
18		American Beautyberry	Callicarpa americana	1 gallon minimum
22		Gulf Muhly	Muhlenbergia capillaris	1 gallon minimum
17		Dwarf Palmetto	Sabal minor	1 gallon minimum
35		Texas Lantana	Lantana urticoides	1 gallon minimum
73		Big Muhly	Muhlenbergia lindheimeri	1 gallon minimum



A TREE PLANTING DETAIL

SCALE: N.T.S.



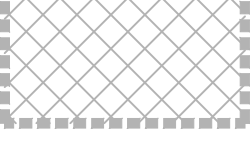

B SHRUB PLANTING DETAIL

SCALE: N.T.S.



SEED RATE CALCULATION			
Species	Seed Rate (lbs/ac)	Desired poportion of a species in the total mix (%)	Total quantity of seed in mix (lbs/ac)
BUFFALOGRASS	21	0.17	3.57
BLUE GAMA	10	0.17	1.7
SIDEQATS GAMA	7	0.17	1.19
CANADA WILD RYE	10	0.16	1.60
INDIAN BLANKET	10	0.17	1.7
SUNFLOWER	5	0.16	0.8
TOTALS	*****	1 (100%)	10.56

SEED CALCULATION WORKSHEET					
Plant Group	Desiered Seeding Rate (lbs/ac)	PLS [pure live seed] (%decimal)	Bulk Rate (lbs/ac)	Seeding Area (ac)	Amount of Seed to be installed (lbs)
GRASSES	48	0.81	59.25	0.96	56.88
FORBS	15	0.87	17.24	0.96	16.5504
TOTALS	63	0.84 (ave)	76.49	0.96	73.43





609S NATIVE REVEGETATION - SEEDING & PLANTING

QUANTITY	CALLOUT	DESCRIPTION
57 lbs		609s Facultative Species: Indian Blanket (10 lbs / acre) Sunflower (5 lbs / acre). Provide 6" of additional topsoil in this area. Hydromulch with tackifier additive agent. Seed mix available from seedsource.com. Temp-irrigation all areas until established.
17 lbs		609s Upland Species: Buffalograss (21 lbs / acre) Blue Gramma (10 bs / acre) Sideoats Gama (7 lbs / acre) and Canada Wild Rye (10 lbs / acre). Provide 6" of additional topsoil in this area. Hydromulch with tackifier additive agent. Seed mix available from seedsource.com. Temp-irrigation all areas until established.

609S NATIVE REVEGETATION - ROOTED PLANTS

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	3	Possumhaw Holly	Ilex decidua	5 gal. minimum
	2	Mexican Redbud	Cercis canadensis var. mexicana	5 gal. minimum

609S NATIVE REVEGETATION - ROOTED PLANTS

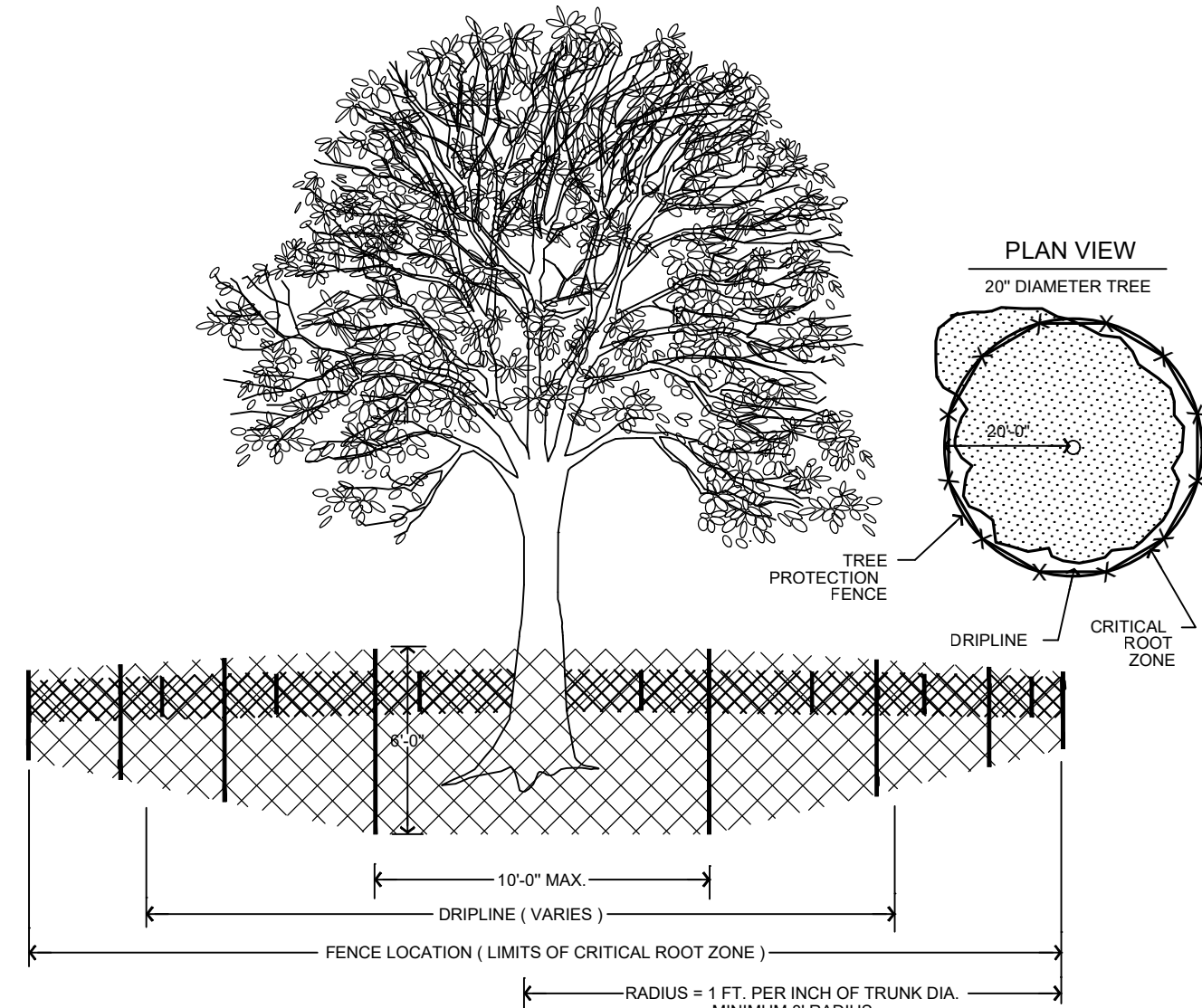
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	5	American Beautyberry	Callicarpa americana	1 gal., 48" O.C.
	4	Elbow Bush	Forestiera pubescens	1 gal., 72" O.C.
	6	Texas Lantana	Lantana urticoides	1 gal., 48" O.C.
	4	Coralberry	Symphoricarpos orbiculatus	1 gal., 36" O.C.

NATIVE REVEGETATION - ROOTED PLANTS

	Required	Provided
Disturbed CWQZ	N/A sf	3,852 sf
Rooted Plants		
3,852 sf / 100 sf = 39 Plants	39 plants	39 plants
(5) 5 gal. plants = 20 plants		
(19) 1 gal. plants = 19 plants		

LANDSCAPE CONSTRUCTION NOTES

- It is the responsibility of the landscape contractor to confirm all materials quantities from the plans. All quantities shown on the schedule are for contractor's convenience only.
- No substitutions on size or spacing of plants on this plan can be made without the approval of Landscape Architect or owner.
- The contractor is responsible for verifying all existing utilities on site. Any damage to existing or proposed utilities is to be repaired according to local standards and at the landscape contractor's expense. Coordinate all construction with the appropriate utility companies.
- All planting beds to receive dark hardwood mulch. Mulch to be installed at 3" unless otherwise indicated.
- Dimensions used for height, spread and truck specification on the plant material list are a general guide for the minimal size of plant.
- All disturbed areas are to be re-vegetated with Tifway 419 per drawings and specifications.
- No excavation or planting pit shall be left open overnight.
- Positive drainage is to be provided around all building foundations.
- The landscape contractor shall obtain any necessary permits, licensees, etc. and shall give notices and comply with all applicable laws, ordinances, codes, rules and regulations during the course of the project.
- All plant material to be nursery grown and to comply with the American standard for nursery stock for size and quality.
- The landscape architect / client reserves the right to refuse any plant material or any defective workmanship. Contractor to keep all plant material tags for inspection.
- All plant material shall have a well formed head with minimum caliper height and spread of the side branches as shown on the plant list. Trunk shall be undamaged and shape shall be typical of the species.
- The landscape contractor shall be responsible for the staking and layout of all planting on this project.
- Should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, soil depth, hard pan, stems, utility lines, or other conditions that may compromise the health and vigor of the plants, they must advise the landscape architect in writing the conditions prior to installing plants. Otherwise the landscape contractor warrants that the planting areas are suitable for proper growth and development of the plants to be installed.
- Existing trees are to be protected and barricaded if necessary for the proposed landscape improvements. The landscape contractor assumes full responsibility for any tree damage caused directly by his scope of work.



C TREE PROTECTION DETAIL

SCALE: N.T.S.



APPENDIX O - LANDSCAPE / IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (½") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
- The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
- The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone map with the isolation valve location.
- The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

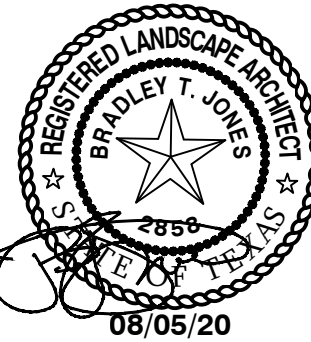
FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET
FILE NUMBER: APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD.#970905) DWPZ: _____ DDZ: _____
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR NOTICE OF CONSTRUCTION (IF A BUILDING IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.
CASE NUMBER: SP-2019-0253C



PSW HOMES LLC
2003 S 1st Street
Austin, TX 78704
www.pswhomes.com
TPE FRM # 15189



SPRINGDALE
SPRINGDALE RD., AUSTIN, TX 78702
NOTES & DETAILS
LANDSCAPE
SUBMITTAL PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

SET REVISIONS	REV.	DATE	REVISION TITLE
	1	2019-08-24	

PROJECT NUMBER: PSW XXXX

PROJECT NAME:
SPRINGDALE
SPRINGDALE RD.
Austin, TX 78702

PAGE NUMBER:

SCALE: AS SHOWN

DRAWN BY: CSB

CHECKED BY: BTJ

L5 of L5