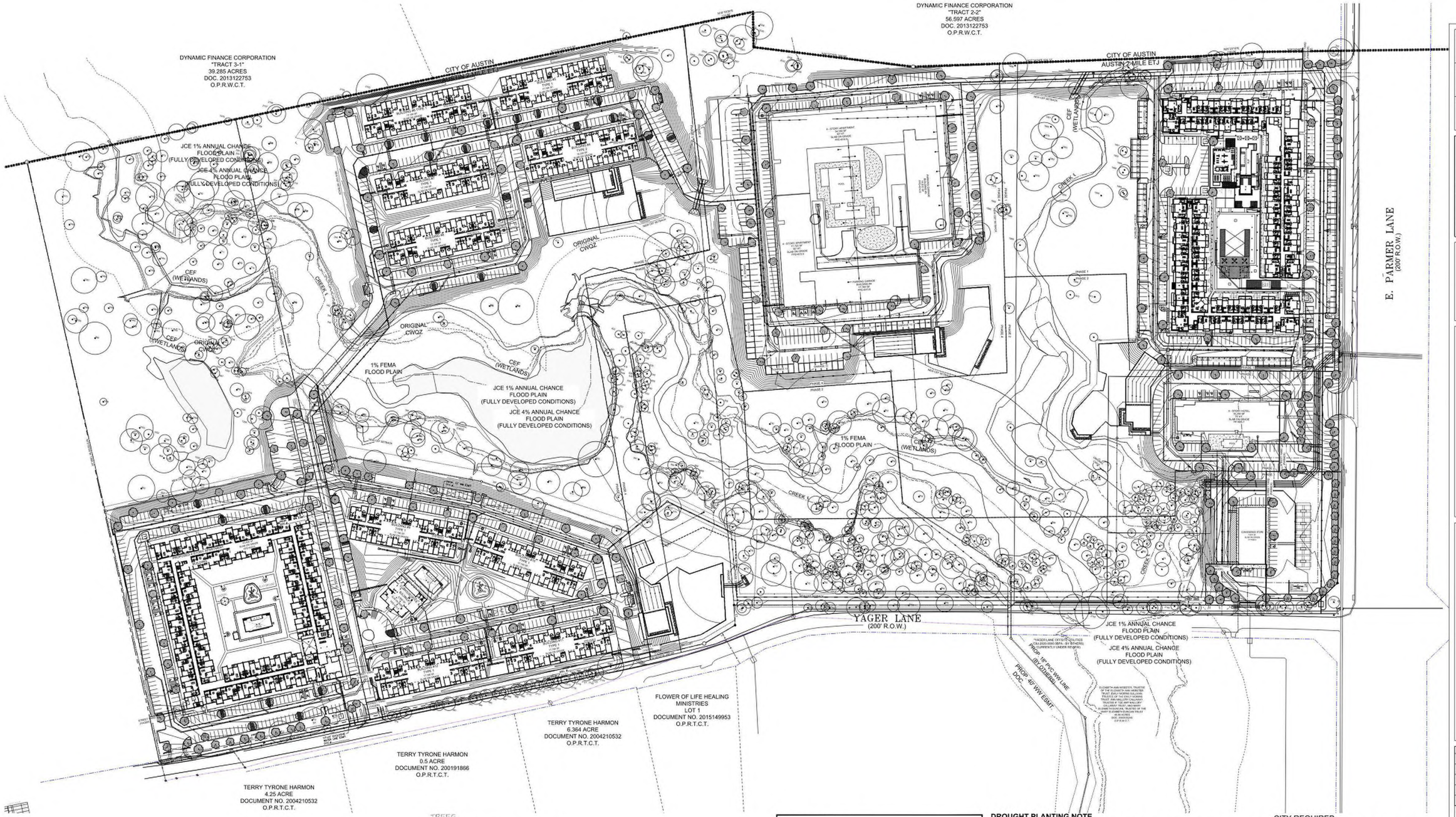


TREES

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME SIZE
	96	TREES SELECTED FROM CITY OF AUSTIN GROW GREEN PLANTING GUIDE 1.5" Ca. MIN. 6' Ht. MIN.
	41	
	74	
	73	
	3	
	2	
	3	

ETJ SITE PLAN NOTE
THIS SITE IS LOCATED OUTSIDE OF THE CITY LIMITS AND WILL COMPLY WITH ONLY PARKING LOT TREE SPACING REQUIREMENTS AND STREET YARD TREE REQUIREMENTS

LANDSCAPE CALCULATION LIST

STREET YARD	REQUIRED	PROVIDED	
TOTAL STREET YARD AREA	N/A	198695 SF	
TOTAL STREET YARD TREES	118	118	(177 INCHES)
PARKING LOT TREES	N/A	174	(261 INCHES)
TOTAL	118	292	(438 INCHES)

NOTE:
PROPOSED TREE SIZE 6' MINIMUM, AND BE MINIMUM 1.5" CALIPER
STREET YARD LANDSCAPE TREE DENOTED BY "SY"
PARKING LOT TREE DENOTED BY "P"

DROUGHT PLANTING NOTE
"IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.

NOTE:
"THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 25-2-984."

NOTE:
ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA 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"."

NOTE:
OWNER/CONTRACTOR WILL BE LIABLE FOR DAMAGE TO ANY EXISTING UTILITIES AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE AUSTIN WATER UTILITY IS TO RETAIN ALL RIGHTS WITHIN THE RIGHT OF WAY/EASEMENT AREA AND WILL NOT BE LIABLE FOR ANY DAMAGES IN CONJUNCTION WITH THE OPERATION AND MAINTENANCE OF W/WW UTILITIES.

ATTENTION:
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL CONTACT DIG TESS (800-344-8377), OR TEXAS ONE CALL (800-245-4545) OR LONE STAR (800-669-8344) AT LEAST 48 HOURS BEFORE COMMENCING ANY WORK THAT WOULD EFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

NORTH

CITY REQUIRED
LANDSCAPE PLAN

0 50' 100' 200' IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.
SCALE: 1:100

SP-2021-0034D

DRAWN BY: JMB
CHECKED BY: BBL
PROJECT #: 19-2426

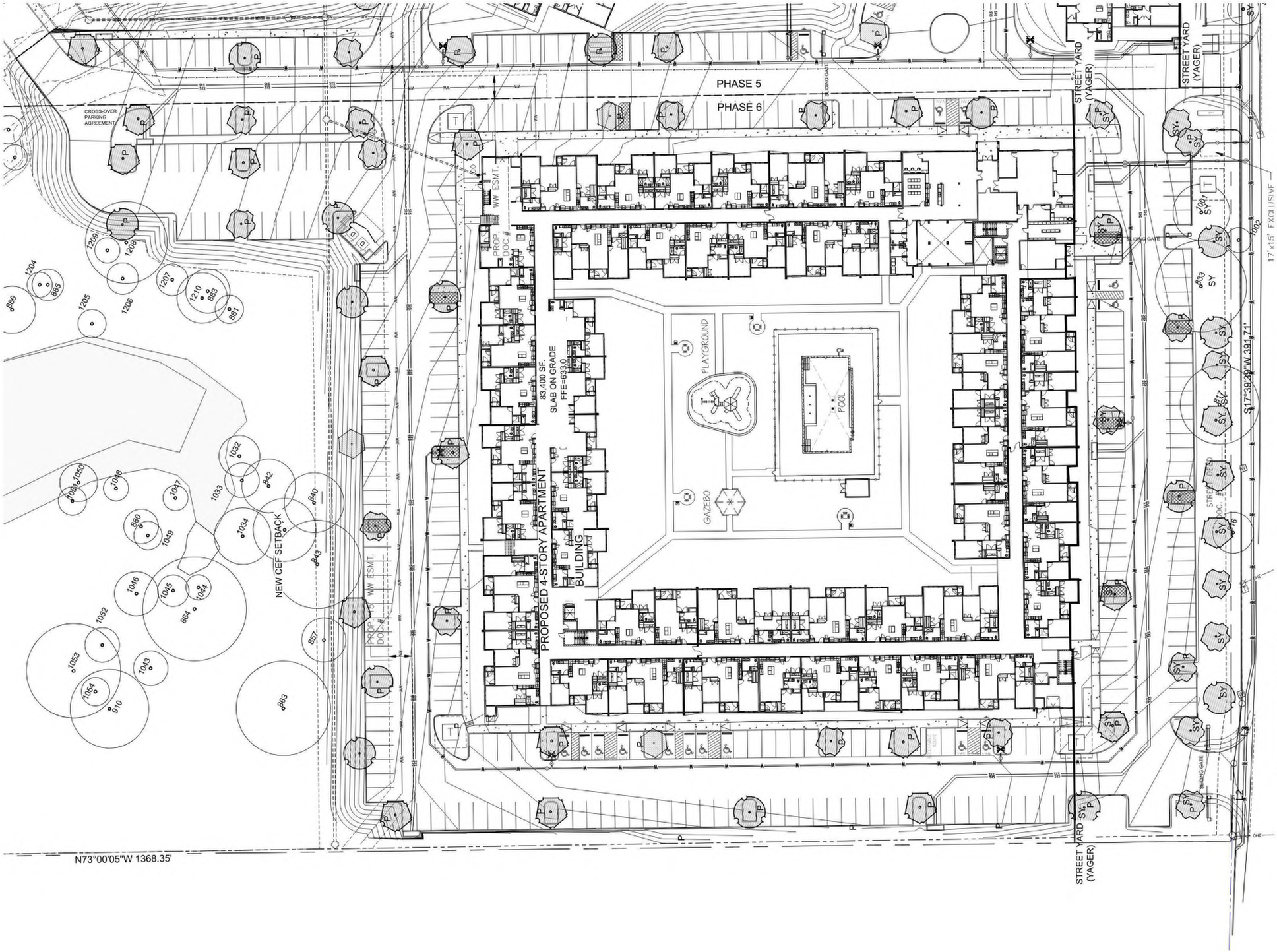
REGISTERED ARCHITECT BRIAN B. LINCOLN 28118 STATE OF TEXAS
Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT
1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER
4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

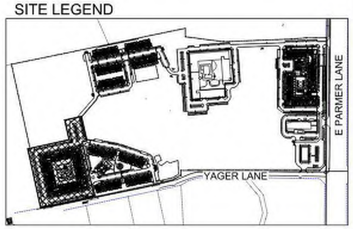
ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION
DWG NAME
DATE 6/28/2022
DESCRIPTION CITY LANDSCAPE PLAN
SHEET

SP-2021-0034D



LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (YAGER LANE)	N/A	50,584 SF
TREES (street-yard)	30	30

SITE LEGEND



CITY REQUIRED
LANDSCAPE PLAN

NORTH

0 15' 30' 60'
SCALE: 1:30
IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY: JMB
CHECKED BY: BBL
PROJECT #: 19-2426

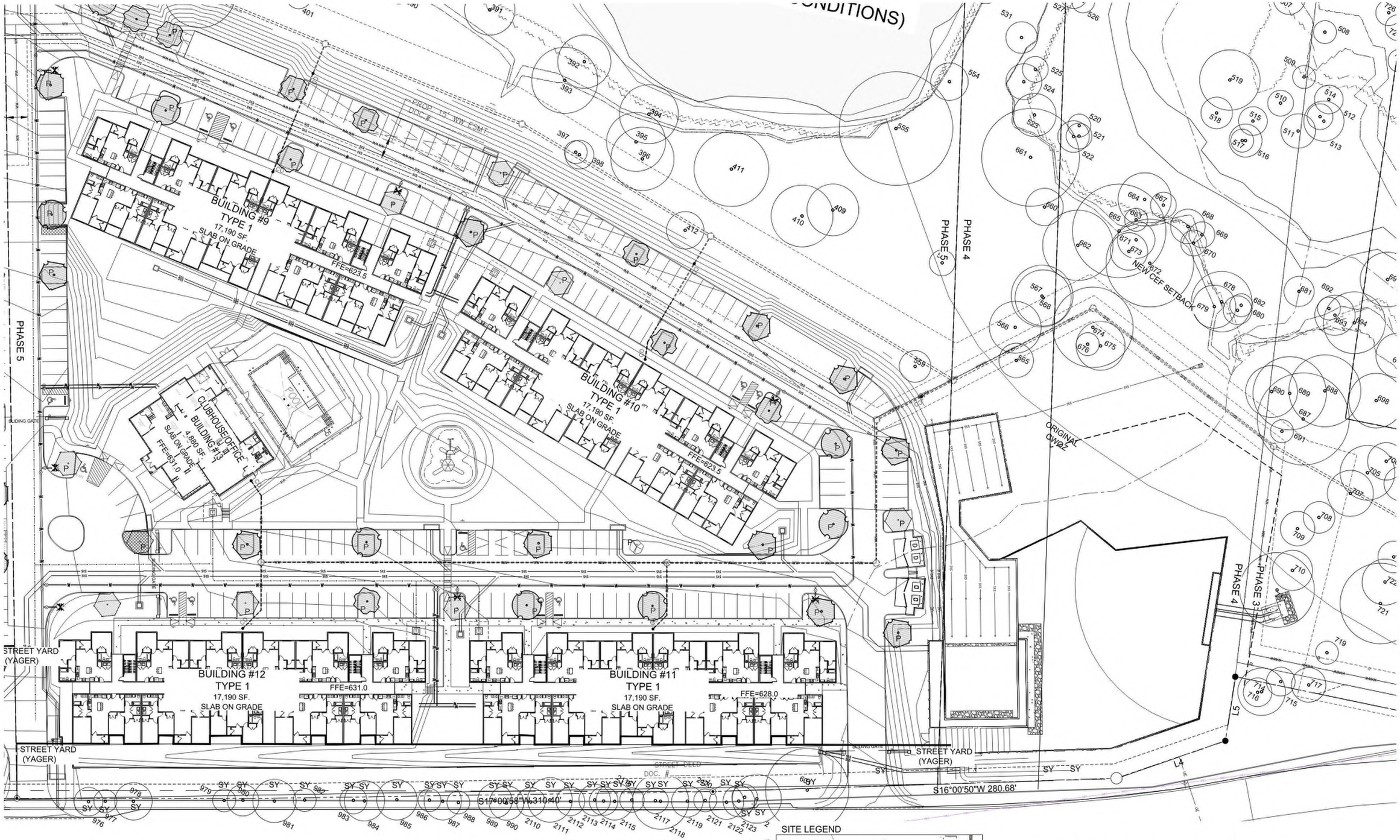
REGISTERED ARCHITECT BRIAN B. LUCAS 28114 STATE OF TEXAS
Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT
1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

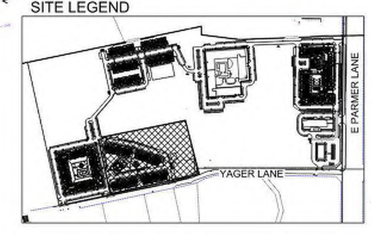
BKO PARMER
4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION
DWG NAME
DATE 6/28/2022
DESCRIPTION CITY LANDSCAPE PLAN PARTIAL A
SHEET

SP-2021-0034D



SITE LEGEND



LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (YAGER LANE)	N/A	21,781 SF
TREES (street-yard)	15	15

CITY REQUIRED

LANDSCAPE PLAN

0 15' 30' 60'

SCALE: 1:30

60' IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY: JMB

CHECKED BY: BBL

PROJECT #: 19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 28114 STATE OF TEXAS

Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT

1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER

4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

ISSUED FOR PERMIT

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ISSUED FOR CONSTRUCTION

DWG NAME

DATE 6/28/2022

DESCRIPTION CITY LANDSCAPE PLAN PARTIAL B

SHEET

SP-2021-0034D

CITY OF AUSTIN
AUSTIN 2-MILE ETJ

N17°52'40"E 449.12'
N17°51'35"E 618.58'

BUILDING #6 TYPE 1
17,190 SF.
SLAB ON GRADE
FFE=626.5

BUILDING #5
TYPE 1
17,190 SF.
SLAB ON GRADE
FFE=626.5

BUILDING #7
TYPE 1
17,190 SF.
SLAB ON GRADE
FFE=626.0

BUILDING #4
TYPE 2
18,330 SF.
SLAB ON GRADE
FFE=624.5

BUILDING #8
TYPE 1
17,190 SF.
SLAB ON GRADE
FFE=621.0

NEW CEF SETBACK

CREEK ℄

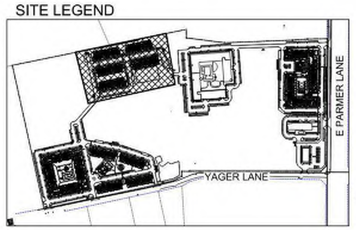
ORIGINAL
CWQZ

PHASE 5

PHASE 4

GATE

SITE LEGEND



NORTH

CITY REQUIRED
LANDSCAPE PLAN

0 15' 30' 60'
SCALE: 1:30
IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY: JMB
CHECKED BY: BBL
PROJECT #: 19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 28114 STATE OF TEXAS
Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT
1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER
4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

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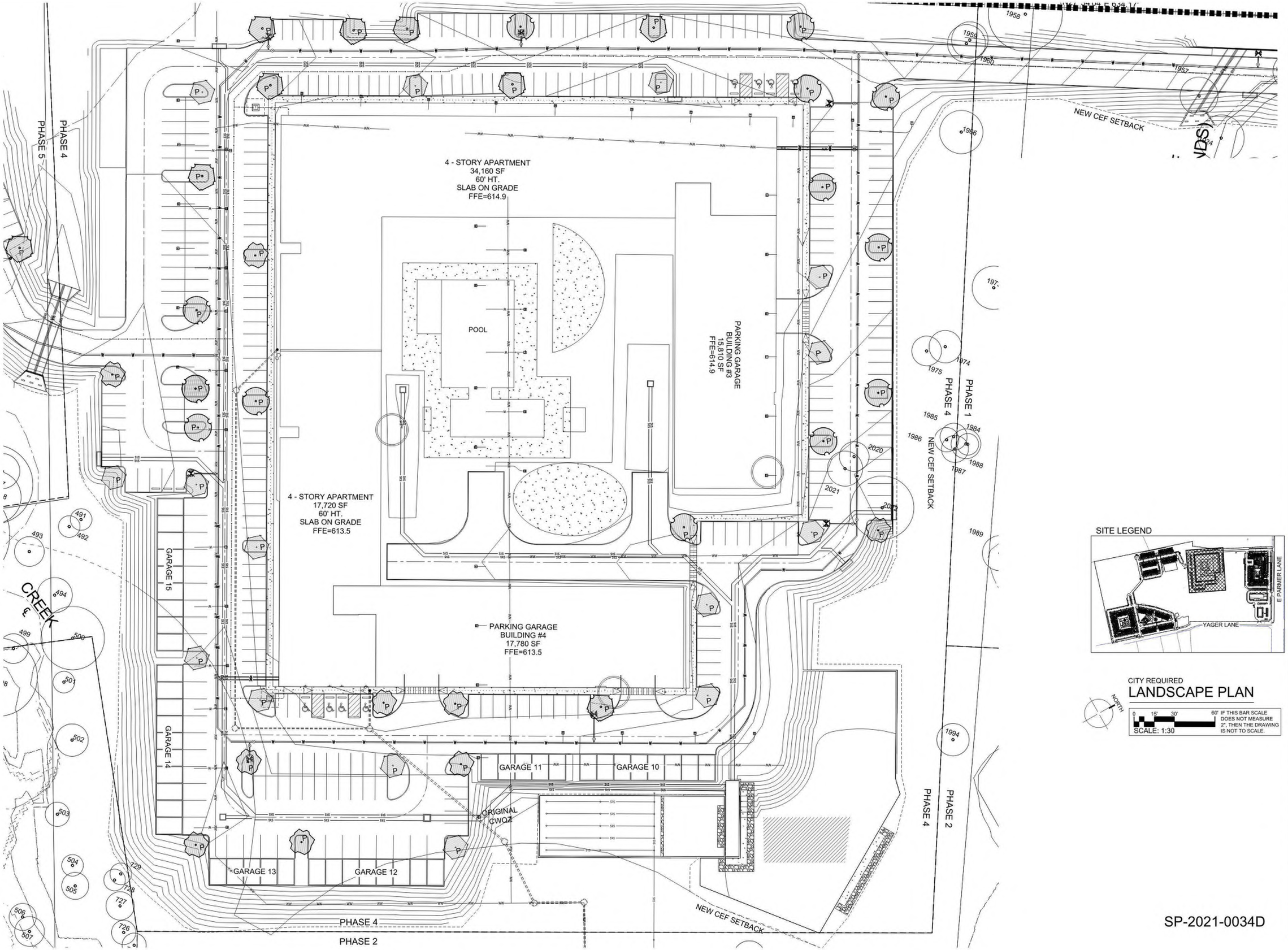
DWG NAME
DATE 6/28/2022
DESCRIPTION CITY LANDSCAPE PLAN PARTIAL C
SHEET

SP-2021-0034D



SITE LEGEND

CITY REQUIRED
LANDSCAPE PLAN

NORTH

0 15' 30' 60'
SCALE: 1:30

IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY:	JMB
CHECKED BY:	BBL
PROJECT #:	19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 2811A STATE OF TEXAS

Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT

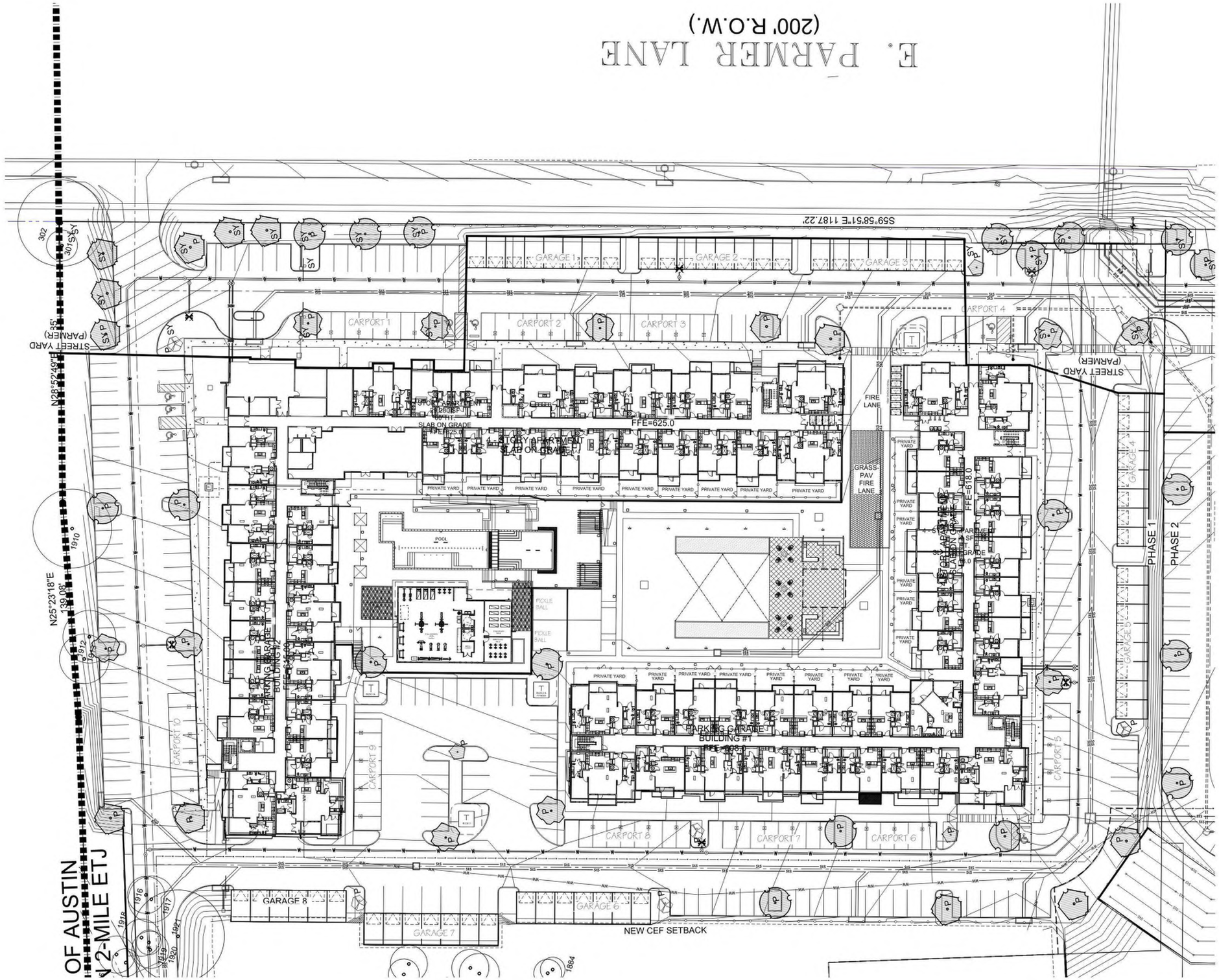
1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER

4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

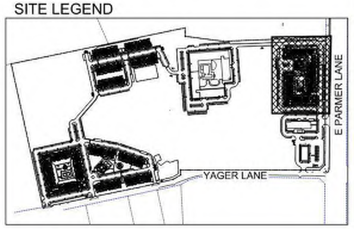
ISSUED FOR PERMIT	
ISSUED FOR BID	
ISSUED FOR CONSTRUCTION	
DWG NAME	
DATE	6/28/2022
DESCRIPTION	CITY LANDSCAPE PLAN PARTIAL D
SHEET	

SP-2021-0034D



LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (YAGER LANE)	N/A	38,267 SF
TREES (street-yard)	21	21

SITE LEGEND



NORTH

CITY REQUIRED
LANDSCAPE PLAN

0 15' 30' 60' IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.
SCALE: 1:30

SP-2021-0034D

DRAWN BY: JMB

CHECKED BY: BBL

PROJECT #: 19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 28111 STATE OF TEXAS

Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT

1469 SOUTH FOUTH STREET, LOUISVILLE, KY
(P) 502-609-4940

BKO PARMER

4801 EAST PARMER LANE, AUSTIN, TEXAS 78653

ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DWG NAME

DATE 6/28/2022

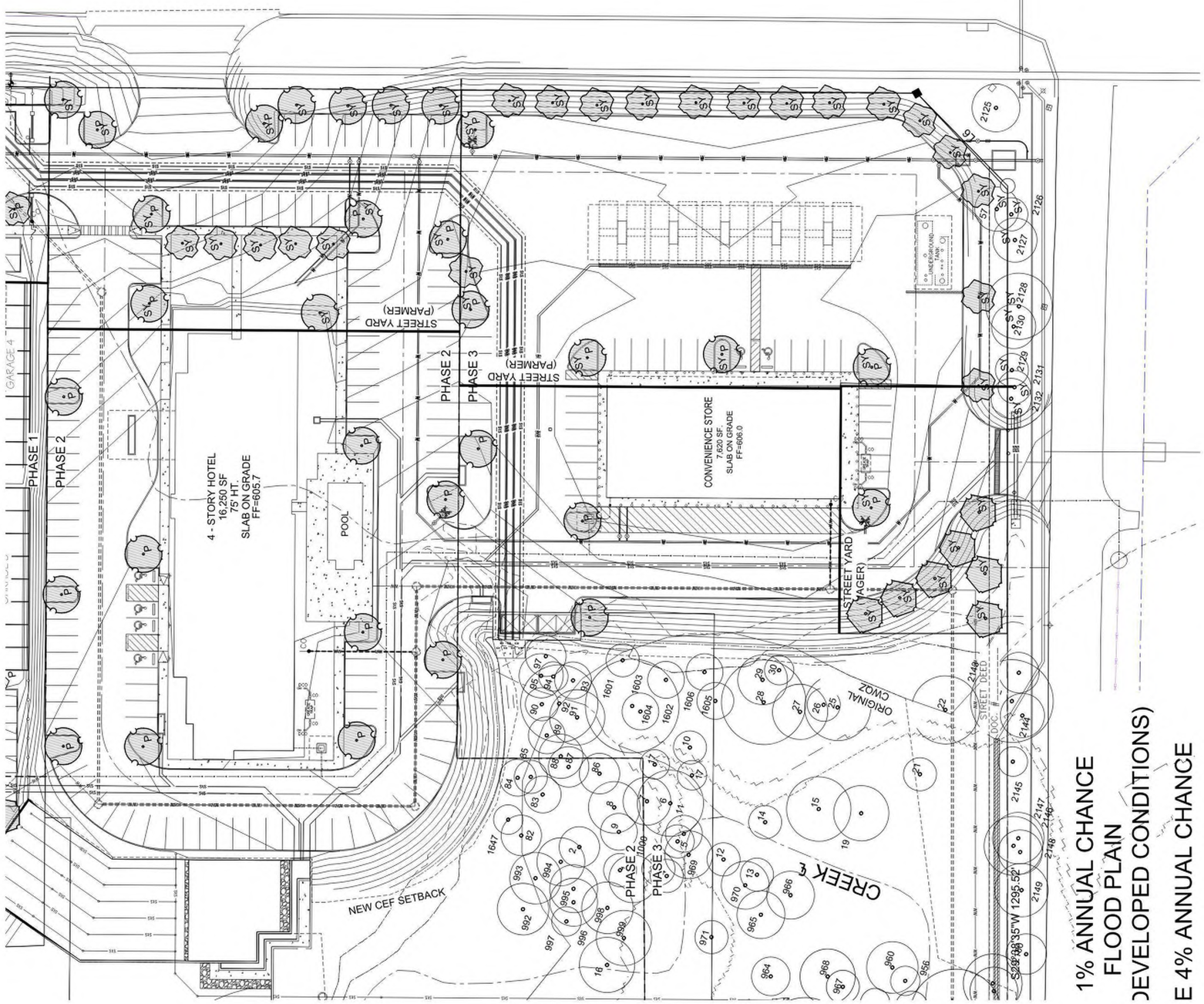
DESCRIPTION CITY LANDSCAPE PLAN PARTIAL E

SHEET

SP-2021-0034D

LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (PARMER LANE)	N/A	29,468
TREES (street-yard)	17	17

LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (PARMER LANE)	N/A	46,294 SF
TREES (street-yard)	24	24

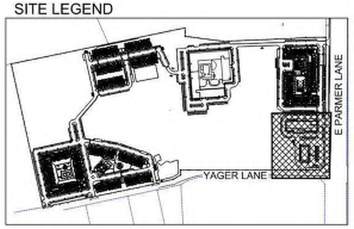


1% ANNUAL CHANCE
FLOOD PLAIN
DEVELOPED CONDITIONS)

E 4% ANNUAL CHANCE

LANDSCAPE CALCULATION LIST		
STREET YARD	Required	Provided
Total Street-Yard Area (YAGER LANE)	N/A	12,301 SF
TREES (street-yard)	11	11

SITE LEGEND



NORTH

CITY REQUIRED
LANDSCAPE PLAN

0 15' 30' 60'
SCALE: 1:30

IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

SP-2021-0034D

DRAWN BY: JMB

CHECKED BY: BBL

PROJECT #: 19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 2811A STATE OF TEXAS

Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT

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(P) 502-609-4940

BKO PARMER

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ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

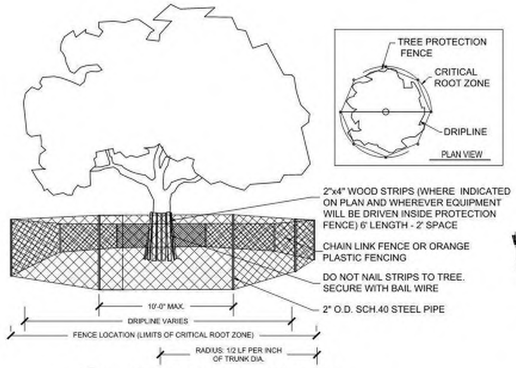
DWG NAME

DATE 6/28/2022

DESCRIPTION CITY LANDSCAPE PLAN PARTIAL F

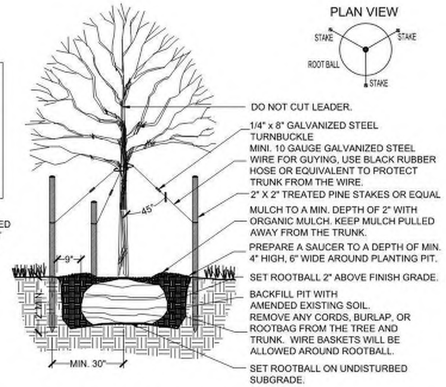
SHEET

SP-2021-0034D



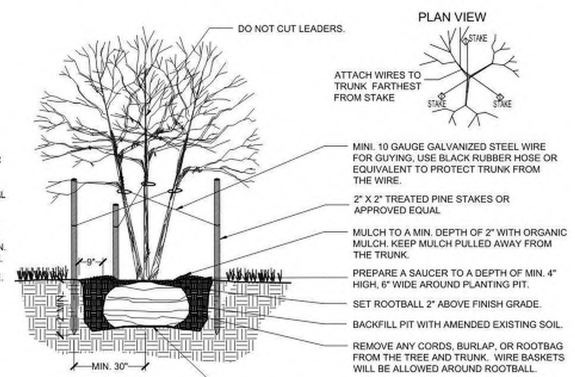
3 EXISTING TREE PROTECTION

1/4" = 1'-0"



2 TREES 2 " CALIPER OR LARGER

1/4" = 1'-0"



1 MULTI-TRUNK TREES

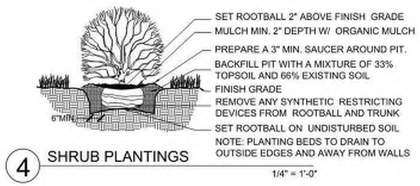
1/4" = 1'-0"

6 GRASS TURF PLANTINGS

1/4" = 1'-0"

5 SHRUB PLANTINGS

1/4" = 1'-0"



4 SHRUB PLANTINGS

1/4" = 1'-0"

LANDSCAPE NOTES:

1. REFER TO DRAWINGS IN THIS SET.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR GRADING ALL LANDSCAPE AREAS FOUR INCHES BELOW REQUIRED FINISH GRADES. GENERAL CONTRACTOR SHALL RAKE ALL LANDSCAPE AREAS PRIOR TO ADDITION OF TOPSOIL IN THOSE AREAS AND IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS. LANDSCAPE CONTRACTOR SHALL REMOVE ALL ROCKS, CLODS AND OTHER MATERIAL NOT GREATER THAN ONE INCH DIAMETER. LANDSCAPE CONTRACTOR SHALL REMOVE ALL NOXIOUS WEEDS AND OTHER PLANT MATERIAL NOT SHOWN IN LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL TOPSOIL AND OTHER AMENDMENTS TO BRING TO FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
4. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND IS RESPONSIBLE FOR SATISFACTORY PERFORMANCE.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AND FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. ALL PLANT MASSES TO BE CONTAINED WITHIN A MULCH BED.
7. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY AND VIGOROUS AND REPRESENTATIVE OF THE SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED, PROPORTIONED, FREE OF ALL INSECTS, DISEASES, BARK BRUISES. SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE.
8. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING TURF TO BE ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE ENTIRE PROJECT OR OTHER DATE('S) ESTABLISHED BY THE LANDSCAPE ARCHITECT, EXCEPT VALVE CIRCUIT. AS MAY RESULT FROM NEGLECT OR DAMAGE BY THE OWNER. DAMAGE BY OTHERS OR UNUSUAL PHENOMENA BEYOND THE CONTRACTORS CONTROL.
9. CONTRACTOR SHALL REPLACE ALL DEAD, UNHEALTHY, AND PLANT MATERIALS THAT HAVE PARTIALLY DIED PURSUANT TO THE TO THE CONDITION OF THE WARRANTY AT NO EXPENSE TO THE OWNER. RE-WARRANT REPLACEMENT PLANTS FOR AN ADDITIONAL ONE YEAR UNDER THE SAME TERMS AS THE ORIGINAL WARRANTY. PLANT MATERIALS USED FOR REPLACEMENT SHALL BE THE SAME SPECIES, SIZE AND SHAPE.
10. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY OR AS OTHERWISE DIRECTED BY THE OWNER.
11. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION LANDSCAPE STANDARDS AND WITH THESE PLANS.
12. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1 / 3 IN ACCORDANCE WITH GOOD HORTICULTURE PRACTICE; HOWEVER, IN NO CASE SHALL TRIMMING REDUCE THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED.
13. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
14. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS OF TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE UTILITIES PLANS.
15. REMOVE ALL EXCESS ORGANIC MATERIAL FROM THE SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
16. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXISTING TREE REMOVAL UNLESS OTHERWISE DIRECTED BY THE OWNER.
18. FILL ALL NEW GROUND COVER AND SHRUB BEDS WITHIN LIMITS OF CONSTRUCTION WITH MULCH THREE INCHES DEEP. REFER TO MULCH SPECIFICATION BELOW.
19. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AND IS REQUIRED TO REFLECT THE DESIGN INTENT WITH FULL LANDSCAPE BEDS ACCORDING TO SPECIFICATIONS.
20. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM.
21. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES NOTIFY THE LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
22. CONTRACTOR SHALL PROVIDE STEEL EDGING AT ALL LOCATIONS WHERE SHRUB BEDS MEET GRASS AREAS. REFER TO SPECIFICATIONS.
23. SPECIFICATION - TOPSOIL: CLEAN,FERTILE, FRIABLE NATURAL LOAM FREE OF STONES AND LUMPS (OVER 1" DIAMETER), CLAY WEEDS, WEED SEEDS, STICKS, CALICHE, PLANTS, DEBRIS AND SUBSTANCES WHICH WILL BE HARMFUL TO PLANTS, CHARACTERISTIC OF PRODUCTIVE SOILS IN THE VICINITY AND FROM ONE SITE ONLY.
24. SPECIFICATION - STEEL EDGING: 1 / 8" GAUGE X 4" PAINTED STEEL EDGING FREE FROM RUST WITH STEEL STAKES SPACED AT 4' O.C. AND AT BUTT INTERSECTIONS AND NO FURTHER THAN 6" FROM ENDS, WITH INTERLOCKING AND CONFIGURATION AND INTEGRAL DEFORMATIONS TO HOLD STAKES.
25. SPECIFICATION - MULCH: FINE GRIND HARDWOOD MULCH BY "LIVING EARTH" (SHREDDED) OR EQUIVALENT APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
26. SPECIFICATION - BACK FILL MIXTURE: 75 % TOPSOIL WITH 25 % COMPOST AS MANUFACTURED BY "BACK TO EARTH, INC.", DALLAS, TEXAS OR EQUAL APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
27. AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AS PART OF THIS CONTRACT. THE IRRIGATION SYSTEM MUST PROVIDE 100 % COVERAGE WITH TURF ZONES SEPARATED FROM SHRUB PLANTING ZONES, REFLECT THE LANDSCAPE DESIGN AND DISTRIBUTE APPROPRIATE AMOUNTS OF WATER TO EACH SPECIFIED PLANT TYPE. CONTRACTOR WILL SUBMIT SHOP DRAWINGS TO THE DESIGN LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. REFER IRRIGATION GUIDELINES THIS SHEET.
28. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AND WEED CONTROL UNTIL A MAINTENANCE CONTRACT IS AWARDED BY THE OWNER.
29. ALL AREAS BETWEEN PROPERTY LINE AND ADJOINING STREETS SHALL BE MOWED.
30. ALL LANDSCAPE AREAS WILL BE PROTECTED BY A SIX (6) INCH CURB OR OTHER APPROVED METHODS.

IRRIGATION:

1. ALL IRRIGATION SYSTEMS, BOTH RESIDENTIAL AND NONRESIDENTIAL, SHALL BE INSTALLED IN ACCORDANCE WITH STATE LAW, TITLE 2 TEXAS WATER CODE, CHAPTER 34 AND TITLE 30 TEXAS ADMINISTRATIVE CODE, CHAPTER 344, AS AMENDED, AS REGULATED AND ENFORCED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). IRRIGATION CONTRACTORS WHO INSTALL THE IRRIGATION SYSTEM MUST BE A TCEQ LICENSED IRRIGATOR.

2. A PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF ALL AUTOMATIC IRRIGATION SYSTEMS.

3. ALL AUTOMATIC IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A RAIN SENSOR CONNECTED TO AN IRRIGATION CONTROLLER IN ORDER TO STOP THE IRRIGATION CYCLE DURING AND AFTER A RAINFALL EVENT. RAIN SENSORS ARE TO BE INSTALLED IN A LOCATION WHERE RAINFALL IS UNOBSTRUCTED, SUCH AS A ROOFTOP OR FENCE LINE. RAIN SENSORS ARE TO BE ADJUSTED AT THE ONE-FOURTH-INCH SETTING.

4. ALL NEW RESIDENTIAL AND NONRESIDENTIAL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE PRESSURE REGULATORS IF STATIC PRESSURE AT THE SITE EXCEEDS THE SPRINKLER MANUFACTURER'S RECOMMENDED OPERATING RANGE. EXTENSIVE MISTING DUE TO HIGH PRESSURE WASTEWATER.

5. IRRIGATION SYSTEMS ARE TO HAVE A CONTROLLER WITH MULTIPLE CYCLE, RAIN SENSOR CAPABILITY AND IRRIGATION WATER BUDGET FEATURE.

6. SPRINKLER SYSTEMS SHALL BE DESIGNED AS TO MINIMIZE OVERSPRAY ONTO THE HARDSCAPE.

7. SPRINKLER HEADS SHALL BE INSTALLED AT LEAST EIGHT (8) INCHES FROM THE CURB.

8. FOR STRIPS OF LAND LESS THAN SIX (6) FEET IN WIDTH, SPRAY IRRIGATION SHALL BE PROHIBITED AND LOW-FLOW IRRIGATION SYSTEMS (SUCH AS DRIP, BUBBLERS OR MICRO-IRRIGATION) ARE REQUIRED. FOR STRIPS OF LAND BETWEEN SIX (6) FEET AND FIFTEEN (15) FEET IN WIDTH, ONLY LOW-FLOW IRRIGATION (SUCH AS DRIP, BUBBLERS OR MICRO-IRRIGATION), OR SPRAY IRRIGATION USING LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIC WIDTH TO BE IRRIGATED SHALL BE PERMITTED. FOR STRIPS OF LAND MORE THAN FIFTEEN (15) FEET IN WIDTH, ONLY LOW PRECIPITATION ROTORS WITH LOW ANGLE NOZZLES MAY BE USED TO IRRIGATE TURF AREAS. PLANTING BEDS MAY BE IRRIGATED WITH LOW-FLOW OR SPRAY IRRIGATION. ALL SPRAY HEADS MUST BE DESIGNED TO PREVENT LOW HEAD DRAINAGE.

9. THE INCORPORATION OF TREATED EFFLUENT, RAINWATER, OR WATER FROM RAINSTORM WATER SYSTEMS IN AN IRRIGATION SYSTEM IS ENCOURAGED.

ATTENTION:

THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OF SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. THE CONTRACTOR SHALL CONTACT THE CITY OF KYLE'S PUBLIC WORKS DEPARTMENT AT LEAST 48 - HOURS BEFORE COMMENCING ANY WORK THAT MIGHT AFFECT UTILITIES.

NOTE:

OWNER / CONTRACTOR WILL BE LIABLE FOR DAMAGE TO ANY EXISTING UTILITIES AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE CITY OF LEANDER WATER UTILITY IS TO RETAIN ALL RIGHTS WITHIN THE RIGHT OF WAY / EASEMENT AREA AND WILL NOT BE LIABLE FOR ANY DAMAGES IN CONJUNCTION WITH THE OPERATION AND MAINTENANCE OF W/WW UTILITIES.

SP-2021-0034D

DRAWN BY: AJS

CHECKED BY: BBL

PROJECT #: 19-2426

REGISTERED ARCHITECT BRIAN B. LUCAS 28114 STATE OF TEXAS

Issue: 6-28-2022 Exp: 2-28-23

LDG DEVELOPMENT

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BKO PARMER

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ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DWG NAME

DATE 6/28/2022

DESCRIPTION CITY LANDSCAPE DETAILS

SHEET

SP-2021-0034D

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