

GENERAL NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
- TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
- EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE.
- CONTRACTOR TO PROVIDE AND INSTALL 6 INCHES OF APPROVED TOPSOIL TO ALL PLANTING AREAS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
- PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-984.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- THE NATIVE GRASS MIX 609S WILL BE PLANTED FOR SLOPE STABILIZATION. IF STAGE 2 (OR MORE RESTRICTIVE) WATERING RESTRICTIONS ARE IN EFFECT WHEN LANDSCAPE PLANTING IS BEING CONSIDERED, CONTACT THE LANDSCAPE INSPECTOR (DETERMINE WHICH INSPECTOR APPLIES TO THE PARTICULAR PROJECT - NORTH OF THE RIVER - BRENT HENDRICKS - 974-6486, OR SOUTH OF THE RIVER - KRISTIN CARLTON - 974-6303) BEFORE BEGINNING PLANTING.
- THE IRRIGATION WILL COMPLY WITH CITY CODE CHAPTER 6-4, ARTICLE 2, DIVISION 2 REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

SOIL CONDITIONING AND MULCHING NOTES

- A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
- NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
- A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
- TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

- REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
- PRUNE SUCKERS OFF.
- SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
- MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
- BREAK UP SIDES OF PLANTING HOLE.
- CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
 - STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
 - STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
 - REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.
 - SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.**
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANTING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

SPECIAL CONSTRUCTION TECHNIQUES

- PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
- PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
- WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, US A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

- TREES WILL BE FERTILIZED PRIOR TO ANY CONSTRUCTION ACTIVITY. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (974-1876) PRIOR TO APPLICATION.
- THE GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, WATERSHED PROTECTION, P.O. BOX 1088, AUSTIN, TEXAS, 78767.
- ALL CLASS 1 TREES WITHIN (OR ADJACENT TO) THE LIMITS OF CONSTRUCTION WHICH ARE INDICATED TO BE PRESERVED (ON THE PLANS) WILL BE FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE FERTILIZED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF A TREE AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE FERTILIZED VIA SOIL INJECTION METHOD (MINIMUM 100 PSI), USING DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION THAT WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIAL AT RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST.

IRRIGATION REQUIREMENTS

- (A) AN AREA EQUAL TO AT LEAST 50% OF THE TOTAL REQUIRED LANDSCAPED AREA ON A PROJECT MUST:
- BE UNDISTURBED NATURAL AREA(S) OR UNDISTURBED EXISTING TREES WITH NO POTABLE IRRIGATION;
 - MAY BE IRRIGATION BY STORMWATER RUNOFF CONVEYED FROM IMPERVIOUS SURFACES ON THE SITE USING MORE OF THE FOLLOWING METHODS:
 - OVERLAND FLOW;
 - STORM DRAINS;
 - DOWNSPOUTS;
 - RAINWATER HARVESTING;
 - RETENTION-IRRIGATION; OR
 - OTHER METHODS OF CONVEYANCE AS PRESCRIBED BY RULE.
- (B) THE DRAINAGE AREA USED TO IRRIGATE UNDER SUBSECTION (A) MUST BE CALCULATED TO PROVIDE SUFFICIENT WATER FOR THE LANDSCAPED AREA, AS PRESCRIBED BY RULE
- (C) UNLESS THE LANDSCAPED AREA UNDER SUBSECTION (A) IS BEING DESIGNED AS A WATER QUALITY UNDER SECTION 25-8-211, THE DRAINAGE AREA USED TO IRRIGATE THE LANDSCAPED AREA:
- MAY NOT INCLUDE PERVIOUS AREAS ON WHICH THE LAND USE OR ACTIVITIES MAY GENERATE HIGHLY CONTAMINATED RUNOFF, AS PRESCRIBED BY RULE; AND
 - MAY NOT INCLUDE IMPERVIOUS AREAS USED FOR PARKING OR DRIVING OF VEHICLES IF LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED IN SECTION 25-8-12.
- (D) NO PERMANENT IRRIGATION IS REQUIRED FOR ALL OR A PORTION OF A REQUIRED LANDSCAPED AREA THAT CONSIST OF:
- UNDISTURBED NATURAL AREA; OR
 - UNDISTURBED EXISTING TREES;
- (E) IN ADDITION TO IRRIGATION MEETING THE REQUIREMENTS OF SUBSECTION (A), SUPPLEMENTAL IRRIGATION USING IRRIGATION METHODS DESCRIBED IN SUBSECTION (F) IS REQUIRED:
- FOR THE FIRST TWO GROWING SEASONS FOR ALL OR A PORTION OF A NEWLY PLANTED REQUIRED LANDSCAPED AREA WITHOUT PERMANENT IRRIGATION;
 - PERMANENTLY FOR ALL NEWLY PLANTED TREES IN A REQUIRED LANDSCAPE AREA; AND
 - AS PRESCRIBED BY RULE FOR ALL NEWLY PLANTED REQUIRED LANDSCAPING LOCATED IN MEDIANS, ISLANDS OR PENINSULAS.
- (F) IRRIGATION REQUIRED UNDER SUBSECTION (E) MAY BE PROVIDED ONLY BY ONE OR MORE OF THE METHODS DESCRIBED BELOW:
- AN AUTOMATIC IRRIGATION SYSTEM;
 - A HOSE ATTACHMENT, IF:
 - THE HOSE ATTACHMENT IS WITHIN 100 FEET OF THE LANDSCAPED AREA OR PLANT; AND
 - THERE IS NOT A ROAD OR PARKING PAVEMENT BETWEEN THE HOSE ATTACHMENT AND THE LANDSCAPED AREA OR PLAN, OR
 - A TEMPORARY, ABOVE GROUND AUTOMATIC IRRIGATION SYSTEM, IF THE SYSTEM COMPLIES WITH THE WATER CONSERVATION REQUIREMENTS IN THE ENVIRONMENTAL CRITERIA MANUAL.
- (G) AN IRRIGATION METHOD MUST:
- PROVIDE MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS;
 - UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION; AND
 - BE MAINTAINED AND KEPT OPERATIONAL.
- (H) A SITE PLAN MUST SHOW:
- THE DRAINAGE AREA(S) USED TO IRRIGATE UNDER SUBSECTION (A), INCLUDING NOTATION OF THE LAND USES ON IMPERVIOUS AREAS WITHIN THE DRAINAGE AREA(S);
 - THE NATURE AND LOCATION OF AN IRRIGATION SYSTEM; AND
 - THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
- (I) THE DIRECTOR MAY GRANT AN ADMINISTRATIVE VARIANCE TO THE REQUIREMENTS IN THE SECTION. AN APPLICANT FOR A VARIANCE MUST DEMONSTRATE THAT:
- STRICT COMPLIANCE WITH THIS SECTION IS INFEASIBLE DUE TO UNIQUE SITE CONDITIONS INCLUDING BUT NOT LIMITED TO TOPOGRAPHY, SIZE, SHAPE, AND LOCATION OF EXISTING FEATURES SUCH AS TREES OR PERVIOUS DEVELOPMENT.
 - THE PROPOSED IRRIGATION PLAN IS THE MINIMAL DEPARTURE FROM THE REQUIREMENTS OF THIS SECTION.

CITY OF AUSTIN NOTES

- A. TREES PLANTED WITHIN THE ELECTRIC EASEMENT ALONG PARMER LANE SHALL BE UTILITY COMPATIBLE. SHADE TREES ARE PROHIBITED WITHIN THE ELECTRIC EASEMENT. THE MATURE CANOPY OF SHADE TREES SHALL NOT ENCROACH INTO SAID EASEMENT. PLACEMENT OF SHADE TREES SHALL BE LOCATED TO PROVIDE A 25' CLEARANCE ZONE BETWEEN THE MATURE TREE CANOPY AND OVERHEAD ELECTRIC FACILITIES ALONG PARMER LANE.
- B. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF ELECTRIC POLES.
- C. SHRUBBERY SHALL NOT OBSTRUCT ACCESS TO THE BASE OF THE ELECTRIC POLES. CLIMBING VEGETATION ON ELECTRIC FACILITIES IS PROHIBITED.
- D. COMPOST AND MULCH ARE PROHIBITED ABOVE THE CONCRETE FOUNDATION OF THE ELECTRIC POLES.
- E. OWNER IS RESPONSIBLE FOR ALL DAMAGES TO IMPROVEMENTS PLACED WITHIN THE ELECTRIC EASEMENT CAUSED BY AUSTIN ENERGY DURING ITS USE OF THE EASEMENT. 24 HOUR UNIMPEDED ACCESS TO AE FACILITIES IS REQUIRED.

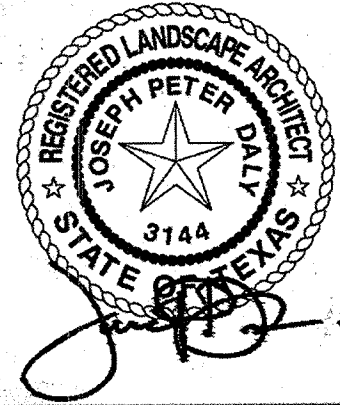
SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

- A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATION 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 ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW DEAD DRAINAGE;
 - 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 (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 DEVIATED 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 MANUFACTURE'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 IRRIGATIONS SYSTEM SHUT-OFF VALVE. a LAMINATED COPY OF 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

BOULDIN CREEK COMMONS
2043 S LAMAR BLVD
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LANDSCAPE NOTES

DECEMBER 11, 2017



CHECKED BY:

JOB NUMBER: 306-001 ISSUE DATE:

SHEET:

23 OF 31

SP-2016-0481C

FOR CITY USE ONLY:

SITE PLAN APPROVAL		SHEET - 23 - OF 31	
FILE NUMBER	SP-2016-0481C	APPLICATION DATE:	OCTOBER 14, 2016
APPROVED BY COMMISSION ON		UNDER SECTION	112
CHAPTER	25-8	OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81.LDC)	11/1/18	CASE MANAGER	MICHAEL SHIMONS-SMITH
PROJECT EXPIRATION DATE (ORD.9970905-A)		DWTP	DOZ X
<i>[Signature]</i>			
Director, Development Services Department			
RELEASED FOR GENERAL COMPLIANCE: 2/22/18			
Rev.		Correction 1	
Rev.		Correction 2	
Rev.		Correction 3	
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.			