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PARKER AND PINE PINE LANE AND S. PARKER ROAD LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

PARKER AND PINE FILING NO.1
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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ARCHITECT:
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PARKER WATER AND SANITATION DISTRICT
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PARKER, CO 80134
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CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
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CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA



VICINITY MAP
1"=2,000'

Sheet List Table	
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LEGAL DESCRIPTION

PARKER AND PINE FILING NO. COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/2" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

ParkerWater LANDSCAPE/IRRIGATION WORKSHEET
Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ET_o x PF x LA)/IE

Define Landscape & Irrigation System:		Site Summary:															
High Water Use Plant Material *Cool season turfgrass (Kentucky bluegrass) Plant Factor (PF, %) High 0.9 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Overhead 0.65		Total Irrigated Area (sq ft) 41077 Avg Plant Factor (%) 0.77 Avg Irrigation Efficiency (%) 0.67															
High-Moderate Water Use Plant Material *Hybrid grass types (Texas hybrids, fescue, etc.) Plant Factor (PF, %) High-Med 0.8 Landscape Area (LA, sq ft) 37335 Irrigation Efficiency (IE, %) Overhead 0.65		Peak monthly ET, Parker, CO: Peak monthly ET (July): 7.56 in															
Moderate Water Use Plant Material *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.) Plant Factor (PF, %) Med 0.5 Landscape Area (LA, sq ft) 3742 Irrigation Efficiency (IE, %) Drip 0.9		Irrigation Water Requirement (IWR): Peak monthly IWR: 225125 gal Maximum flow requirement 23.5 GPM * Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines.															
Low Water Use Plant Material *Xeric trees/shrubs/perennials, native grass mixes Plant Factor (PF, %) Low 0.25 Landscape Area (LA, sq ft) 0 Irrigation Efficiency (IE, %) Drip 0.9		Hydraulic Requirements: <table><tr><th>Tap Size (in)</th><th>Max GPM</th></tr><tr><td>3/4"</td><td>10</td></tr><tr><td>1"</td><td>18</td></tr><tr><td>1 1/2"</td><td>40</td></tr><tr><td>2"</td><td>71</td></tr><tr><td>3"</td><td>189</td></tr><tr><td>4"</td><td>380</td></tr></table> * 2" and smaller assumes Seamless K Copper Tube 3" and larger assumes Ductile Iron Pipe Class 350 Tap Size Requirement 1 1/2"		Tap Size (in)	Max GPM	3/4"	10	1"	18	1 1/2"	40	2"	71	3"	189	4"	380
Tap Size (in)	Max GPM																
3/4"	10																
1"	18																
1 1/2"	40																
2"	71																
3"	189																
4"	380																

System Design Pressure: 80 PSI

☐ Design pressure has been field tested & verified

☒ This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission.

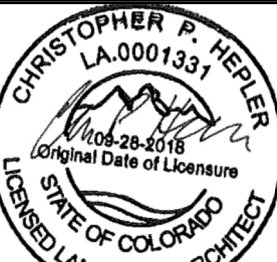
[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)

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PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
COVER SHEET

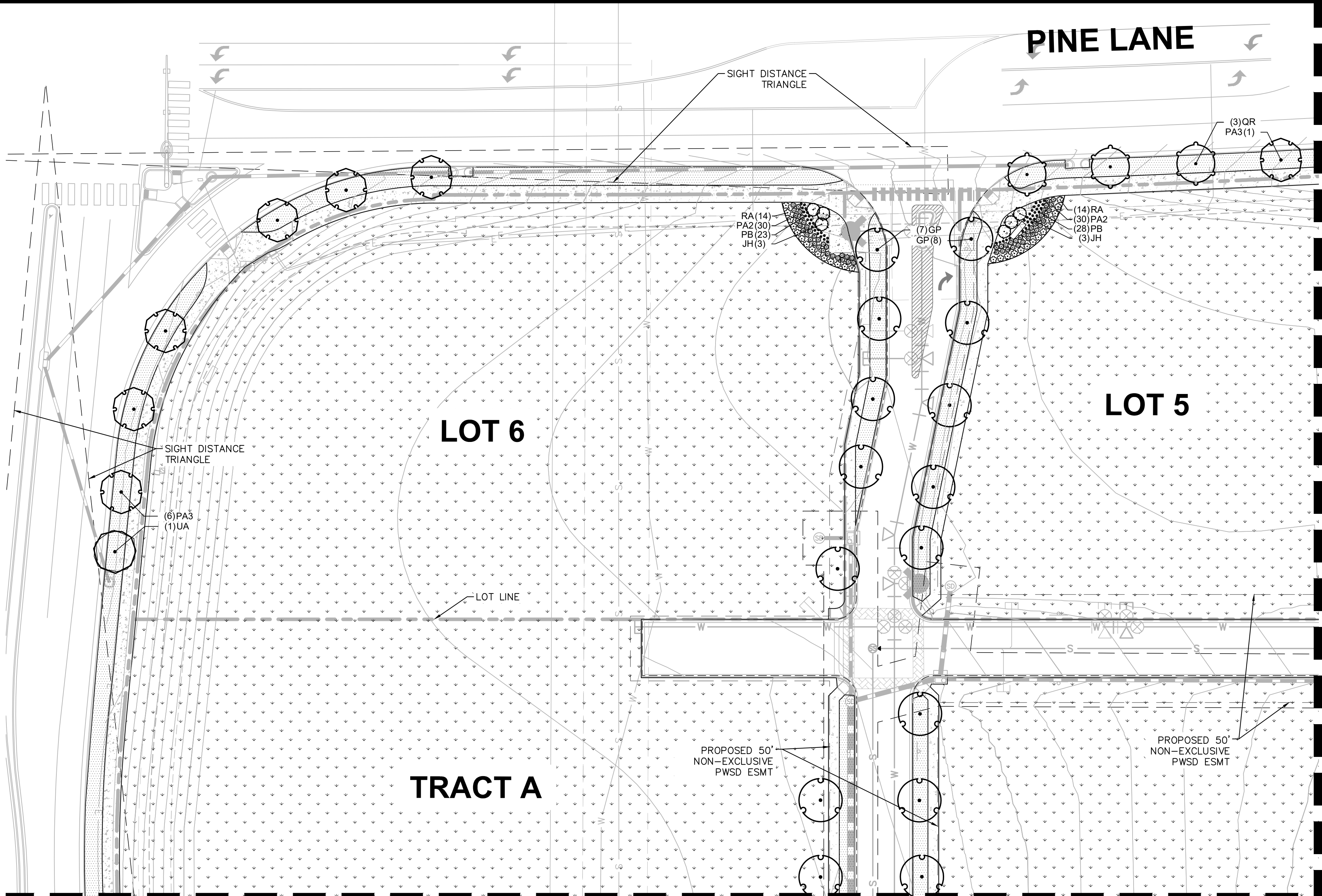


PROJECT NO.
096502001

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096502001IR-CV

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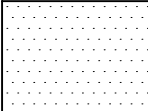
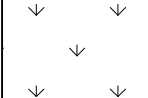




SEE SHEET L1.2 FOR CONTINUATION

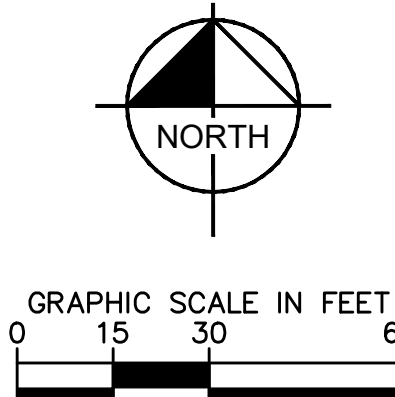
PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO
	PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR
	QR	QUERCUS ROBUR	ENGLISH OAK
	TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDBERGH
	UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER
	PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE

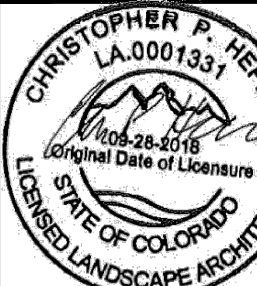
	PB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
	RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	RM	RIVER ROCK MULCH 2-6"	3" DEPTH
	SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDE
<u>STREET TREES</u>		
1 TREE/ 40 LF	38 TREES	38 TREES
<u>MINIMUM SITE LANDSCAPING STANDARDS</u>		
SITE AREA: 694,869 SF		
15% TOTAL SITE AREA	104,109 SF	705,365 SF



PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN



PROJECT NO.
00650300

DRAWING NAME
006503001

L1.

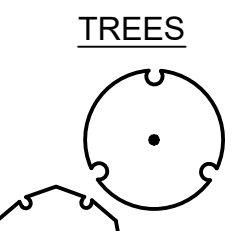
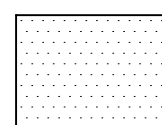
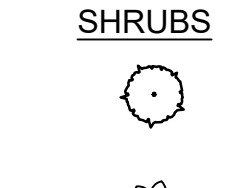
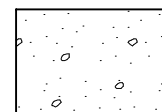
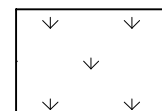
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864.671.1100
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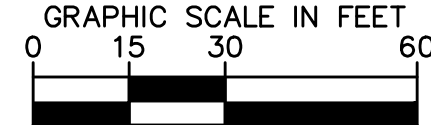
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DATE: 08/11/2012

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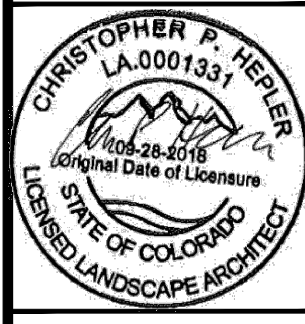


SEE SHEET L1.4 FOR CONTINUATION

	<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>				
		GP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO				
		PA3	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR		PB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS
		QR	QUERCUS ROBUR	ENGLISH OAK		RA	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
		TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
		UA	ULMUS X 'ACCOLADE'	ACCOLADE ELM		KB	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS
	<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>				
		JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER		RM	RIVER ROCK MULCH 2-6"	3" DEPTH
		PA2	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE		SM2	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3



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PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN



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006E02001.A

L1.2

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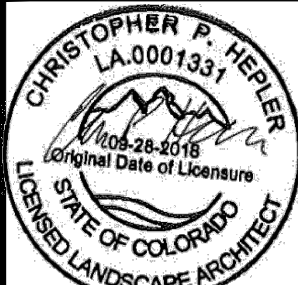
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A graphic scale in feet is shown below the map, with markings at 0, 15, 30, and 60 feet. Above the scale is a north arrow pointing upwards, with the word "NORTH" written below it.

**PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN**



PROJECT NO.
096502001

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096502001LA

L1.3

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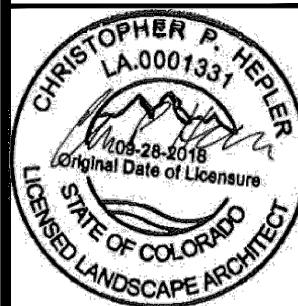
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PARKER, CO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN



PROJECT NO.	096502001
DRAWING NAME	096502001LA

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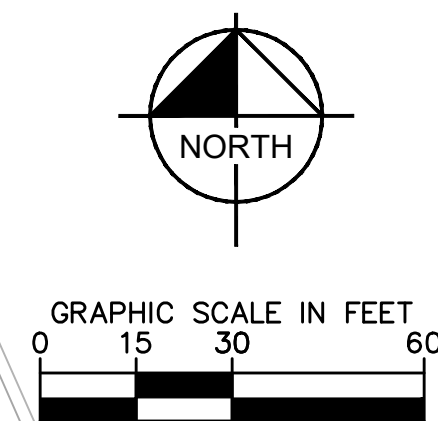
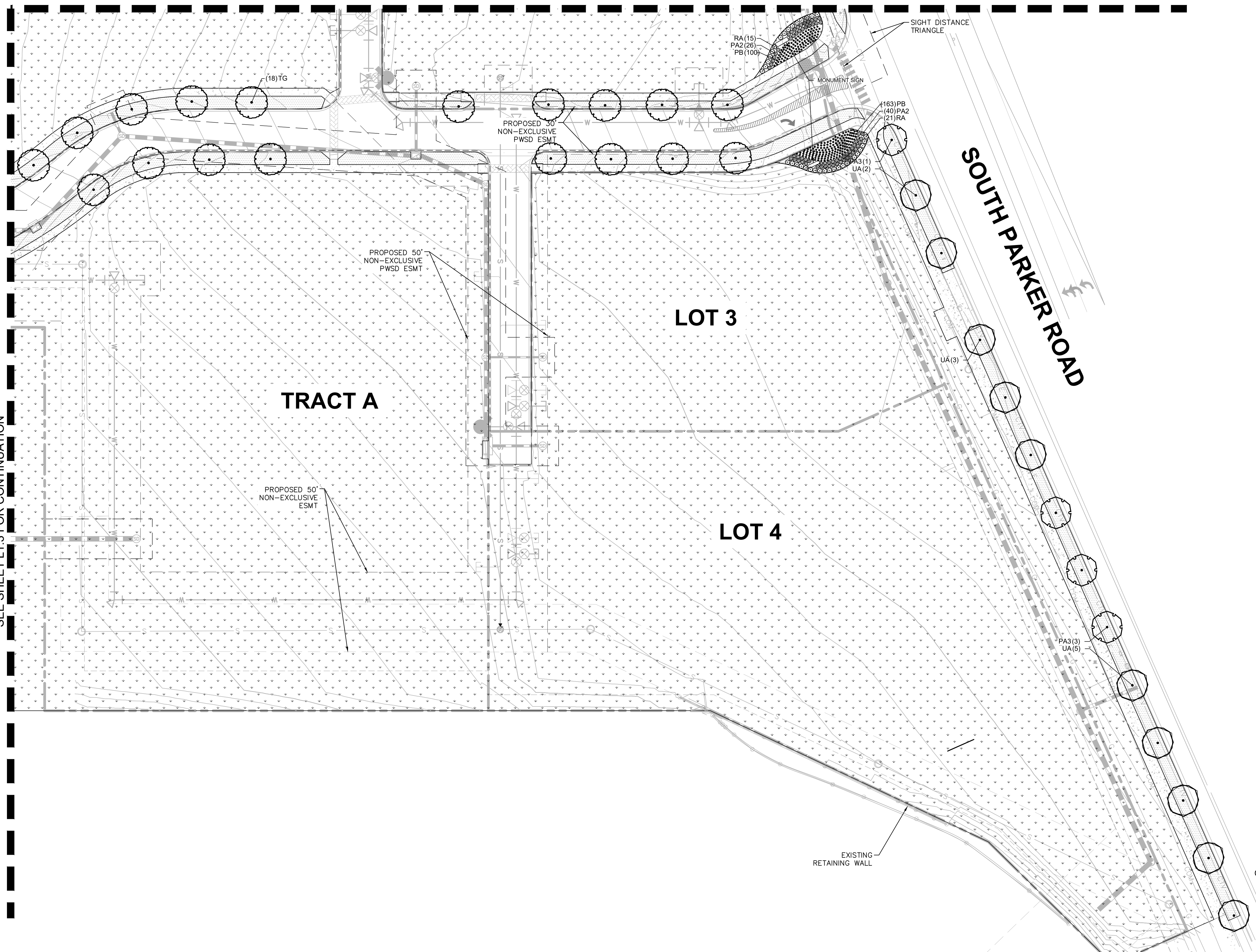
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Diagram illustrating the specifications for a tree planting hole:

- USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1 1/2" OF EXISTING/ FINAL GRADE
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- EXISTING GRADE
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM.
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
- USE GROMMETTED TREE STRAPS AT END OF WIRE
- 12 GAUGE GALVANIZED WIRE
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES,
- TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3".
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.

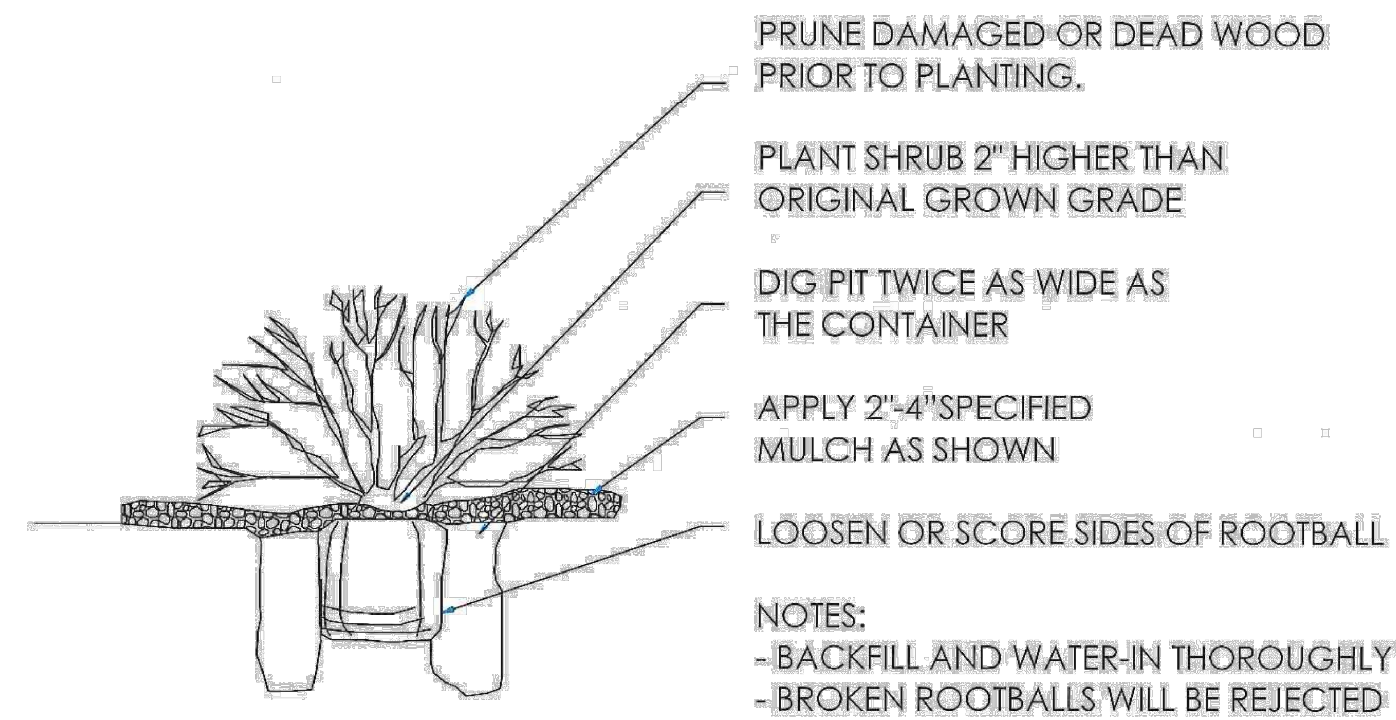
- ## TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

Diagram illustrating the correct method for planting a tree, showing the root ball, trunk, and surrounding soil/mulch layers.

Annotations:

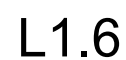
- USE 3 GUY ASSEMBLES FOR EVERGREENS AND TREES OVER 3" CAL.
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1" 2" OF EXISTING/ FINAL GRADE
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- EXISTING GRADE
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP, ROPE AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM
- ROOT BALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
- USE GROMMETTED NYLON TREE STRAPS AT END OF WIRE
- 12 GAUGE GALVANIZED WIRE
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.
- TREATED WOOD POST USE 2 GUY ASSEMBLES FOR TREES UNDER 3"
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE
- EXISTING GRADE
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

TOWN OF PARKER PLANTING DETAIL -- SHRUBS

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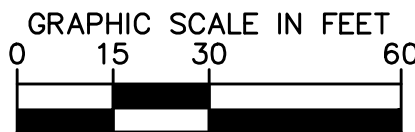
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LANDSCAPE DETAILS



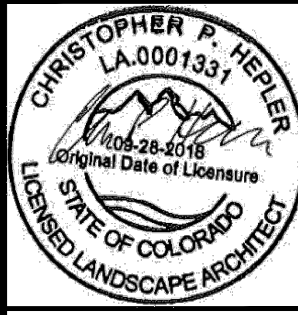
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**PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN**



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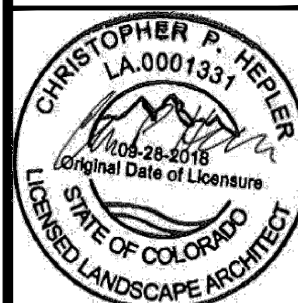
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SEE SHEET IR1.1 FOR CONTINUATION



IR1.2

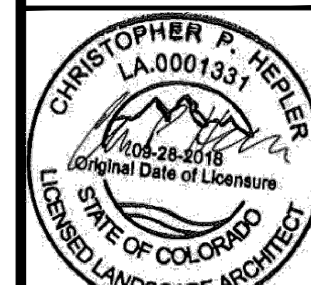
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PARKER AND PINE FILING 1
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CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

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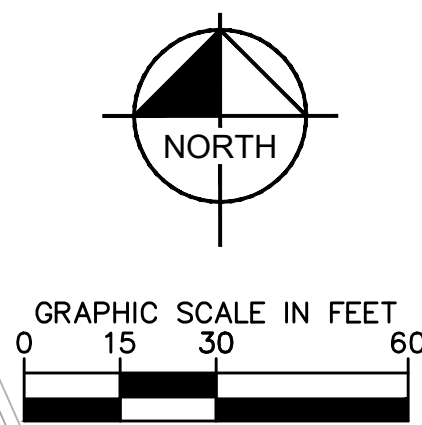
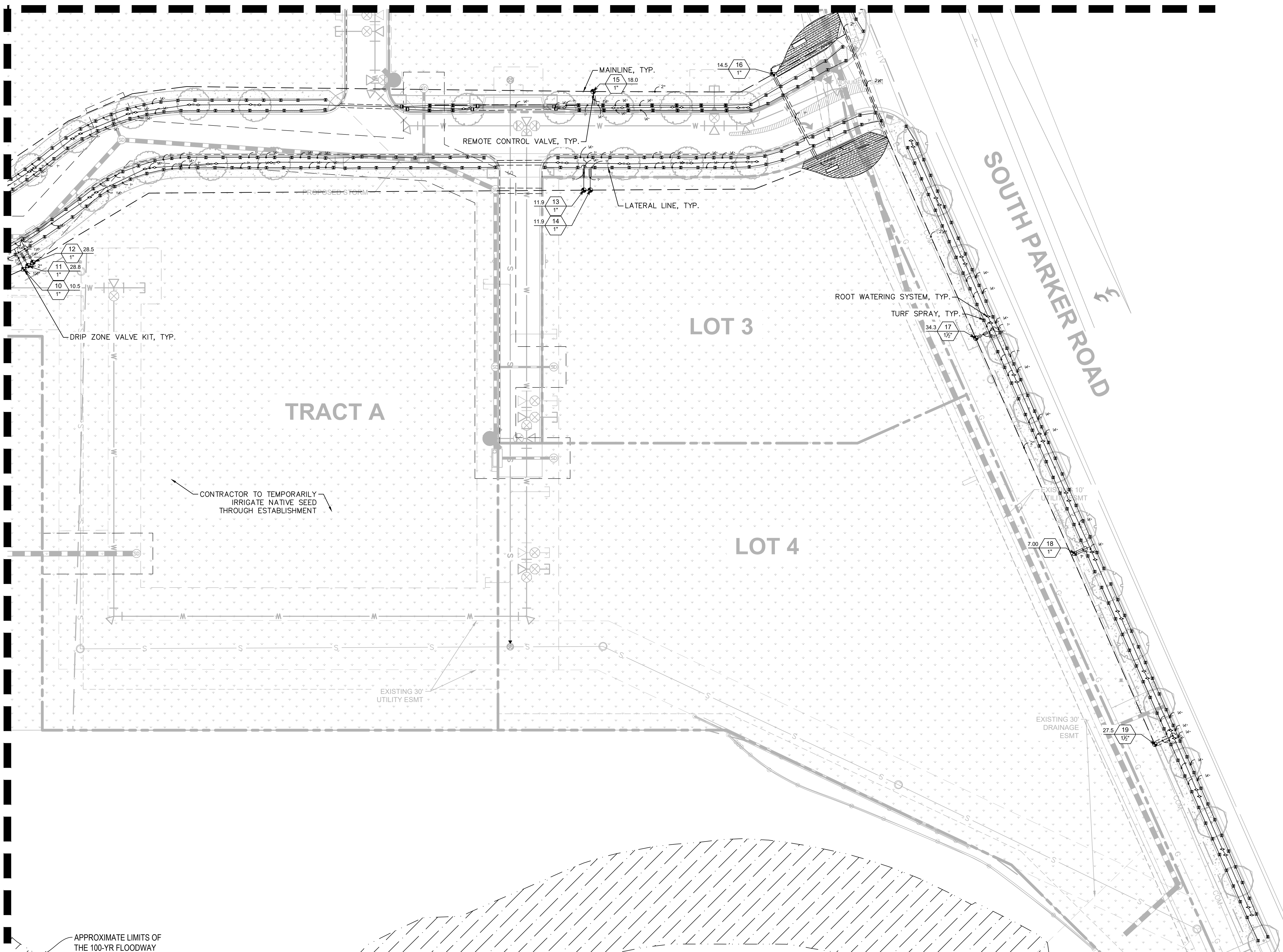
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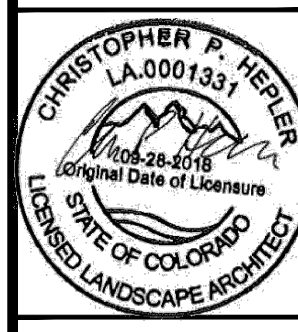
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SEE SHEET 13 FOR CONTINUATION

SEE SHEET L1.2 FOR CONTINUATION



PARKER AND PINE FILING 1
PARKER, CO
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN



PROJECT NO
096502001

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THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.

2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.

4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.

5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.

6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.

7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.

9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF WORK. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.

12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.

13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.

12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.

13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.

14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.

16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.

17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.

19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.

20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.

21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "IB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.

22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW". THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.

23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.

24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.

25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION VALVE OR SPRINKLER HEAD (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.

26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIFLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.

27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.

28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)

29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBTSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE REACH OF ANY SPRINKLER HEAD. INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.

33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.

34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.

36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PROJECT NO. 096502001
DRAWING NAME 096502001IR
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