

ALTERNATIVE REVEG

* Due to drought conditions, water conservation, and in an effort to help development, below is a proposal for an alternative to required revegetation for private development.

The Facts:

- Currently, the City requires that “all disturbed and exposed areas due to construction shall be permanently stabilized” (DACS Drainage, Section 1.2.8). It goes on to say that all such areas shall be vegetated.
- Contractors are constantly watering their projects, despite the drought, and STILL achieving no or very little grass growth.
- The certificate of occupancy (C.O.) is contingent on the vegetation being established. The goal of City regulations pertaining to this matter is that all exposed earth elements become *stabilized* prior to the issuance of a Certificate of Occupancy and/or Acceptance Letter.

The Goal:

- To allow Developers to delay the required planting and revegetation (grass, sod, etc.) to conserve water, save money for the Development Community, and ensure the best growth and health of all plant and arboreal life.

P&DS Proposal:

1. Applicant (Contractor or Developer, as appropriate) completes all improvements associated with their permit except for the revegetation.
2. Applicant, along with closeout documents, posts fiscal (bond, LOC, or cashier’s check) and provides the City with a right-of-entry/MOU affidavit for delayed improvements.
 - a. Both General Contractor and Owner sign the ROE/MOU.
 - b. For Stage I, posting fiscal for landscaping is optional. For Stages II and III, posting fiscal for landscaping is also optional, however the Applicant is restricted to the Water Use Management Restrictions (as indicated in CoRR Code of Ordinances Chapter 44, Article VIII, 44-233), and therefore the City strongly urges the Applicant to opt for posting fiscal.
 - c. Maximum time frame is 6 months.
 - d. Fiscal shall include:
 - i. Minimum \$1,000 + \$5/SY of vegetative area
 - ii. Trees and shrubs, including irrigation
 - iii. Temporary erosion controls
3. General Contractor ensures site is stabilized and maintains all temporary erosion controls until notice is given by the City to proceed with planting and revegetation.

<p>a. If within the Edwards Aquifer Recharge Zone, an approved “update” to the Water Pollution Abatement Plan (WPAP) is required from the Texas Commission on Environmental Quality (TCEQ). Unless drastically modifying the original plan, a “revision” is not required.</p> <p>b. City Civil Inspectors shall monitor the site to ensure proper maintenance.</p>
<p>4. City of Round Rock P&DS issues the C.O.</p> <p>a. Language to be included in City’s Acceptance Letter: “This project is utilizing the City of Round Rock Administrative Policy for Alternative Revegetation. The General Contractor shall coordinate with the project Civil Inspector, or Eddie Imken (at 512.801.4460) when drought conditions are lifted and wishes to attempt establishment of vegetation.”</p>
<p>5. City of Round Rock P&DS (specifically Taylor Horton) alerts all Applicants taking part in this policy when it is okay to plant, sod, and irrigate. Applicant has forty-five (45) days after receipt of written notice to complete all outstanding improvements.</p>
<p>6a. – General Contractor places revegetation, landscaping, and irrigation to CoRR specifications, and removes temporary erosion controls. Fiscal gets returned.</p>
<p>6b. – L.O.C. is cashed; City does work either themselves or contracts out (depending on scope, availability, etc.). Mike Ackerman (at 512.341.3304) from Streets is the initial contact.</p>
<p>7. Storm Water Division (Utilities) can issue violations for an Applicant not complying with #3.</p>

In times of drought, we can also suggest:

- Vegetative matting, particularly in channel or steeply graded areas.
- Splitting or phasing of earthwork.

References:

- DACS Standard Specification
 - 602 – Sodding
 - 604.3 – Tacking agents
 - 604.4 – Watering requirements
 - 605 – Soil retention blankets
 - 620 – Filter Fabric
- SWMP & TPDES MS4
 - 2.3.4
 - 7.2.4
- Code of Ordinances, Chapter 44 – Utilities
 - Article VIII