



**CITY OF ROLLINGWOOD  
ROLLINGWOOD PARK DESIGN GROUP MEETING  
AGENDA**

**Friday, May 08, 2026**

Notice is hereby given that the Park Commission of the City of Rollingwood, Texas will hold a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on May 08, 2026 at 12:00 PM. Members of the public and the Park Commission may participate in the meeting virtually, as long as a quorum of the Park Commission and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public may watch this meeting live and have the opportunity to comment via audio devices at the link below. The public may also participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

**Link:** <https://us02web.zoom.us/j/5307372193?pwd=QmNUbmZBQ1lwUINjNmK5RnJreIRFUT09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 530 737 2193

**Password:** 9fryms

The public will be permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. If a member of the public is having difficulties accessing the public meeting, they can contact the city at [citysecretary@rollingwoodtx.gov](mailto:citysecretary@rollingwoodtx.gov). Written questions or comments may be submitted up to two hours before the meeting. A video recording of the meeting will be made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

**CALL ROLLINGWOOD PARK DESIGN GROUP MEETING TO ORDER**

1. Roll Call

**PUBLIC COMMENTS**

Citizens wishing to address the Park Commission for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the Park Commission is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Park Commission with regard to matters on the agenda will be received at the time the item is considered.

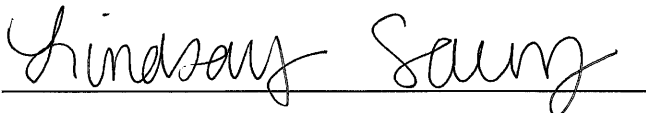
**REGULAR AGENDA**

2. Discussion and possible action on design options, projected costs, and next steps for the Rollingwood Park parking lot, entrance design, and a separate off-leash area

**ADJOURNMENT OF MEETING**

**CERTIFICATION OF POSTING**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at [www.rollingwoodtx.gov](http://www.rollingwoodtx.gov) prior to 5 p.m. on May 4, 2026.



Lindsay Saenz, Assistant to the City Administrator

**NOTICE -**

The City of Rollingwood is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact the City Secretary, at (512) 327-1838 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

The Park Commission will announce that it will go into executive session, if necessary, to deliberate any matter listed on this agenda for which an exception to open meetings requirements permits such closed deliberation, including but not limited to consultation with the city's attorney(s) pursuant to Texas Government Code section 551.071, as announced at the time of the closed session.

Consultation with legal counsel pursuant to section 551.071 of the Texas Government Code;  
discussion of personnel matters pursuant to section 551.074 of the Texas Government Code;  
real estate acquisition pursuant to section 551.072 of the Texas Government Code;  
prospective gifts pursuant to section 551.073 of the Texas Government Code;  
security personnel and device pursuant to section 551.076 of the Texas Government Code;  
and/or economic development pursuant to section 551.087 of the Texas Government Code.  
Action, if any, will be taken in open session.

### Dog Park Version 'A'

.5 Acres

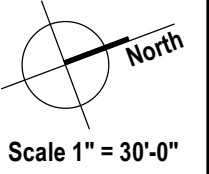
\* Softball Field - shifted south 30', west 10'

\* One field eliminated

1 acre = 43,560 sf
.5 acre = 21,780 sf
.55 acre = 23,958 sf
.6 acre = 26,136 sf

#### KEY

- Dog Park Area - 21,790 sf (.5 ac)
- Play Field Area - 33,186 sf (.76 ac)
- Proposed Planting Areas (Additional Butterfly Gardens)
- Proposed Dog Fencing
- Proposed Dog Park entrance
- Proposed Shade Tree
- Existing Ball Field Fencing
- Proposed Ball Field Fencing to accommodate proposed parking area
- Proposed Ball Field Fencing to accommodate proposed Dog Park
- Proposed Guardrail



Field 1

Field 2

Batting Cage

Batting Cage

Softball

Baseball

.76 Acre  
33,186 sf

.5 Acre  
21,790 sf

Rollingwood Drive



**sitiodesign**  
 curt arnette, asa  
 landscape architect  
 6114 ginilla lane  
 austin, texas 78739  
 512.415.2097  
 sitiodesigngroup@yahoo.com  
 sitiodesign.com

April 7, 2026

### Dog Park Version 'B'

.55 Acres

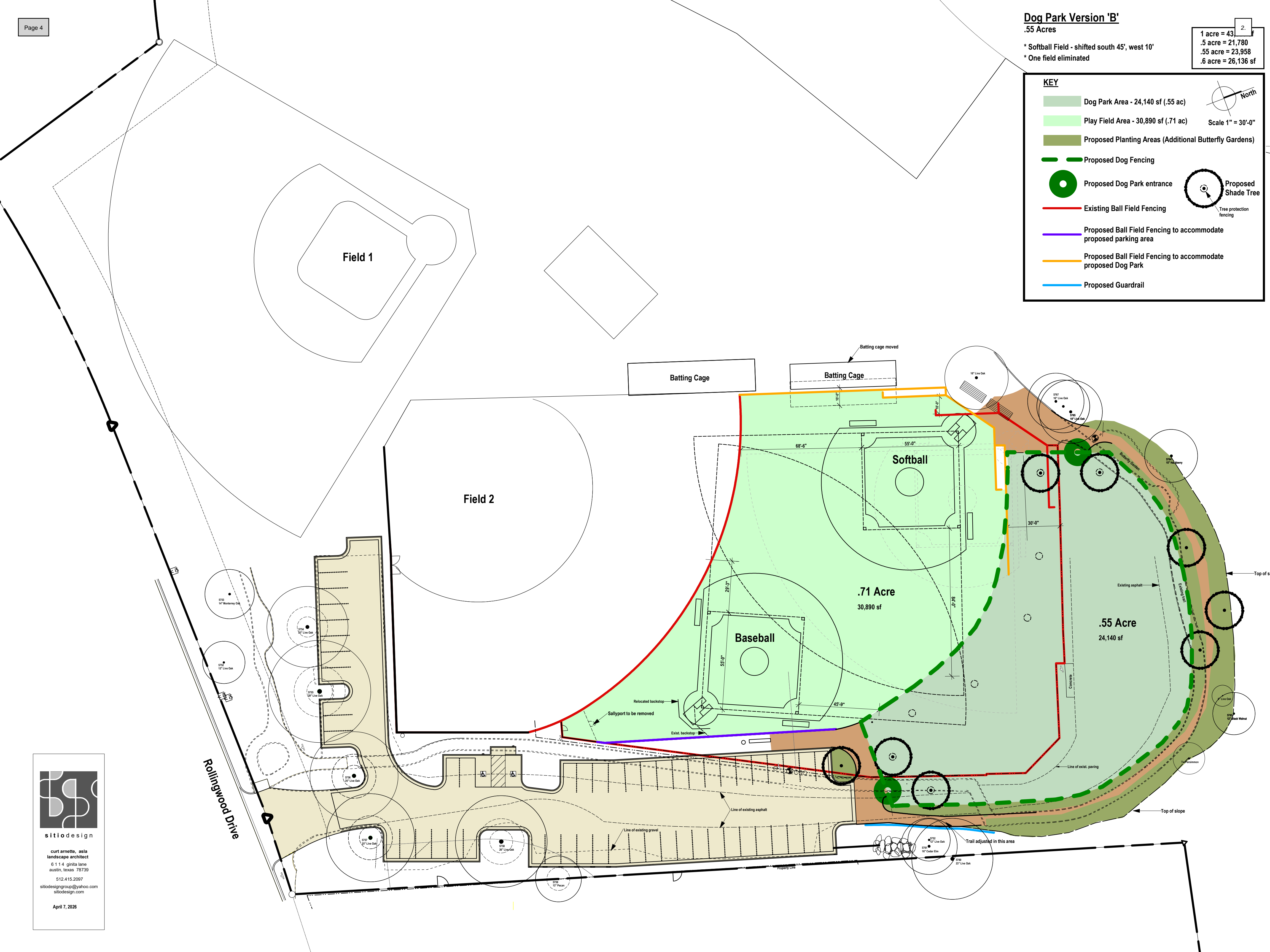
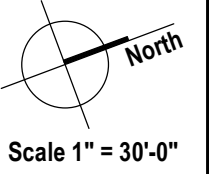
\* Softball Field - shifted south 45', west 10'

\* One field eliminated

1 acre = 43,560 sf
.5 acre = 21,780 sf
.55 acre = 23,958 sf
.6 acre = 26,136 sf

#### KEY

- Dog Park Area - 24,140 sf (.55 ac)
- Play Field Area - 30,890 sf (.71 ac)
- Proposed Planting Areas (Additional Butterfly Gardens)
- Proposed Dog Fencing
- Proposed Dog Park entrance
- Proposed Shade Tree
- Existing Ball Field Fencing
- Proposed Ball Field Fencing to accommodate proposed parking area
- Proposed Ball Field Fencing to accommodate proposed Dog Park
- Proposed Guardrail



Field 1

Field 2

Batting Cage

Batting Cage

Softball

Baseball

.71 Acre  
30,890 sf

.55 Acre  
24,140 sf

Rollingwood Drive



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April 7, 2026

### Dog Park Version 'C'

.6 Acres

\* Softball Field - shifted south 45', west 10'

\* One field eliminated

1 acre = 43,560 sf  
 .5 acre = 21,780 sf  
 .55 acre = 23,958 sf  
 .6 acre = 26,136 sf

**KEY**

- Dog Park Area - 26,110 sf (.6 ac)
- Play Field Area - 28,540 sf (.66 ac)
- Proposed Planting Areas (Additional Butterfly Gardens)
- Proposed Dog Fencing
- Proposed Dog Park entrance
- Proposed Shade Tree
- Existing Ball Field Fencing
- Proposed Ball Field Fencing to accommodate proposed parking area
- Proposed Ball Field Fencing to accommodate proposed Dog Park
- Proposed Guardrail

Scale 1" = 30'-0"

North

Tree protection fencing



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April 7, 2026

### Dog Park Version 'E'

.59 Acres

\* Softball Field - shifted south 40', west 10'

\* One field eliminated

1 acre = 43,560 sf  
 .5 acre = 21,780  
 .55 acre = 23,958  
 .6 acre = 26,136 sf

**KEY**

- Dog Park Area - 25,752 sf (.59 ac)
- Play Field Area - 29,114 sf (.67 ac)
- Additional Play Field Area - 2,367 sf (.05 ac)
- Proposed Planting Areas (Additional Butterfly Gardens)
- Proposed Dog Fencing
- Existing Ball Field Fencing
- Proposed Ball Field Fencing to accommodate proposed parking area
- Proposed Ball Field Fencing to accommodate proposed Dog Park
- Proposed Guardrail

North

Scale 1" = 30'-0"

Proposed Shade Tree

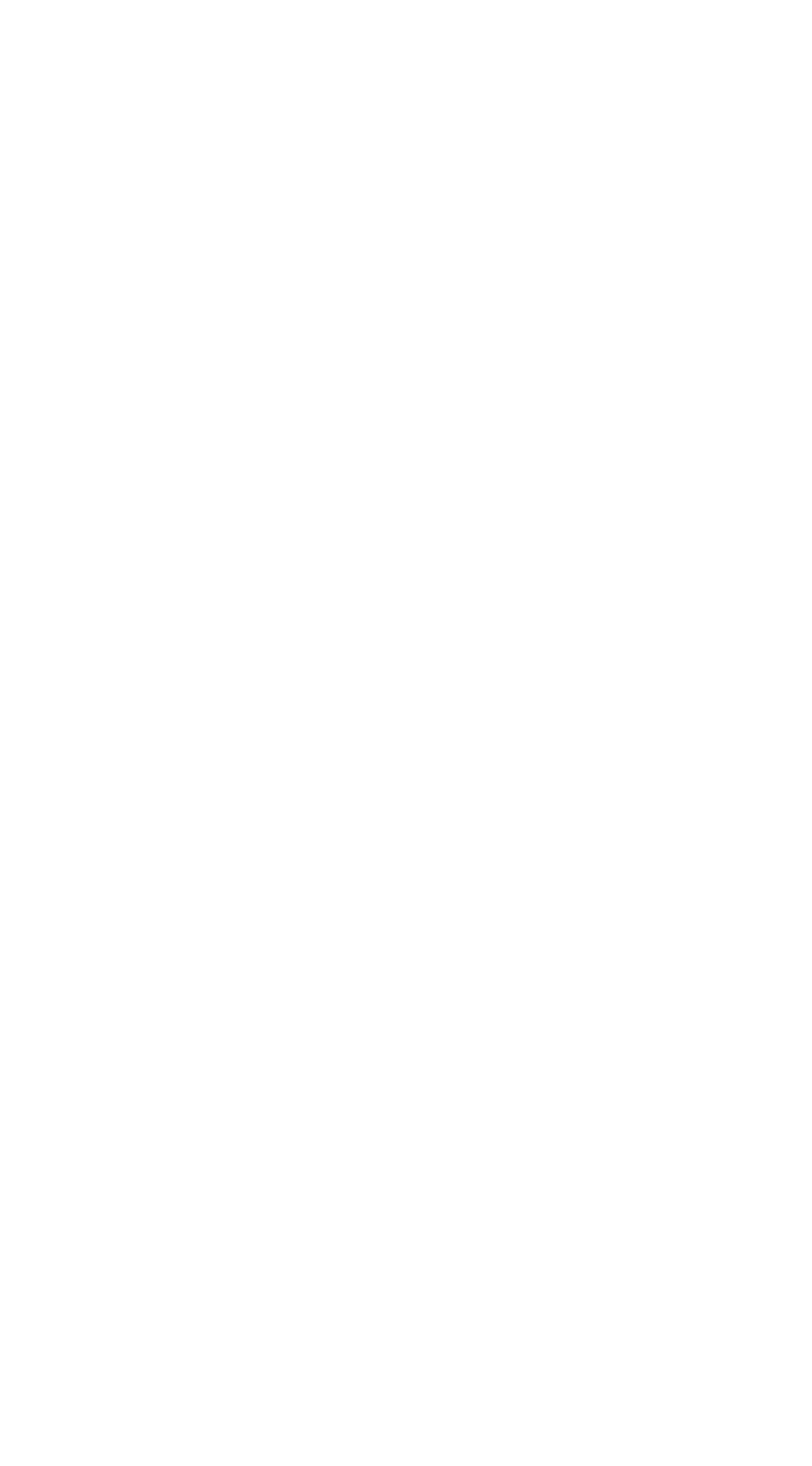
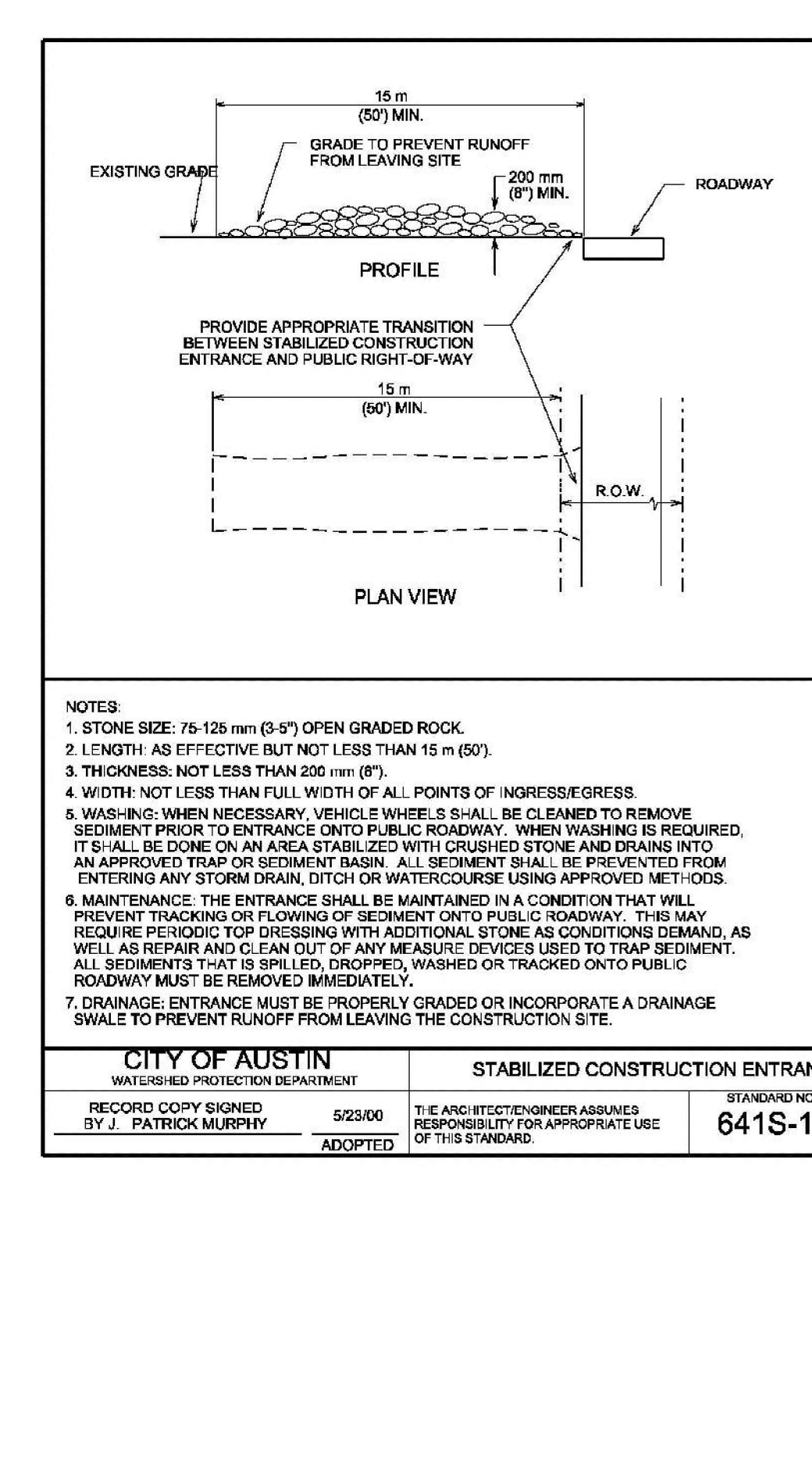
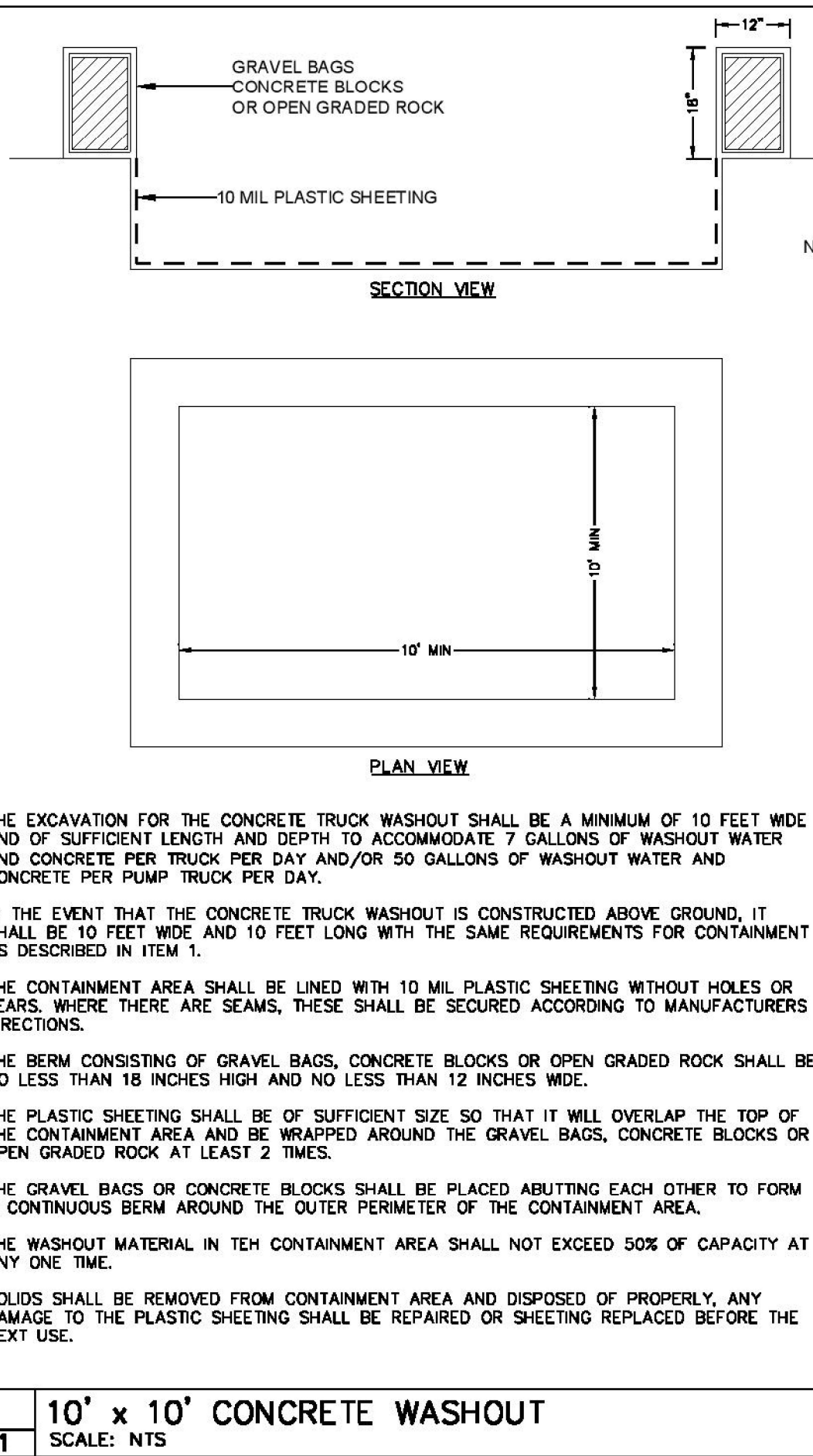
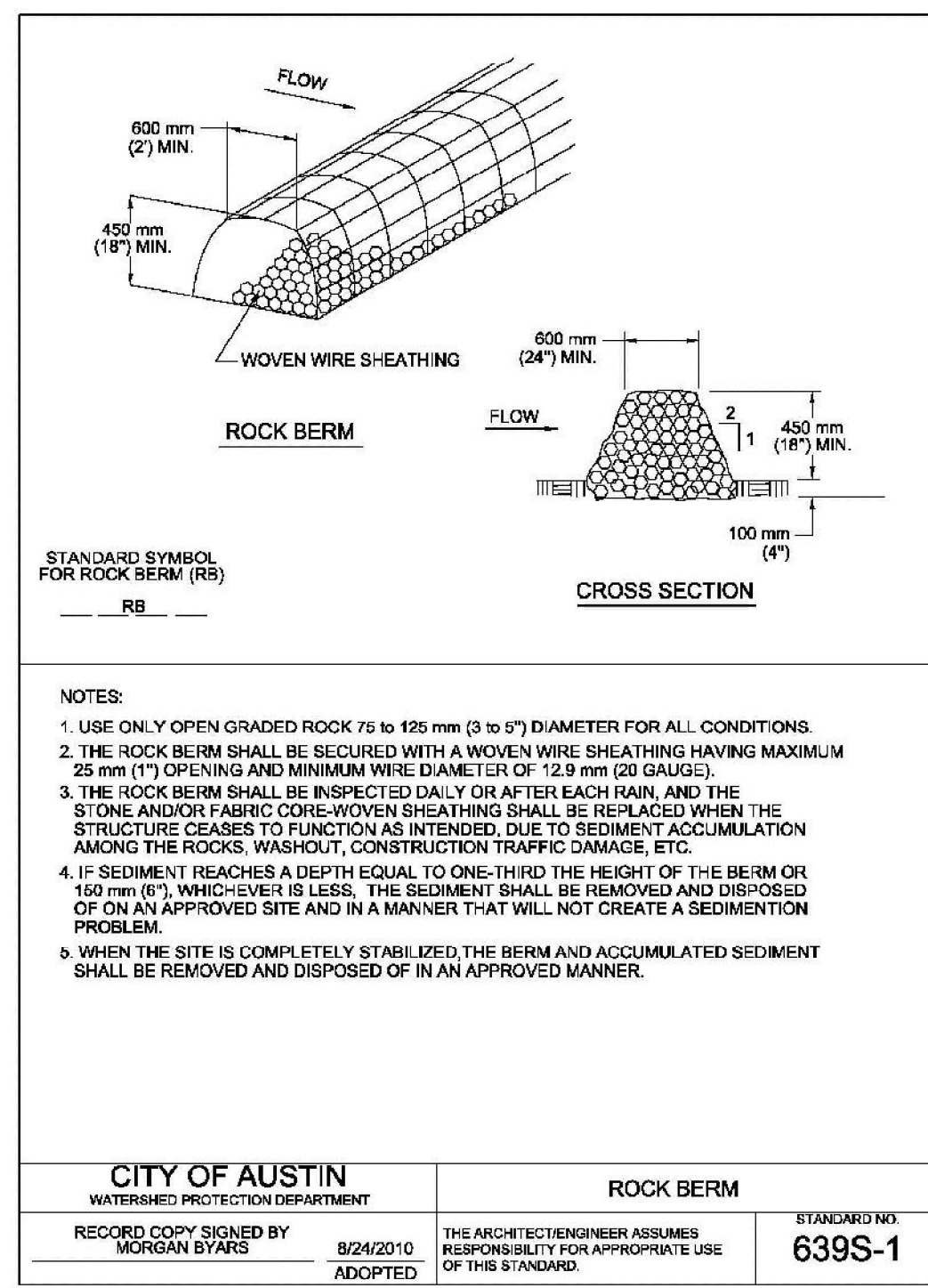
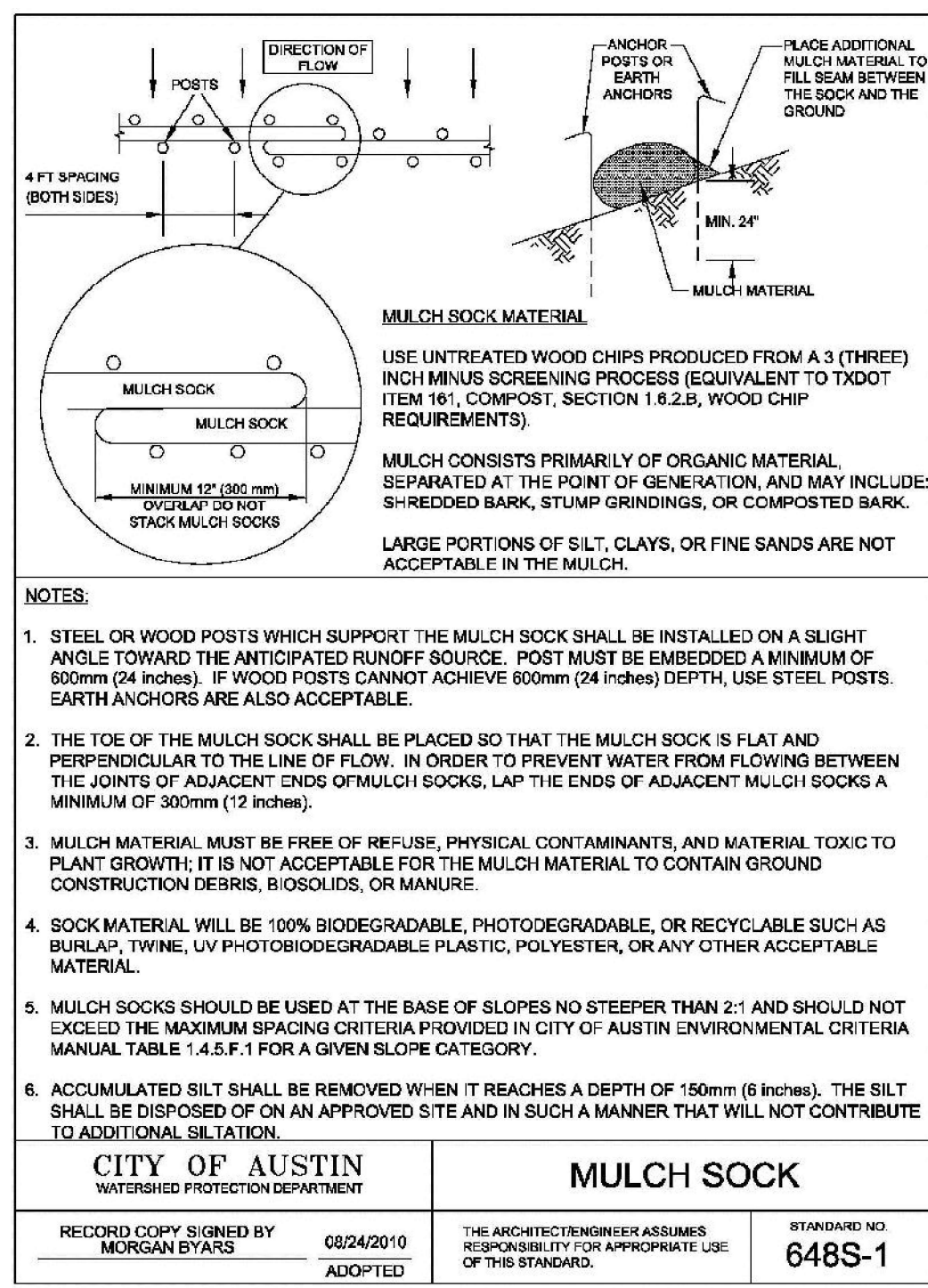
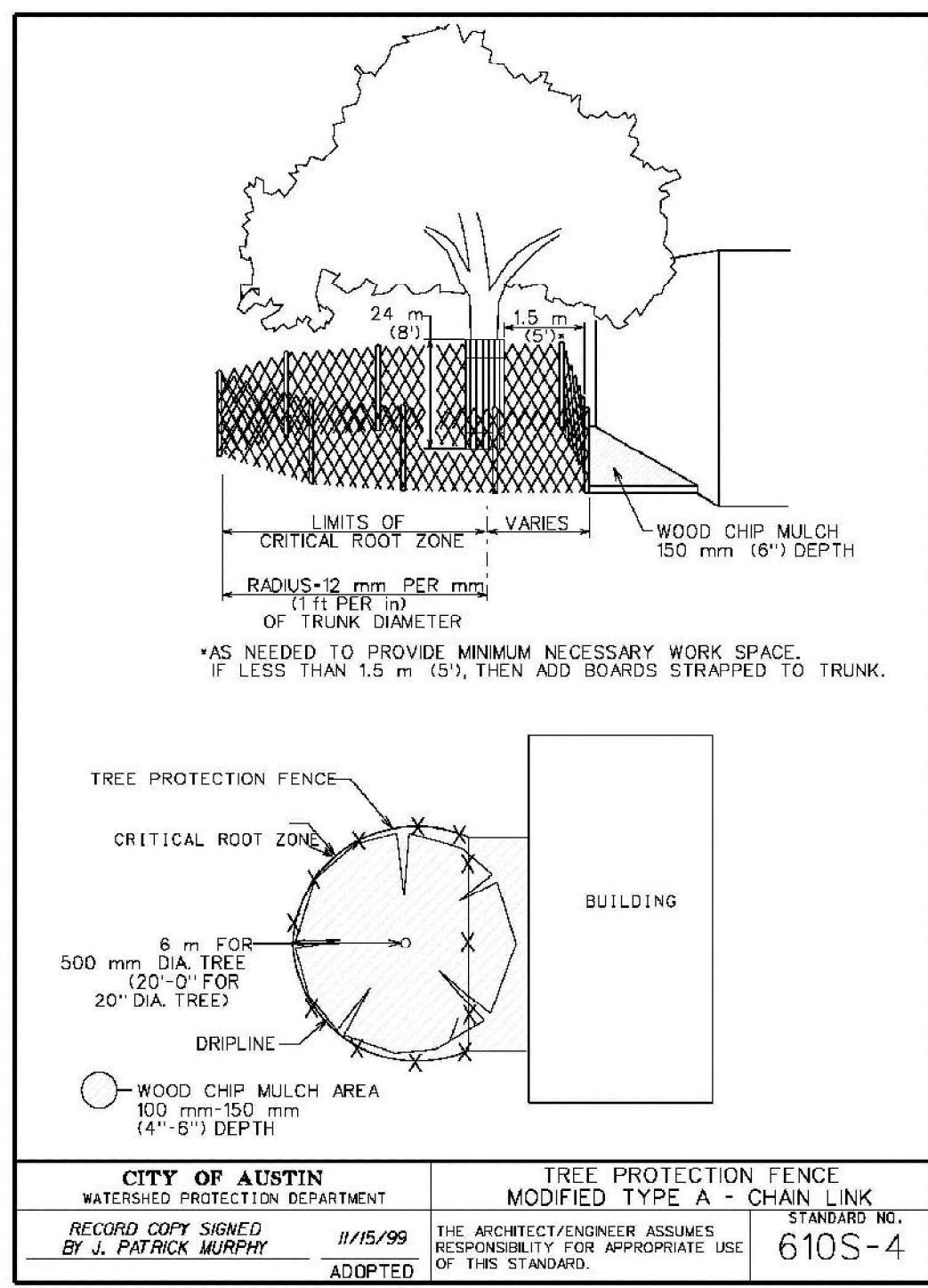
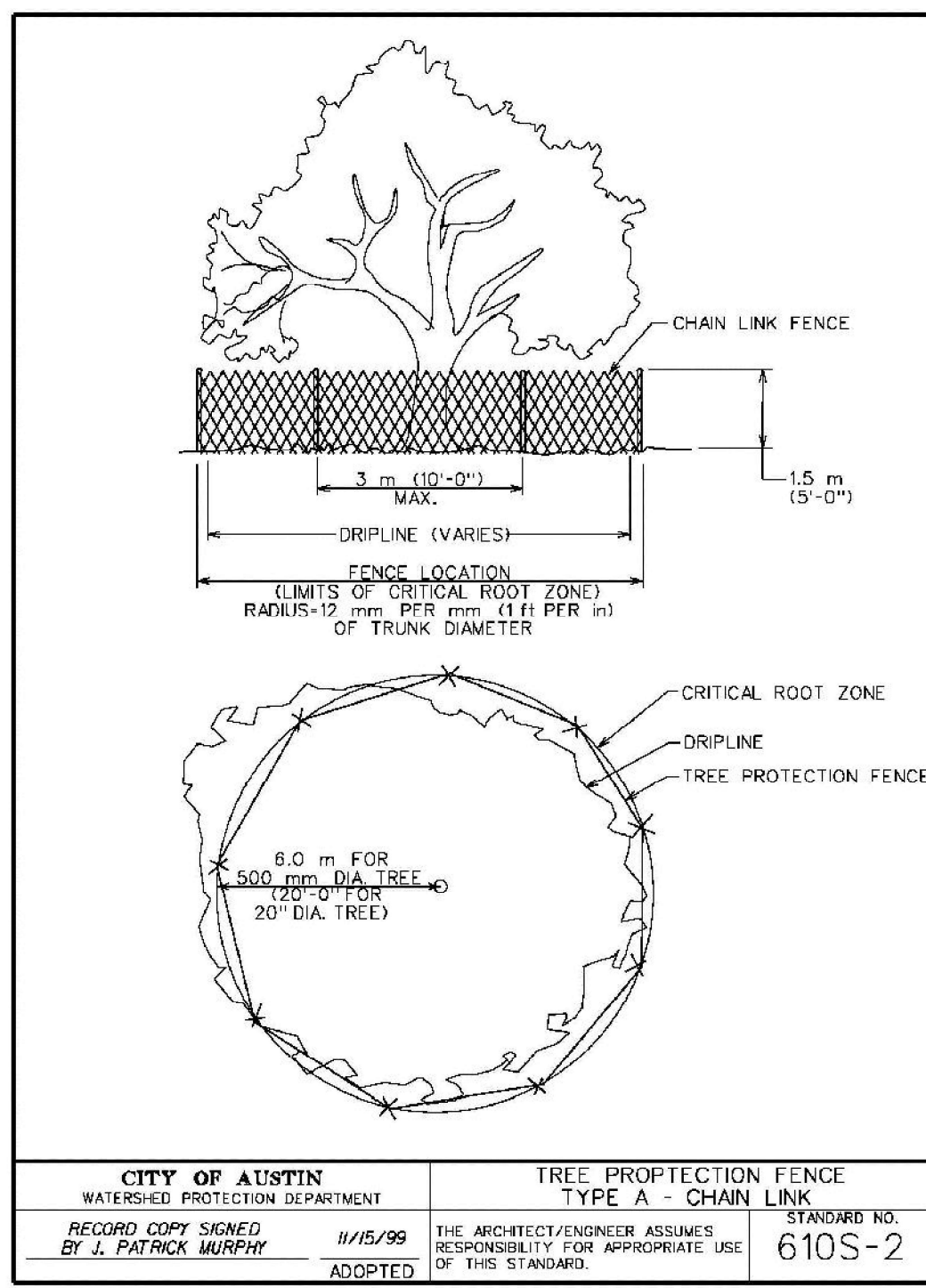
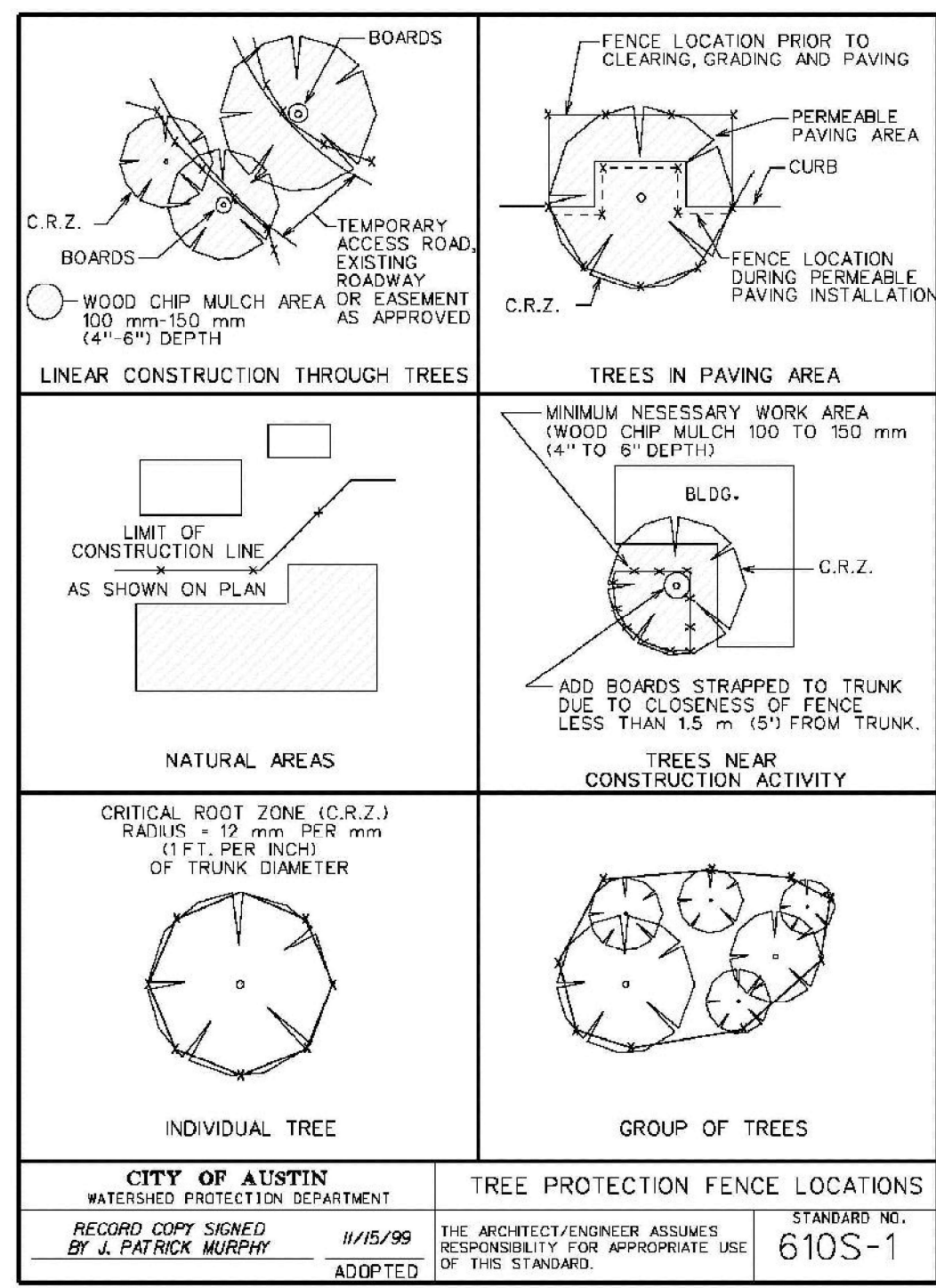
Tree protection fencing



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April 28, 2026



General Notes:

- The Contractor will notify the owner's representative forty-eight hours in advance of beginning any construction in the Right of Way or easements.
- Contractor shall provide a "One Call" Center confirmation number before beginning any excavation per "One Call" phone number: 811.
- The information shown on these drawings indicating type and location of surface, subsurface, and aerial utilities is not guaranteed to be exact or complete. The Contractor is responsible for determining the exact type and location of all utilities affected by the construction in order to avoid damaging those utilities.
- The Contractor shall coordinate with other contractors and utilities in the vicinity of this project. This includes, but is not limited to: gas, water, wastewater, electric, telephone, cable television, petroleum pipelines, fiber optic, street, drainage, and any other work occurring in or near the project site. Once the Contractor becomes aware of a possible conflict, it is the Contractor's responsibility to notify the owner's representative immediately, but no later than 24 hours after discovery.
- Should the Contractor damage a utility during the course of the work, the Contractor shall immediately arrange for repair and restoration of the damaged utility. The expense for these repairs will be the Contractor's sole expense.
- All existing structures, facilities, and utilities damaged by construction shall be removed and restored with materials equal to or better than the original and to conditions equal to or better than the original. Unless otherwise noted in the plans, this will not be measured and paid for directly, but shall be at the Contractor's sole expense.
- Slopes of roadway cuts and embankments damaged by any operation of the Contractor during the execution of this project shall be repaired and restored to the original pre-construction condition. Backfill and fill placed during retaining grading shall be compacted to at least 95% compaction and to the satisfaction of the Landscape Architect and governing authorities.
- The site is located in the Edwards Aquifer recharge zone.

- The Contractor shall notify all residents within the construction area 48 hours prior to beginning construction of the project via door flyers. The flyer is to consist of, but not limited to:
  - Construction start date and estimated completion date.
  - Description of construction.
  - Time frame the roadway will be without water if temporary shutdowns are required, provided 48 hours in advance of work.
  - Contractor's contact information.
  - City's contact information.
- The Contractor shall be responsible for acquiring any necessary off-site locations for storage of all equipment and materials required for the construction of the project.
- The Contractor shall be responsible for removal of all waste materials during construction and upon completion. This work will be done in a timely manner as approved by the Landscape Architect. Backfill and fill placed during retaining grading shall be compacted to at least 95% compaction and to the satisfaction of the Landscape Architect and governing authorities.
- Blasting within the project area will not be allowed.
- The Contractor shall be prepared with rock excavation equipment capable of ripping through very hard limestone should it be encountered for the construction site.
- Contractor will minimize use of street parking by their employees and subcontractors in the vicinity of the construction area.
- All locations used for storing construction equipment, materials, and stockpiles of any type within the construction limits shall be approved in advance by the owner's representative. Use of the area within the construction limits for these purposes will be restricted to those locations where driver site distance to businesses and side street intersections is not obstructed and at other locations where an unlighted approach as determined by the owner's representative will not be allowed.
- All site work must comply with environmental requirements including TECO, TPOES standards, Cleanwater Act, TPOES General Permit TXR50000 (MS4), and City of Rollwood requirements.
- If cultural resources are encountered during construction (archaeological finds unearthed) Contractor shall stop work in that area and immediately contact the Texas Historical Commission at (512) 403-1100.
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- The Contractor shall uncover and verify the depth and horizontal location of all existing water, wastewater, and gas mains altered or subject to damage or inconvenience by this project prior to commencing construction. No separate pay item.
- Fences, gates, ground surfaces, curbs, driveways, mailboxes, etc. shall be left in a condition equal to or better than original.
- The Contractor shall furnish, install, and maintain barricades, warning signs, flashers and other devices of the type and size as indicated on the plans and as required by the Texas Manual of Uniform Traffic Control Devices.
- Landscape areas shall be left undisturbed as much as possible during construction. All areas that have been disturbed during construction shall be reseeded, revegetated, and restored to original or better conditions. All new vegetation must be of the same species as original conditions.
- The contractor shall ensure that adequate safety precautions are maintained at all times when construction is not in progress. The trench covering shall be capable of supporting traffic loads.
- All trench safety construction operations shall be accomplished in accordance with OSHA specifications and State of Texas requirements.
- The contractor shall arrange the operation in such a manner as to avoid unnecessary inconvenience to the public in construction areas.
- Access to all side streets and driveways shall be maintained at all times at the sole expense of the contractor unless otherwise directed by the owner's representative.
- Contractor to notify the City of Rollwood Police Department (512) 326-1900 and the Westlake Fire Department (512) 339-1400 of the construction schedule at least two weeks in advance of proposed construction operations. Contractor shall provide pertinent information about lane closures and detours and any other construction related activity which may interfere with normal services.
- Contractor shall maintain the jobsite in a safe, neat and workman-like manner at all times. Jobsite safety shall not be compromised. Any unattractive nuisance shall be removed or camouflaged by contractor when directed by the owner or engineer. Contractor shall remove or camouflage any child attractive nuisance.
- All construction equipment involved in roadway work shall be equipped with a permanently-mounted 360 degree revolving or strobe warning light amber lens in working order. This light shall have a minimum lens height 5' and a diameter of 5". This light shall have a mounting height of not less than 6 feet above roadway surface and shall be visible from all sides. This equipment shall also have attached at each side of the rear end of the vehicle an approved orange warning flag mounted not less than 6 feet above the roadway surface.
- All damage caused directly or indirectly to the street surface, sidewalk, driveway, curb and gutter, or subsurface of the pavement cut area shall be repaired as a part of the street cut repair. This includes any scrapes, gouges, cuts, cracking, depressions, and/or any other damage caused by the contractor during the execution of the work. These areas will be included in the total area of repair. The areas of repair near utility trenches shall be saw-cut in straight, neat lines parallel to the utility trench. All repairs shall be at the contractor's expense and shall meet all city testing requirements.
- Any excavation exceeding the standard planing detail shall have material onsite to backfill or contractor to provide structural engineered shoring plans to the City of Rollwood Public Works Department for approval prior to starting work.
- For overnight protection of work zone in City of Rollwood R.O.W. refer to City of Austin Standard Detail 804-S-4, 1 thru 4 of 9. If plating is needed, refer to Standard Detail 804-S, 7 of 9.
- Contractor shall perform work only during hours allowed per the current ordinances.

Street Construction Special Note:

All damage caused directly or indirectly to the street surface, sidewalk, driveway, curb and gutter, or subsurface of the pavement cut area shall be repaired as a part of the street cut repair. This includes any scrapes, gouges, cuts, cracking, depressions, and/or any other damage caused by the contractor during the execution of the work. These repair areas will be included in the total area of restoration. These areas shall be saw-cut in straight, neat lines parallel to the excavation or utility trench and to the next existing joint for sidewalks and curb and gutter. All such repairs shall be at the contractor's expense and shall meet all standards and specifications.

Plan Notes:

- The Contractor shall be responsible for maintaining and inspecting, on a regular basis, all erosion and sediment control best management practices, including silt fences, construction entrances, rock filter dams, etc., during construction/ demolition and including the removal and proper disposal of any accumulated silt and debris.
- The contractor shall not begin any work until protection and the erosion and sediment control best management practices such as silt fence, construction entrances, rock filter dams, etc. have been installed.
- The contractor shall be responsible for keeping the streets free mud, dirt, debris and material at all times and shall clean/restore the streets on a regular basis and at the direction of the city.
- Increased stormwater peak flows during construction must be mitigated with temporary best management practices to prevent harm to neighboring properties.

Construction Access and Sequencing Notes:

- Erosion and control measures must be in place prior to commencing construction activities.
- No more than 10 working days shall pass between completion of demolition and commencement of construction of proposed chain activities.
- Care of water shall be provided at all times so as not to impede the flow of stormwater.
- Upon completion of work at staging areas shall be restored to the original lines, grades, cleared of all brush and debris, and revegetated per specification 609S unless otherwise specified in the plans.
- All trees, signs, walkways, utilities and other physical features (whether shown or not shown on the plans) shall be protected during construction unless otherwise directed by the city or in these plans.
- Contractor is responsible for protecting private property from damages. All private property damaged by construction activities is the responsibility of the contractor.
- Contractor is responsible for expenses due to negligence.
- Contractor shall obtain approval from the city to remove trees not identified for removal on the plans.
- No construction storage or staging shall occur within the FEMA floodplain.

Scheduling:

- Contractor to provide Landscape Architect with an updated schedule weekly. If no changes are made to the schedule from the last submit, the Contractor to notify the Landscape Architect of no changes.
- The Contractor shall submit a detailed schedule of construction which complies with the following sequence:
  - Set up temporary erosion and sedimentation controls immediately prior to construction.
  - Set up temporary traffic control areas.
  - Install utilities, structures, and perform grading as indicated on construction plans.
  - Repair curb and gutter, sidewalk, curb ramp and other features as noted.
  - Commence restoration and revegetation immediately upon completion of each phase of the project.

Utilities:

- At least 48 hours before beginning any construction in public R.O.W. or public easement, the contractor shall notify public utility companies.
- The contractor shall contact the Rollwood area "One Call" system at 1-800-344-8377 for existing utility locations prior to any excavation in advance of construction. Use of the area within the construction limits for these purposes will be restricted to those locations where driver site distance to businesses and side street intersections is not obstructed and at other locations where an unlighted approach as determined by the owner's representative will not be allowed.
- All material used on this project must be listed on the City of Austin standard products listing.
- The Contractor shall be responsible for all coordination between themselves and other contractors and utilities in the vicinity of this project. This includes, but is not limited to gas, water, wastewater, electrical, telephone, communications networks, cable television, petroleum pipelines, and street and possible conflict. It is the Contractor's responsibility to notify the construction inspector within 24 hours.
- Contractor to acquire all required permits.

Construction Notes:

- Where removal of base and pavement is necessary for his project, all base and pavement shall be replaced in accordance with the construction documents, City of Austin, standard specifications and standard details for cut in public right-of-way. All pavement cuts shall be prior to placement of IMAC.
- It shall be the responsibility of the Contractor to remove, preserve, and reset street markers and traffic control signs that are within the construction limits, as necessary, to the line and height as described in the latest edition of the Texas Manual on Uniform Traffic Control Devices before and during all construction phases and upon the completion of construction. Signs shall not be laid on the ground. No payment will be made for this work, but it will be considered subsidiary to other bid items.
- The Contractor shall schedule his work to minimize exposure of subgrade to rain. If subgrade is exposed, contractor shall undertake extra measures to accelerate drying of the subgrade including pumping of excess water and reworking of the subgrade at his own expense to allow work to continue.
- All reconstruction preparation work and paving shall be completed in a manner so as to provide a smooth riding surface free of bumps, dips, and ripples and a smooth uniform appearance.
- Concrete shall be placed no later than 4 working days after excavation of the site.
- Expansion joints shall be provided at the 16-in of new curb and gutter to existing curb and gutter and at other locations as shown on the plans or instructed by the Landscape Architect.
- Contractor shall trim shrubs and trees to provide construction clearance. All pruning proposed to be approved in advance by City of Rollwood.
- Sodding for erosion control shall be applied as specified by the Landscape Architect. Sodding shall be watered until a uniform 1/2" growth is established, at which time the payment will be made, subject to approval by the General Permit Program Office. Watering is included in payment for sodding.
- Contractor's equipment shall not be left running when left unattended or left in one location for more than 5 minutes while attended.

Construction Phasing Notes:

- Contractor shall provide 48 hours notice to the City prior to beginning construction.
- Install erosion control measures prior to beginning any construction activities.
- Maintain 3:1 max. side slopes at the end of each work day for pavement drop-offs greater than 4".
- Contract final 2" lift of the Type D Hot Mix Asphaltic Pavement surface layer using TxDOT Traffic Control Details for Surfacing Operations Standard (P-1) and TxDOT Top Mobile Operations Standard (P-1).
- Remove all temporary SWSP devices and tree protection, as directed.
- Perform final cleanup.

Pavement:

- Concrete pavement shall be furnished and installed in compliance with the construction documents standard specifications.
- The Contractor shall provide a 24 hour minimum notice to the Landscape Architect prior to all concrete pours to allow for visual observation of formwork and rebar placement.

Excavation and Backfill:

- An excavation for this project shall be unclassified.
- The Contractor must notify inspector at least 24 hours prior to beginning permanent backfill operations.
- The Contractor to obtain all necessary permits.



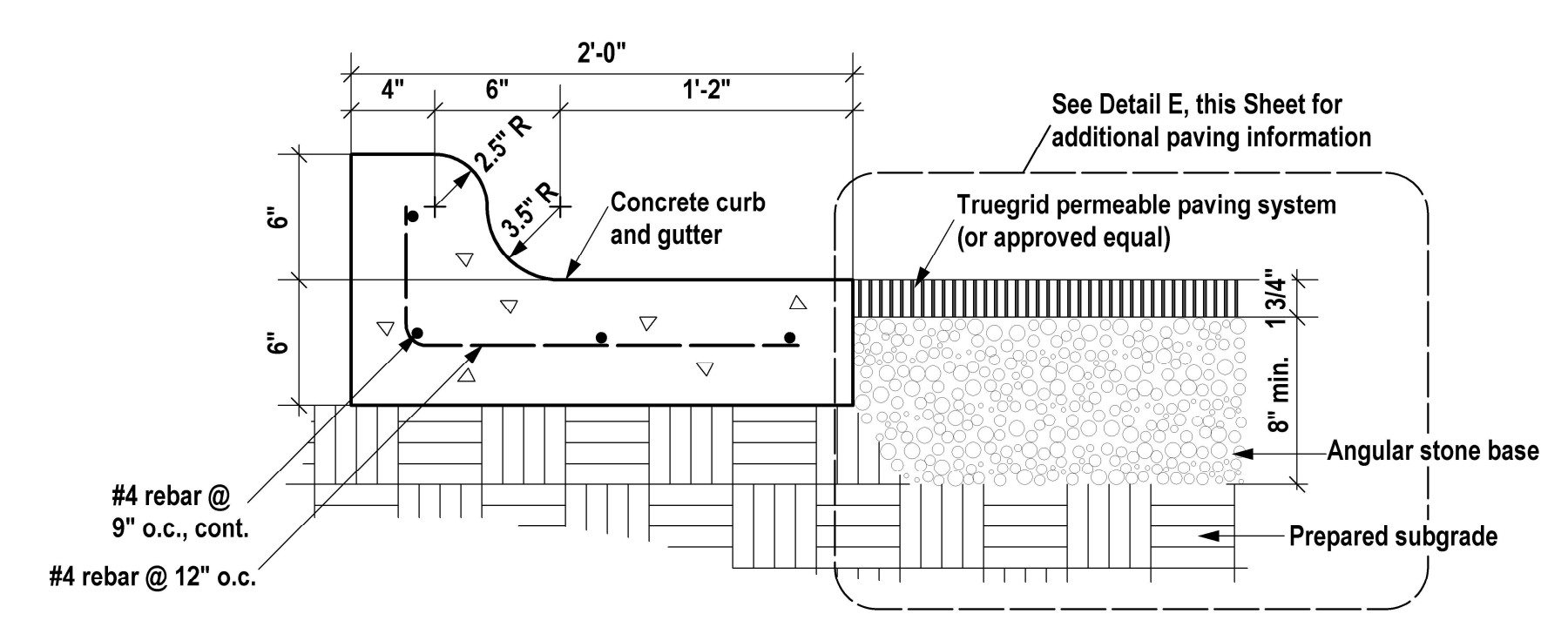
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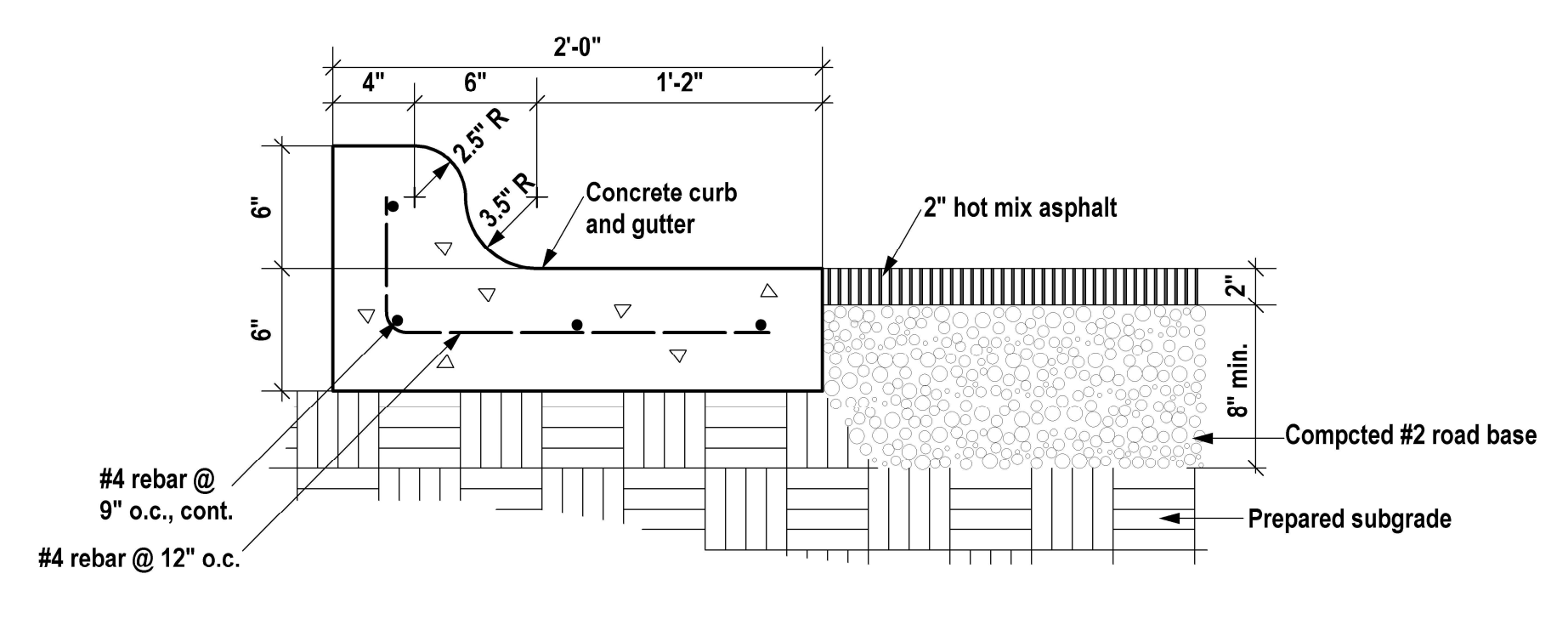
Landscape Development Plan for the  
**Rollingwood Park**  
 Rollingwood, TX 78746  
 Rollingwood Drive

Date: 4/09/2026

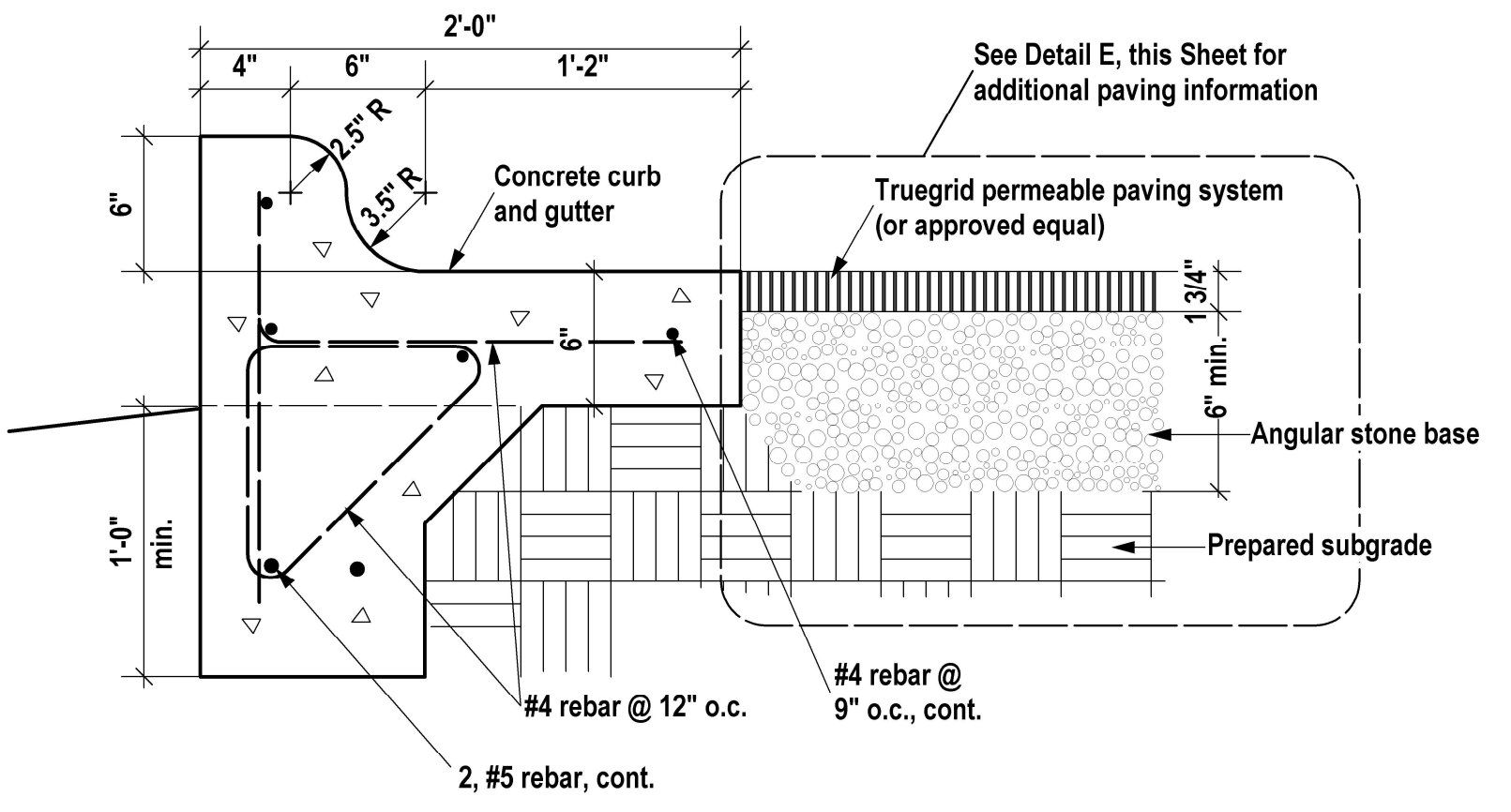
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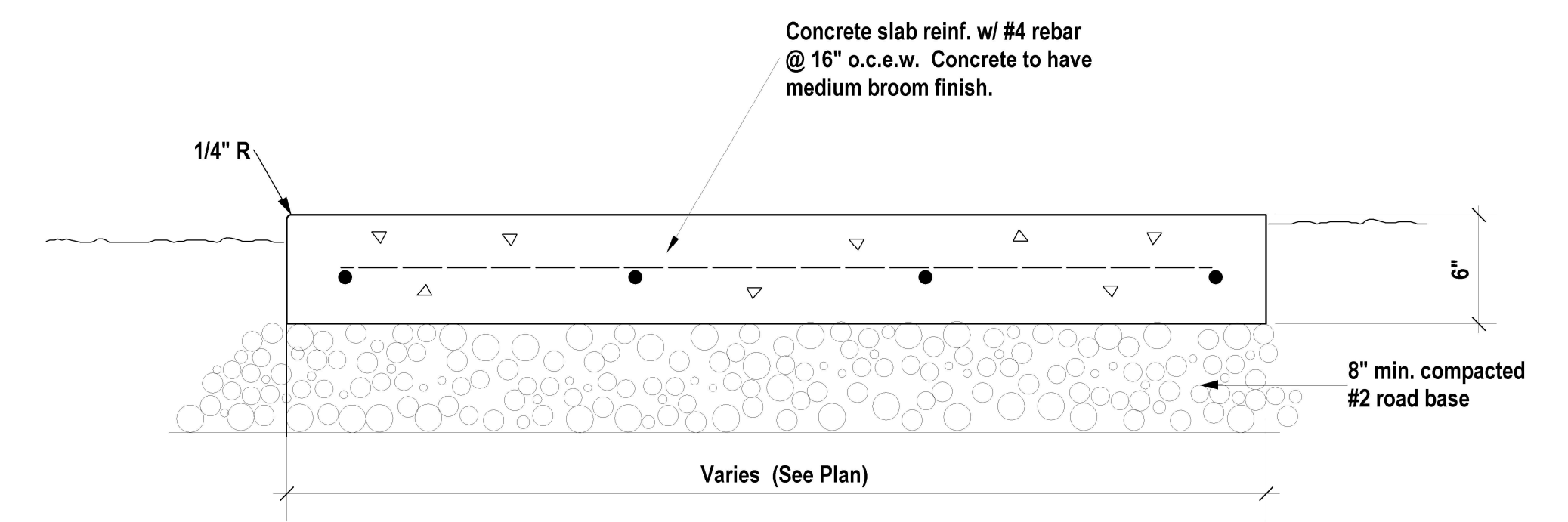
**A** Section - Concrete Curb and Gutter (with True Grid)  
 Scale 1 1/2" = 1'-0"



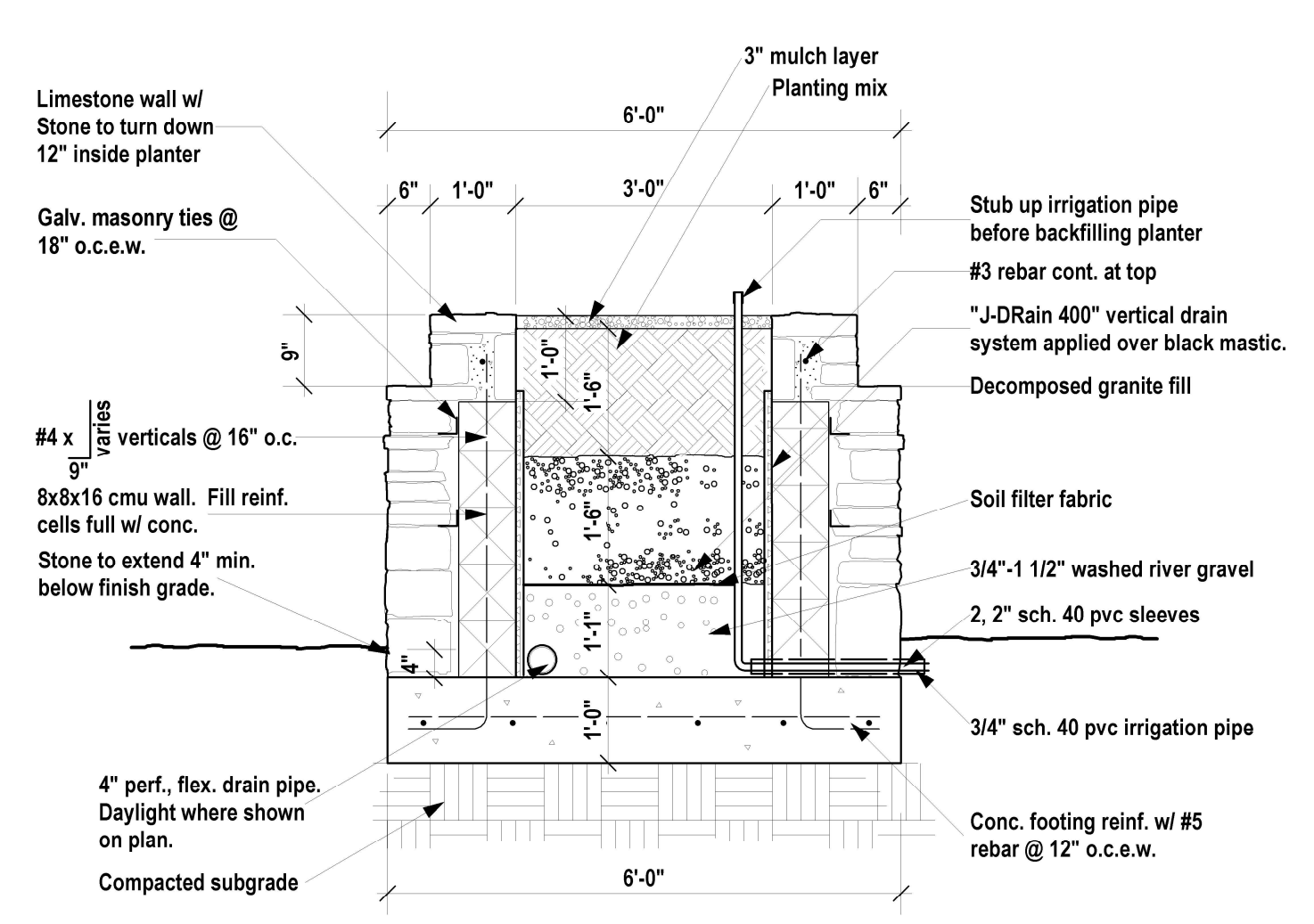
**A1** Alternate Section - Concrete Curb and Gutter (with asphalt)  
 Scale 1 1/2" = 1'-0"



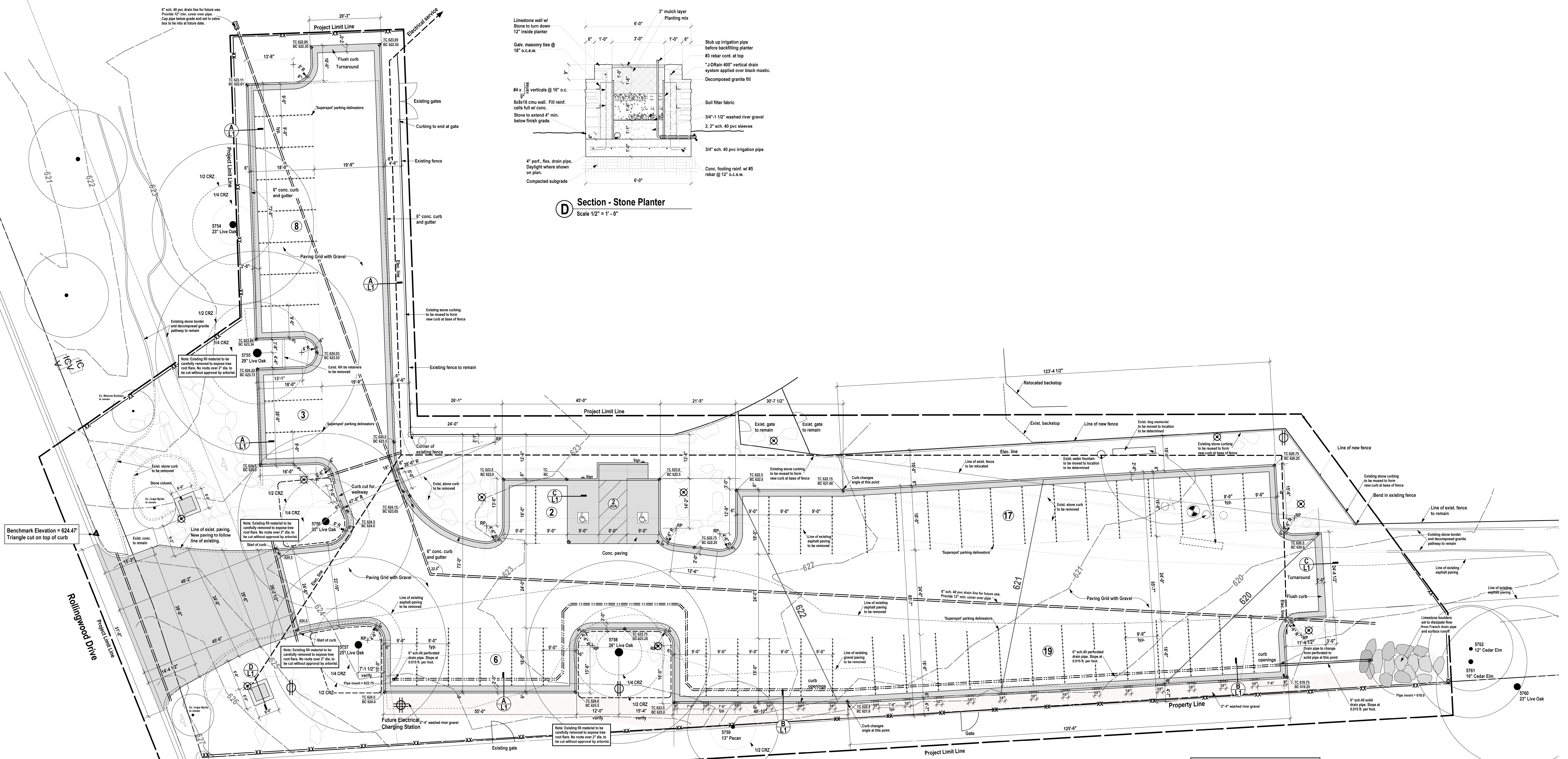
**B** Section - Concrete Curb and Gutter with Stem Wall  
 Scale 1 1/2" = 1'-0" (with True Grid)



**C** Section - Concrete Paving  
 Scale 1 1/2" = 1'-0"



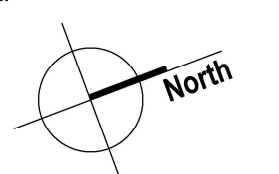
**D** Section - Stone Planter  
 Scale 1/2" = 1'-0"



**Legend**

- 624.0' Proposed Finish Grade Elevation
- BC Bottom of Curb Elevation
- TC Top of Curb Elevation
- TW Top of Wall Elevation
- Detail Sheet No.
- 627- Existing Contour Elevation
- 622 Proposed Contour Elevation
- 2, 4" Sch. 40 PVC Sleeves
- XX Silt Fence Location
- Location of Tree Protection Fencing
- ⊗ Landscape lighting locations
- ⊕ Electrical outlet locations
- ⊕ Future Electrical Charging Station

**Hardscape Plan**  
 Scale 1" = 10'-0"



ROLLINGWOOD DRIVE (EXISTING SETBACK LINE)

Plant List

Key	Common Name	Botanical Name	Size	Height	Spread	Remarks	O.C.	Qty.
ABN	American Beechberry	Zizia aurea	5 gal	24"-36"	20"-24"		42"	4
AGA	Agave	Mahonia trifoliolata	10 gal	30"-36"	30"-36"		42"	24
BMF	Blue Mistleflower	Eupatorium coelestem	1 gal	10"-12"	8"		24"	16
BUR	Bur Oak	Quercus macrocarpa	300 gal	14'-15'	7'-8'	8" cal. x6 full sym canopy	/	3
CHQ	Chinquapin Oak	Quercus muhlenbergii	300 gal	14'-15'	7'-8'	8" cal. x6 full sym canopy	/	3
CRV	Tangerine Beauty Crossvine	Bignonia capreolata 'Tangerine Beauty'	5 gal	30' @mature		attach to fence	/	7
DWL	Palma Desert Willow	Chrysopsis linearis 'Palma'	24" tree	6'-2'	3'-4'	multi-trunk	/	1
FLA	Flame Acanthus	Arisaema quadrifidum var. virginicum	1 gal	12'-15'	10'-12"		36"	24
FRO	Frogfruit	Phyla nodiflora	1 gal	1'-2'	8"		30"	14
GAU	Butterfly Gaura	Deinothera lindheimeri	1 gal	10'-12"	8"	white flowering	24"	11
GCM	Gulf Coast Muley	Muhlenbergia capillaris	1 gal	10'-12"	8"		36"	22
GGA	Green Globe Agave	Agave sp. Green Globe	10 gal	15'-18'	15'-18'	full & symmetrical	/	7
GYU	Yucca Yucca	Muhlenbergia lindheimeri	1 gal	10'-12"	8"		42"	26
HCS	Heavenly Cloud Sage	Leucophyllum sp. 'Heavenly Cloud'	5 gal	18"-24"	18"-24"		48"	4
INL	Inland Sea Oats	Chasmanthium latifolium	1 gal	12'-15'	8"		24"	85
KID	Texas Kidneywood	Erythrina texana	5 gal	30"-36"	12'-15'		/	8
LBS	Lutea Bluestem	Schizanthus scapanum	1 gal	15'-18"	8"		30"	19
LMG	Lindheimer's Muhlenberg	Muhlenbergia lindheimeri	1 gal	10'-12"	8"		42"	26
MHO	Mexican Hornsuckle	Justicia spicigera	1 gal	10'-12"	8"		30"	24
MPL	Mexican Plum	Prunus mexicana	30 gal	30"-42"	30"-36"	4" caliper	/	1
MTL	Texas Mountain Laurel	Sophora secundiflora	30 gal	3'-4'	24"-30"	multi-trunk	/	18
MTR	Montgomery Oak	Quercus polymorpha	300 gal	14'-15'	7'-8'	8" cal. x6 full sym canopy	/	3
PAV	Rock Rose	Parsonsia lasiocarpa	1 gal	12'-15'	10'-12"	full	36"	15
PN	Pine Mistle	Muhlenbergia capillaris	1 gal	10'-12"	8"		42"	26
PTL	Purple Trailing Lantana	Lantana montevidensis	1 gal	3'-4'	5'-6"		30"	18
REB	Texas Redbud	Cercis canadensis var. texensis	30 gal	30"-42"	30"-36"	4" caliper	/	2
RBV	Rusty Blackhaw Viburnum	Viburnum rufidulum	30 gal	5'-6'	30"-36"	4" total cal., multi-trunk	/	3
RLD	Roughleaf Dogwood	Cornus drummondii	30 gal	5'-6'	30"-36"	4" total cal., multi-trunk	/	7
RYU	Red Yucca	Hesperaloe parviflora	10 gal	18"-24"	18"-24"		42"	26
SAR	San Antonio Rose Sage	Leucophyllum sp. 'San Antonio Rose'	5 gal	18"-24"	18"-18"		48"	4
SLG	Silabovineleaf Goldeneye	Viguiera stenolepis	5 gal	18"-24"	18"-24"		30"	16
SPP	Snowless Pinyon Pear	Quercus sp.	5 gal	12'-15'	12'-15'		/	15
TPE	Texas Persimmon	Diospyros texana	30 gal	5'-6'	30"-36"	4" total cal., multi-trunk	/	3
TUC	Big Momma/Turk's Cap	Malvastrum drummondii 'Big Momma'	1 gal	12'-14"	5'-6"		36"	17
WFM	White Mistleflower	Eupatorium havanense	5 gal	18"-24"	18"-24"		36"	9
WST	Waxy Clematis	Clematis texensis	1 gal	4'-6'	4'-6"		30"	26
YAU	Yucca of Houston Yucca	Yucca umbellata 'Yucca of Houston'	30 gal	5'-6'	30"-36"	4" total cal., multi-trunk	48"	26
ZEX	Orange Zexmenia	Zexmenia hirsuta	1 gal	8'-10'	8'-10'		24"	24

Landscape Notes

**Familiarization with Jobsite:** Landscape contractors should thoroughly familiarize themselves with the working area as it relates to the Construction Documents prior to the commencement of any construction activity and notify the Landscape Architect where discrepancies are encountered. Contractor to verify the location of underground utilities prior to any excavation. Landscape contractor to be responsible for repairing any damage to existing hardscape, underground electrical and existing irrigation to remain.

**Protection of Existing Vegetation:** Existing trees scheduled to remain should be protected from injury or damage to roots, trunks, or branches by placing tree protection fencing in areas shown on plan. Damaged trees or vegetation to be repaired immediately in a manner acceptable to the Landscape Architect. Immediately damaged trees or shrubs must be replaced with ones of similar size and shape at the expense of the Contractor. A value to be determined in accordance with the tree evaluation formula as described in "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens", published by the International Society of Arboriculture.

**Treatment of Existing Weeds:** Existing stands of bermudagrass, johnsongrass, nutgrass, and noxious weeds to be treated with herbicide before construction begins. Nutgrass to be treated with "Image" or "Manago". Other weeds to be treated with "Fluazif" or "Boutique" or equal herbicide. Use care not to overapply onto existing vegetation to remain. Treatment shall be in strict accordance with manufacturer's specifications and shall be accomplished to allow sufficient time for a complete kill prior to starting any soil preparation.

**Grading and Earthwork:** Contractor to ensure positive drainage. Planting mix to be added to fill any depression that may not exceed 200mm. Planting mix to be added to all planting areas that has less than 6" of existing soil to be added to achieve a 6" minimum soil profile after soil settlement. Minimize the addition of planting mix under drip line of existing trees. Final grading to be approved by Landscape Architect.

**Decomposed Granite Area:** Granite path to receive a 3 1/2" layer of decomposed granite after compaction. Granite to be wetted and compacted with a plate compactor to achieve a smooth and even surface free from undulations.

**Planting Mix:** Planting mix to be "Thunder Dirt" as applied by Geo Growers, 12002-B Hwy 290 West, Austin TX 78737 (512) 892-2722. Planting mix substitutions to be approved by Landscape Architect prior to delivery to site.

**Plant Material:** Plants shall be healthy, vigorous, bushy, well-branched, unbroken, of normal habit of growth for the species, and shall be free from disease, insects, larvae and injury. All plant material shall be specimen quality from the best available sources, equal to or exceeding the measurements specified on the plant list. Contact Landscape Architect for possible plant sources. Landscape Architect may reject any plant material not meeting the minimum requirements. Any plant substitutions must be approved by Landscape Architect. Landscape Contractor to warrant plant material to remain alive and in vigorous condition for a period of one (1) year after completion and acceptance of entire project. Replant in accordance with the plans and specifications, all plants that are dead or, as determined by Landscape Architect, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for one year after installation.

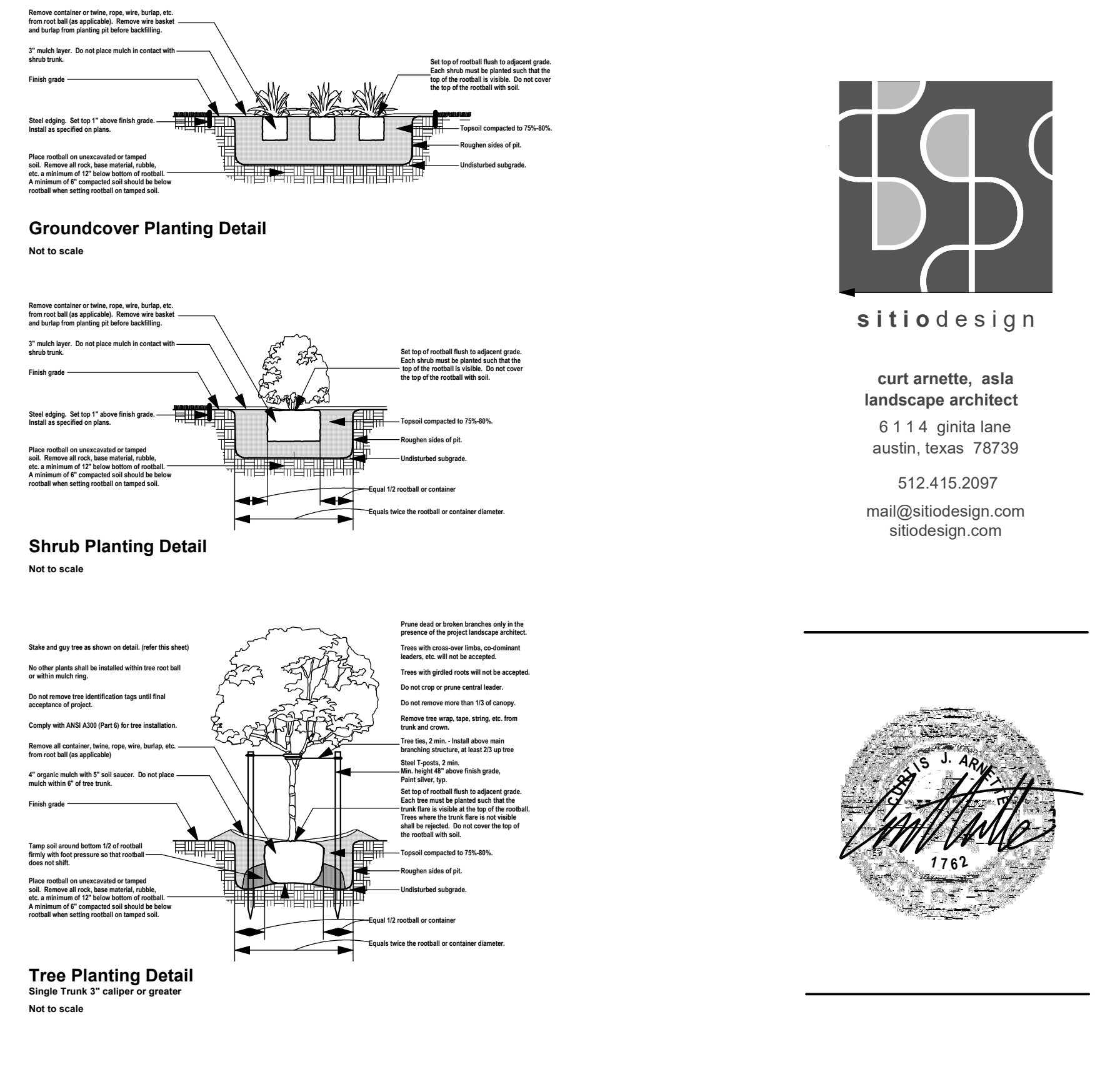
**Shrub Bed Layout:** Carefully and accurately layout planting beds as they relate to known points in the field such as existing trees or building features. Notify Landscape Architect if problems are encountered in laying out beds or if dimensions are needed. Final bed layout and plant layout to be approved by Landscape Architect before planting occurs.

**Planting:** Planting shall be performed only by experienced workers familiar with planting procedures under the supervision of a qualified supervisor. Loose plants as indicated or as approved in the field after staking by the Contractor. If obstructions are encountered that are not shown on the plans, do not proceed with planting operations until alternate plant locations have been selected by the Landscape Architect. Excavate circular plant pits with sloped sides twice the diameter of the root ball. Pits to be no deeper than the depth of the root system. Place 1/2 to 1 cup of Gardenville 6-2-2 Soil Food or approved equal in the soil of white backfilling. Top of rootball to be 1" minimum above surrounding grade with backfill sloping up to rootball. Set plants upright, plants, and loose to give the best appearance or relationship to each other or adjacent structure.

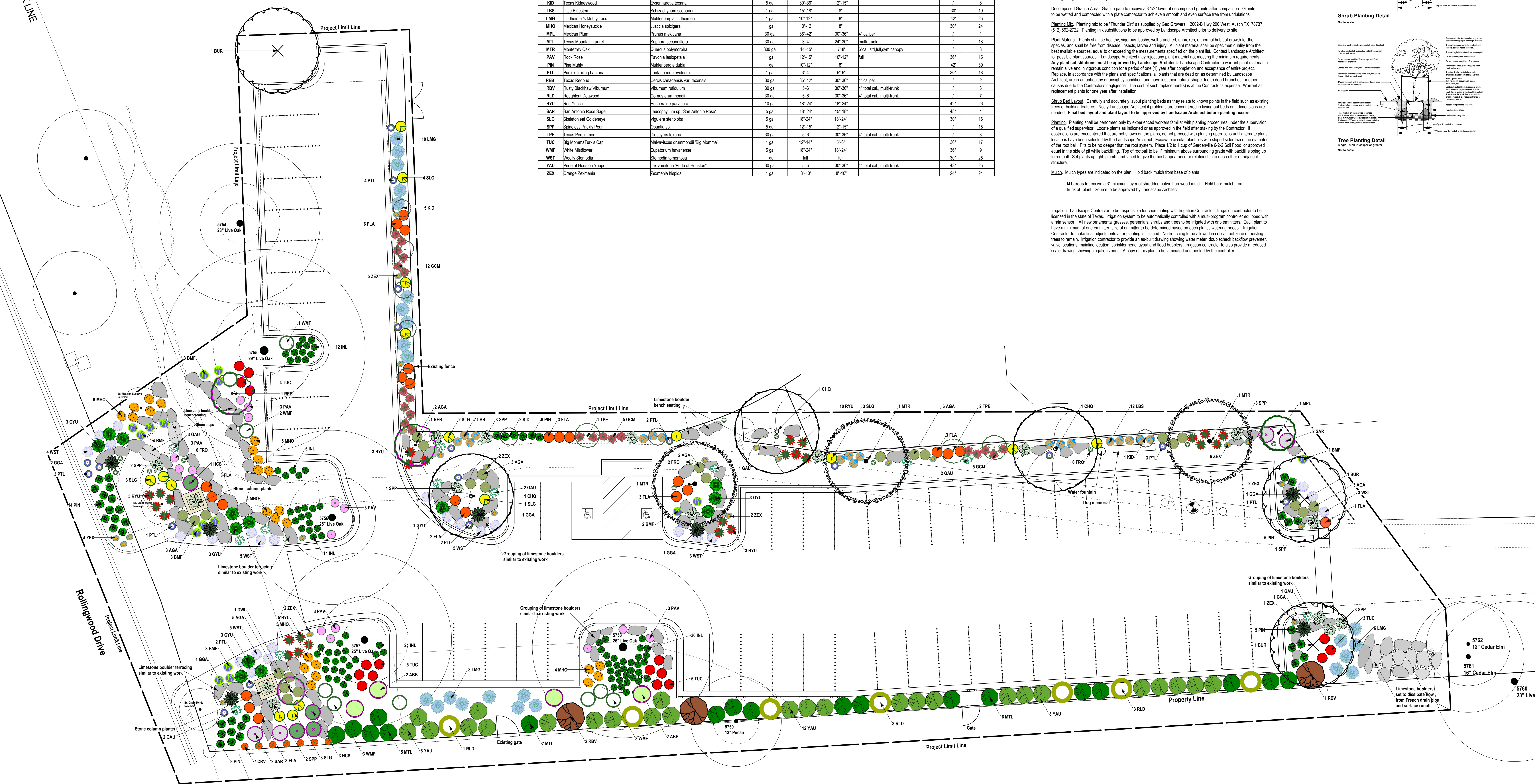
**Mulch:** Mulch types are indicated on the plan. Hold back mulch from base of plants.

**M1 areas:** M1 areas to receive a 3" minimum layer of shaded native hardwood mulch. Hold back mulch from trunk of plant. Source to be approved by Landscape Architect.

**Irrigation:** Landscape Contractor to be responsible for coordinating with Irrigation Contractor. Irrigation contractor to be licensed in the state of Texas. Irrigation system to be automatically controlled with a multi-program controller equipped with a rain sensor. All new ornamental grasses, perennials, shrubs and trees to be irrigated with drip emitters. Each plant to have a minimum of one emitter, size of emitter to be determined based on each plant's watering needs. Irrigation Contractor to make final adjustments after planting is finished. No trenching to be allowed in critical root zone of existing trees to remain. Irrigation contractor to provide an as-built drawing showing water meter, doublecheck backflow preventer, valve locations, mainline location, sprinkler head layout and flood bubbles. Irrigation contractor to also provide a reduced scale drawing showing irrigation zones. A copy of this plan to be laminated and posted by the contractor.



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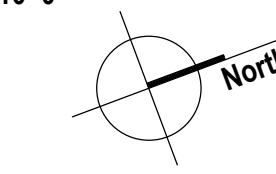


Landscape Development Plan for the  
**Rollingwood Park**  
 Rollingwood Drive, Rollingwood, TX 78746

ProgressSet  
 Not For Construction

Date: 4/09/2026  
 Revised:

Planting Plan  
 Scale 1" = 10'-0"



## MEMORANDUM

Date: April 29, 2026

To: Rollingwood Park Commission

From: Maritza A Almada, PE; Abe Salinas, PE, CFM

Re: Rollingwood Park Upper Parking Lot – Pavement Option Drainage and Pavement Considerations

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### Overview

HW Lochner, Inc., serving as City Engineer for the City of Rollingwood, has been requested by the Rollingwood Park Commission to review the proposed pavement options for the upper parking lot expansion at Rollingwood Park and to provide input on the drainage and pavement implications of each. This review is based on the Rollingwood Park Landscape Development Plan dated April 9, 2026, prepared by Sitiodesign, which presents TRUEGRID pervious pavers with an aggregate reservoir and underdrain system as one option. The Park Commission also requested consideration of asphalt and concrete pavement options.

The existing upper parking area consists of asphalt pavement and compacted aggregate base; both should be treated as effectively impervious for hydrologic evaluation. The proposed work is therefore best characterized as redevelopment of an existing impervious surface, with any expansion beyond the existing pavement and compacted base footprint potentially increasing runoff and triggering mitigation requirements.

The objectives of this memorandum are to (1) summarize the drainage considerations associated with each pavement option under the City of Rollingwood Drainage Criteria Manual, (2) summarize the pavement considerations that affect long-term cost and durability, (3) provide a side-by-side comparison of the three options, and (4) offer recommendations to assist the Park Commission in selecting an option to advance to design. This memorandum provides planning-level guidance only. It does not constitute a drainage review or approval of impervious-cover credit for any specific pavement section. Final drainage and water quality requirements should be confirmed during design through hydrologic calculations, drainage layout development, TCEQ applicability review, and City permitting review with supporting documentation prepared by Sitiodesign.

### Drainage and Water Quality Considerations

The City of Rollingwood Drainage Criteria Manual (DCM) governs this project. Section 4.1 of the DCM requires that any project causing an increase in stormwater runoff provide mitigation such that post-development peak flows do not exceed pre-development peak flows along the property perimeter for the 2-, 10-, 25-, and 100-year storm events. The DCM also requires an Operations and Maintenance plan for any drainage facility.

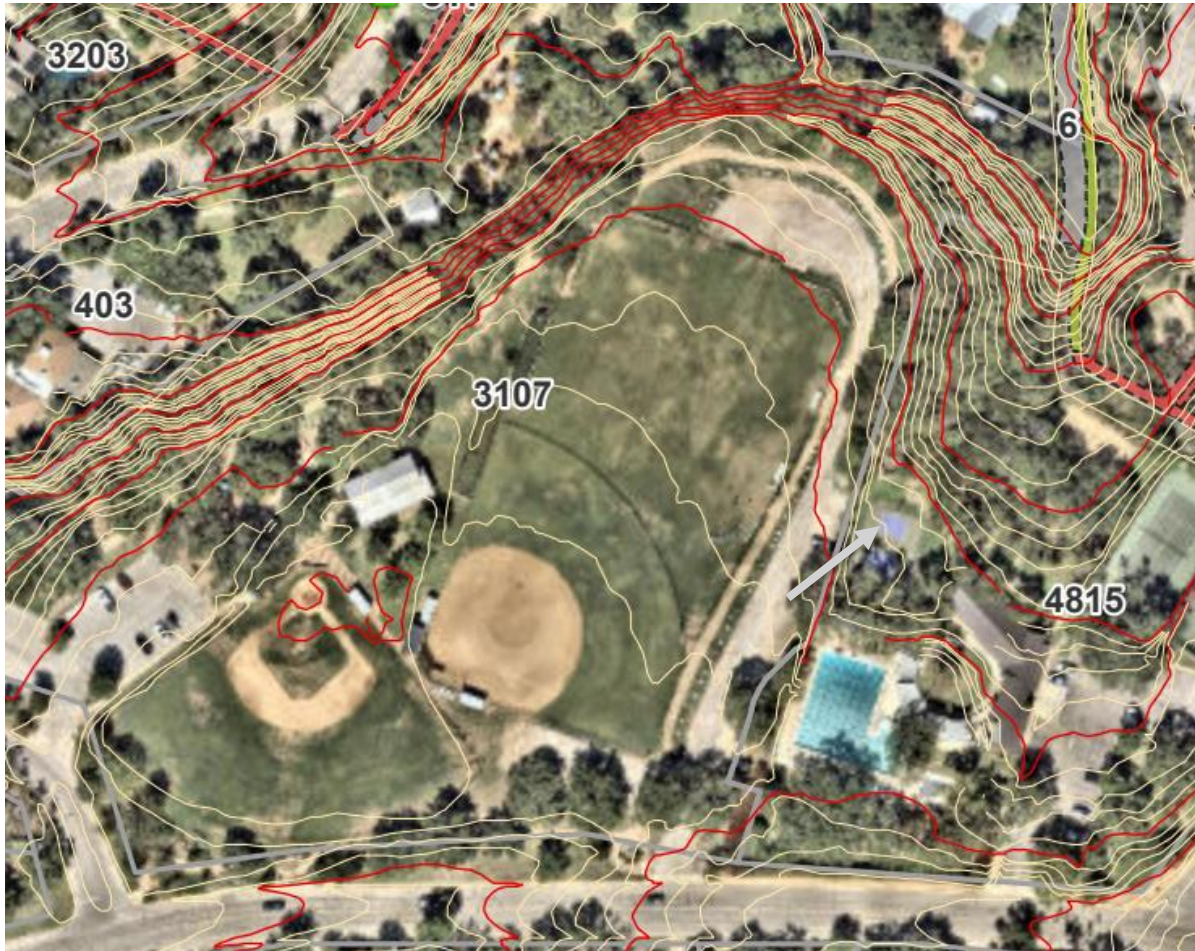
The Rollingwood DCM does not establish a specific impervious-cover value for pervious pavers. However, based on the current Sitiodesign concept, which includes TRUEGRID pervious pavers over an engineered open-graded aggregate reservoir with an underdrain system, it is reasonable for

planning purposes to evaluate the TRUEGRID parking area as 50% impervious for vehicular-use areas. This planning value is consistent with the City of Austin's treatment of vehicular permeable pavement applications and reflects that the system would provide stormwater storage, infiltration opportunity, and controlled release through the aggregate reservoir and underdrain. The remaining 50% should continue to be treated as impervious to account for traffic loading, long-term clogging risk, underdrain discharge, and maintenance dependency. This assumed credit should be used only for planning-level comparison of alternatives. Final impervious-cover credit should be confirmed during design based on the final pavement section, storage volume, underdrain configuration, overflow routing, water quality design, and Operations and Maintenance plan.

Rollingwood lies within the Edwards Aquifer Recharge Zone and is subject to the TCEQ Edwards Aquifer Protection Program (EAPP) under 30 TAC Chapter 213. Because the project includes pavement, drainage, and potential stormwater quality improvements, TCEQ applicability should be confirmed during design based on total disturbed area, new impervious cover, existing park approvals, and whether the work qualifies as a modification, exception, or new Water Pollution Abatement Plan (WPAP) submittal. The Rollingwood DCM requires that, if a BMP is proposed with the site improvements, the applicant identify the BMP method, capture area, runoff storage/detention time, and release rate, if applicable. For planning purposes, if the TRUEGRID section is used as an engineered permeable pavement BMP, it may reduce or potentially eliminate the need for a separate water quality facility for the paver area; however, asphalt, concrete, ADA stalls, drive aisles not constructed as permeable pavement, and any other conventional impervious areas should be evaluated during design for applicable TCEQ Chapter 213 water quality compliance.

An additional drainage consideration specific to this site is the discharge condition along the eastern property line. As illustrated in Figure 1, the existing topography indicates that runoff from the upper parking area sheet flows generally to the east and discharges across the eastern property line onto the adjoining Westlake Athletic Club (WAC) property. There is no recorded drainage easement across the WAC property, and runoff originating from Rollingwood Drive is assumed not to be conveyed onto or treated within the parking lot site. The proposed landscape plan shows the underdrain system discharging at the northeast corner of the parking improvements.

The selected pavement option must therefore include drainage controls sufficient to manage discharge at the eastern property line such that post-development peak flows comply with DCM Section 4.1 and the overall discharge condition, including runoff concentration, timing, volume, erosion potential, and water quality, does not adversely impact the WAC property relative to existing conditions. If concentrated discharge is proposed across the property line, a drainage easement or written downstream acceptance may be required.



*Figure 1 - Rollingwood Park Topography*

### **Option 1 – TRUEGRID Pervious Pavers**

The pervious paver section as shown on the Sitedesign plans includes an engineered open-graded aggregate reservoir and an underdrain system that captures and slowly releases stormwater. Based on the planning-level 50% impervious assumption for vehicular TRUEGRID areas, the combination of reservoir storage, controlled release, and the existing impervious baseline of the upper parking lot may allow this option to satisfy DCM Section 4.1 without a separate detention facility, subject to confirmation through hydrologic calculations during design.

The pervious paver section may also serve as an engineered permeable pavement BMP for applicable TCEQ Chapter 213 compliance, provided the system is designed, documented, constructed, maintained, and accepted for that purpose. If TRUEGRID is used as a BMP, the Rollingwood DCM requires the BMP method, capture area, runoff storage/detention time, and release rate, if applicable, to be documented for City Engineer review. Discharge from the underdrain at the eastern property line must still be managed to avoid adverse impacts to the WAC property.

The principal risk with this option is that the drainage and water quality benefits are maintenance-dependent. If the system clogs or is not maintained, the City may lose the hydrologic or BMP benefits assumed during design and could be required to restore the system or provide supplemental mitigation.

### **Option 2 – Asphalt**

Asphalt pavement is treated as fully impervious. Within the existing parking lot footprint, replacement of existing asphalt paving areas and compacted aggregate base areas is not expected to create a new impervious-cover impact. Any areas that increase the limits of the existing pavement and compacted base would increase impervious cover and may require detention or equivalent mitigation to demonstrate compliance with DCM Section 4.1. Therefore, if asphalt is selected, the preferred design approach should be to match the existing asphalt and compacted base footprint as closely as practical to avoid or minimize the need for additional drainage mitigation.

A separate water quality BMP may also be required for applicable TCEQ Chapter 213 compliance if new or modified impervious cover is not otherwise addressed by an accepted BMP or existing approval. If a BMP is proposed, the Rollingwood DCM requires the BMP method, capture area, storage/detention time, and release rate, if applicable, to be documented for City Engineer review.

### **Option 3 – Concrete**

From a drainage standpoint, standard Portland cement concrete is treated identically to asphalt: fully impervious, with the same DCM Section 4.1 obligation to mitigate increased runoff and the same potential need for a water quality BMP for applicable TCEQ Chapter 213 compliance. The drainage analysis effort and required mitigation footprint are generally equivalent to Option 2.

## **Pavement Considerations**

Beyond the drainage analysis, several pavement-related factors materially affect the long-term cost and performance of each option. For all three pavement options, long-term performance will depend on subgrade preparation, positive drainage, edge restraint or curb condition, pavement section thickness, anticipated vehicle loading, and construction quality. The final pavement section should be confirmed during design based on anticipated traffic loading, maintenance vehicle access, emergency access, and geotechnical or subgrade condition.

### **Option 1 – TRUEGRID Pervious Pavers**

Anticipated service life is 25 years or more with consistent maintenance, assuming use of the TRUEGRID PRO PLUS commercial-duty product and an engineered pavement section appropriate for public parking lot use. TRUEGRID PRO PLUS is identified by the manufacturer as a commercial-use product for parking lots and heavy loads, with load capacity exceeding H20/HS20 rating when properly filled and installed. The current Sitedesign plans identify TRUEGRID pervious pavers, but the final design should specifically confirm TRUEGRID PRO PLUS or an approved equal, along with the aggregate reservoir section, underdrain configuration, edge restraint, infill material, and design vehicle loading.

Routine maintenance consists of leaf, sediment, and debris removal; periodic inspection of the surface and underdrain outlets; localized gravel refill; weed control; and spot replacement of damaged paver units. Although routine vacuum sweeping is generally not required for TRUEGRID in the same manner as porous asphalt or pervious concrete, vacuum cleaning or other restorative cleaning may be needed as corrective maintenance if sediment accumulation, ponding, clogging, or reduced infiltration is observed.

Periodic localized refilling of the gravel infill and replacement of individual damaged paver units should be anticipated, particularly in high-use areas, in turning radii, and where heavier vehicles such

as maintenance trucks or delivery trucks impose concentrated loads. Failure to maintain the system may result in clogging, loss of pervious function, and loss of the impervious-cover or water quality benefits assumed during design.

TRUEGRID PRO PLUS is identified by the manufacturer as ADA compliant; however, gravel-filled permeable paver areas should still be specifically detailed and reviewed to confirm that accessible parking spaces and accessible routes provide a firm, stable, and slip-resistant surface. A hybrid section with concrete at the ADA-accessible parking stalls remains the lower-risk solution and is consistent with the Sitedesign plans.

For planning purposes, the installed cost of a TRUEGRID PRO PLUS system is assumed to be on the order of \$15 to \$20 per square foot, pavement system only, based on the plan detail showing TRUEGRID with gravel infill over a 6-inch layer of angular stone and prepared subgrade. This estimate should be confirmed by Sitedesign or a contractor during final design based on the final section thickness, stone gradation, underdrain layout, edge restraint, excavation, and outlet configuration

### ***Option 2 – Asphalt***

Anticipated service life is 15 to 20 years with periodic maintenance, assuming a properly designed commercial asphalt pavement section, adequate subgrade preparation, positive drainage, and routine maintenance. Periodic crack sealing and seal coats every 5 to 7 years are typically required, with an eventual overlay near the end of service life.

For planning purposes, installed costs for asphalt are assumed to be on the order of \$15 to \$20 per square foot, pavement only. This range is based on recent City bid pricing for a heavy-duty asphalt section consisting of approximately 10 inches of Type B hot mix asphaltic concrete pavement and 2 inches of Type D hot mix asphaltic concrete pavement. If a thinner standard parking lot section over compacted aggregate base is selected during final design, the asphalt pavement cost may be lower.

Performance risks include rutting under sustained heat, edge raveling, cracking, and faster deterioration relative to concrete. These risks can be mitigated with a thicker base or pavement section, but doing so would increase construction cost.

### ***Option 3 – Concrete***

Anticipated service life is 25 to 40 years with periodic joint and panel maintenance, assuming a properly designed concrete pavement section, adequate subgrade preparation, positive drainage, proper joint layout, and construction quality control. Based on the pavement section shown in the current plans, the concrete option is assumed to consist of 6 inches of reinforced concrete pavement over 8 inches of compacted flexible base.

For planning purposes, installed costs for this section are assumed to be on the order of \$25 to \$30 per square foot, pavement only. This range is generally consistent with recent bid pricing for 6-inch concrete pavement combined with 8 inches of compacted flexible base.

Life-cycle cost may be lower than asphalt over a 30-year horizon because concrete typically requires less frequent structural maintenance. Performance risks are primarily related to joint cracking, isolated panel repair, subgrade movement, and difficulty of future utility or pavement repairs. Concrete is the most rigid of the three options and is generally the most difficult to repair or modify after construction.

## Summary of Options

The following table summarizes the key differences across the criteria most relevant to the Park Commission’s decision.

<b>Consideration</b>	<b>TRUEGRID Pervious Pavers</b>	<b>Asphalt</b>	<b>Concrete</b>
Drainage classification	Planning assumption: 50% impervious for vehicular TRUEGRID areas, subject to final design acceptance	Fully impervious	Fully impervious
Planning-level installed cost	\$15–\$20/sf, pavement system only	\$15–\$20/sf, pavement only	\$25–\$30/sf, pavement only
Service life	25+ years with consistent maintenance	15–20 years with periodic maintenance	25–40 years with periodic joint/panel maintenance
Detention pond / mitigation required	May be avoided, subject to design calculations and City Engineer acceptance	Likely if runoff increases; detention or equivalent mitigation required	Likely if runoff increases; detention or equivalent mitigation required
Separate water quality BMP	May be avoided if accepted as permeable pavement BMP for TCEQ	May be required for applicable TCEQ Chapter 213 compliance if not otherwise addressed by an accepted BMP or existing approval	May be required for applicable TCEQ Chapter 213 compliance if not otherwise addressed by an accepted BMP or existing approval
Ongoing City maintenance	Debris/sediment removal; underdrain inspection; gravel refill; weed control; corrective cleaning if clogged; spot paver repair	Crack sealing and seal coat every 5–7 years; eventual overlay	Joint maintenance; isolated crack/panel repair as needed
Risk if maintenance is deferred	Loss of pervious credit; reduced water quality benefit; potential need for system restoration or supplemental mitigation	Accelerated deterioration	Minor surface cracking; isolated panel deterioration

## Recommendations

Each of the three pavement options is technically viable; the selection should be informed by the City's priorities regarding first cost, life-cycle cost, drainage mitigation footprint, TCEQ Chapter 213 compliance, and willingness to commit to ongoing maintenance.

- If a conventional pavement section and reduced maintenance complexity are the primary drivers, Option 2, asphalt, is a viable option. Asphalt should be considered most favorably if the final design can match the existing asphalt and compacted base footprint as closely as practical, thereby avoiding or minimizing additional drainage mitigation requirements under DCM Section 4.1. The City should anticipate periodic crack sealing, seal coats, and an eventual overlay within the 15-to-20-year service life. If new or modified impervious cover is not otherwise addressed by an accepted BMP or existing approval, a separate water quality BMP may also be required for applicable TCEQ Chapter 213 compliance.
- If long-term pavement durability and lower structural maintenance over a 30-year horizon are the primary drivers, Option 3, concrete, is the recommended conventional pavement option. Drainage requirements are generally equivalent to Option 2 because concrete is fully impervious, but concrete is expected to provide a longer service life with less frequent structural maintenance. The primary tradeoff is higher initial cost, with the current planning-level estimate of \$25 to \$30 per square foot based on the assumed 6-inch reinforced concrete section over 8 inches of compacted flexible base.
- If minimizing drainage mitigation and advancing a more environmentally sensitive pavement approach are the primary drivers, Option 1, TRUEGRID PRO PLUS pervious pavers, is the recommended option. It provides the greatest opportunity to reduce runoff and support TCEQ Chapter 213 water quality compliance, based on a planning assumption of 50% impervious cover for vehicular-use areas. These benefits are subject to final design acceptance and long-term maintenance. A hybrid section with concrete at the ADA-accessible parking stalls is recommended.

The installed cost ranges shown in the comparison table are planning-level values based on the current pavement assumptions, recent City bid pricing where available, and general planning-level pricing for TRUEGRID PRO PLUS permeable pavement systems. Prior to finalizing pavement material selection, we recommend that Sitedesign provide project-specific construction cost estimates for each of the three pavement options. The estimates should include not only pavement costs but also the probable cost of any required drainage mitigation, TCEQ-related water quality BMPs, underdrain outlet improvements, and downstream discharge controls. This will allow the Park Commission to evaluate the full trade-off between capital cost, drainage requirements, pavement service life, and maintenance responsibility.

Once the Commission selects a preferred option, Lochner can assist with formal drainage review, TCEQ applicability coordination, and permitting review during final design.

## Recommended Next Steps

- Confirm existing pavement and compacted base limits and proposed expansion limits.
- Confirm TCEQ Edwards Aquifer Recharge Zone applicability, including whether the work requires a new WPAP, modification, exception, or no separate submittal based on existing approvals.

- Obtain planning-level cost estimates from Sitedesign for all three pavement options, inclusive of probable drainage mitigation, water quality, underdrain, and downstream discharge control costs.
- Park Commission selects a preferred pavement option to advance to design.
- Complete formal hydrologic calculations and confirm whether detention, equivalent drainage mitigation, a TCEQ submittal, or a water quality BMP for applicable TCEQ Chapter 213 compliance is required.
- Develop a drainage layout that controls runoff at the eastern property line and avoids creating an adverse concentrated discharge condition.
- Prepare an Operations and Maintenance plan for any drainage facility or permeable pavement BMP.