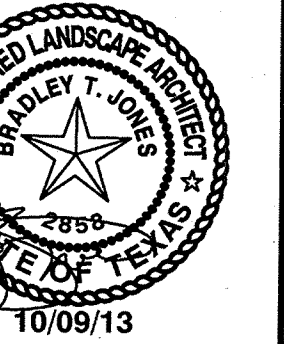




307 East 2nd Street  
Austin, Texas 78701

TBPE Registered Firm No. F-565

SEAL:



Date: 10-09-13  
Drawn: MT  
Checked: BJ

NO.	DATE	REVISIONS

**1300 LAMAR PLAZA**  
AUSTIN, TEXAS  
1234 SOUTH LAMAR BOULEVARD

LANDSCAPE  
CITY SUBMITTAL  
NOTES & DETAILS

SHEET:

**15**  
OF 15

ORNAMENTAL TREES					
SYMBOL	QUANTITY	SPECIES	BOTANICAL	SIZE	SPACING
	1	Desert Willow	Chilopsis linearis	min. 6" Ht / 1 1/2" caliper	12' o.c.
SHRUBS					
	30	Texas Sotol	Dasylicon texanum	5 gallon minimum	3' o.c.

LANDSCAPE CALCULATIONS			
<b>STREET YARD</b>		Required	Provided
Total Site Area	N/A	11,035 sf	
Total Street Yard Area	N/A	4,251 sf	
Street-yard/ Landscape ( 20%)	850 sf	811 sf ( 19%)	
<b>TREES (street yard)</b>			
	Required	Provided	
	1	1	
Existing Trees (street yard)	0 (x2) ea.		
<b>REPLACEMENT TREES</b>			
Total caliper inches to be replaced:			0"
Total caliper inches replaced:			0"
<b>ISLANDS, MEDIANS, OR PENINSULAS</b>			
	Required	Provided	
Street Yard Area	75 sf	286 sf	
Non-Street Yard Area	55 sf	124 sf	
<b>BUFFERING</b>			
	Required	Provided	
	36 pts.	36 pts.	
	Size	Quantity	Preferred
Small Tree	2" Cal.	1	6 pts.
Large Shrub	5 Gal.	10	3 pts.

**APPENDIX O:**

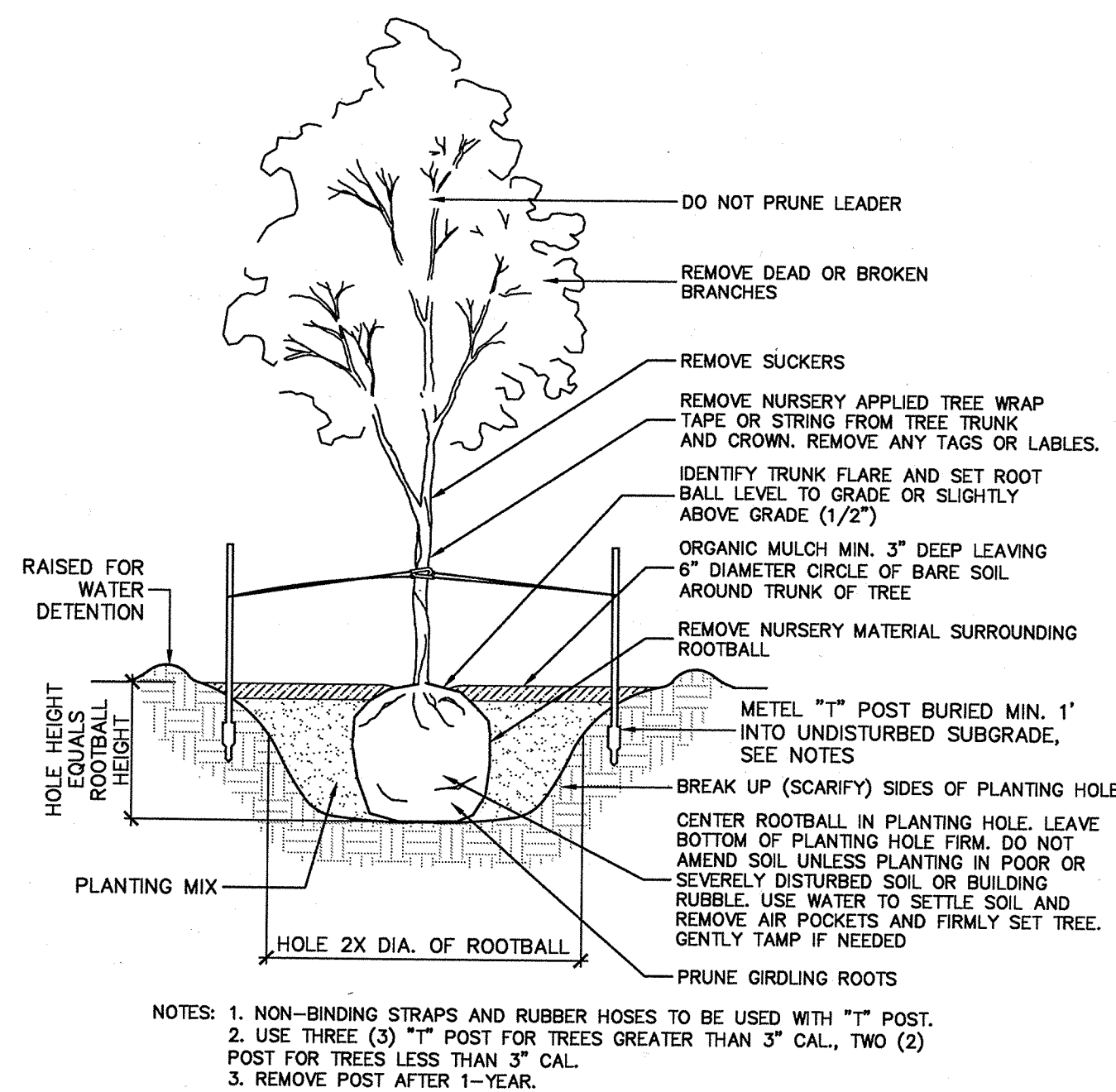
**SITE DEVELOPMENT PERMIT - IRRIGATION NOTES**

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:

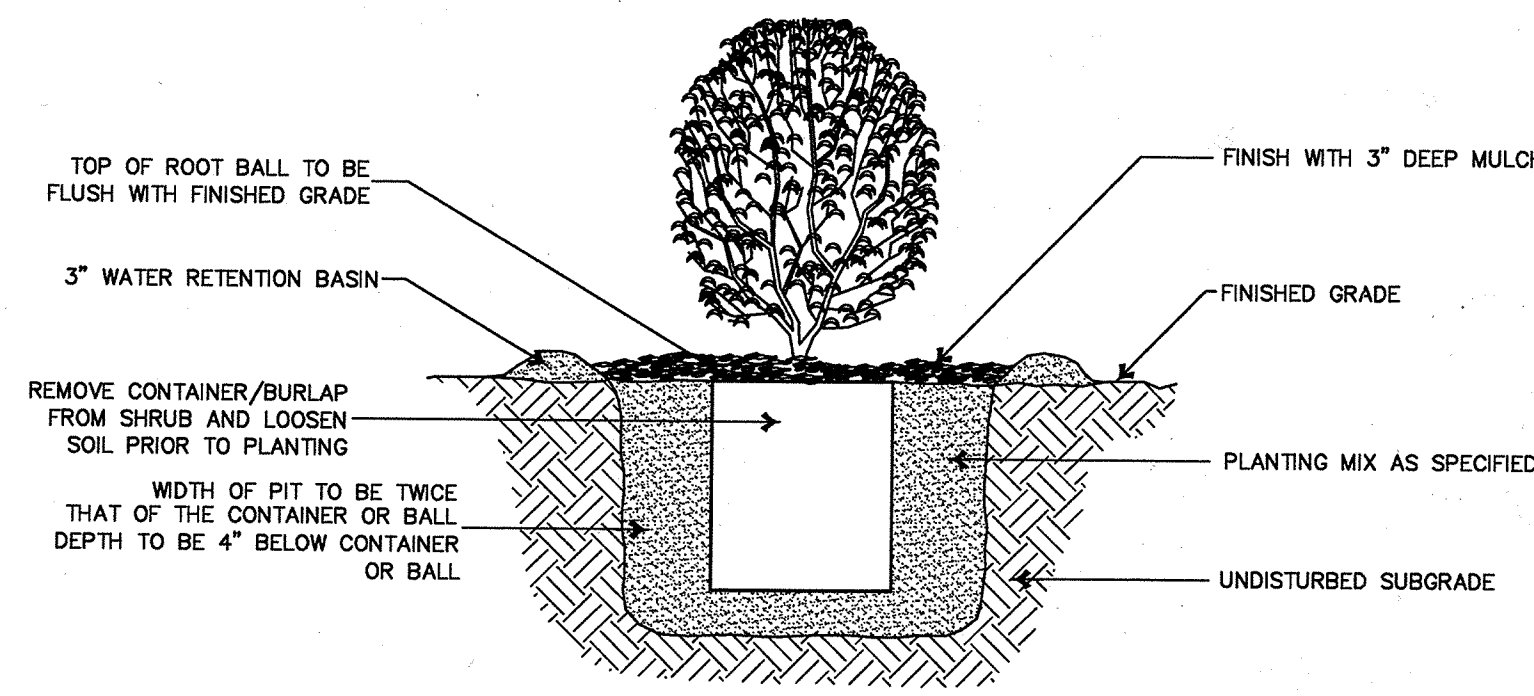
- A new commercial and multi-family irrigation system must be designed and installed so that:
  - there is not direct overspray onto non-irrigated areas;
  - the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)
  - 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 (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.

**LANDSCAPE NOTES**

- 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 OWNER will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- Turf areas shown are to be native and/or drought tolerant species such as Bermuda or Buffalo grass.
- A minimum 3" of organic mulch shall be added to all proposed trees and shrubs.
- The plan meets the requirements of LDC 25-2, Article 9 [LDC 25-2-983(A) JECM 2.4.8].
- If Stage 2 (or more restrictive) watering restrictions are in effect when landscape planting is being considered, contact the landscape inspector, Kristen Carlton 512-974-6303, before beginning planting.
- The irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.



**TREE PLANTING**  
SECTION SCALE: N.T.S.



**SHRUB PIT PLANTING DETAIL**  
SECTION SCALE: N.T.S.

SITE PLAN APPROVAL

FILE NUMBER: SP-2013-0180C APPLICATION DATE: MAY 2013

APPROVED BY COMMISSION ON: N/A UNDER SECTION 112

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-6) LDC: 11-22-16 CASE MANAGER: D. Hoc Her

PROJECT EXPIRATION DATE (ORD #970905-A) N/A DWPZ DOZ X

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: 11-22-13 ZONING: CSV

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 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 building permit is not required), must also be approved prior to the Expiration Date.