

WaterSaver Pro - Large Residential Properties

Purpose:

This document establishes Minimum and Pro WaterSaver landscape standards for the design, installation, and retrofit of irrigation and landscape systems on large residential properties. The standards are designed for use by landscape designers, irrigation professionals, and builders. Pro designation indicates performance and design practices that exceed minimum requirements and demonstrate long-term water savings and landscape resilience.

Minimum standards:

Irrigation plan submitted and approved

System passed the on-site irrigation inspection

Plant material identified by botanical name on plan

System can operate all zones within the weekly watering window (8hrs/wk Spray and 16hrs/wk drip)

Irrigated area $\leq 10,000\text{ft}^2$ - SAWS USR 4.4.3 →

Minimum 4" soil depth with 6% organic matter

Must complete an annual irrigation check-up

WaterSaver Pro Determination:

Total Points	Designation
<150 (75%)	Not Eligible
≥ 150 (75%)	WaterSaver Pro

Component	WaterSaver Pro Standards	Points Possible	Verification Method
Section 1. Irrigation System Design and Performance*		60	
Irrigation Plan	Approved plan contains these additional elements: master valve, seasonal adjust schedule on plan, drip indicator head, Y-strainers on drip zones, drip zones have flush capability, and PRS heads used for pressure regulation	10	Plan Review
Landscape Footprint	≤ 50% of landscaped area irrigated with permanent, in-ground irrigation	15	Plan Review
Controller	Smart controller (5 points) paired with a flow sensor (15 points total)	15	Plan Review
Water Service	Dedicated irrigation meter	5	Plan Review
Drip Zone Design	Emitter placement aligned to plant rooting zone and mulch maintained over tubing	10	Site Inspection
Advanced Hydrozoning	Zones account for soil type, slope/aspect, shade/sun, wind exposure, and microclimate	5	Plan Review
Section 2. Turf Management and Landscape Layout		55	
Turf Zoning	Turf limited to <50% of irrigated landscape area	15	Plan Review
Turf Allocation	Turf areas restricted to usable spaces with each space given an articulated role on the irrigation plan, play space, curb appeal, walkway etc.	10	Plan Review
Preservation	% of lot preserved with the native soil and vegetation (5-15 points based on percent preserved)	15	Site Inspection
Grading/drainage	Plan incorporates rain gardens or swales to maximize on-site rain water retention	10	Plan Review
Grading/drainage	Turfgrass is not installed on areas where the grade of the soil is no more than 25%, 1 vertical foot for every 4 horizontal feet	5	Site Inspection
Section 3. Soil Preparation and Mulch		35	
Soil Depth	Soil depth under turfgrass ≥ 6"	10	Site Inspection
Soil Quality	6% minimum soil organic matter requirement under all plant material	10	Site Inspection
Mulch	Areas not expected to grow turf grass or landscape plants (e.g. under Texas live oak trees) mulched or left as native vegetation	10	Site Inspection
Mulch Quality	Inorganic mulch (crushed rock, river rock, synthetic material) not utilized in full-sun locations	5	Site Inspection
Section 4. Planting Design		50	
Plant Palette	Plant material ≥90% on climate adapted perennials list maintained on Garden Style website (less than 10% annuals or other plants that require twice weekly watering during growing season): https://www.gardenstylesanantonio.com/plants/?fwp_plant_type=perennial	15	Plan Review
Plant Palette	No invasive plants on the property as identified on the Texas Invasive Species List maintained by Texasinvasives.org (excluding bermudagrass): https://texasinvasives.org/professionals/assessment_results.php	5	Plan Review
Canopy Coverage	Mature shade tree canopy potential coverage ≥40%	15	Site Inspection
Outdoor Living Space	Pervious construction hardscape including decking, flagstones, stepping stones, river rock, crushed granite, limestone, and pavers, included in design with points awarded for 200ft ² - 600ft ² areas	15	Site Inspection
Total Points Possible		200	

*Properties without irrigation systems automatically get all points for Section 1

} if no irrigation → automatically 60