

IRRIGATION LEGEND

- RAINBIRD BUBBLER MODEL 1402 - FULL CIRCLE, TRICKLE PATTERN
TWO BUBBLERS PER TREE
- DRIP IRRIGATION AIR VACUUM RELIEF VALVE / XFS - FLUSH POINT
- RAINBIRD 8 SERIES MPR NOZZLES, 1812-SAM-PRS SPRAY BODY
- RAINBIRD 5500 ROTOR SERIES, 5505-SS-NP-22S
- WILKINS DOUBLE UNION PRESSURE REDUCING VALVE MODEL BR4 (1")
- ELECTRIC VALVES - RAINBIRD VALVES, 100-PEB
INSTALL IN 10" ROUNDS NDS #1118B VALVE BOXES OR COMPARABLE
- RAINBIRD LOW FLOW CONTROL ZONE KIT, XCZ-100-PRB-COM
INSTALL IN 10" ROUNDS NDS #1118B VALVE BOXES OR COMPARABLE
- RAINBIRD DRIP IRRIGATION LINE, XFS-09-18 @ 18" LATERAL SPACING
- SCH 40 PVC 1-1/2" MAINLINE
- CLASS 200 PVC LATERAL LINE - 3/4" OR SIZED AS SHOWN ON PLAN.
- DOUBLE CHECK VALVE - FEBCO MODEL 850 (1")
- CONTROLLER - RAINBIRD ESP-LX 8 W/ ETM-LXM (ET MANAGER)
(TO BE INSTALLED INSIDE THE BUILDING)
- TYPICAL ZONE LABEL
- TYPICAL BUBBLER ZONE LABEL
- TYPICAL DRIP ZONE LABEL

GENERAL NOTES

- INSTALL DRAIN VALVES AT LOW POINTS IN LANDSCAPE AREAS.
- ENTIRE IRRIGATION SYSTEM SHOULD BE PRESSURE TESTED BEFORE BACKFILLING.
- INSTALL MINI-CLK RAIN SENSOR MODEL SG-MC OR COMPARABLE TO MANUFACTURER'S SPECIFICATIONS. INSTALL ON EXTERIOR OF BUILDING IN UNOBTRUSIVE UNCOVERED LOCATION.
- INSTALL FREEZE-CLK SENSOR TO MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 12 OF SHEET 6.
- NO 1/2" PIPE USED ON THIS PLAN.
- ALL IRRIGATION PIPE MUST BE A MINIMUM OF TWO FEET FROM THE BACK OF CURB.
- ALL IRRIGATION SPRAY HEADS MUST BE A MINIMUM OF SIX INCHES FROM THE BACK OF CURB.
- WATERPROOFING MEMBRANE AS SHOWN ON DETAIL 432S-7F OF SHEET 13 TO EXTEND ALONG THE ENTIRE BACK OF CURB WHERE LANDSCAPE AND IRRIGATION IS PROPOSED.
- THIS PLAN IS TO DEPICT IRRIGATION WITHIN CITY OF AUSTIN RIGHT-OF-WAY & EASEMENTS ONLY. CONTRACTOR TO COORDINATE AND COMPLETE IRRIGATION PLAN FOR THE PRIVATE PROPERTY, WHICH SHALL BE DESIGNED TO FUNCTION AS A SINGLE SYSTEM WITH THIS PLAN. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW.

IRRIGATION PLANS HAVE BEEN INCLUDED FOR LICENSE AGREEMENT PURPOSES AND HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.



IRRIGATION NOTES

- CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING AND PROPOSED OVERHEAD AND UNDERGROUND UTILITIES AND EASEMENTS. REFER TO DRAWINGS IN THIS SET FOR COORDINATION PURPOSES. CONTRACTOR TO FIELD VERIFY LOCATIONS OF OVERHEAD AND UNDERGROUND UTILITIES BEFORE IRRIGATION SYSTEM INSTALLATION. NOTIFY IRRIGATION DESIGNER OF ANY DISCREPANCIES IN THE FIELD THAT REQUIRE THE RELOCATION OF EQUIPMENT FROM THE LOCATION SPECIFIED ON THE PLANS.
- ANY PERMITS, INSPECTIONS OR TESTING REQUIRED BY ANY AUTHORITIES HAVING JURISDICTION ARE TO BE SCHEDULED AND PAID FOR BY THE CONTRACTOR.
- CONTRACTOR TO FIELD VERIFY POINT OF CONNECTION. REFER TO UTILITY PLANS THIS SET FOR COORDINATION.
- QUANTITIES SHOWN ON THESE PLANS ARE INTENDED TO ASSIST THE CONTRACTOR WITH TAKE-OFFS BUT DO NOT NECESSARILY REPRESENT ALL REQUIRED MATERIALS. THE CONTRACTOR IS REQUIRED TO REFLECT AND SATISFY DESIGN INTENT WITH FULL IRRIGATION COVERAGE IN ALL BEDS AND TURF AREAS AND TO COMPLY WITH LOCAL CODES.
- IRRIGATION CONTRACTOR TO COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE INSTALLATION AND SITE UTILITY WORK. REFERENCE THIS SET FOR COORDINATION PURPOSES.
- ALL VALVES, WIRE SPLICES AND QUICK COUPLERS TO BE INSTALLED BELOW GRADE IN VALVE BOXES. BACKFLOW PREVENTER AND WATER METER TO BE INSTALLED PER LOCAL CODES.
- ELECTRIC CONTROL VALVES ARE TO BE LOCATED NO CLOSER THAN 12 INCHES FROM BUILDINGS, WALKS AND DRIVES. VALVES SHOULD BE GROUPED TOGETHER WHEN POSSIBLE.
- ALL PIPING TO BE FROM VIRGIN PARENT MATERIAL AND FREE FROM DEFECTS. PRESSURE SIDE PIPE TO BE PVC 1120, CLASS 200, TYPE I, GRADE I, MEETING THE REQUIREMENTS OF ASTM D-1784. PIPING ON THE NON-PRESSURE SIDE TO BE PVC 1120, CLASS 200. ALL PIPING TO BE SIZED PER THE PLANS OR TO MAINTAIN A FLOW VELOCITY OF LESS THAN 5 FEET PER SECOND.
- ROTORS, SPRAY HEADS, NOZZLES, BUBBLERS, CONTROLLERS, ETC. TO BE PER THE PLANS AND THE IRRIGATION COMPONENT LEGEND. ALTERNATES ONLY WITH THE APPROVAL OF THE IRRIGATION DESIGNER.
- CONTROL WIRES TO BE SOLID COPPER, U.L. APPROVED FOR DIRECT BURIAL, MINIMUM 14 GAUGE (12 GAUGE FOR RUNS OVER 2,000 FEET).
- WIRE SPLICES TO BE 3M DRY SPLICE KITS FOR DIRECT BURIAL AS MANUFACTURED BY 3M CORP, AUSTIN TX 512-984-5667.
- ALL EQUIPMENT AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- SHUT-OFF VALVES TO BE INSTALLED AFTER BACKFLOW PREVENTER AND BEFORE EACH ZONE VALVE. SHUT-OFF VALVES TO BE FEBCO 624-B5 OR EQUIVALENT AS APPROVED BY IRRIGATION DESIGNER.
- SLEEVE LOCATIONS ARE APPROXIMATE. COORDINATE SLEEVE INSTALLATION WITH OWNER AND GENERAL CONTRACTOR. SLEEVES TO BE SCH40, TWO PIPE SIZES LARGER THAN PIPE THEY CONTAIN. SLEEVING SHOWN IN THIS SHEET DOES NOT INCLUDE SITE LIGHTING OR ANY OTHER REQUIRED SLEEVES.
- COORDINATE EXACT LOCATION AND INSTALLATION OF IRRIGATION CONTROLLER AND RAIN SENSOR WITH OWNER AND GENERAL CONTRACTOR. INSTALL PER MANUFACTURER'S RECOMMENDATION AND APPLICABLE CODES. ELECTRIC SERVICE TO THE CONTROLLER TO BE IN A J-BOX PROVIDED BY OWNER. CONTRACTOR TO INSTALL MANUFACTURER'S RECOMMENDED GROUNDING FOR ALL ELECTRICAL EQUIPMENT.
- MINIMUM TRENCHING DEPTHS TO BE AS FOLLOWS:
 - 12 INCHES FOR LATERAL LINES
 - 18 INCHES FOR LATERALS UNDER PAVING, CONTROL WIRES AND MAIN LINES
 - 24 INCHES FOR MAIN LINES UNDER PAVING
- FLUSHING OF LINES, HYDROSTATIC TESTING, BACKFILLING AND FINAL ADJUSTMENT AND INSPECTION TO BE PERFORMED PER LOCAL CODES. FINAL ADJUSTMENTS TO SYSTEM SHOULD MINIMIZE OVERSPRAY AND MISTING. INSTALL PRESSURE REDUCING EQUIPMENT AS NECESSARY.
- FURNISH QUICK COUPLER KEYS, CONTROLLER KEYS, INSTRUCTION MANUALS, MANUFACTURER CUT SHEETS AND ANY SPECIAL TOOLS REQUIRED TO SERVICE THE IRRIGATION EQUIPMENT TO THE OWNER UPON COMPLETION OF CONSTRUCTION.
- IRRIGATION SYSTEM WORKMANSHIP AND EQUIPMENT TO BE WARRANTED BY CONTRACTOR FOR ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. INSTALLATION CONTRACTOR IS NOT RESPONSIBLE FOR CONTINUED SYSTEM OPERATION OR DAMAGE BY LANDSCAPE OR IRRIGATION MAINTENANCE CONTRACTORS.

CITY OF AUSTIN APPENDIX O NOTES LANDSCAPE/IRRIGATION NOTES

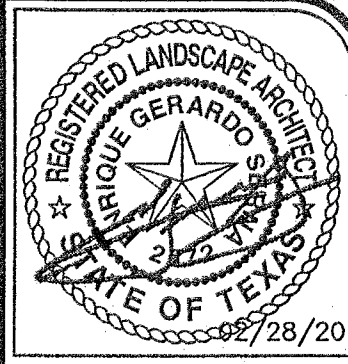
SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
- The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
- The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a laminated copy of the water budget containing zone numbers, precipitation rate, gallons per minute and the location of the isolation valve; and as a built plan; 4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

SITE PLAN RELEASE

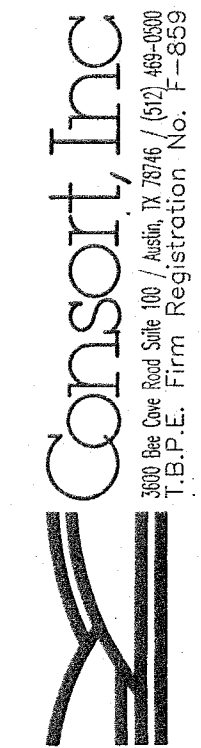
FILE NUMBER: SP-2019-0056C EXPIRATION DATE: 3-13-23
 CASE MANAGER: BENEE JOHNS APPLICATION DATE: 02/12/2019
 REVIEWED FOR GENERAL COMPLIANCE ON: 3-13-20
 APPROVED BY PLANNING COMMISSION ON: 3-13-20
 APPROVED BY CITY COUNCIL ON:
 under Section 112 of Chapter 26-5 of Austin City Code.
 Director, Development Services Department
 RELEASED FOR: Zoning: PUD & CS-H
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3
 RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



SARDIS LONE STAR, LLC.
84 WOOSTER STREET,
SUITE 603
NEW YORK, NY 10012

RIVERSIDE AND LAMAR MIXED-USE
121 WEST RIVERSIDE BLVD.

LANDSCAPE IRRIGATION PLAN



JOB NO.: 1559-001
 DRAWN BY:
 SCALE: 1"=20'
 DATE: 02/28/20
 FILE:
 XREF:
 REV./CORR:

SHEET
31
of
41