

James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND
LANDSCAPE WATER MANAGEMENT

TEXAS L.L.C. 8080 PHONE: 440.248.2864
100 N. LOCUST ST., SUITE B FAX: 440.262.3475
DENTON, TEXAS 76201 James@jamespoleirrigation.com

EPA WaterSense PARTNER

IRRIGATION IN TEXAS IS REGULATED BY
THE TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY (TCEQ) (MC-178) P.O. BOX 15087
T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US



FOR REVIEW ONLY.
Not for regulatory approval,
permitting or construction.

**FOR
PERMITTING
ONLY**

David Elliott Doerle II, TPA 2556

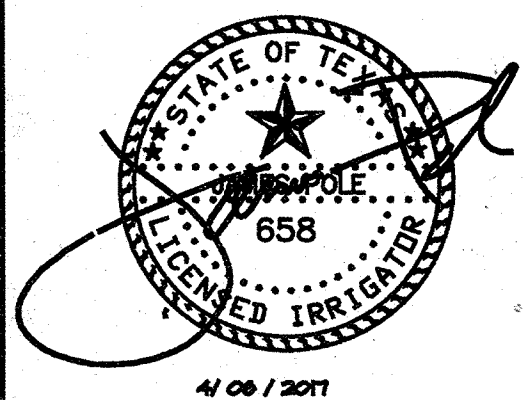
Landscape Architects • Planners
1705 Guadalupe Street, Suite 500
Austin, Texas 78701
(512) 327-1011 Fax: (512) 327-0488
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
**2010 SOUTH
LAMAR OFFICE**

SITE
DEVELOPMENT
PERMIT

AUSTIN, TEXAS

Project Number:
A15412



Designed: JP

Drawn: JP

Reviewed: JP

Date Issued:
May 24, 2017

Revisions:

Sheet Title:
**IRRIGATION
PLAN**

Sheet Number:

L-11

SP-2016-0196C

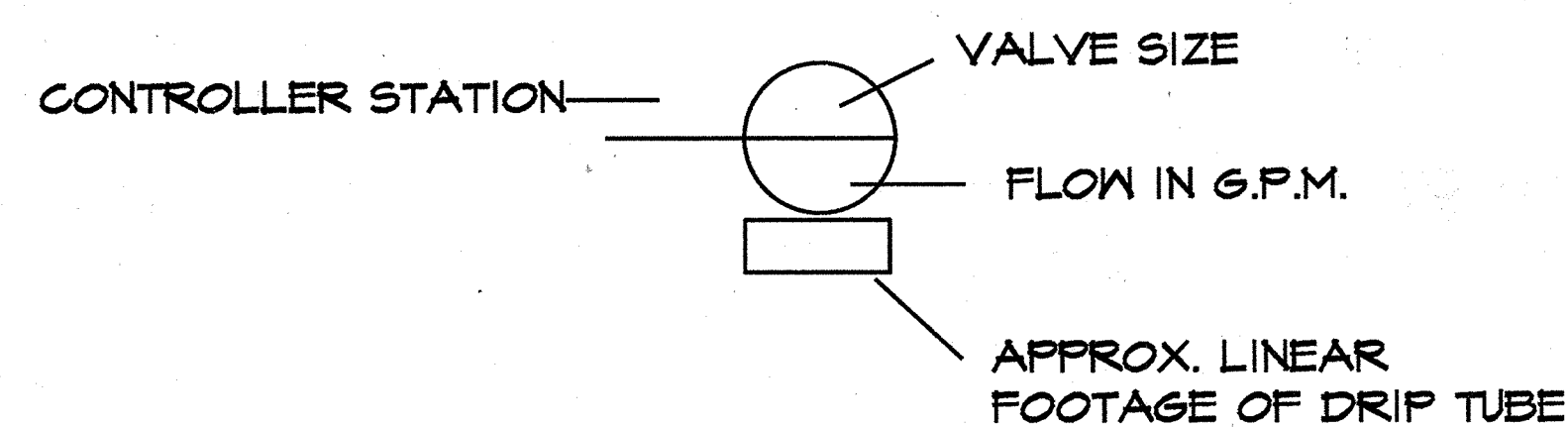
MATCHLINE: REF. L-8

APPENDIX O: LANDSCAPE/IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:

- A new commercial and multi-family irrigation system must be designed and installed so that:
 - there is not direct overspray onto non-irrigated areas;
 - the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - the irrigation system has a master valve;
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
 - the irrigation system has a City- approved weather based controller;
 - an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch ($\frac{1}{2}$ ") rainfall;
 - zone valves and circuits are separated based on plant water requirements;
 - an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
 - no component of the irrigation system deviates from the manufacturer's recommended use of the product.
- The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
- The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
 - a chart containing zone numbers, precipitation rate, and gallons per minute; and
 - the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
- The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.



FOR CITY USE ONLY:

SITE PLAN APPROVAL: 31 of 38	
FILE NUMBER: SP-2016-0196C APPLICATION DATE: April 22, 2016	
APPROVED BY COMMISSION ON: 7/28/17 UNDER SECTION 112 OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. Donna Galati	
EXPIRATION DATE (SS-6-61.DOC) CASE MANAGER	DDG
PROJECT EXPIRATION DATE (ORD-APPRO-6-1) 7/28/2017	
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: SORING: CS	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OR A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	