



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	July 7, 2021
NAME & NUMBER OF PROJECT:	SP-2021-0015D; Cross Roads Logistics
NAME OF APPLICANT OR ORGANIZATION:	Michele Rogerson Lynch & Steve Jamison
LOCATION:	8400 E. Parmer Lane, Austin, Texas, 78653
COUNCIL DISTRICT:	Not applicable – ETJ
ENVIRONMENTAL REVIEW STAFF:	Hank Marley, Environmental Review Specialist Senior, Development Services Department, 512-974-2067, hank.marley@austintexas.gov
WATERSHED:	Gilleland Creek Watershed, Suburban, Desired Development Zone
REQUEST:	<p>Variance request is as follows:</p> <ul style="list-style-type: none">• Request to vary from LDC 25-8-341 to allow cut up to 14.3 feet within the Desired Development Zone.• Request to vary from LDC 25-8-342 to allow fill up to 16.5 feet within the Desired Development Zone.
STAFF RECOMMENDATION:	<p>Staff recommends this variance, having determined the findings of fact to have been met.</p>
STAFF CONDITION:	<ul style="list-style-type: none">• Provide a landscape plan in accordance with City zoning jurisdictional requirements.• Provide tree replacement/mitigation plan in accordance with City zoning jurisdictional requirements.• Increase the wetland CEF setback from 150 feet to 200 feet.• Provide structural containment of the cut with retaining walls.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Cross Roads Logistics; SP-2021-0015D

Ordinance Standard: Watershed Protection Ordinance

Variance Request: To allow cut up to 14.3 feet within the Desired Development 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.

Yes

Less than two miles away the land use commission recently granted a similar grading variance to the Applied Materials Logistics Service Center (SP-2020-0321C). This site is also an industrial manufacturing center. That site required cut up to 12 feet in order to maintain level finish floor elevations, level loading docks and grades minimal for maneuverability.

For the proposed project the situation is nearly identical. Due to the natural topography and the size of the buildings, 14.3 feet of cut is necessary to maintain level finish floor elevations, level truck courts, and truck lanes with grades less than 4%. Therefore, by not allowing this variance would deprive the applicant of a privilege available to owners of similarly situated 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;

Yes

The site offers a reasonable location for large industrial manufacturing warehouses. In order to facilitate this type of development the truck courts / loading dock areas must have grades of less than 4% for maneuverability and must be fairly level so that when the trucks are parked at the loading docks the trailer elevations sit level with the finish floor elevations of the buildings and can be loaded and unloaded with ease. Due to the elevation change and topography on this site, in order to accomplish the above criteria, cut of this extent is necessary. It can be challenging to find property flat enough to prevent the required amount of grading. However, the slopes that necessitate the amount of cut are less than 15%. Another constraint that is worth mentioning is that there is also a 75 foot gas easement that runs along the east side of the site that further limits the developable areas of the site.

Moreover, the design decision provides greater overall environmental protection than is achievable without the variance. The project proposes to expand the wetland CEF setback from 150 feet to 200 feet and also plans to provide landscaping and tree replacement/mitigation in accordance with City zoning jurisdictional requirements—something not required within the City's Extra Territorial Jurisdiction.

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

Yes

Large industrial manufacturing warehouses are a reasonable use for this property as it is located within the Desired Development Zone along a growing manufacturing corridor, in line with sites such as Tesla and Amazon. In order to facilitate this type of development a minimum deviation from code to allow cut up to 14.3 feet is necessary. The proposed cut is the minimum necessary to establish grades of less than 4% to allow for truck maneuverability and to allow for truck courts / loading dock areas to maintain a fairly level surface between the truck trailers and the finish floor elevations of the buildings. Furthermore, retaining walls will be constructed to structurally contain and minimize the amount of cut.

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

Yes

The variance does not create a significant probability of harmful environmental consequences. The variance is a minimum deviation from code to allow for a reasonable use of the property. The cut will be minimized and structurally contained with retaining walls. Moreover, the project proposes to provide a landscape and tree replacement/mitigation plan in accordance with City zoning jurisdictional requirements—something that is not required within the City's Extra Territorial Jurisdiction.


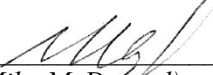
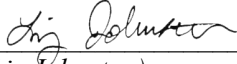
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes

The variance will result in water quality that is at least equal to the water quality achievable without the variance. The project proposes two sedimentation filtration water quality ponds and the addition of one rain garden, all of which are designed in accordance with the ECM. Furthermore, the project proposes to expand the wetland CEF setback from the required 150 feet to 200 feet. Moreover, the project proposes to provide a landscape and tree replacement/mitigation plan in accordance with City zoning jurisdictional requirements—something that is not required within the City's Extra Territorial Jurisdiction.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following condition:

- Provide a landscape plan in accordance with City zoning jurisdictional requirements.
- Provide tree replacement/mitigation plan in accordance with City zoning jurisdictional requirements.
- Increase the wetland CEF setback from 150 feet to 200 feet.
- Provide structural containment of the cut with retaining walls.

Environmental Reviewer (DSD)	 (Hank Marley)	Date June 23, 2021
Environmental Review Manager (DSD)	 (Mike McDougal)	<u>June 23, 2021</u>
Deputy Environmental Officer (WPD)	 (Liz Johnston)	Date 06/25/2021



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Cross Roads Logistics; SP-2021-0015D

Ordinance Standard: Watershed Protection Ordinance

Variance Request: To allow fill up to 16.5 feet within the Desired Development 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.

Yes

Less than two miles away the land use commission recently granted a similar grading variance to the Applied Materials Logistics Service Center (SP-2020-0321C). This site is also an industrial manufacturing center. That site required grading up to 12 feet in order to maintain level finish floor elevations, level loading docks and grades minimal for maneuverability.

For the proposed project the situation is nearly identical. Due to the natural topography and the size of the buildings, 16.5 feet of fill is necessary to maintain level finish floor elevations, level truck courts, and truck lanes with grades less than 4%. Therefore, by not allowing this variance would deprive the applicant of a privilege available to owners of similarly situated property.

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Moreover, the design decision provides greater overall environmental protection than is achievable without the variance. The project proposes to expand the wetland CEF setback from 150 feet to 200 feet and also plans to provide landscaping and tree replacement/mitigation in accordance with City zoning jurisdictional requirements—something not required within the City's Extra Territorial Jurisdiction.

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Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following condition:

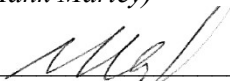
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- Provide structural containment of the fill with retaining walls.

Environmental Reviewer
(DSD)


(Hank Marley)


Date June 23, 2021

Environmental Review
Manager (DSD)


(Mike McDougal)

June 23, 2021

Deputy Environmental
Officer (WPD)


(Liz Johnston)

Date 06/25/2021

June 18, 2021



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

May 17, 2021

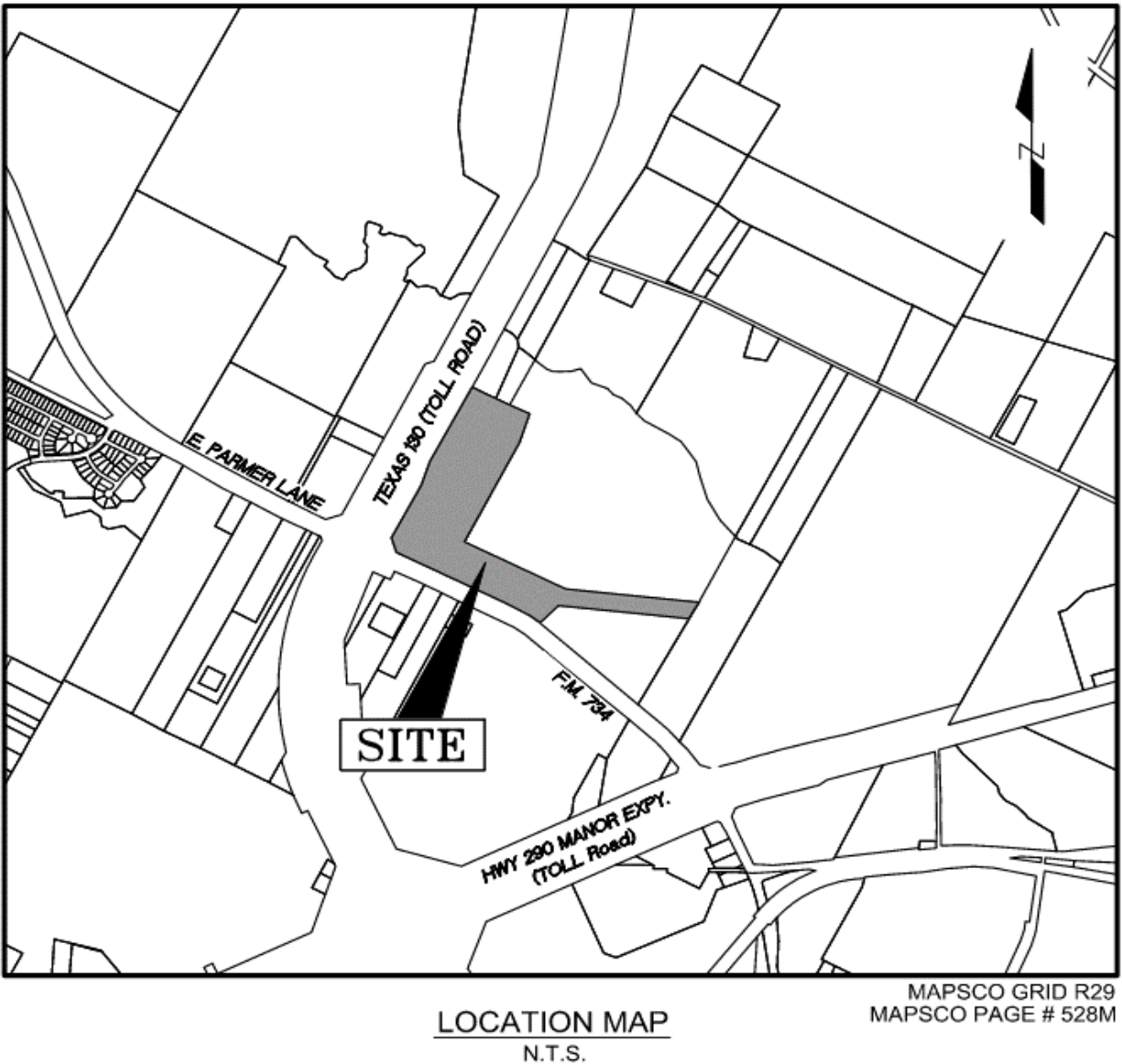
Denise Lucas, Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Variance Request Letter
Crossroads Logistics Center
8400-9400 Parmer Lane
SP-2021-0015D
LDC 30-5-341 Cut Requirements

Dear Ms. Lucas:

On behalf of the owner, we are requesting a variance for cut in excess of four (4) feet for the proposed development of the Crossroads Logistics Center site development permit (SP-2021-0015D) located at 8400-9400 Parmer Lane.

The subject project is located in the 2 mile Extraterritorial Jurisdiction (ETJ). The property is currently undeveloped and is located near Parmer Lane and SH 130.



The applicant plans to develop three (3) office/warehouse buildings totaling 483,840 square feet, which includes two water quality and detention ponds, one rain garden and all associated grading, paving, water, wastewater and drainage improvements. The applicant proposes to place new improvements on the property in a manner to minimize adverse impacts to the natural character of the property.

The site is in the Gilleland Creek Watershed, which is a Suburban Watershed. The subject tract is not located over the Edwards Aquifer Recharge Zone.

With regard to the proposed variance, we respectfully suggest the following conditions be considered:

1. Structural containment (retaining walls)
2. Restoration and revegetation
3. Increased setback to 200' minimum for the existing CEF/Wetland feature.
4. Preservation of trees and/or natural areas not already required to be preserved in the ETJ
5. Apply Landscaping Ordinance for ETJ
6. Increase tree inches on site/mitigation

The project requires leniency from the following code section:

Division 5. - Cut, Fill, and Spoil.

§ 30-5-341 - CUT REQUIREMENTS.

(A) Cut on a tract of land may not exceed four feet of depth, except:

- (1) in an urban watershed;
- (2) in a roadway right-of-way;
- (3) under a foundation with sides perpendicular to the ground, or with pier and beam construction;
- (4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:
 - (a) the design and location of the facility within the site minimize the amount of cut over four feet;
 - (b) the cut is the minimum necessary for the appropriate functioning of the facility; and
 - (c) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
- (5) for utility construction or a wastewater drain field; or
- (6) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if:
 - (a) the cut is derived from the landfill operation;
 - (b) the cut is not placed in a critical water quality zone or a 100-year floodplain;
 - (c) the landfill operation has an erosion and restoration plan approved by the single office; and
 - (d) all other applicable City Code and County Code provisions are met.

(B) A cut area must be restored and stabilized.

(C) Cut for a roadway must be contained within the roadway clearing width described in Section 30-5- 322 (Clearing For A Roadway).

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances.

§ 30-5-41 - LAND USE COMMISSION VARIANCES

(A) It is the applicant's burden to establish that the findings described in this Section have been met. Except as provided in Subsections (B) and (C), the land use commission may grant a variance from a requirement of this subchapter after determining that:

- (1) the requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;
- (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;
 - (b) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and
 - (c) does not create a significant probability of harmful environmental consequences; and
- (3) development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

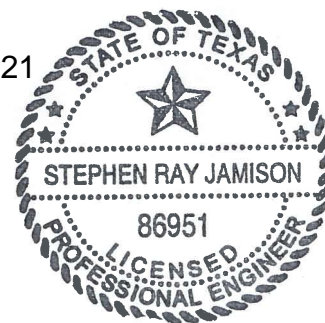
The findings of fact concerning the need for the variance are outlined below.

We respectfully seek your consideration and support of this variance request. If you have any questions, please feel free to call our office at (737) 484-0880.

06/18/2021



Stephen R. Jamison, P.E.
Jamison Civil Engineering LLC (TBPE Firm #F-17756)



PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Stephen R. Jamison P.E., Jamison Civil Engineering, LLC
Street Address	13812 Research Blvd. #B-2
City State ZIP Code	Austin, Texas 78750
Work Phone	737-484-0880
E-Mail Address	steve@jamisoneng.com

Variance Case Information

Case Name	Crossroads Logistics Center
Case Number	SP-2021-0015D
Address or Location	8400-9400 Parmer Lane
Environmental Reviewer Name	Hank Marley
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Current Code
Watershed Name	Gilleland Creek
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
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	+/- 590 feet to Gilleland Creek (Major) +/- 200 feet to Gilleland Creek Trib (Major)

Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references: LDC 30-5-341 Cut Requirements (14.3 feet)

Impervious cover	Existing	Proposed
Square Footage:	4,680 sf	1,230,116 sf
Acreage:	0.107 ac.	28.24 ac.
Percentage:	0.22%	58.97%
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 property has slopes that vary from 0% to 15%. The slope breakdown is as follows:</p> <p>0-15% Slopes ---> 47.888 acres 15-25% Slopes ---> 0 acres 25-35% Slopes ---> 0 acres Over 35% Slopes ---> 0 acres</p> <p>The elevation ranges from a low point of 529.0' to a high point of 571.0'.</p> <p>The majority of the ground vegetation is typical hill country grasses/prairie/farmland in good condition due to a sparse tree cover.</p> <p>The majority of the existing soils consists of clays rang from Ferris-Heiden Complex, Heiden Clay and Houston Black Clay, (all Class D Hydologic Group)</p> <p>The site has no WQTZ, CEFs, floodplain, heritage trees, or any other notable or outstanding characteristics of the property.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The plan complies with all current codes.
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FINDINGS OF FACT

As required in LDC Section 30-5-41, in order to grant a variance, the Land Use Commission must make the following findings of fact. Included below is an explanation alongside each applicable finding of fact.

Ordinance:

A. Land Use Commission variance determinations from Chapter 30-5-41 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 This area is a manufacturing corridor with two nearby projects that are similar in nature having been granted similar variances: Applied Materials Logistics Service Center (SP-2020-0321C) and Samsung (LI-PDA Ordinance 20201210-071).

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 Existing site conditions necessitate additional cut for providing the required level fire lane and loading dock areas that require less than 4% grades. A 75 foot gas easement and floodplain provide constraints that must be worked around. Additionally, we are increasing setbacks to a CEF and preserving natural areas.

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

Yes The site is being graded from the front entrance to cause for the least amount of variance needed as possible. Retaining walls will be constructed to contain cut and reduce additional cut areas.

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

Yes No harmful environmental consequences result from the variance. Additionally, conditions are proposed to further protect the environment including increasing a CEF setback to 175' minimum, preserving natural areas, planting additional trees/landscaping, and revegetation of the site.

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

Yes The development is compliant with current code and will meet all water quality regulations.

****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

June 18, 2021



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

May 17, 2021

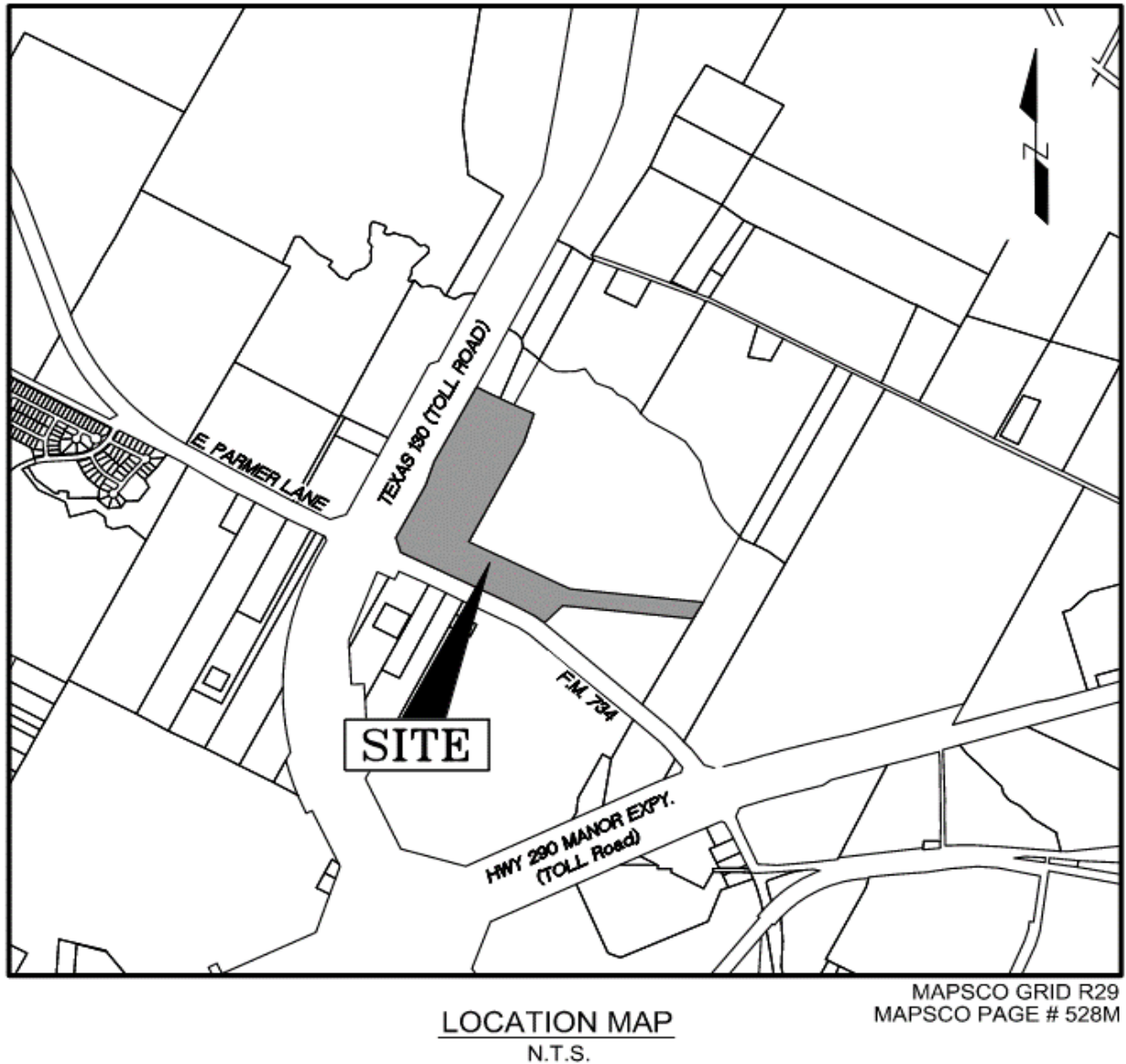
Denise Lucas, Director
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The project requires leniency from the following code section:

Division 5. - Cut, Fill, and Spoil.

§ 30-5-342 - FILL REQUIREMENTS.

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Yes The site is being graded from the front entrance to cause for the least amount of variance needed as possible. Retaining walls will be constructed to contain fill and reduce additional fill areas.
 - c) Does not create a significant probability of harmful environmental consequences.

Yes No harmful environmental consequences result from the variance. Additionally, conditions are proposed to further protect the environment including increasing a CEF setback to 175' minimum, preserving natural areas, planting additional trees/landscaping, and revegetation of site.

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

Yes The development is compliant with current code and will meet all water quality regulations.

****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

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1 - North-facing view of eastern portion of Subject Property



2 - South-facing view of eastern portion of Subject Property



3 - North-facing view of western portion of Subject Property



4 - South-facing view of western portion of Subject Property



5 - View of concrete pad located on western portion of subject property



6 - View of wetland CEF located greater than 150 feet from northern property boundary

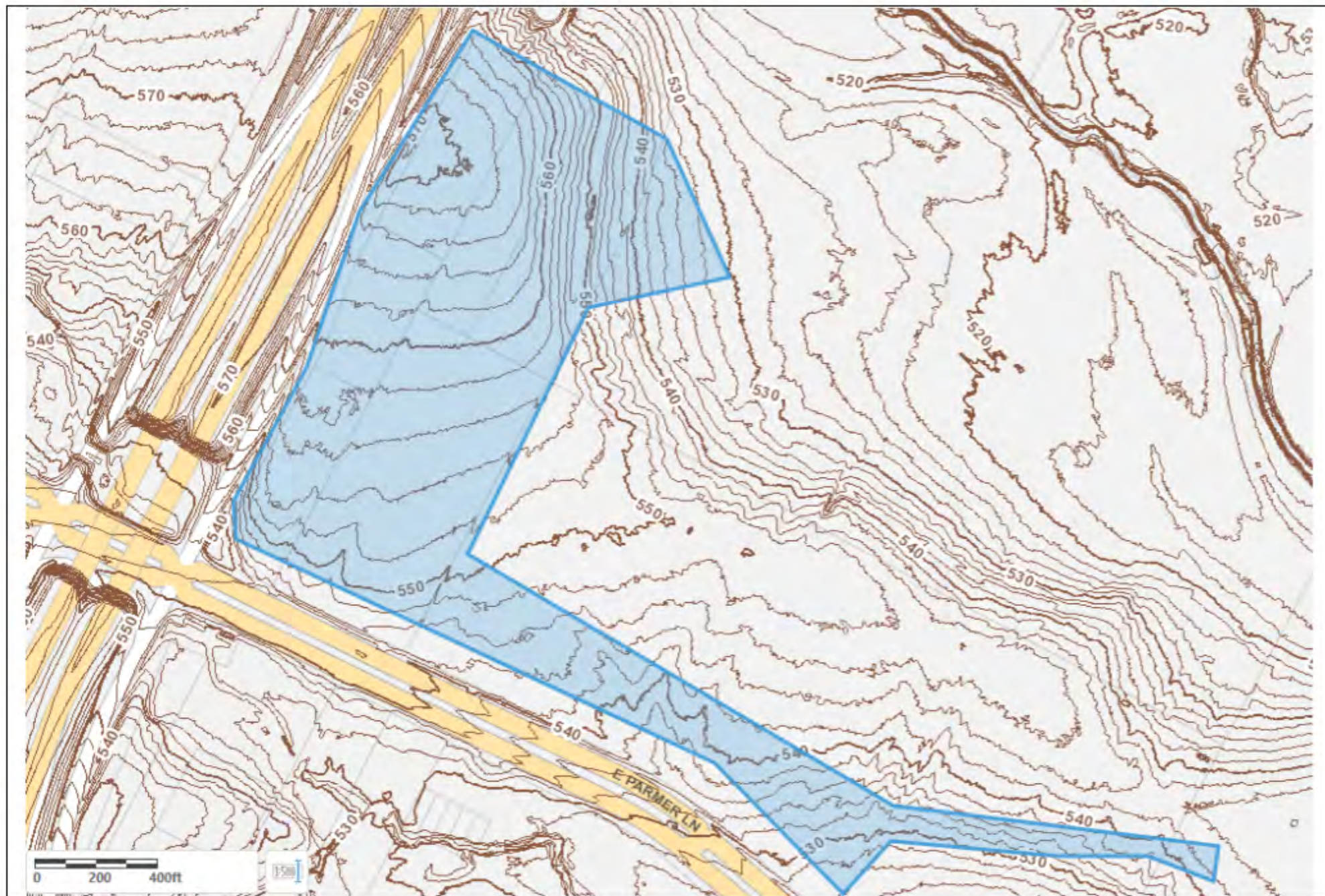


Figure 1 -- Topographic Map

Proposed Crossroads Logistics Center Phase I
NEC Parmer Lane and SH-130
Austin, Travis County, Texas
ECS Project 51-2013



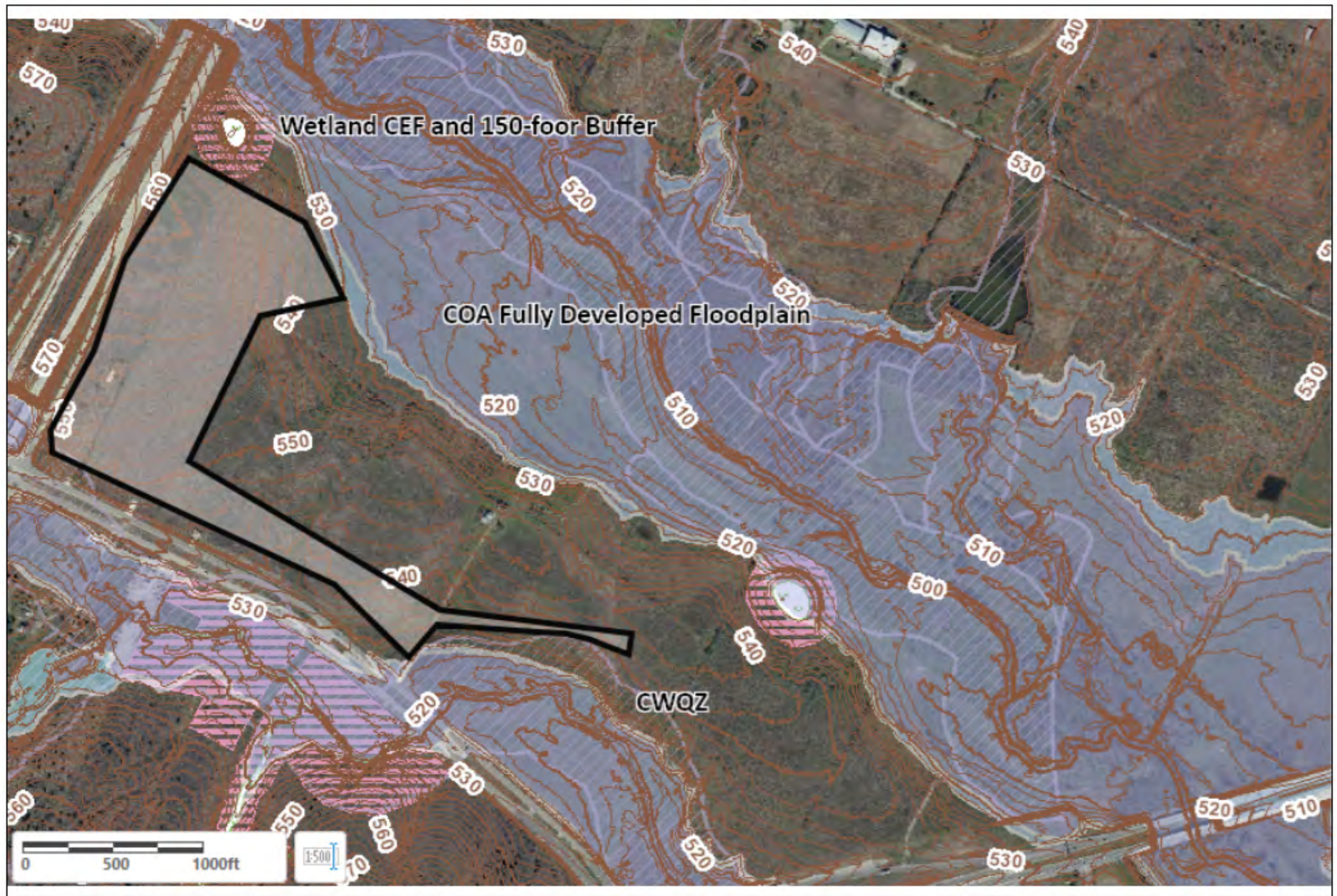
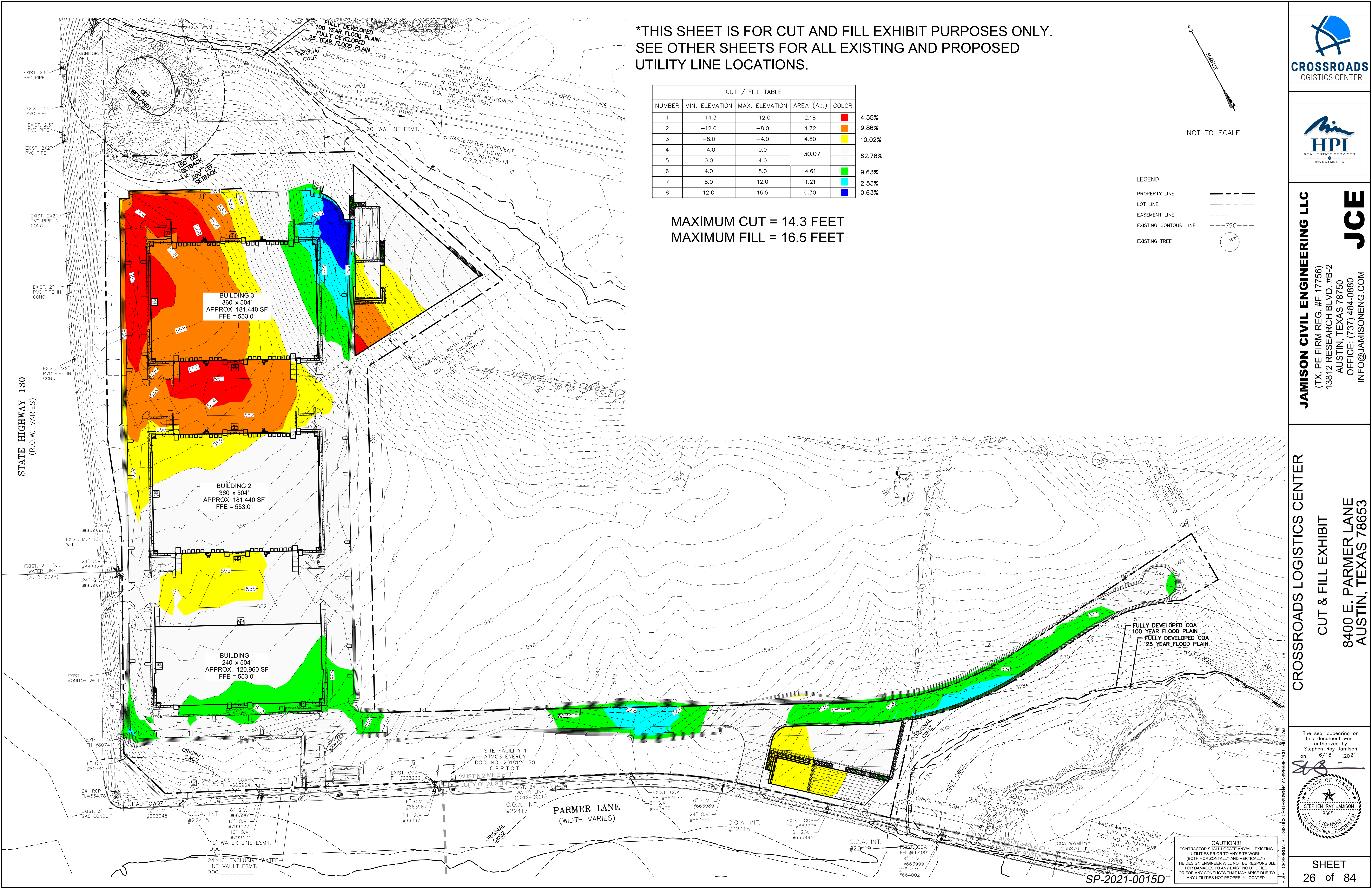


Figure 7 -- Floodplain, CWQZ and CEFs
Proposed Crossroads Logistics Center Phase I
NEC Parmer Lane and SH-130
Austin, Travis County, Texas
ECS Project 51-2013



*THIS SHEET IS FOR CUT AND FILL EXHIBIT PURPOSES ONLY.
SEE OTHER SHEETS FOR ALL EXISTING AND PROPOSED
UTILITY LINE LOCATIONS.

CUT / FILL TABLE				
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (Ac.)	COLOR
1	-14.3	-12.0	2.18	4.55%
2	-12.0	-8.0	4.72	9.86%
3	-8.0	-4.0	4.80	10.02%
4	-4.0	0.0	30.07	62.78%
5	0.0	4.0		
6	4.0	8.0	4.61	9.63%
7	8.0	12.0	1.21	2.53%
8	12.0	16.5	0.30	0.63%

MAXIMUM CUT = 14.3 FEET
MAXIMUM FILL = 16.5 FEET

LEGEND
PROPERTY LINE
LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE
EXISTING TREE

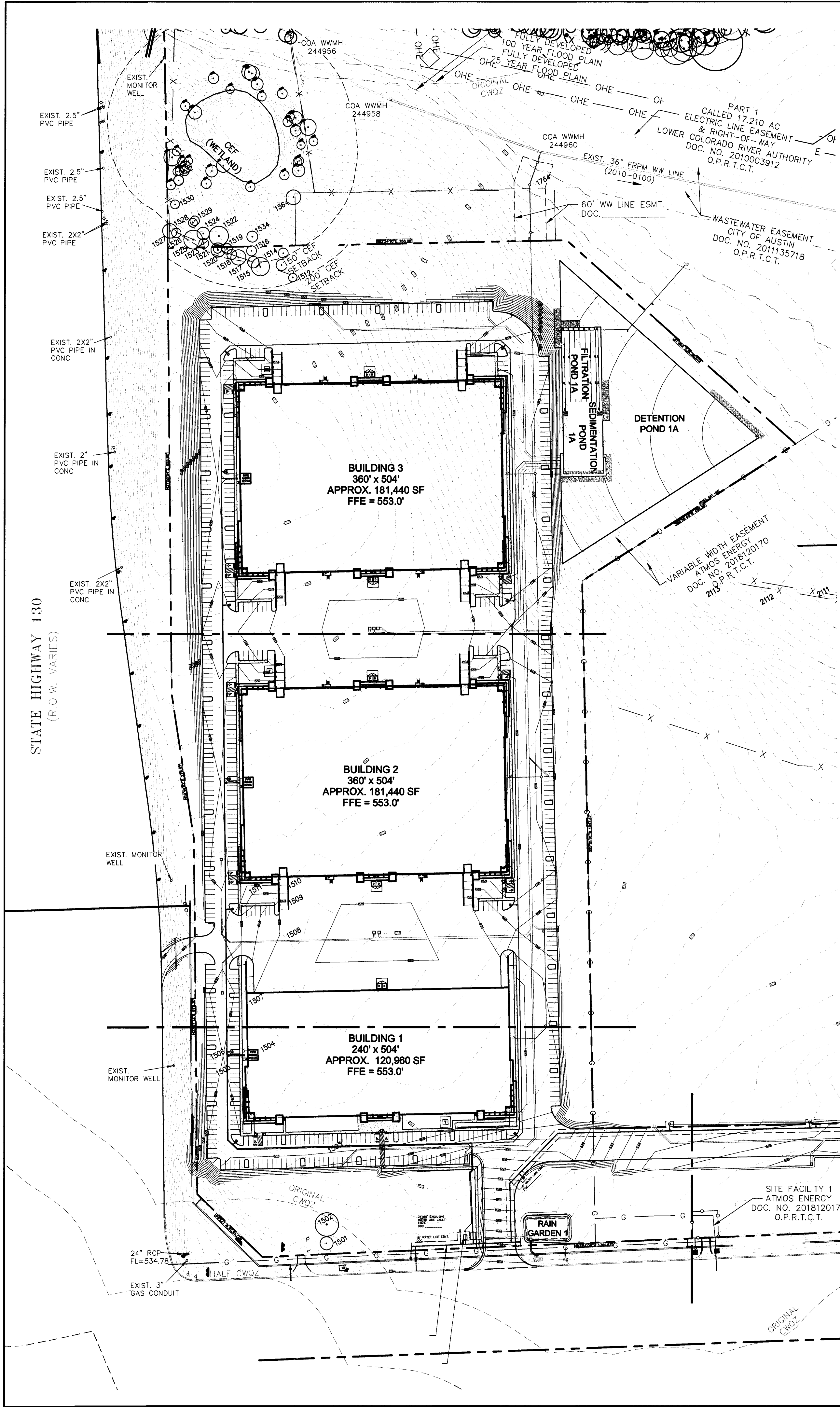


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CUT & FILL EXHIBIT
8400 E. PARMER LANE
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SHEET
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LANDSCAPE ORDINANCE CALCULATIONS & NOTES		
LANDSCAPE CALCULATIONS		
STREET YARD		
Total Site Area	Required N/A	Provided -
Total Street Yard Area	N/A	758,072 S.F.
Street Yard Landscape Area	151,614 S.F.	257,584 S.F. (+ 20%)
Street Yard Trees		
Existing Credit		
2"-6" (0 x 1)	N/A	0
6" and UP (7 x 2)	N/A	14
Proposed	N/A	166
Total	180	180
BUFFER POINTS		
NOTE: All plants listed are on the City of Austin preferred list		
	Required 2,168	Provided 2,187
Elements x (pts.)		
2 Existing tree (9)		18
21 MC, 20 CE, 14 LO, 10 CO, 5 BO, 4 TA, 4 SO (6)		468
196 WM, 134 TS, 110 BBM, 43 ML (3)		1,449
126 AS (2)		252
ISLANDS, MEDIANS OR PENINSULAS		
Street Yard	Required 2,985 s.f.	Provided 6,658 s.f.
Non-Street Yard	1,230 s.f.	3,065 s.f.
INNOVATIVE WATER MANAGEMENT		
Required Landscape Area = 158,829 (154,614 + 2,985 + 1,230) 50% of Required Landscape Area = 79,414.5 s.f.		
Landscape Receiving	Required *N/A	Provided *N/A
Stormwater Runoff		
Undisturbed Natural Area	*N/A	*N/A
Undisturbed Existing Trees	*N/A	*N/A
Total	*N/A	*N/A
*Stormwater flows to a rain garden		

- ### AUTOMATIC IRRIGATION SYSTEM
- 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 (1/2") 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, gallons per minute, and location of the isolation valve location; and an as built plan.
 - 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.

- ### LANDSCAPE ORDINANCE NOTES
- The owner will continuously maintain the required landscaping in accordance with Section 25-2-984 of the Land Development code.
 - All landscape areas are to be protected by 6" wheel curbs, wheelstops, or others approved barriers as per ECM 2.4.7 [LDC 25-2-1004 (A), ECM 2.4.7(A)].
 - If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.
 - The irrigation system shall comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.

URBAN FOREST ACCOUNTING

Total appendix F tree inches surveyed	462.5
Total appendix F tree inches removed	128.5
Total non-appendix F tree and invasive inches removed	15.5
Total mitigation inches planted on site	194.0
Total dead inches removed	19
Total non-mitigation inches planted on site	602.5

REPLACEMENT TREE KEY

R = Replacement tree (3.5" cal.)
L/R = 1-1/2" Landscape Ordinance requirement and 2" replacement credit

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NOT TO SCALE

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE



REPLACEMENT TREES

HERITAGE	REMOVED	REPLACED
ECM Appendix F PECAN (#1504)	31.0"	99.0" (320%)
Non - ECM Appendix F N/A	0.0"	0.00" (00%)
19" & GREATER		
ECM Appendix F AMERICAN ELM (#1505)	21.0"	25.0" (120%)
AMERICAN LINDEN (#1509)	19.0"	23.0" (120%)
HACKBERRY (#1764)	19.0"	23.0" (120%)
Non - ECM Appendix F N/A	0.0"	0.00" (00%)
NON-PROTECTED (8" - 18.99")		
ECM Appendix F HACKBERRY (#S 1503, 1510 & 1510)	38.5"	23.0" (60%)
Non - ECM Appendix F MULBERRY (#1508)	15.5"	0.0" (00%)
Total	144.0"	193.0"

PROPOSED REPLACEMENT TREES

14 Cedar Elm @ 3.5"	49.0"
5 Bur Oak @ 3.5"	17.5"
5 Chinquapin Oak @ 3.5"	17.5"
4 Live Oak @ 3.5"	14.0"
4 Montezuma Cypress @ 3.5"	14.0"
12 Live Oak @ 2.0"	24.0"
10 Texas Ash @ 2.0"	20.0"
8 Shumard Oak @ 2.0"	16.0"
6 Chinquapin Oak @ 2.0"	12.0"
5 Cedar Elm @ 2.0"	10.0"
TOTAL	194.0"

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OVERALL
LANDSCAPE PLAN
8400 E. PARMER LANE
AUSTIN, TEXAS 78653

JAMISON CIVIL ENGINEERING LLC

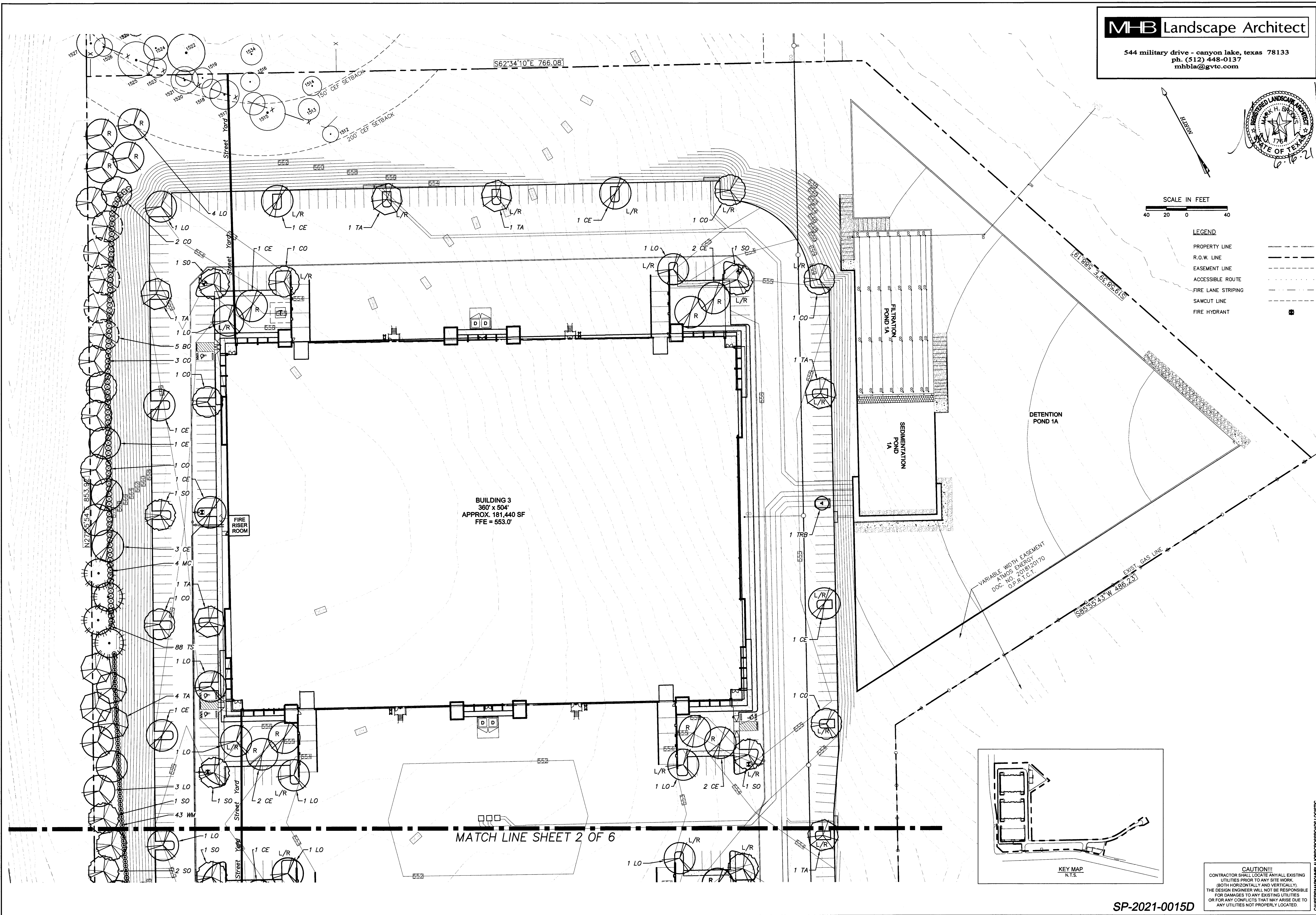
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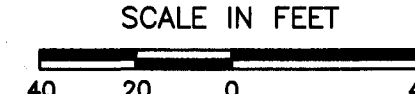
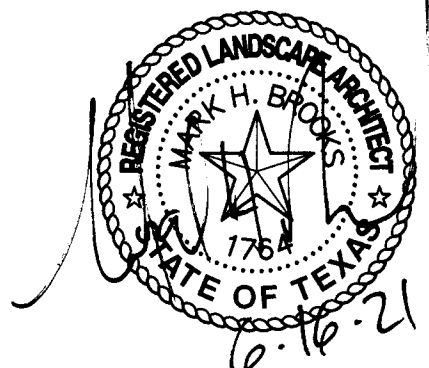
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REAL ESTATE SERVICES
INVESTMENTS

JCE

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LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING
- SAWCUT LINE
- FIRE HYDRANT

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LANDSCAPE PLAN - SHEET 1 OF 6
8400 E. PARMER LANE
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LANDSCAPE PLAN - SHEET 1 OF 6
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SP-2021-0015D

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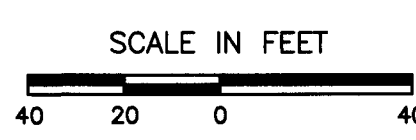
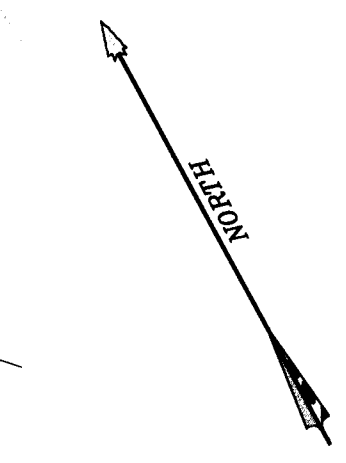
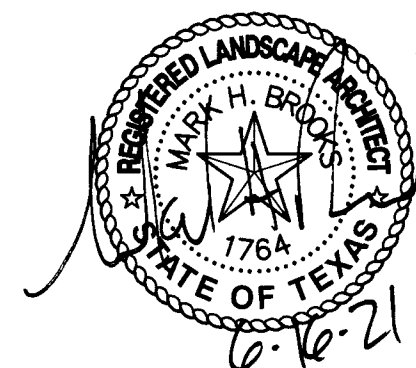
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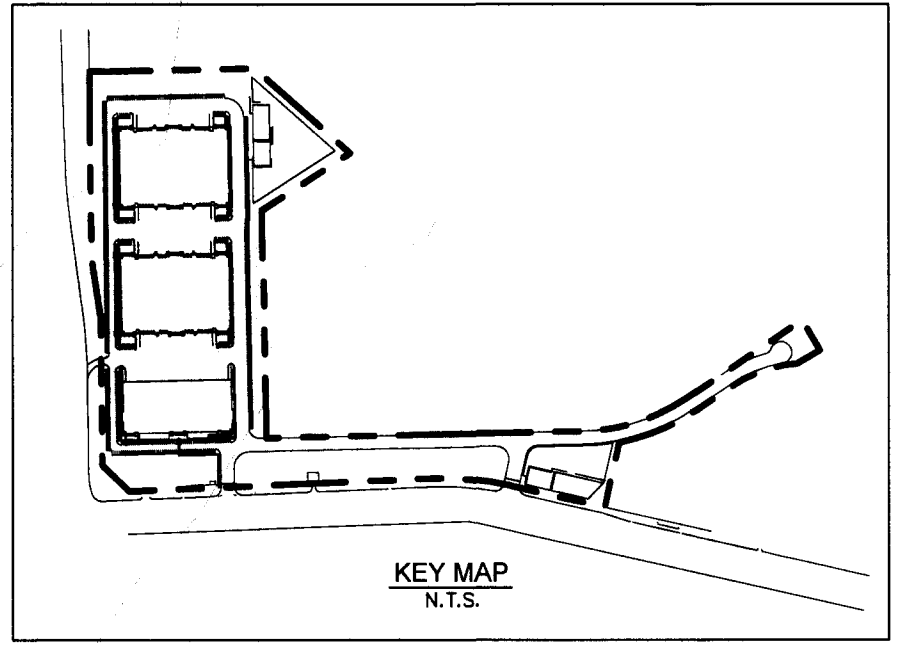
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LEGEND

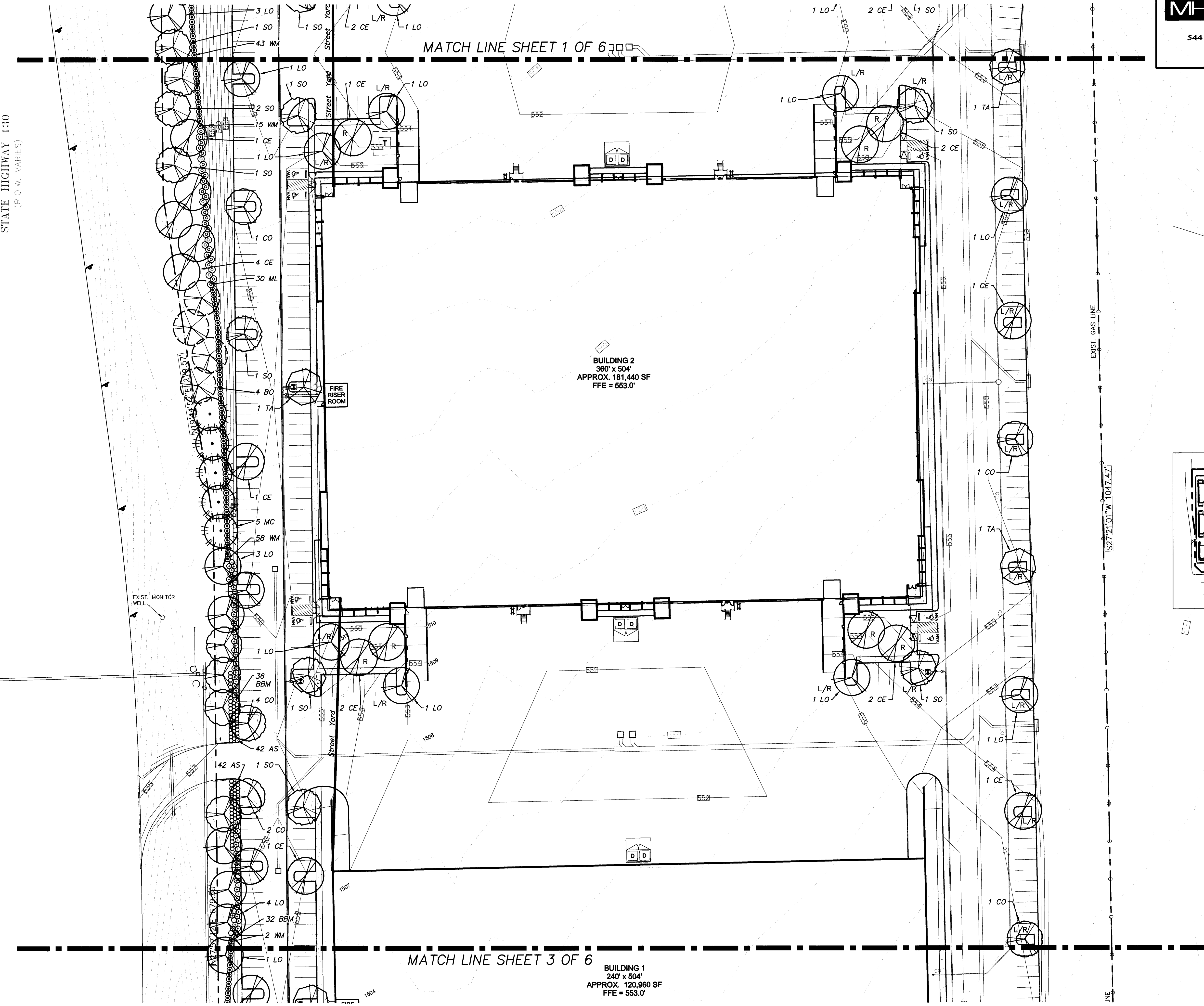
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R.O.W. LINE	---
EASEMENT LINE	---
ACCESSIBLE ROUTE	---
FIRE LANE STRIPING	---
SAWCUT LINE	---
FIRE HYDRANT	⊠



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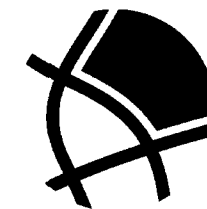
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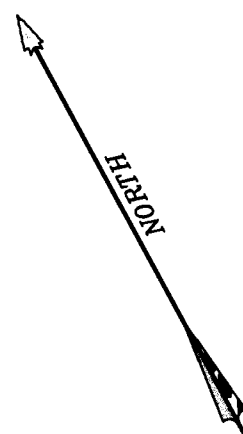
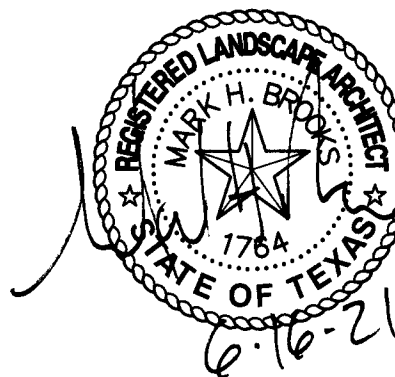
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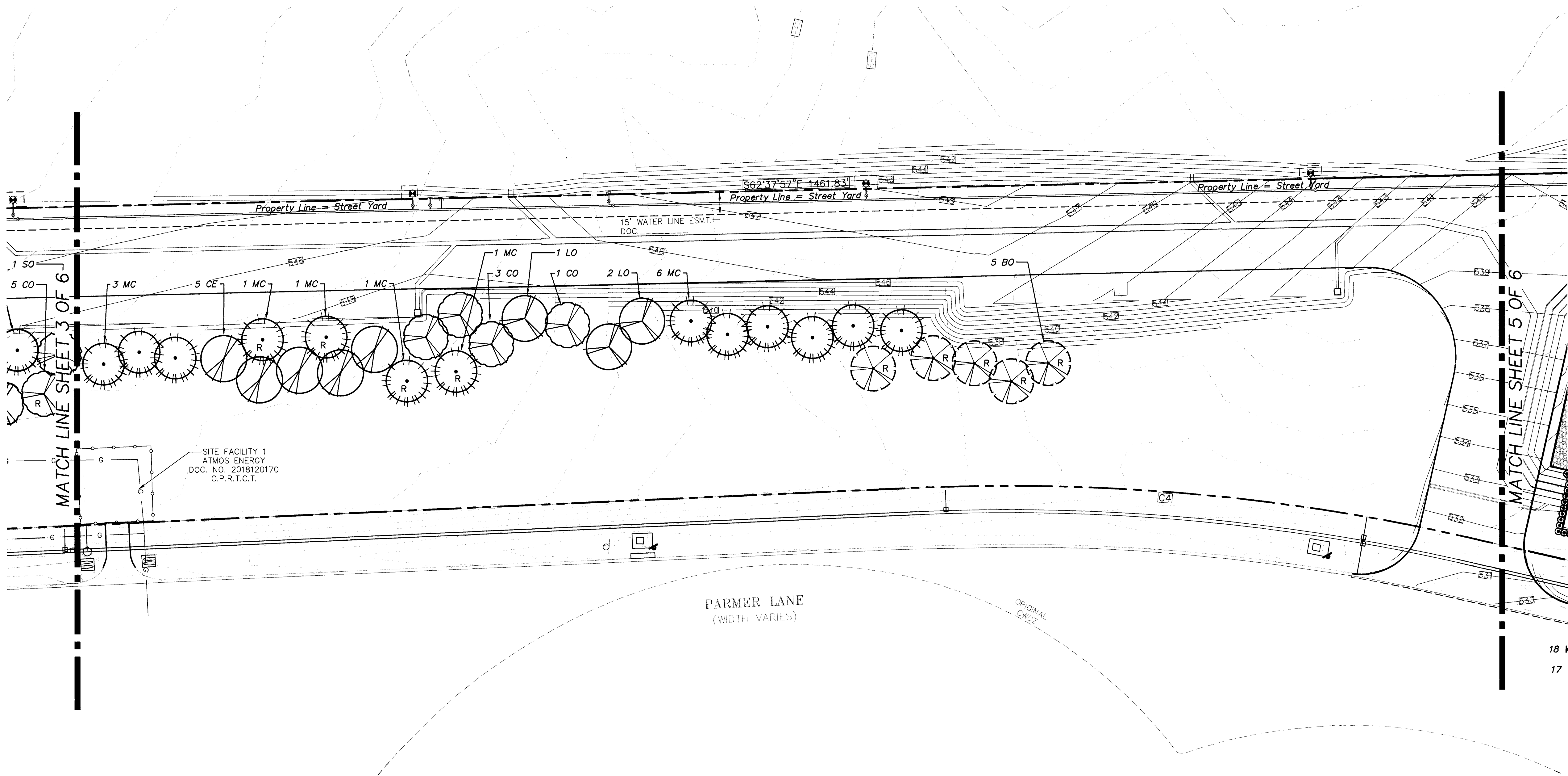
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40 20 0 40

LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING
- SAWCUT LINE
- FIRE HYDRANT

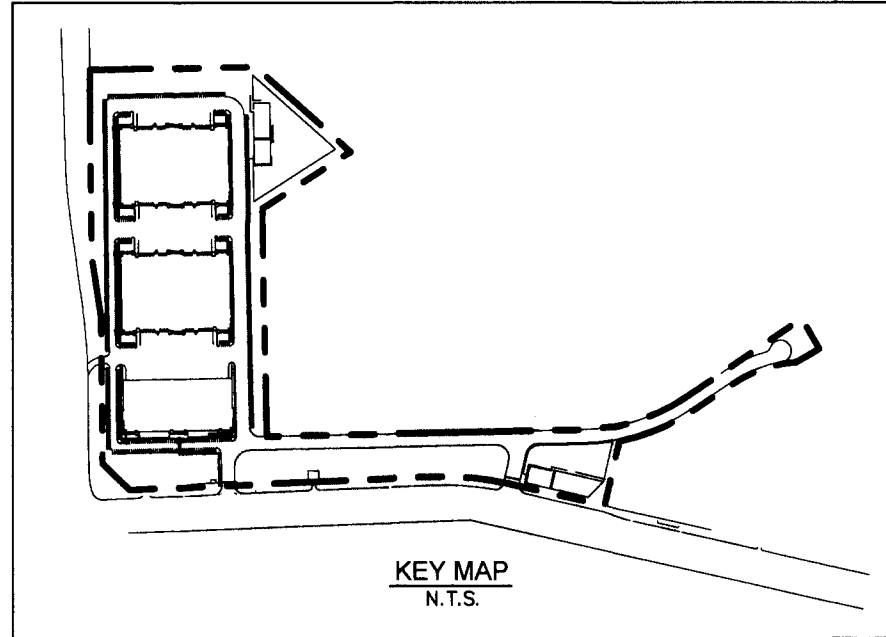


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ATMOS ENERGY
DOC. NO. 2018120170
O.P.R.T.C.T.

PARMER LANE
(WIDTH VARIES)

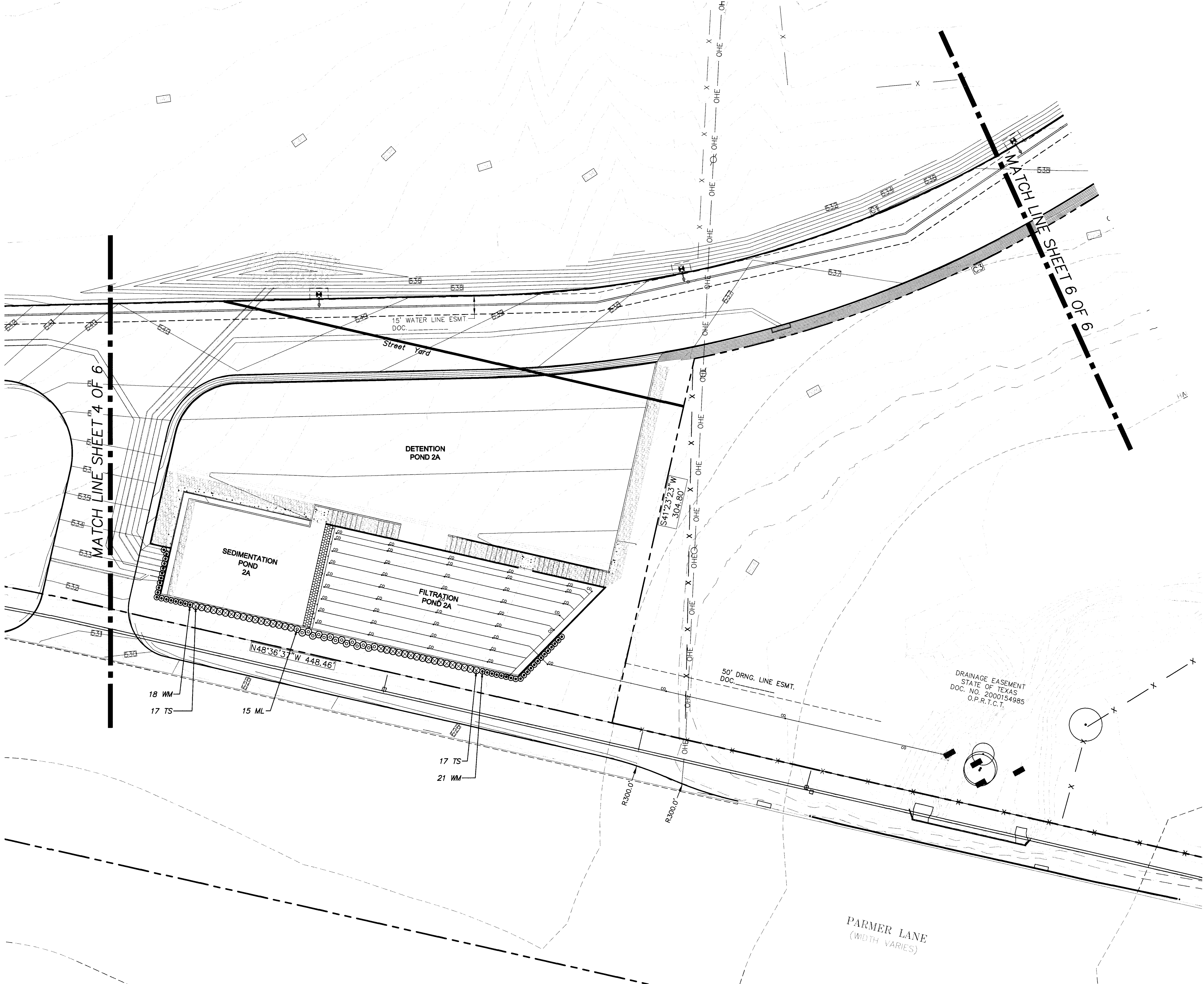
ORIGINAL
C&G

18
17



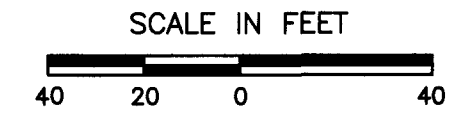
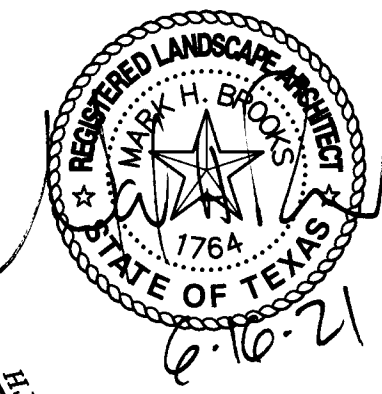
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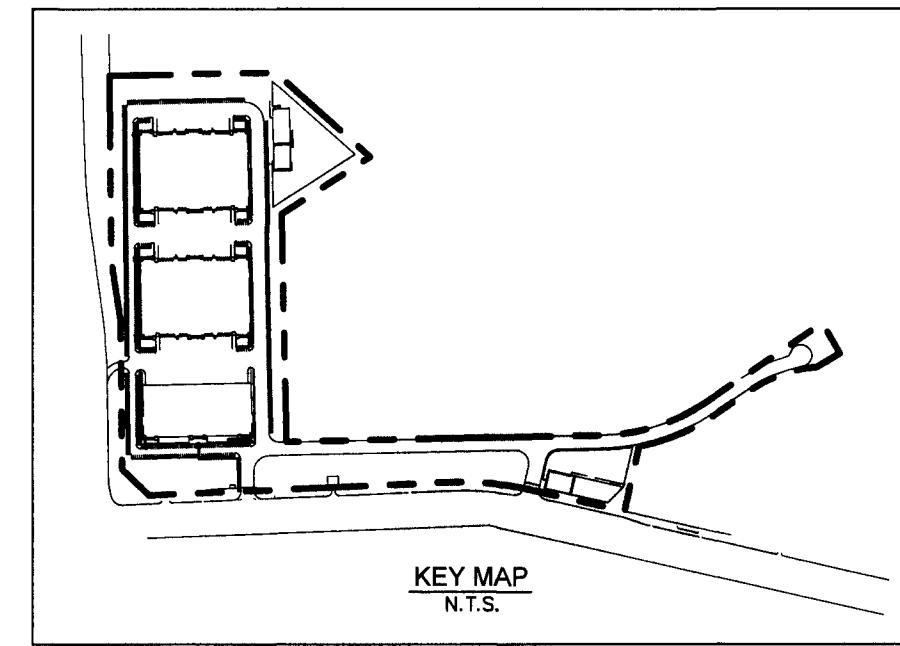


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LEGEND	
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
ACCESSIBLE ROUTE	---
FIRE LANE STRIPING	---
SAWCUT LINE	---
FIRE HYDRANT	■



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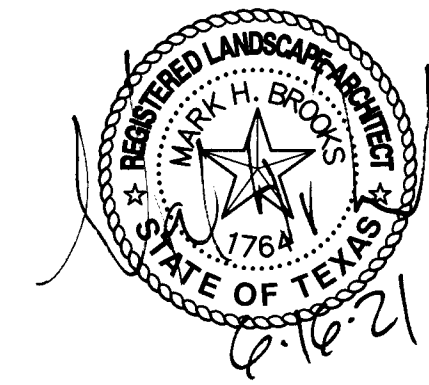
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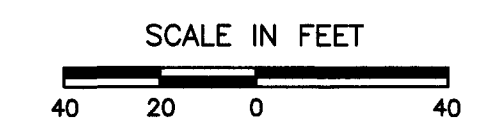
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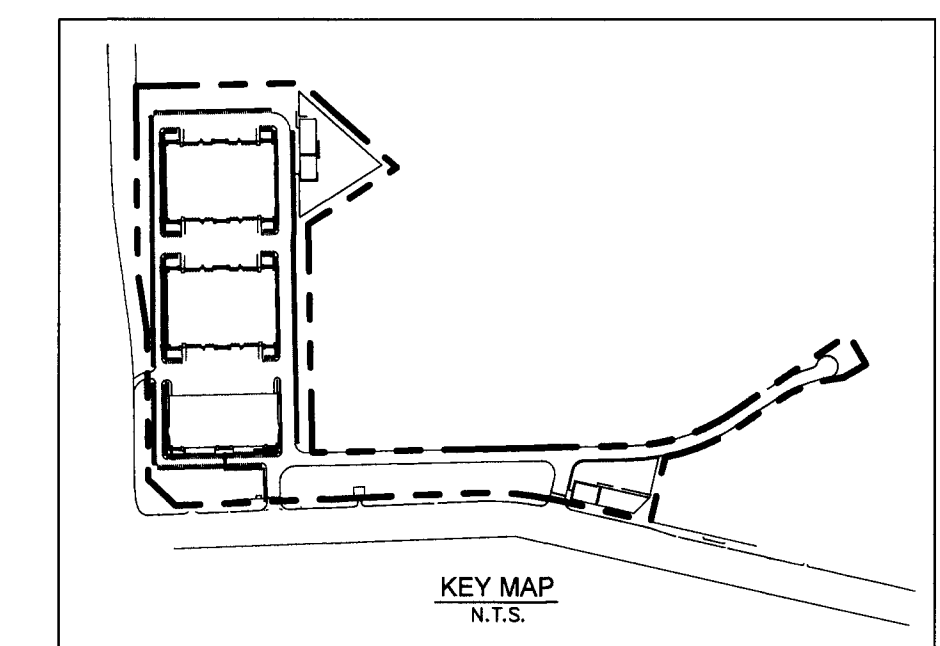
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LEGEND

PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
ACCESSIBLE ROUTE	---
FIRE LANE STRIPING	---
SAWCUT LINE	---
FIRE HYDRANT	■



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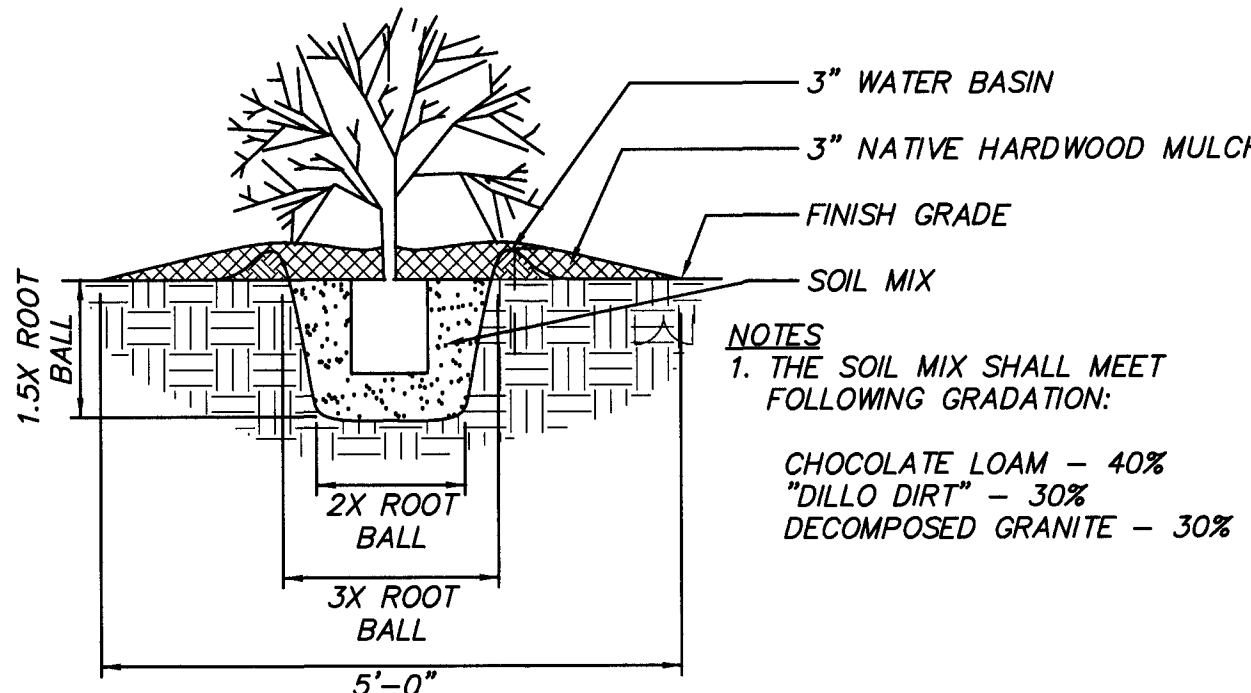
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LANDSCAPE PLAN NOTES

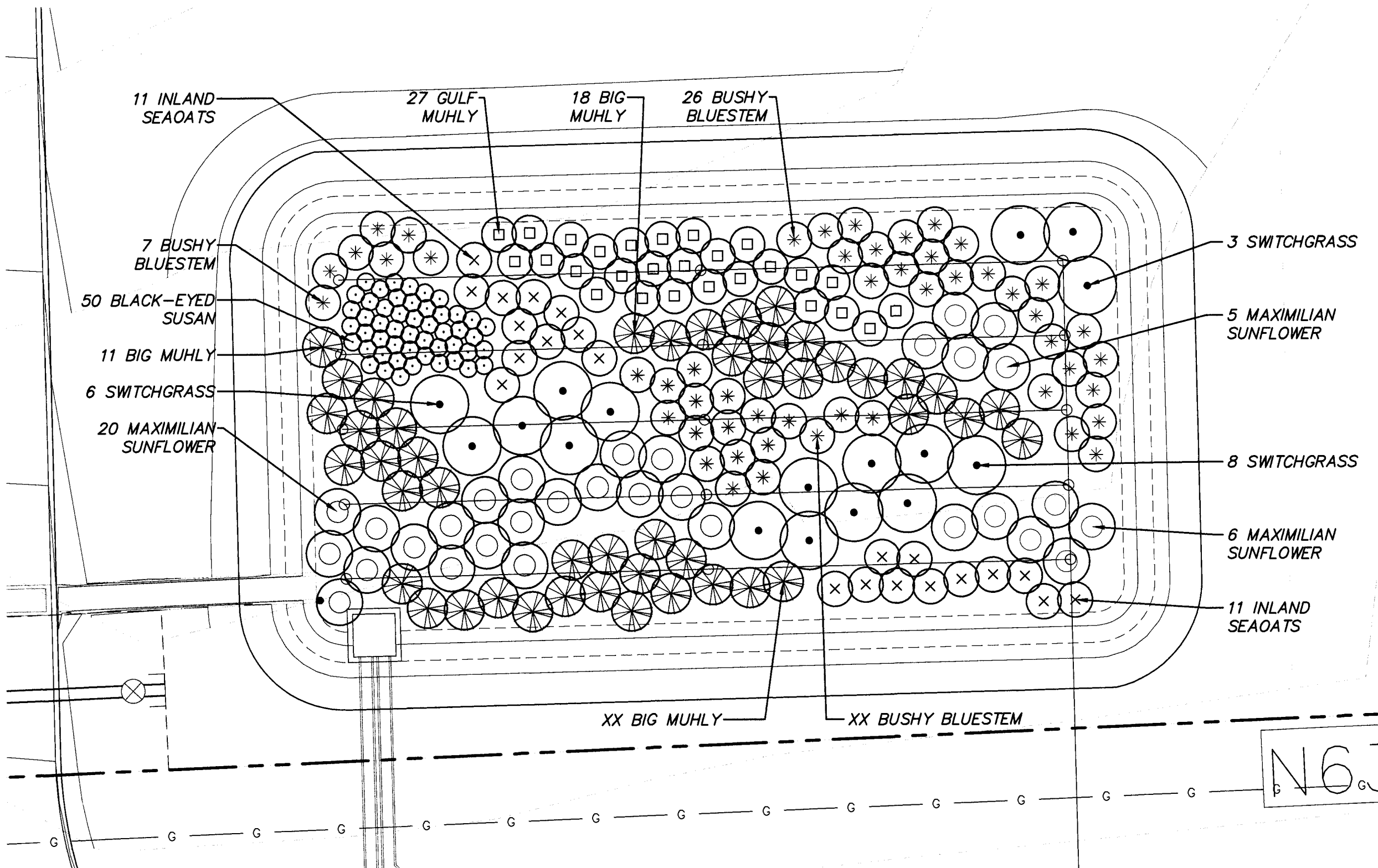
1. Refer to "Permanent Erosion Control Notes", Sheet 2 for turf seeding in areas disturbed by construction.
2. Contractor to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the Owner's Representative immediately.
3. Contractor is responsible for verification of the location all underground utilities. Repair to said utilities as a result of the work of the Contractor shall be the responsibility of the Contractor. **NOTE:** All existing and proposed utilities may not be shown on this plan.
4. Utilities may exist on site that were unknown during the development of this drawing. Contractor to notify the Owner's Representative immediately if the location of any proposed plant material conflicts with any site utility lines including but not limited to manholes, pull boxes, valve boxes, meters, transformers, etc. Do not plant a tree within 20 feet of the above-mentioned structures unless otherwise directed by the drawings. Failure to notify the Owner's Representative of such conflicts will result in the Contractor being responsible in replacing the affected plant material at the Owner's discretion.
5. Contractor is responsible for verification of all plant quantities based on the drawings and actual field conditions. Plant quantities have been provided for estimating purposes only. Contractor shall provide unit prices to the owner in case of any shortages\ overages or revisions to the planting design.
6. Contractor shall supply nursery-grown trees (except for ball & burlap as approved by the Landscape Architect), shrubs, and ground covers of species, type and size as specified in the Plant List.
7. All plants shall be legibly labelled true to specified size and variety in accordance with Standardized Plant Names, American Joint Committee on Horticulture. Sizes must be in accordance with the American Association of Nurseryman Standards.
8. Irrigation system installation to be complete (with the exception of tree bubblers if applicable) prior to the installation of any plant material.
9. Contractor to remove all clods, rocks, concrete, trash and any other debris prior to installation of soil mix or plant material.
10. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
11. Upon completion of construction and prior to final approval, Contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction.
12. Remove all tags, ribbons and wires from all newly installed plant material upon Owner's authorization.
13. Contractor to replace all materials which are dead, unhealthy, or unsightly (as determined by the Owner) with the cost of replacement to be at the Contractor's expense. Replacement material to be in accordance with the drawings and shall be warranted per the guarantee requirements stated herein.
14. All plant material to be guaranteed to remain alive and in healthy vigorous condition for a period of one year after acceptance by the Owner.
15. Warranty shall not include damage or loss of plants due to acts of God, acts of vandalism or negligence on the part of the Owner.

PLANT LIST

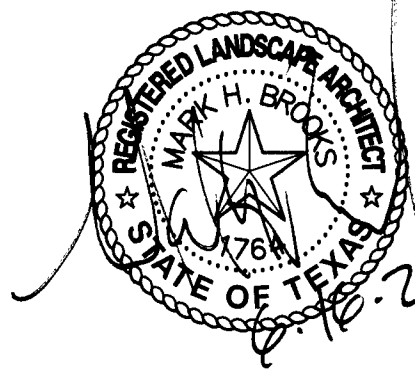
ABBREVIATION	QUANTITY	DESCRIPTION
TS	168	TEXAS SAGE – <i>Leucophyllum frutescens</i> "Green Cloud" 5 gal., 5" o.c., 24" ht., 18" sprd., dark green, full
BBM	110	BAMBOO MUHLY – <i>Muhlenbergia dumosa</i> 5 gal., 4" o.c., 24" ht., 12" sprd., dark green, full
WM	235	WAX MYRTLE – <i>Myrica cerifera</i> 5 gal., 4" o.c., 24" ht., 18" sprd., dark green, full
AS	126	AUTUMN SAGE – <i>Salvia gregii</i> 5 gal., 3" o.c., 12" ht., 9" sprd., RED flowers
ML	58	MOUNTAIN LAUREL – <i>Sophora secundiflora</i> 5 gal., 5" o.c., 24" ht., 18" sprd., dark green, full
TRB	1	TEXAS REDBUD – <i>Cercis canadensis</i> var. <i>texensis</i> 2" cal., 45 gal., 6' ht., 3' sprd., dark green, full, multi-trunk
TA	25	TEXAS ASH – <i>Fraxinus texensis</i> 3.5" cal., container grown, 11'-12' ht., 4' sprd., dark green, full, single straight trunk
BO	14	BUR OAK – <i>Quercus macrocarpa</i> 3.5" cal., container grown, 11'-12' ht., 5' sprd., dark green, full, single straight trunk
CO	33	CHINQUAPIN OAK – <i>Quercus muhlenbergii</i> 3.5" cal., container grown, 12'-13' ht., 5' sprd., dark green, full, single straight trunk
SO	26	SHUMARD OAK – <i>Quercus shumardii</i> 3" cal., container grown, 12'-13' ht., 5' sprd., dark green, full, single straight trunk
LO	41	LIVE OAK – <i>Quercus virginiana</i> 3.5" cal., container grown, 11'-12' ht., 5' sprd., dark green, full, single straight trunk
MC	35	MONTEZUMA CYPRESS – <i>Taxodium mucronatum</i> 3.5" cal., container grown, 10'-11' ht., 5' sprd., dark green, full, single straight trunk
CE	53	CEDAR ELM – <i>Ulmus crassifolia</i> 3.5" cal., B & B, 12-13' ht., 5' sprd., dark green, full, single straight trunk



SHRUB PLANTING DETAIL
SCALE: N.T.S.

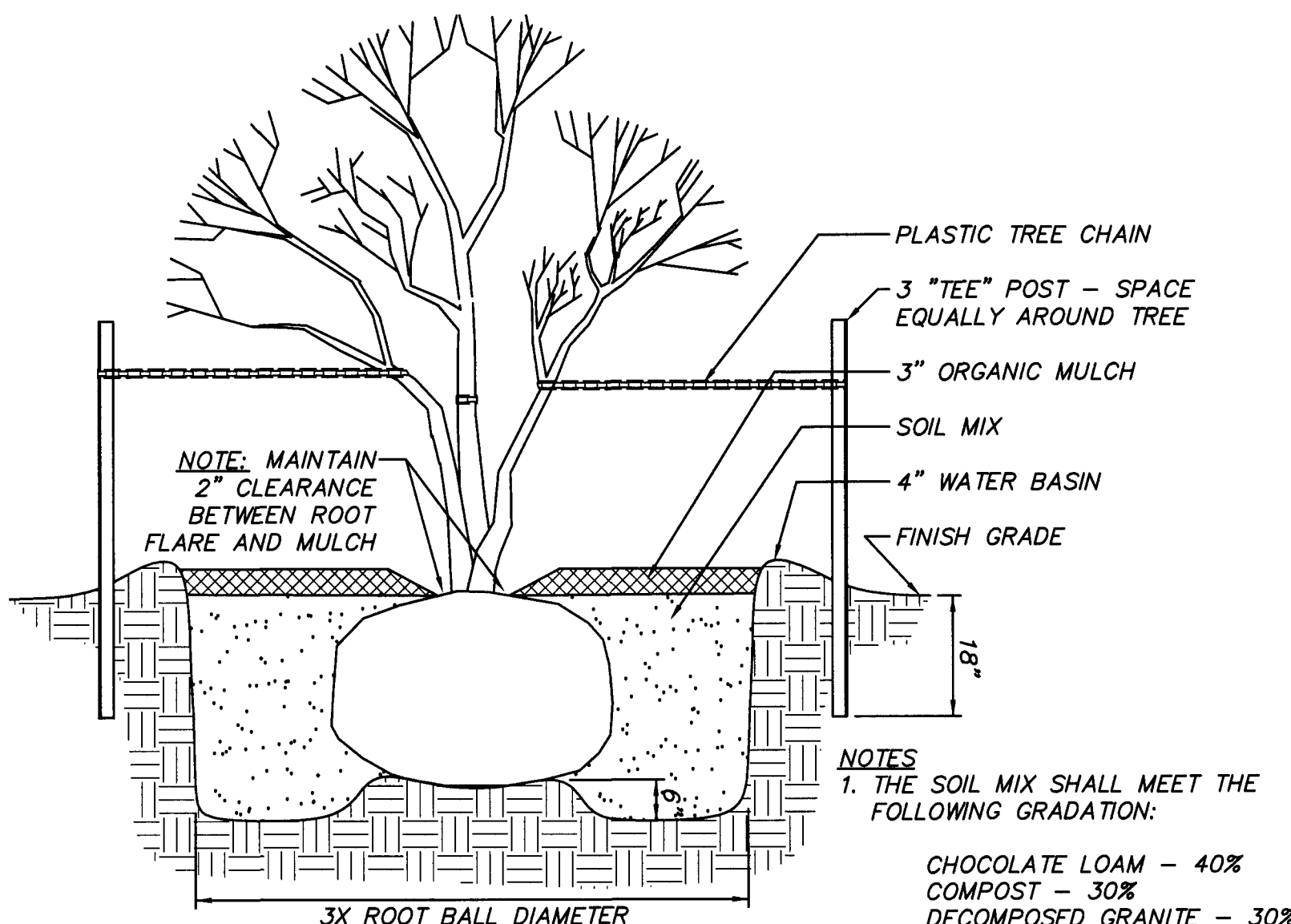


RAIN GARDEN PLANTING PLAN
SCALE: 1" = 10'-0"

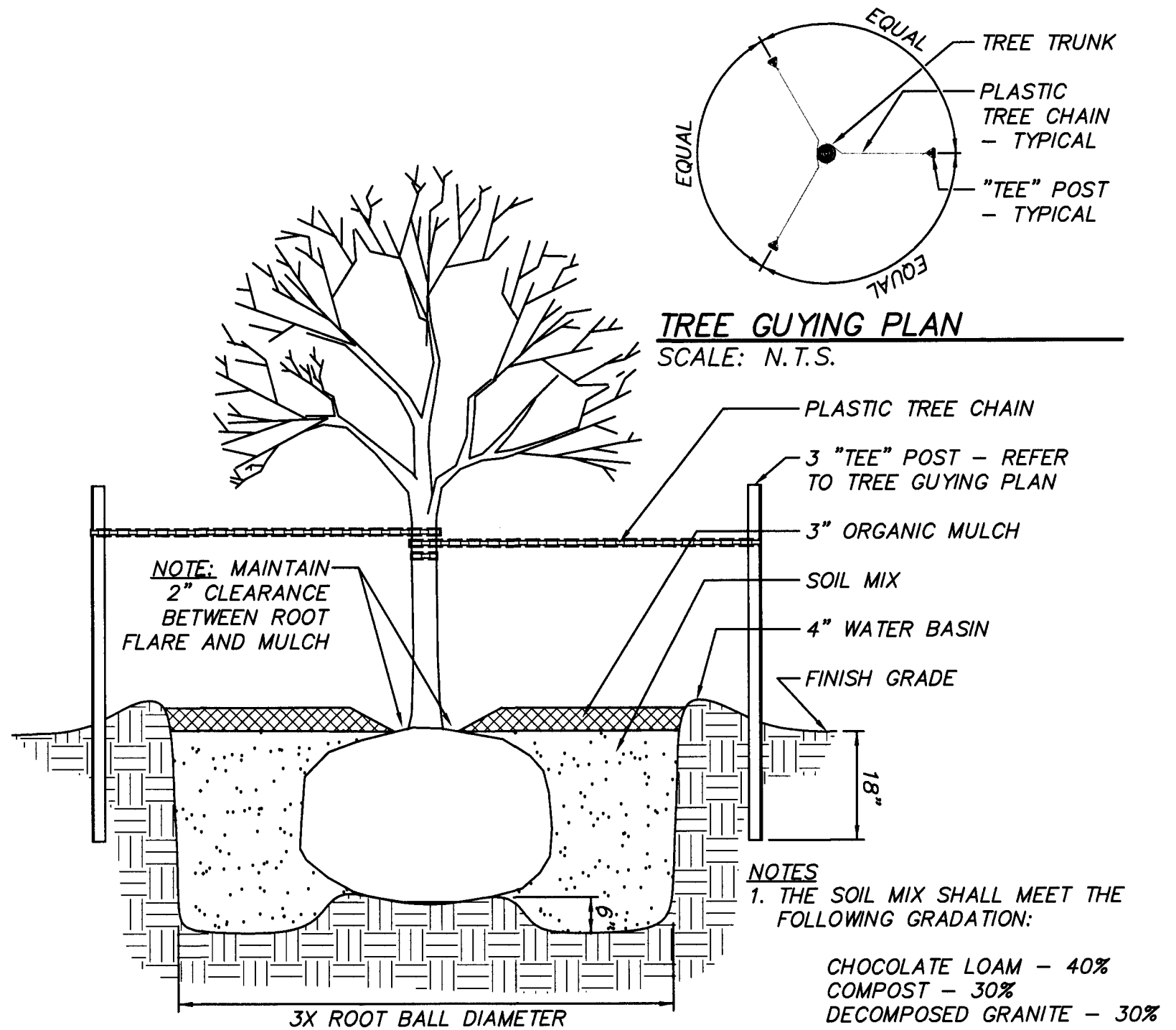


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MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



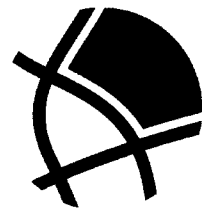
TREE PLANTING DETAIL
SCALE: N.T.S.

RAIN GARDEN PLANT LIST

QUANTITY	DESCRIPTION
44	BUSHY BLUESTEM – <i>Andropogon glomeratus</i> 3 gal., 3" o.c., 15" ht., 12" sprd., dark green, full
22	INLAND SEA OATS – <i>Chasmanthium latifolium</i> 1 gal., 3" o.c., 12" ht. 9" sprd., dark green, full,
31	MAXIMILIAN SUNFLOWER – <i>Helianthus maximiliani</i> 3 gal., 4" o.c., 18" ht. 9" sprd., dark green, full,
27	GULF MUHLY – <i>Muhlenbergia capillaris</i> 3 gal., 2.5' o.c., 12" ht. 9" sprd., dark green, full,
46	BIG MUHLY – <i>Muhlenbergia lindheimeri</i> 5 gal., 3.5' o.c., 18" ht., 9" sprd., dark green, full
17	SWITCHGRASS – <i>Panicum virgatum</i> 3 gal., 5" o.c., 24" ht. 12" sprd., dark green, full,
50	BLACK-EYED SUSAN – <i>Rudbeckia hirta</i> 1 gal., 18" o.c., 12" ht. 9" sprd., dark green, full,

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SP-2021-0015D



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LANDSCAPE DETAILS

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