

IRRIGATION GENERAL NOTES

1.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2.

THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3.

ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5.

THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7.

THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8.

IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
9.

ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT ,WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
10.

EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE PURPLE. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
11.

CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION. ALL UNDERGROUND IRRIGATION LINES INSTALLED IN TOE RIGHTS-OF-WAY OR TOE EASEMENTS MUST:

•

BE LOCATABLE

•

BE REGISTERED WITH CO811 PROGRAM

•

ABIDE BY ALL 811 REQUIREMENTS
13.

PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
14.

THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
15.

INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
16.

CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
17.

CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
18.

THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
19.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
20.

THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.

•

FESCUE/BUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON

•

TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON

•

NATIVE DRAUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
21.

THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE GENERAL SCHEDULE WILL VARY DEPENDING ON SEASONAL FLUCTUATIONS AND TOWN OF EAGLE WATER RESTRICTIONS. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:

•

CHECK HEADS FOR COVERAGE AND LEAKAGE.

•

CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.

•

VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.

•

CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.

•

PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.

•

WINTERIZATION AND SPRING START UP PROCEDURES.
22.

REFER TO LANDSCAPE SHEET L-1.1 LANDSCAPE SCHEDULE AND TABLES FOR ALL REQUIRED TOWN OF EAGLE IRRIGATION CALCULATIONS.

IRRIGATION POINT OF CONNECTION NOTES

1.

POINT OF CONNECTION: THERE IS ONE (1) INTERIM POINT OF CONNECTION ON THIS PROJECT AND ONE (1) PERMANENT FUTURE CONNECTION SERVING THIS SITE - REFER TO PHASE 1 IRRIGATION PLANS.
POC 1A - 1F : CONNECTION TO EXISTING IRRIGATION SYSTEM - SEE PLANS FOR LOCATION.

•

THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK.
2.

CONTROLLER LOCATION: THERE IS ONE (1) CONTROLLER ON THIS PROJECT.
CONTROLLER A : EXISTING WALL MOUNTED CONTROLLER LOCATED ON THE NORTH EXTERIOR WALL OF THE CLUBHOUSE, REFER TO PHASE 1 IRRIGATION PLANS FOR EXACT LOCATION.

TWO WIRE NOTES

1.

GROUNDING FOR THE IRRIGATION DECODERS IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2.

DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
3.

CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:

•

GROUND EVERY 8TH DECODER OR EVERY 500 FEET BETWEEN DECODERS, WHICH EVER LENGTH IS SMALLER.

•

GROUND EVERY END OF WIRE PATH.
4.

THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING.
5.

QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER

•

SINGLE STATION RAIN BIRD FD-101TURF

•

SURGE ARRESTOR RAIN BIRD LSP-1TURF
6.

CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
7.

CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY/ OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
8.

PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
9.

CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

SLEEVING COORDINATION NOTES

1.

INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
2.

SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
3.

THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4.

ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5.

EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
6.

SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	6" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC

NON-POTABLE WATER NOTES

1.

THE ENTIRE IRRIGATION SYSTEM SHALL SATISFY ALL LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS FOR REUSE OF NON-POTABLE WATER AND BE INSTALLED AS PER ALL MANUFACTURERS' SPECIFICATIONS.
2.

ALL PVC PIPING SHALL BE IMPREGNATED PURPLE IN COLOR. IDENTIFYING NON-POTABLE WATER IN USE.
3.

ALL VALVE BOXES / LIDS SHALL BE PLASTIC AND PURPLE IN COLOR .
4.

THE CONTRACTOR SHALL INSTALL ANY APPLICABLE AND/OR REQUIRED SIGNAGE AND PLACARDS DENOTING THE WATER SYSTEM IN USE AS NON-POTABLE.
5.

THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL REQUIREMENTS PRIOR TO THE START OF WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR NON-CONFORMING CONDITIONS IMMEDIATELY.

EXISTING TREE NOTES

1.

ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND, BORING OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
2.

WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
3.

EXCAVATION AND TRENCHING, IN AREAS WHERE 2" AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND.
4.

ROOTS 2" OR LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
5.

ROOTS SMALLER THAN 2" IN DIAMETER SHALL BE HAND TRIMMED AT THE WALL OF TRENCH, MAKING CLEAN CUTS THROUGH ROOTS.
6.

TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS UNTIL BACKFILL.

IRRIGATION SCHEDULE					
SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET		
	ISOLATION GATE VALVE	MATCO-NORCA 10RT MATCH LINE SIZE, INSTALLED IN CARSON 910 VALVE BOX W/ PURPLE LID	2	LI-501	
	QUICK COUPLER	RAIN BIRD 44NP INSTALLED IN CARSON 910 VALVE BOX W/ PURPLE LID	1	LI-501	
	AIR & VACUUM RELIEF VALVE	CRISPIN AL SERIES INSTALLED VERTICALLY IN CARSON 1419 VALVE BOX	3	LI-501	
	TURF VALVE ASSEMBLY	RAIN BIRD-PESB-R SERIES WITH SCH 40 UNION BALL VALVE, AND FD-101 TURF DECODER INSTALLED IN CARSON 1419 VALVE BOX W/ PURPLE LID, SIZED PER PLAN	4	LI-501	
	DRIP VALVE ASSEMBLY	RAIN BIRD XCZ-100-PRBR WITH SCH 40 BALL VALVE, AND FD-101TURF DECODER INSTALLED IN CARSON 1220 VALVE BOX W/ PURPLE LID, SIZED PER PLAN	5	LI-501	
	GROUNDING ASSEMBLY	RAIN BIRD LSP-1TURF SEE TWO-WIRE NOTES FOR INSTALLATION & LOCATION DETAILS	6	LI-501	
	TURF ROTARY	RAIN BIRD RD06-S-P45-F-NP WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	1	LI-502	
	TURF SPRAY	RAIN BIRD RD06-S-P30-F-NP WITH MPR SERIES NOZZLE NOZZLE PER PLAN	1	LI-502	
	NATIVE ROTOR	RAIN BIRD 5012+SAM-R-NP WITH STANDARD NOZZLE NOZZLE PER PLAN	2	LI-502	
	NATIVE ROTOR	RAIN BIRD 8005-NP WITH STANDARD NOZZLE NOZZLE PER PLAN	2	LI-502	
	NATIVE SEED ROTARY	RAIN BIRD RD12-S-P45-F-NP WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	3	LI-502	
	NATIVE SEED SPRAY	RAIN BIRD RD12-S-P30-F-NP WITH MPR SERIES NOZZLE NOZZLE PER PLAN	3	LI-502	
	BUBBLER ASSEMBLY (TREES IN NATIVE)	RAIN BIRD RD06-S-P30-F-NP WITH 1402 BUBBLER TWO (2) BUBBLER ASSEMBLIES PER TREE	4	LI-502	
	PLANTER POT ASSEMBLIES	RAIN BIRD LDQ-08-06 COIL DRIPLINE AROUND PLANTER	6	LI-502	
	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES	8	LI-501	
	PVC MAINLINE	CLASS 200 PVC RT PURPLE SIZE: 3" UNLESS OTHERWISE NOTED	9	LI-501	
	PVC TURF LATERAL	CLASS 200 PVC BE PURPLE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	9	LI-501	
	PVC TREE LATERAL	CLASS 200 PVC PURPLE SIZE: 1" UNLESS OTHERWISE NOTED	9	LI-501	
	DRIP LATERAL	UV RESISTANT POLYETHYLENE W/ PURPLE STRIPE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	9	LI-501	
	DRIP FLUSH VALVE & INDICATOR	3/4" SCH 80 BALL VALVE & OPERATIONAL INDICATOR INSTALLED IN CARSON 910 VALVE BOX	9	LI-502	
VALVE CALLOUT					
		EMITTER SCHEDULE			
		PLANT TYPE	EMITTER	QTY.	TOTAL GPH
		PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
		DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		TREES IN NATIVE	(2) BUBBLER ASSEMBLIES / 1.0 GPM PER TREE		
EMITTER NOTES					
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.					
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.					
5. REFER TO DRIP IRRIGATION DETAILS #5 - #9 ON SHEET LI-5.02					



HOCKET GULCH PH2
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

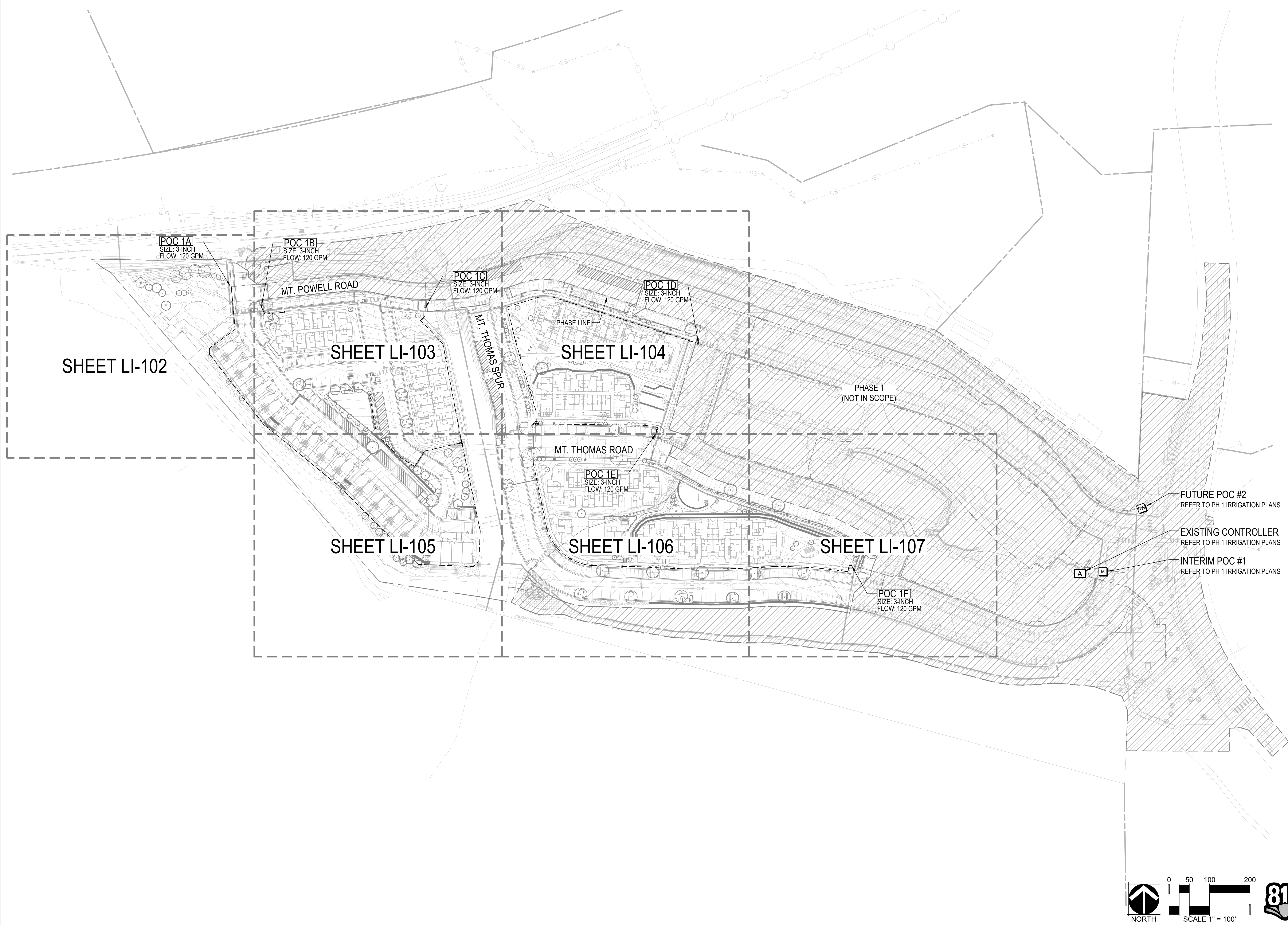
OWNER:
EPOCH - GCH
HOCKETT GULCH HOLDINGS, LLC

NOT FOR
CONSTRUCTION

DATE:
03/21/23 SUBMITTAL 1
07/17/24 SUBMITTAL 2
11/06/24 SUBMITTAL 3
01/14/25 SUBMITTAL 4
02/07/25 REVISION

SHEET TITLE:
OVERALL
IRRIGATION PLAN

LI-101



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HOCKET GULCH PH2
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EAGLE, CO

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EPOCH - GCH
HOCKETT GULCH HOLDINGS, LLC

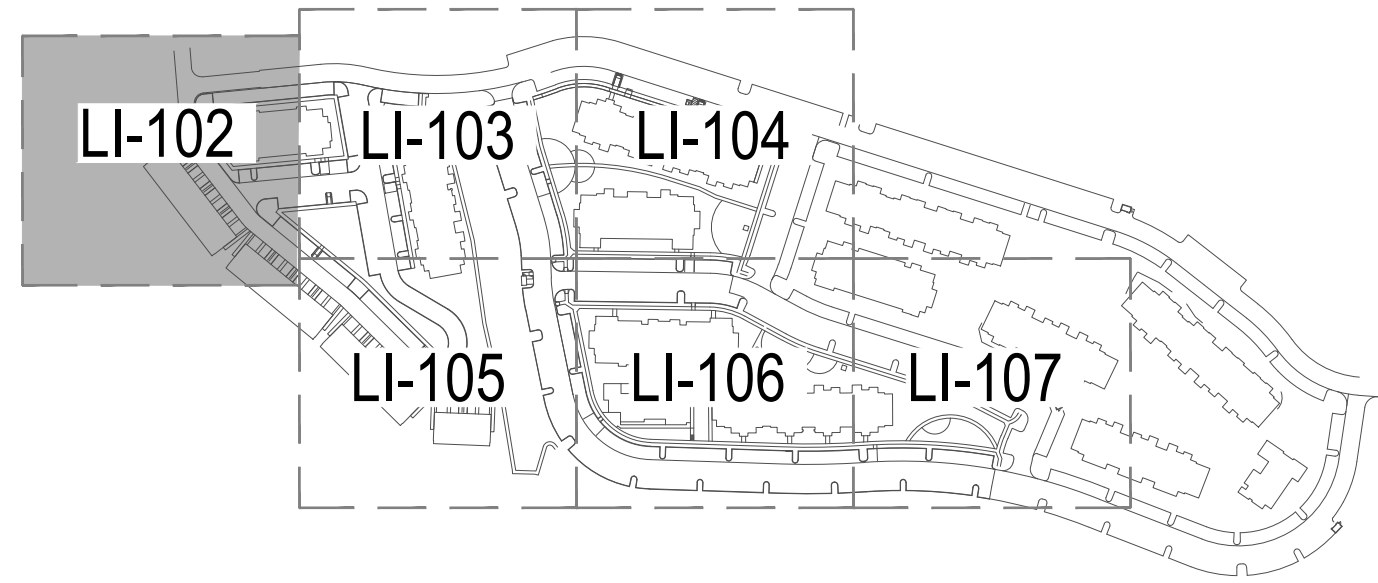
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SHEET TITLE:
IRRIGATION
PLAN

LI-102

KEY MAP



U.S. HIGHWAY 6
GRAND AVENUE

LOT LINE, TYP.
EXISTING MAINLINE, TYP.
REFER TO PHASE 1 IRRIGATION PLANS

POC 1A
SIZE: 3-INCH
FLOW: 120 GPM

LIMIT OF WORK, TYP.

PROPERTY LINE, TYP.

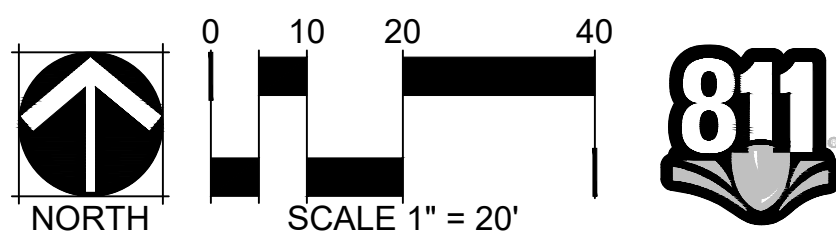
AREA TO REMAIN
UNDISTURBED

MATCHLINE, SEE SHEET LI-103

MATCHLINE, SEE SHEET LI-105

IRRIGATION KEY NOTES

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- IRRIGATION CONTRACTOR TO FIELD LOCATE AND MAKE CONNECTION TO EXISTING MAINLINE AND CONTROL WIRE PATH AT THIS APPROXIMATE LOCATION; CONTINUE MAINLINE ROUTING AND CONTROL WIRE PATH TO VALVES AS SHOWN.



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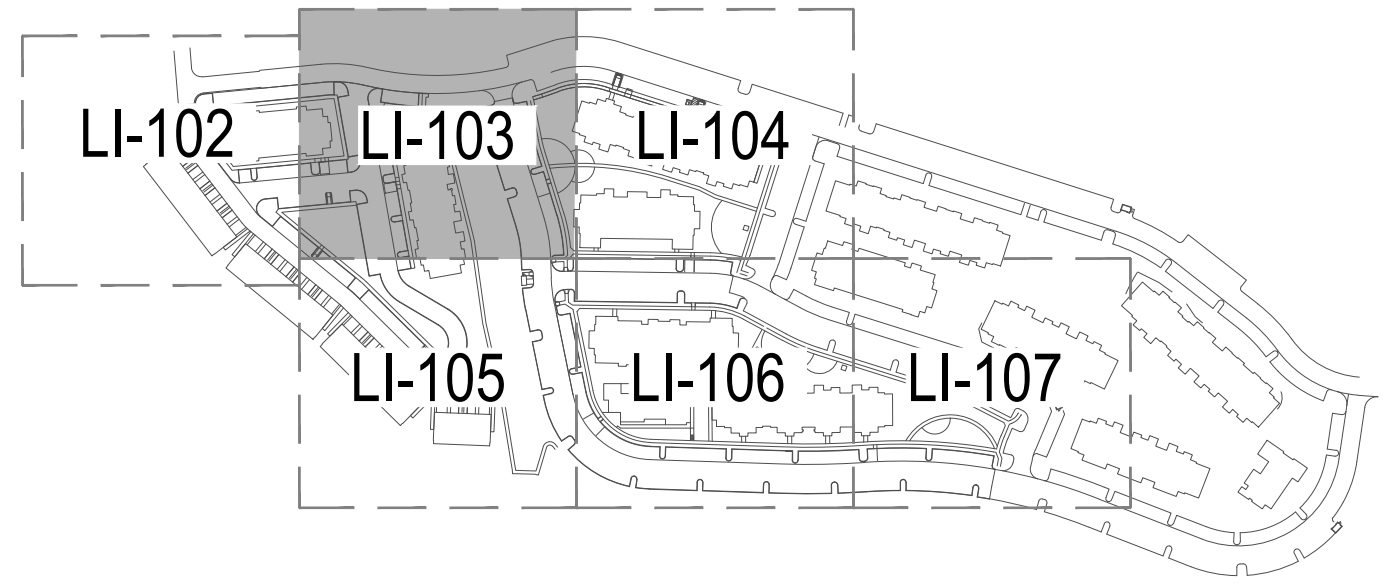
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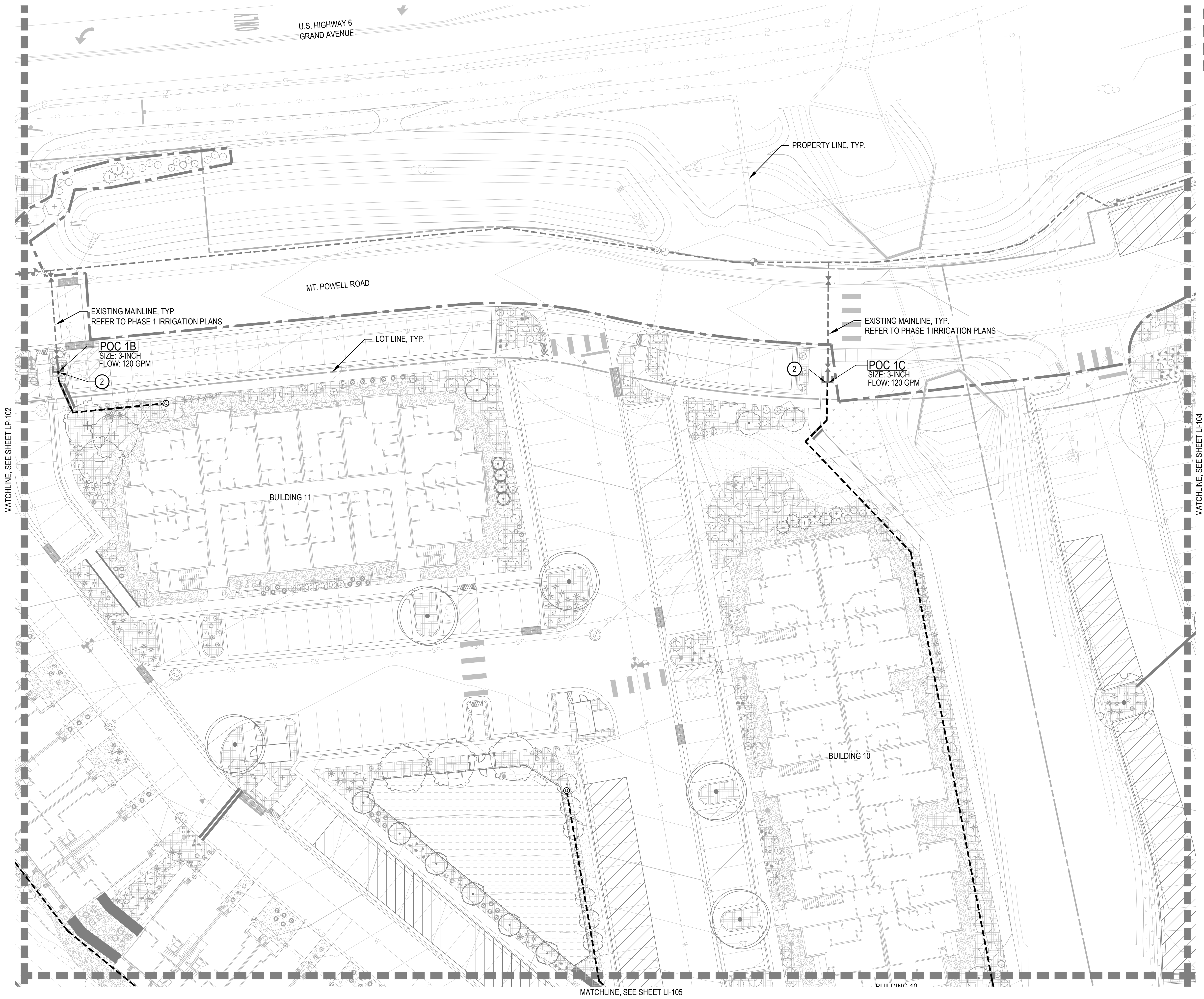
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KEY MAP



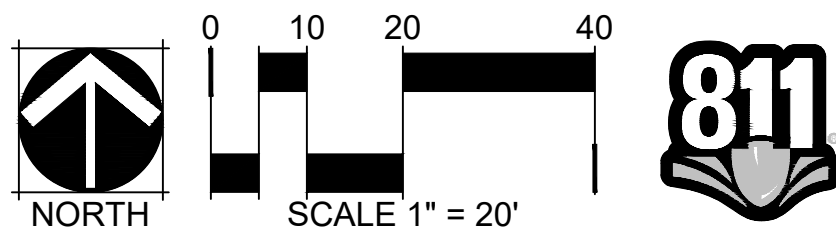
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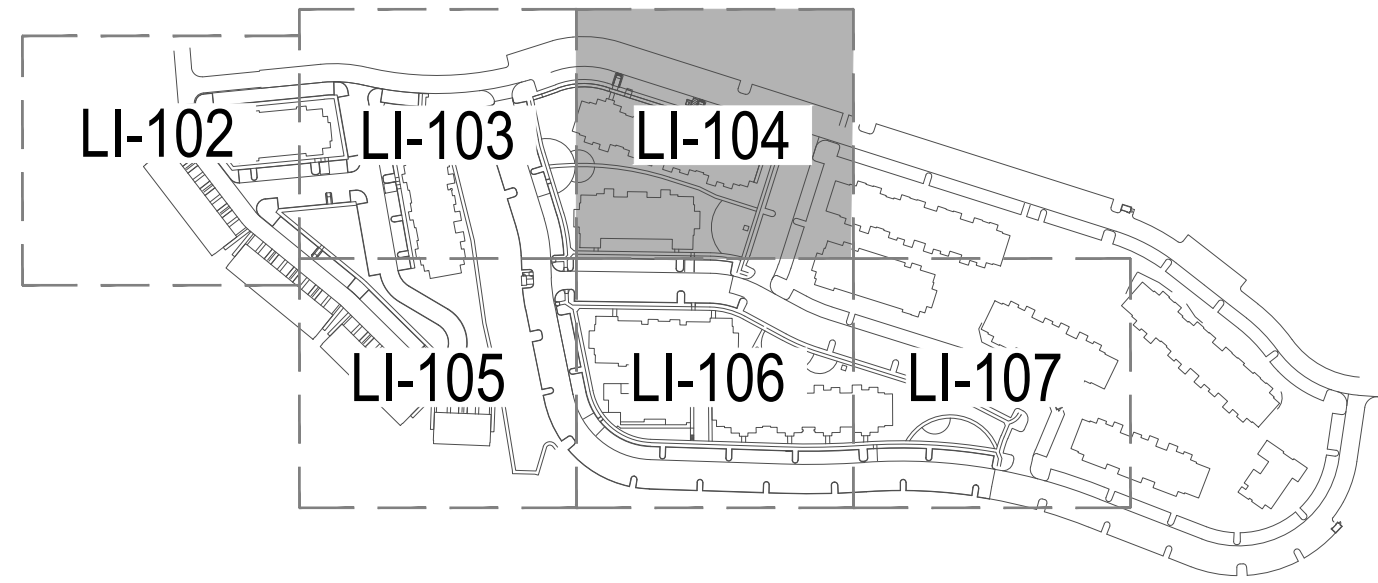
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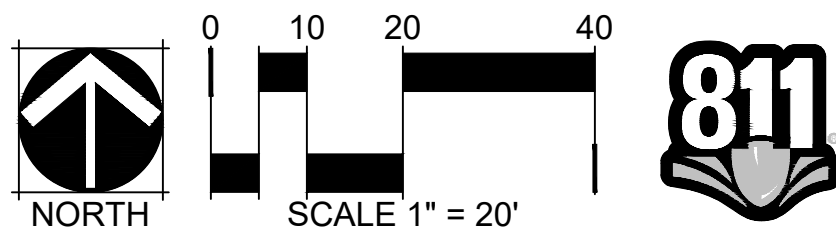
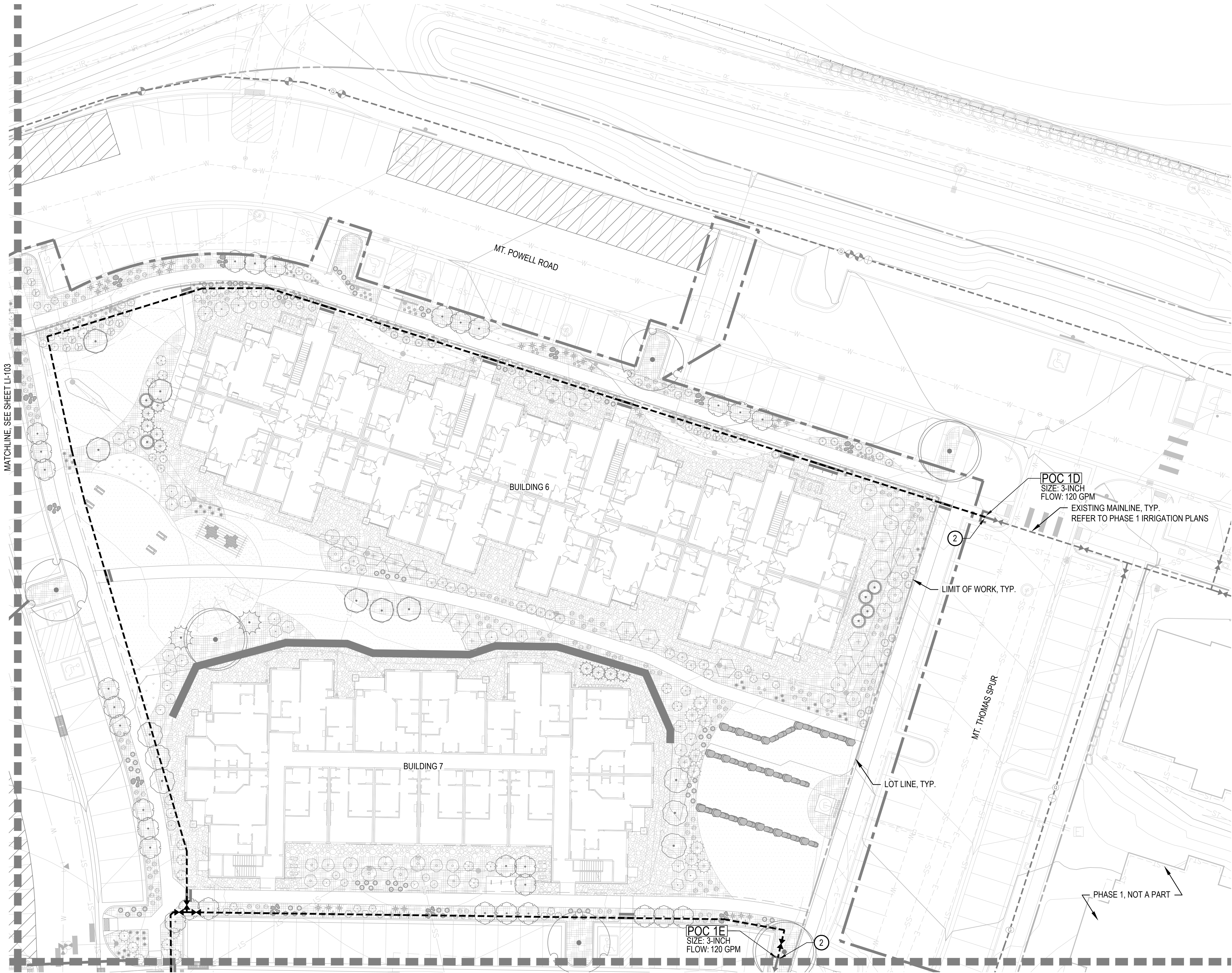
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KEY MAP

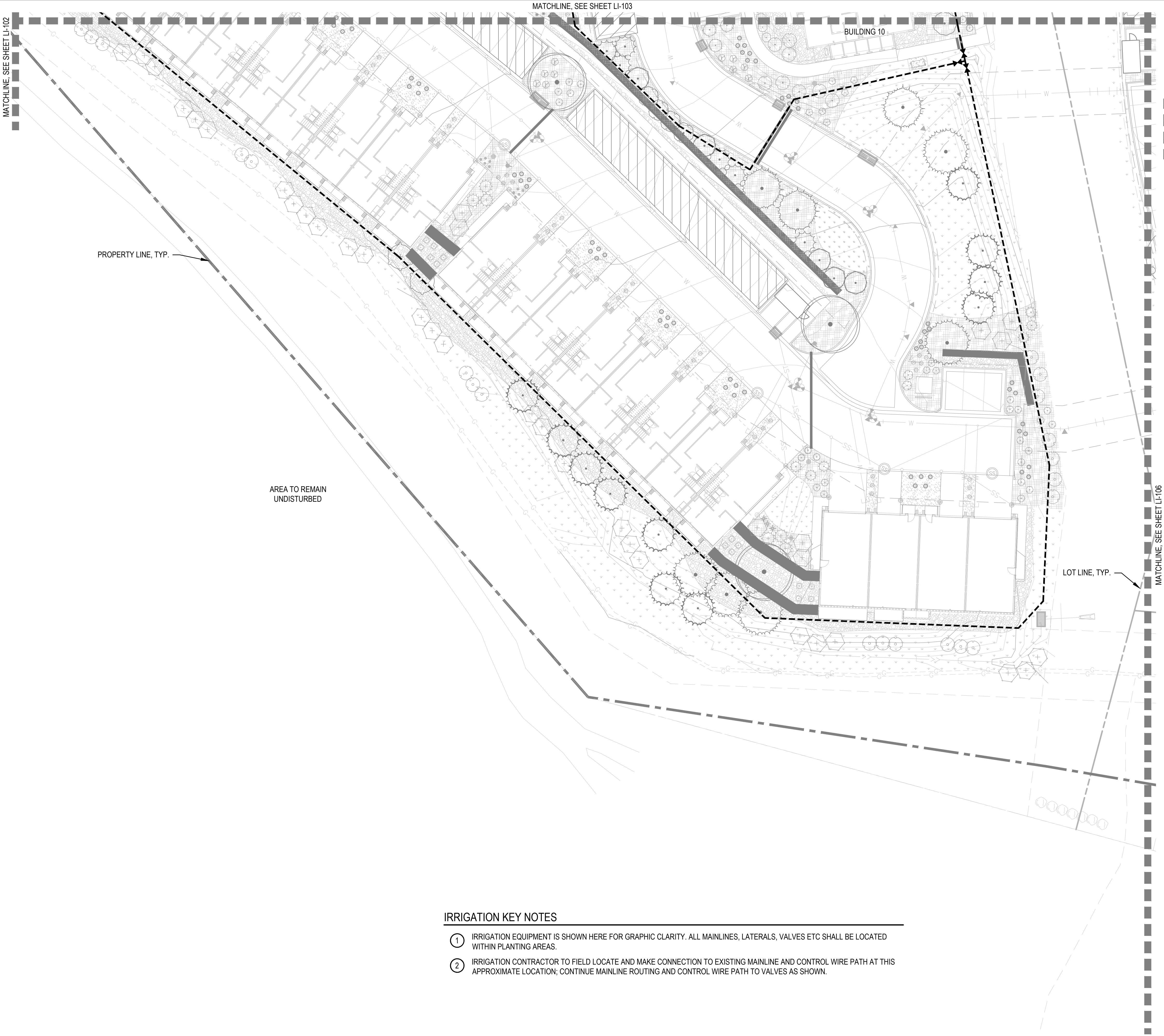


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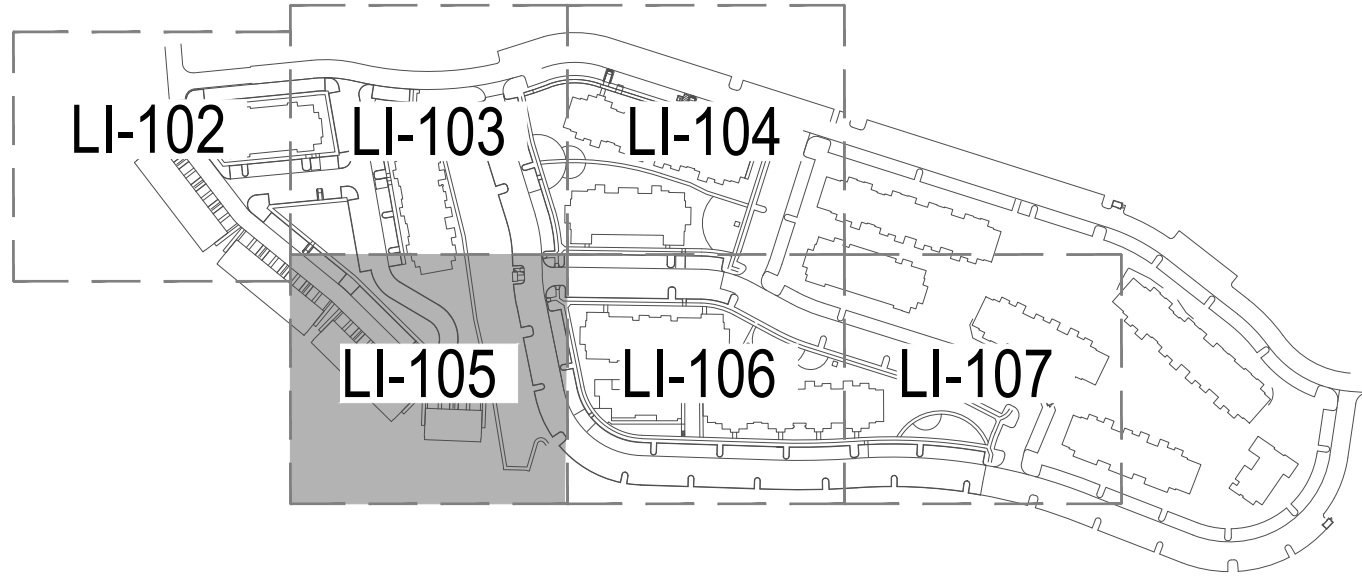
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KEY MAP



HOCKET GULCH PH2
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:
EPOCH - GCH
HOCKETT GULCH HOLDINGS, LLC

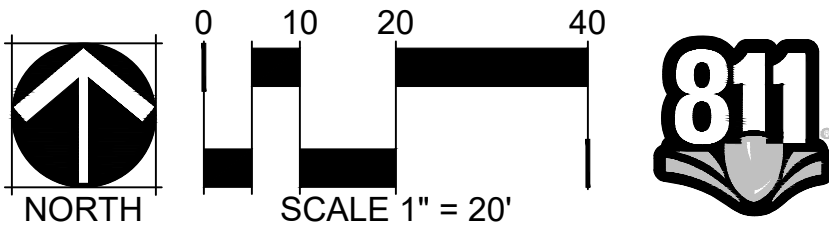
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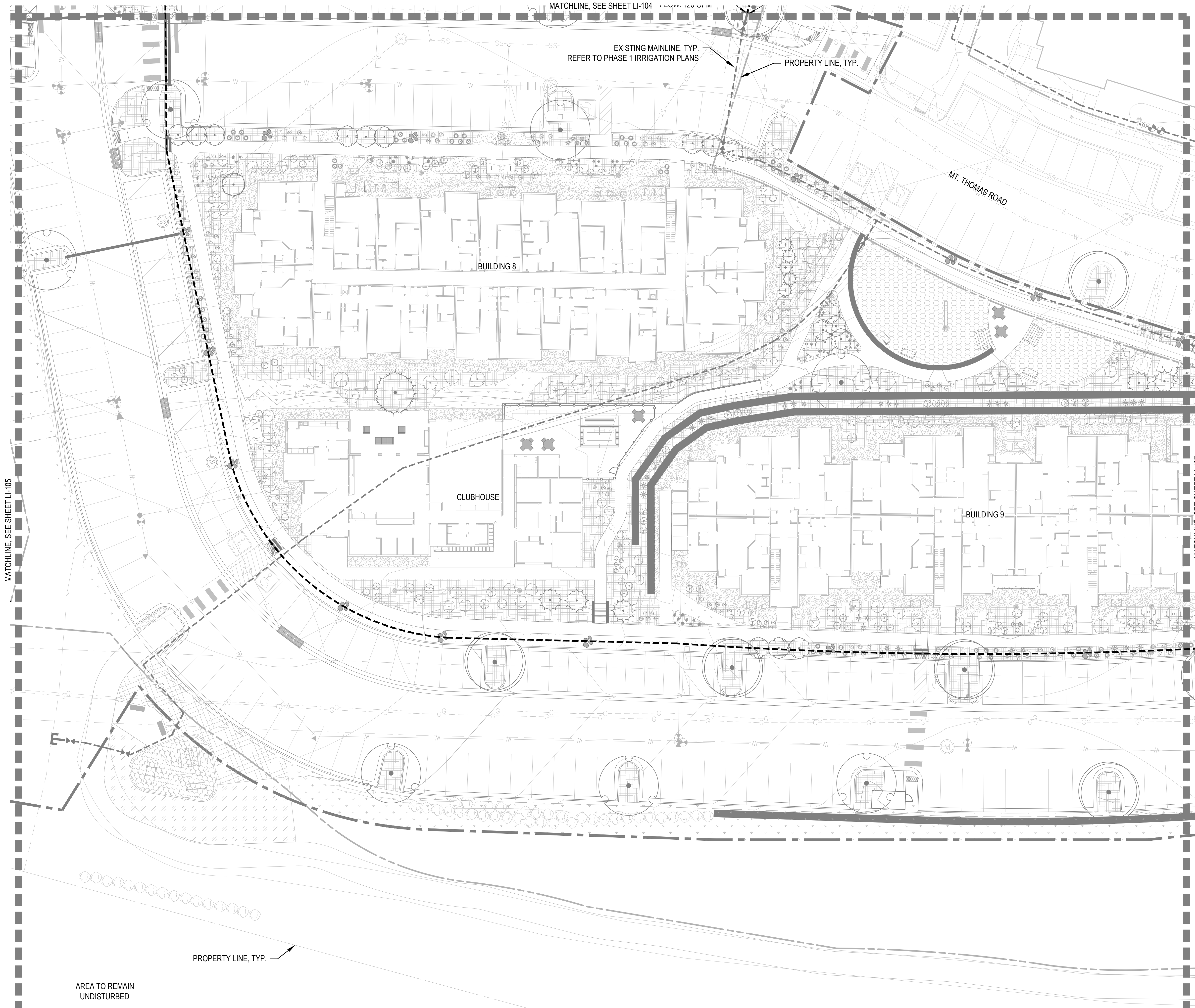
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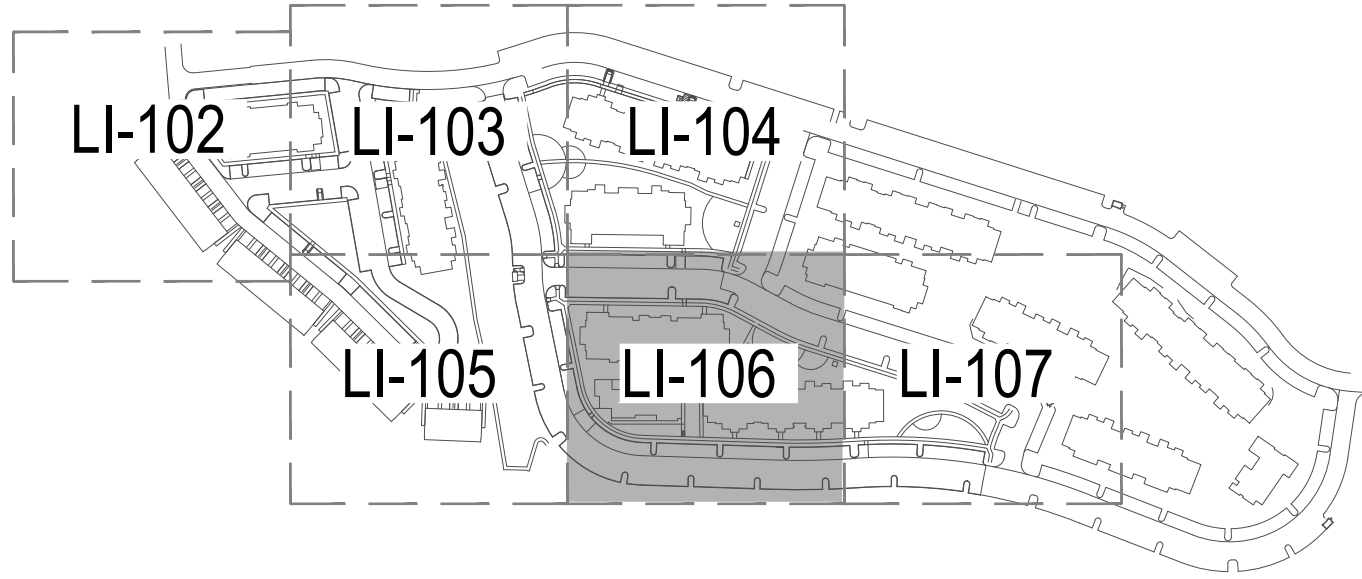
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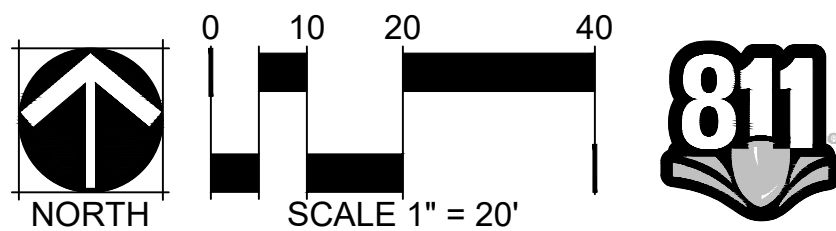




KEY MAP



- IRRIGATION KEY NOTES
- IRRIGATION EQUIPMENT IS SHOWN HERE FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING AREAS.
 - IRRIGATION CONTRACTOR TO FIELD LOCATE AND MAKE CONNECTION TO EXISTING MAINLINE AND CONTROL WIRE PATH AT THIS APPROXIMATE LOCATION; CONTINUE MAINLINE ROUTING AND CONTROL WIRE PATH TO VALVES AS SHOWN.



HOCKETT GULCH PH2
SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:
EPOCH - GCH
HOCKETT GULCH HOLDINGS, LLC

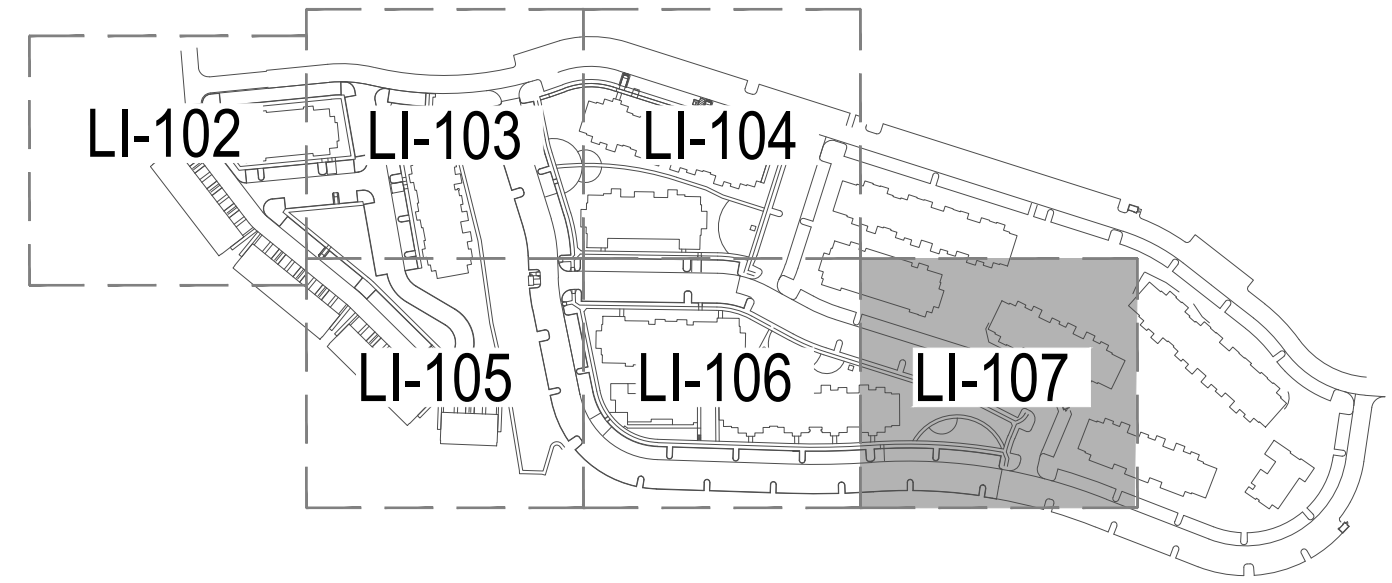
NOT FOR
CONSTRUCTION

DATE:
03/21/23 SUBMITTAL 1
07/17/24 SUBMITTAL 2
11/06/24 SUBMITTAL 3
01/14/25 SUBMITTAL 4
02/07/25 REVISION

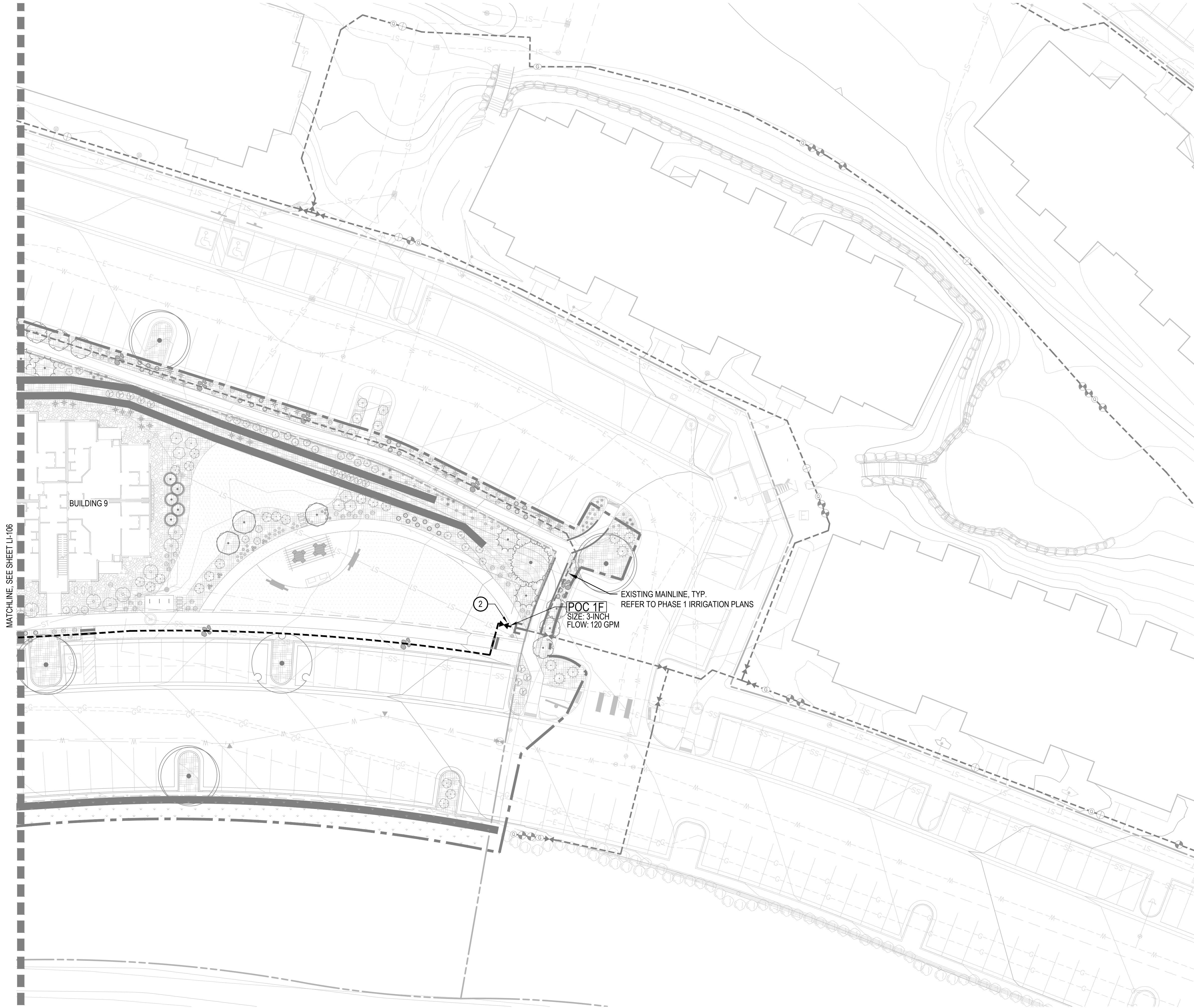
SHEET TITLE:
IRRIGATION
PLAN

LI-107

KEY MAP

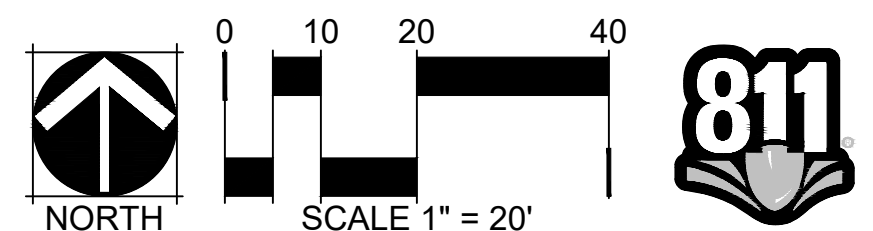


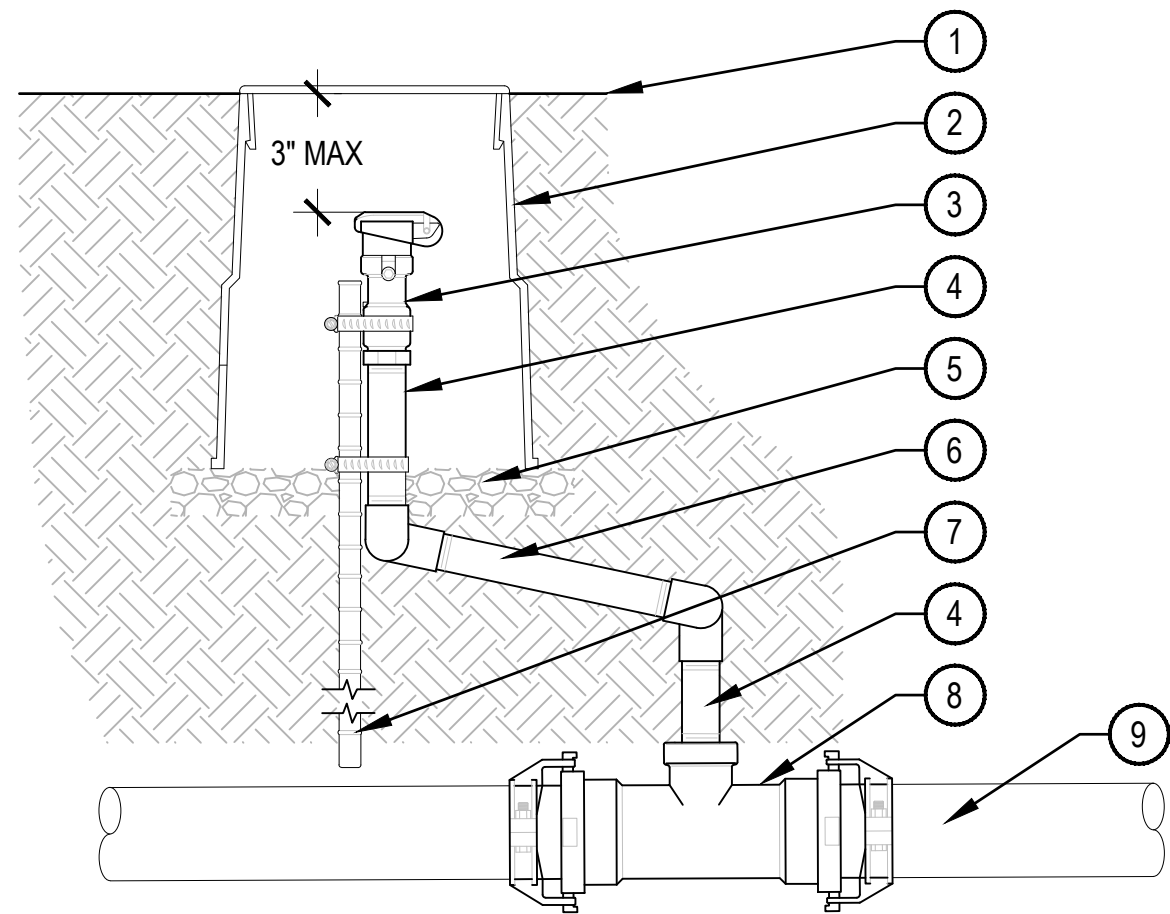
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IRRIGATION KEY NOTES

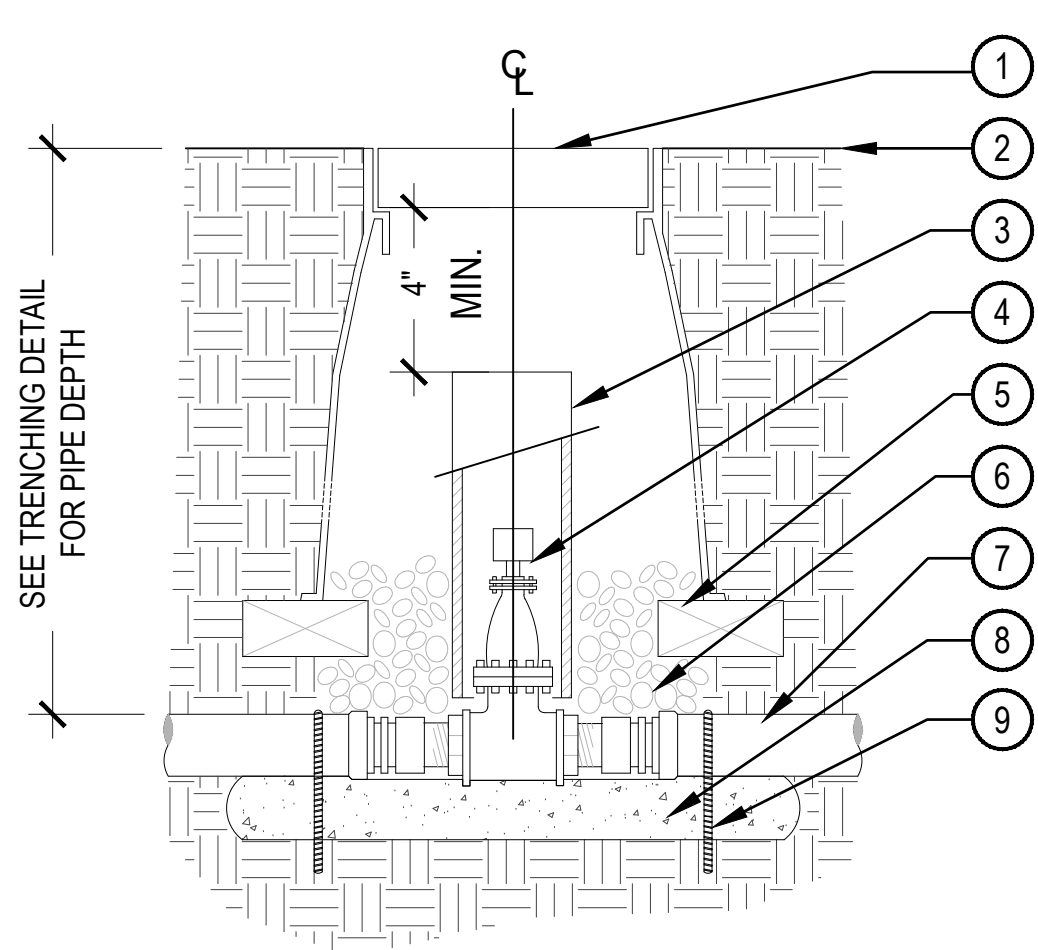
- IRRIGATION EQUIPMENT IS SHOWN HERE FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING AREAS.
- IRRIGATION CONTRACTOR TO FIELD LOCATE AND MAKE CONNECTION TO EXISTING MAINLINE AND CONTROL WIRE PATH AT THIS APPROXIMATE LOCATION; CONTINUE MAINLINE ROUTING AND CONTROL WIRE PATH TO VALVES AS SHOWN.





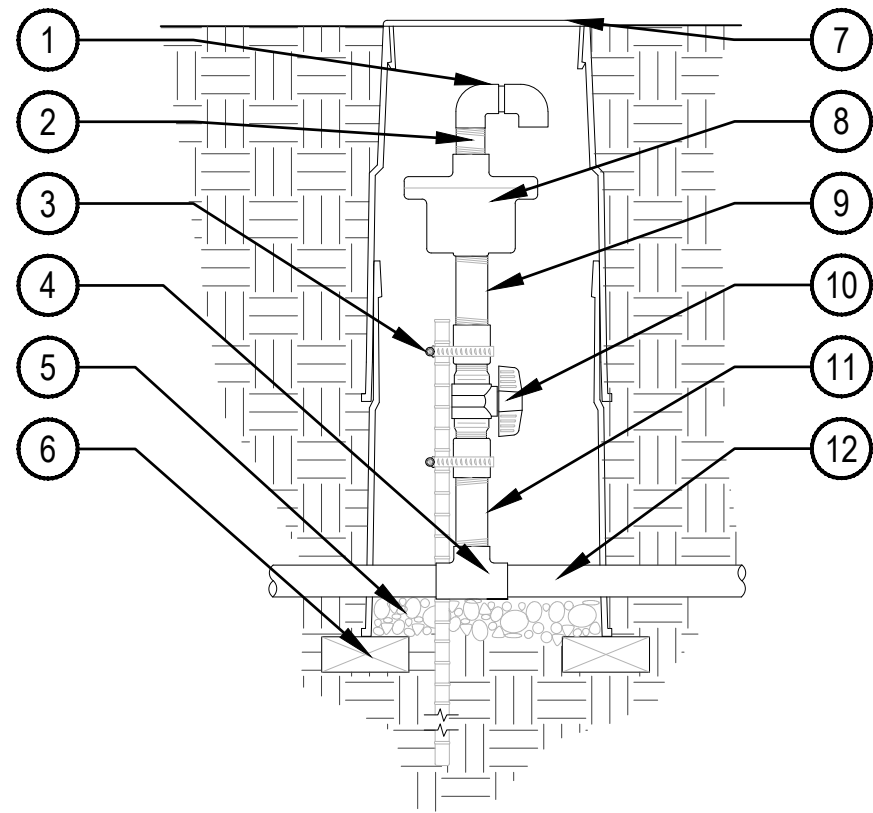
- 1 FINISH GRADE
- 2 10" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
- 4 SCH. 80 PVC RISER (T x T)
- 5 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- 6 PVC SWING JOINT
- 7 24" LONG #4 REBAR TO HOLD QUICK COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS
- 8 THREADED SERVICE TEE, WITH RESTRAINTS
- 9 PVC MAINLINE

- NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER. COLOR PER SCHEDULE.
 4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
 5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



- 1 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 2 FINISH GRADE
- 3 PVC SLEEVE LENGTH AS REQ.
- 4 GATE VALVE W/ OPERATING NUT PER SCHEDULE
- 5 BRICK SUPPORTS 2 MIN.
- 6 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQ.
- 7 PVC MAINLINE OR LATERAL AS PER PLAN
- 8 CONCRETE THRUST BLOCK: REFER TO THRUST BLOCK DETAIL FOR QUANTITY
- 9 1/2" REBAR BENT AROUND FITTING (TYP.)

- NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

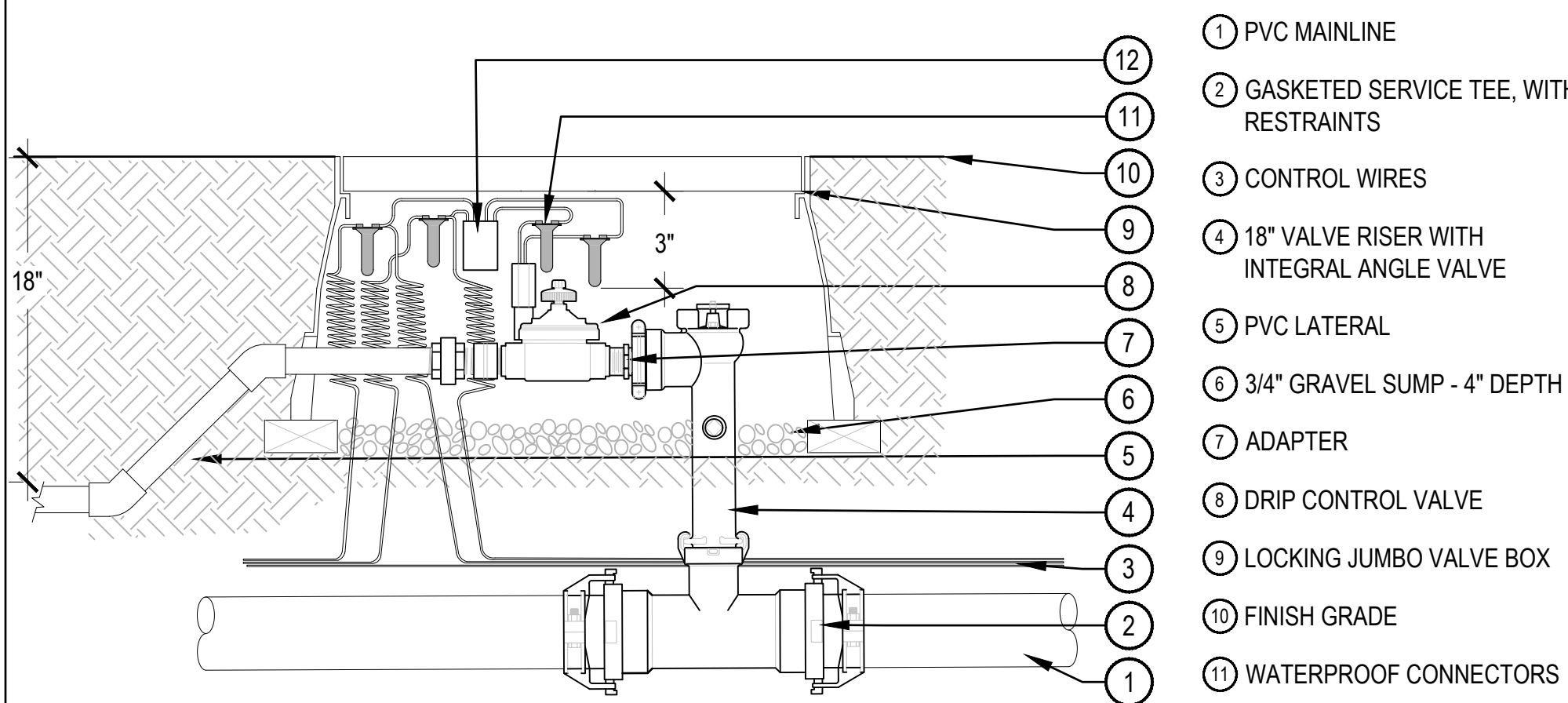


- NOTES:
1. INSTALL PER MANUFACTURES SPECIFICATIONS
 2. LOCATE VALVE AT HIGH POINTS ALONG THE IRRIGATION MAINLINE AS NEEDED.

- 1 (2) SCH 40 ELL
- 2 SCH 80 NIPPLE
- 3 24" #4 REBAR TO HOLD EQUIPMENT IN PLACE W/ (2) STAINLESS STEEL CLAMPS
- 4 SCH 80 PVC SxSxT TEE
- 5 3/4" GRAVEL SUMP - 4" DEPTH WITH GEOTECH FABRIC
- 6 PVC MAIN LINE
- 7 TWO STACKED 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- 8 AIR AND VACUUM VALVE PER SCHEDULE. SIZE PER MAIN LINE OR MANUFACTURER'S REC.
- 9 SCH 80 PVC NIPPLE
- 10 SCH 80 PVC BALL VALVE
- 11 SCH 80 PVC NIPPLE
- 12 PVC MAIN LINE

1 QUICK COUPLER

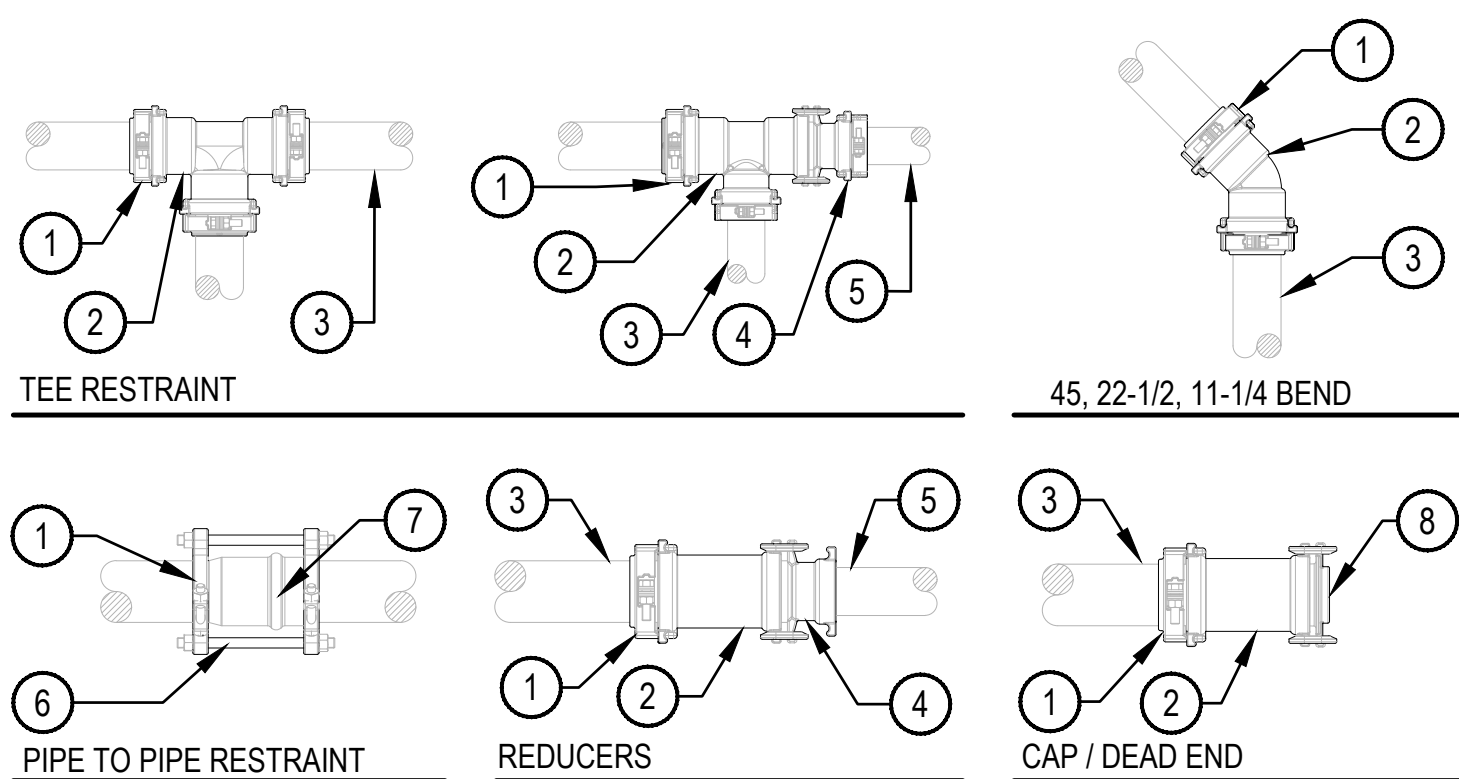
SCALE: NTS



- NOTES:
1. REFER TO SPECIFICATIONS FOR ALL PRODUCTS AND MATERIALS.
 2. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
 3. DIAMETERS OF PVC FITTINGS AND NIPPLES AFTER AUTOMATIC CONTROL VALVE TO MATCH LATERAL PIPE SIZE.
 4. ONE (1) CONTROL VALVE ASSEMBLY PER VALVE BOX.
 5. AUTOMATIC CONTROL VALVES MUST BE PERPENDICULAR TO THE MAINLINE.

4 CONTROL VALVE - LEEMCO

SCALE: NTS



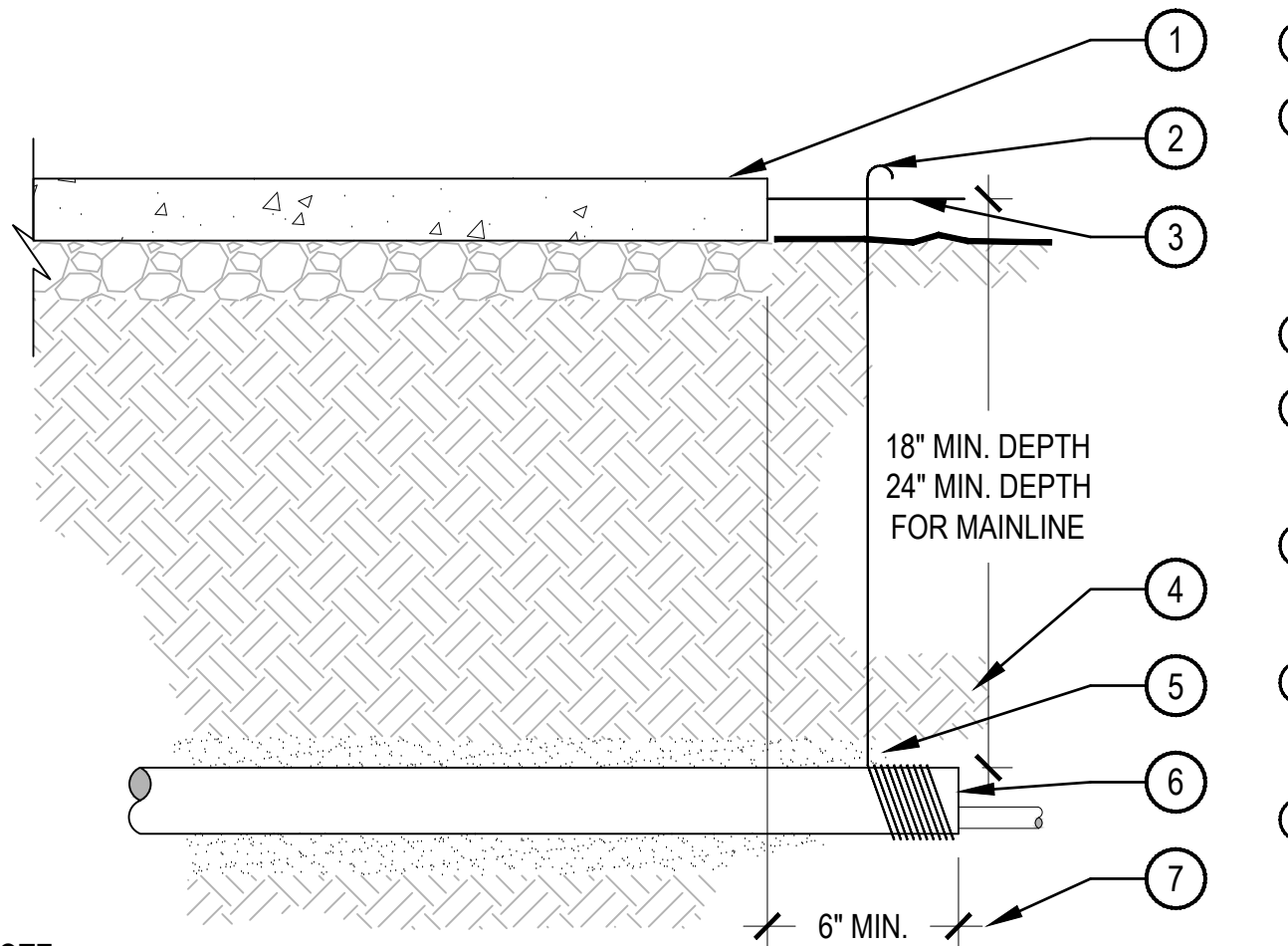
- NOTE:
1. 4" AND BELOW: RESTRAIN ALL PIPE JOINTS WITHIN 60FT WITH PIPE TO PIPE RESTRAINT.
 2. 6" AND ABOVE: RESTRAIN ALL PIPE JOINTS WITHIN 80FT WITH PIPE TO PIPE RESTRAINT.
 3. REVIEW THE MANUFACTURER PIPE PREPARATION DIRECTIONS FOR CUTTING, CLEANING, MARKING, LUBRICATING, ALIGNING, AND FITTING THE PIPE.
 4. INSERT THE BEVELED SPIGOT PIPE INTO THE FITTING.
 5. ASSEMBLE GRIP RING ON PIPE AND TIGHTEN CLAMP BOLTS PER MFG DIRECTIONS.
 6. SLIDE I-BOLTS THROUGH SLOTS IN GRIP RINGS AND AROUND FITTING LUGS, AND TIGHTEN TO MANUFACTURER'S SPECS.

7 LEEMCO PIPE JOINT RESTRAINT SYSTEM

SCALE: NTS

5 DRIP CONTROL VALVE - LEEMCO

SCALE: NTS



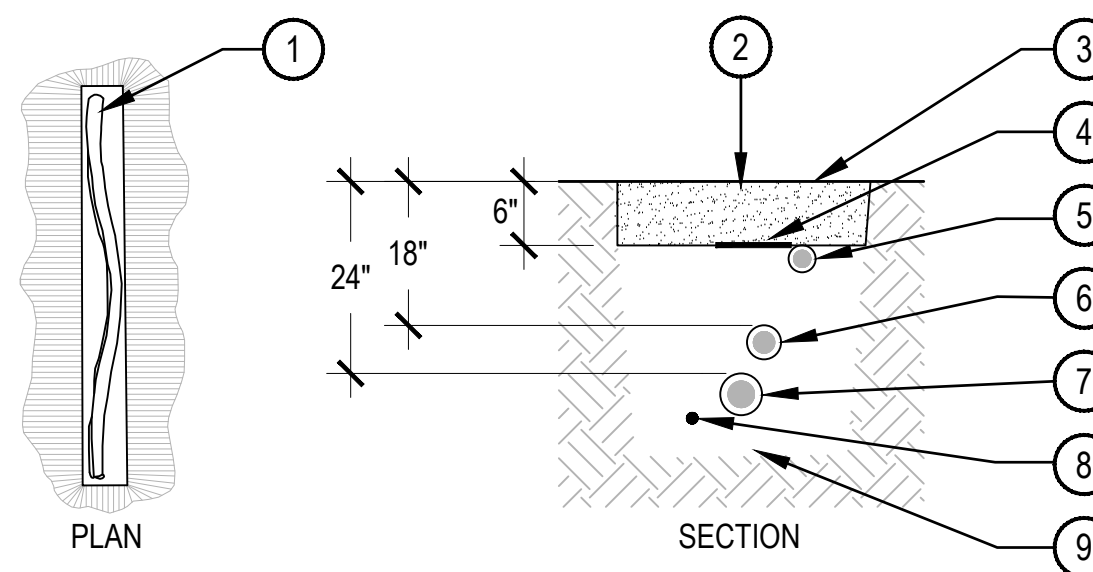
- NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
 2. CAP SLEEVES UNTIL USE.
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

8 PIPE SLEEVE

SCALE: NTS

6 LINE SURGE PROTECTION

SCALE: NTS



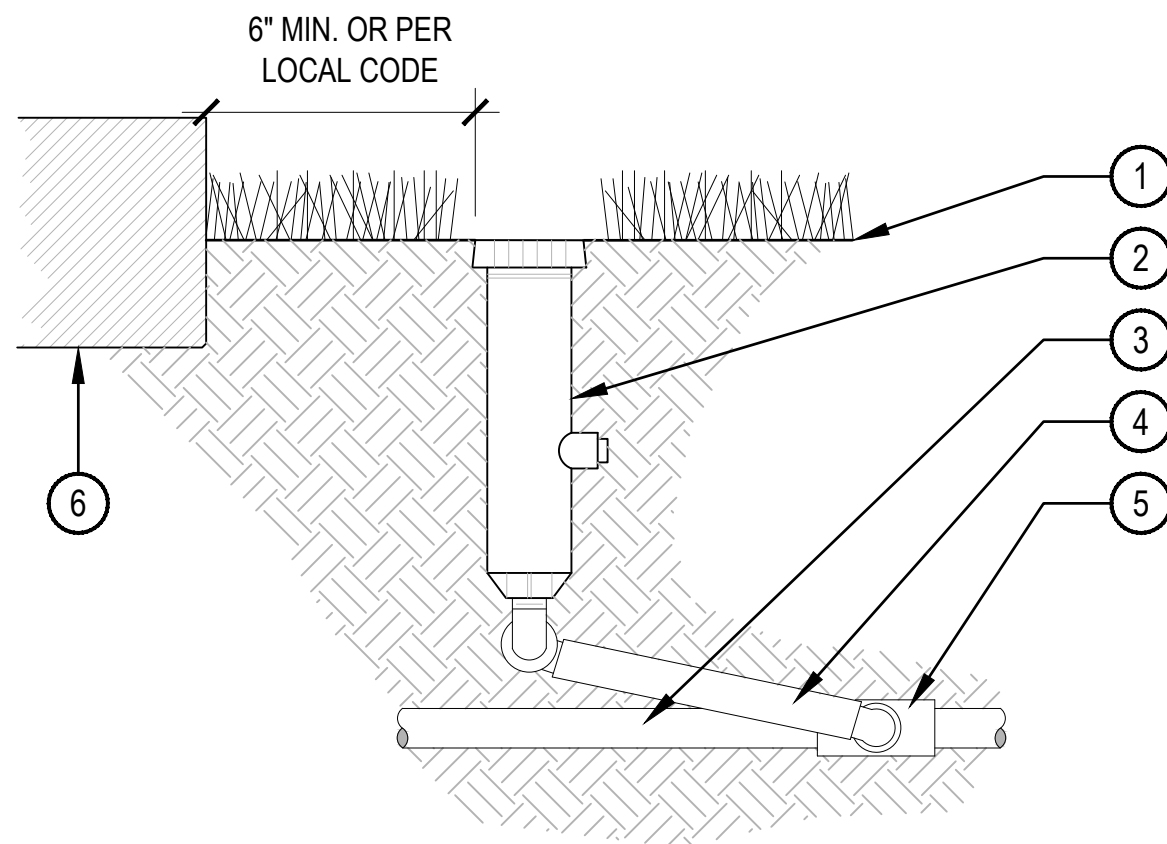
- NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' SPECIFICATIONS.
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

- 1 SNAKE PVC OR POLYETHYLENE PIPE IN TRENCH
- 2 EXCAVATED COVER MATERIAL (SEE NOTES)
- 3 FINISH GRADE
- 4 MAINLINE MARKING TAPE (PURPLE MARKING TAPE IF RECLAIMED)
- 5 POLYETHYLENE DRIP LATERAL/ DRIP PVC LATERAL PIPE (6" MIN. COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
- 6 IRRIGATION LATERAL PIPE
- 7 IRRIGATION MAINLINE PIPE
- 8 VALVE WIRING
- 9 BEDDING MATERIAL (SEE NOTES)

9 PIPE TRENCH

SCALE: NTS



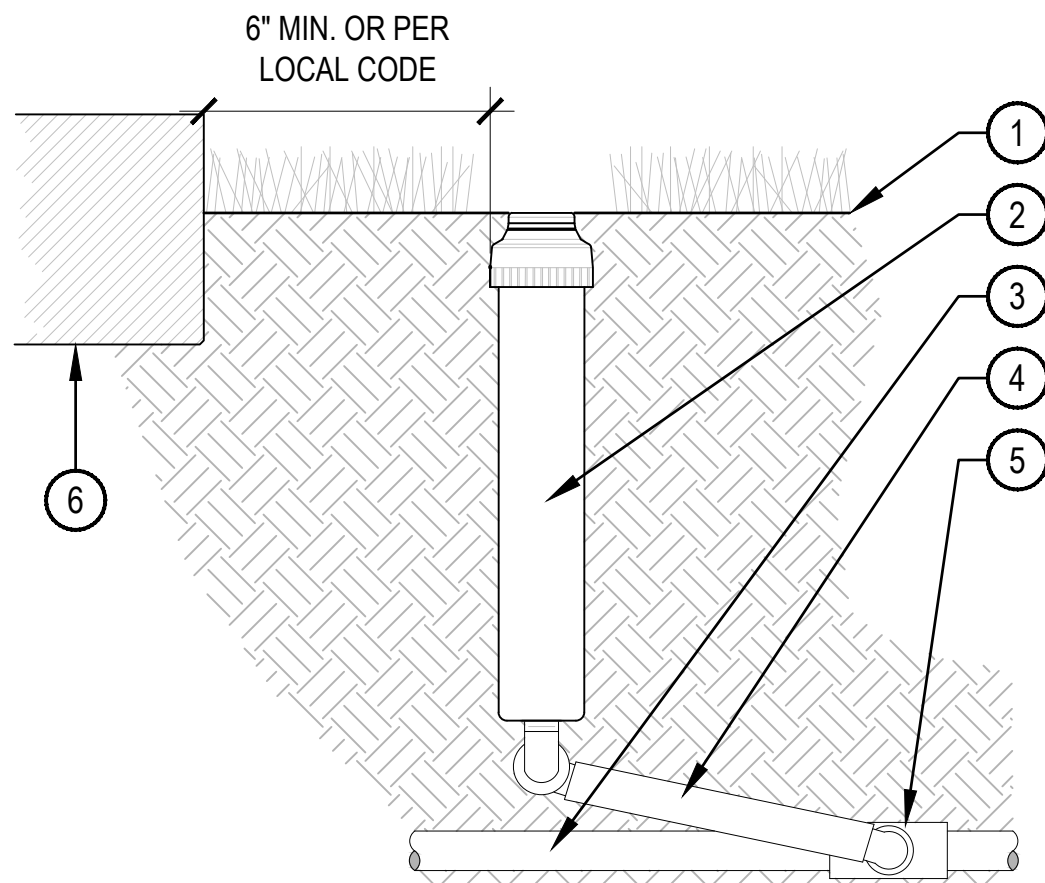


- 1 FINISH GRADE
- 2 POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL, (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

1 SPRAY POP-UP

SCALE: NTS

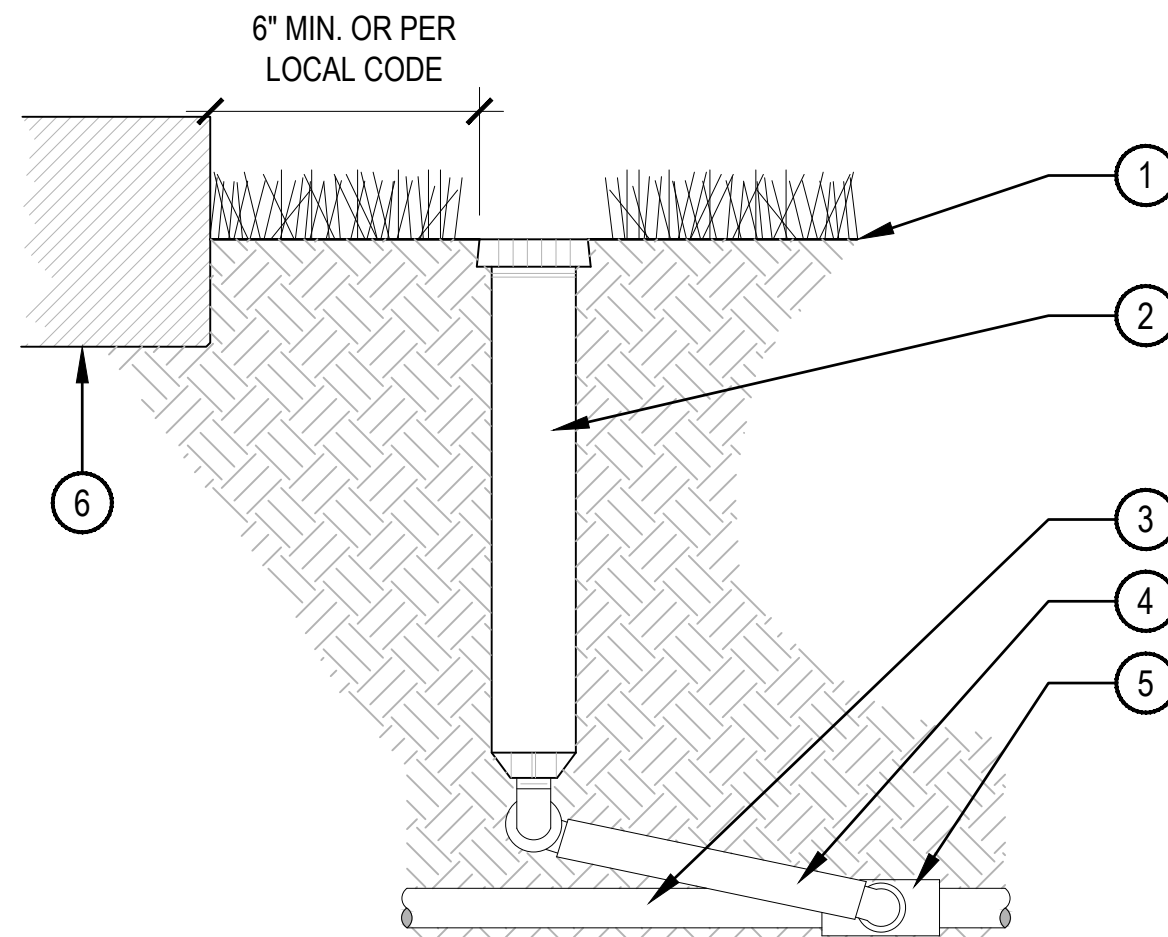


- 1 FINISH GRADE
- 2 ROTOR - SIZE PER PLAN
- 3 PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

NOTE:
1. SET TOP OF HEAD FLUSH WITH FINISH GRADE.
2. ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES.
3. ROTORS SHALL BE INSTALLED 6" MINIMUM FROM ANY WALLS, WALKS, COURTS, ETC. PER LOCAL CODES
4. ADJUST ALL ROTOR HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

2 12 INCH POP-UP ROTOR

SCALE: NTS

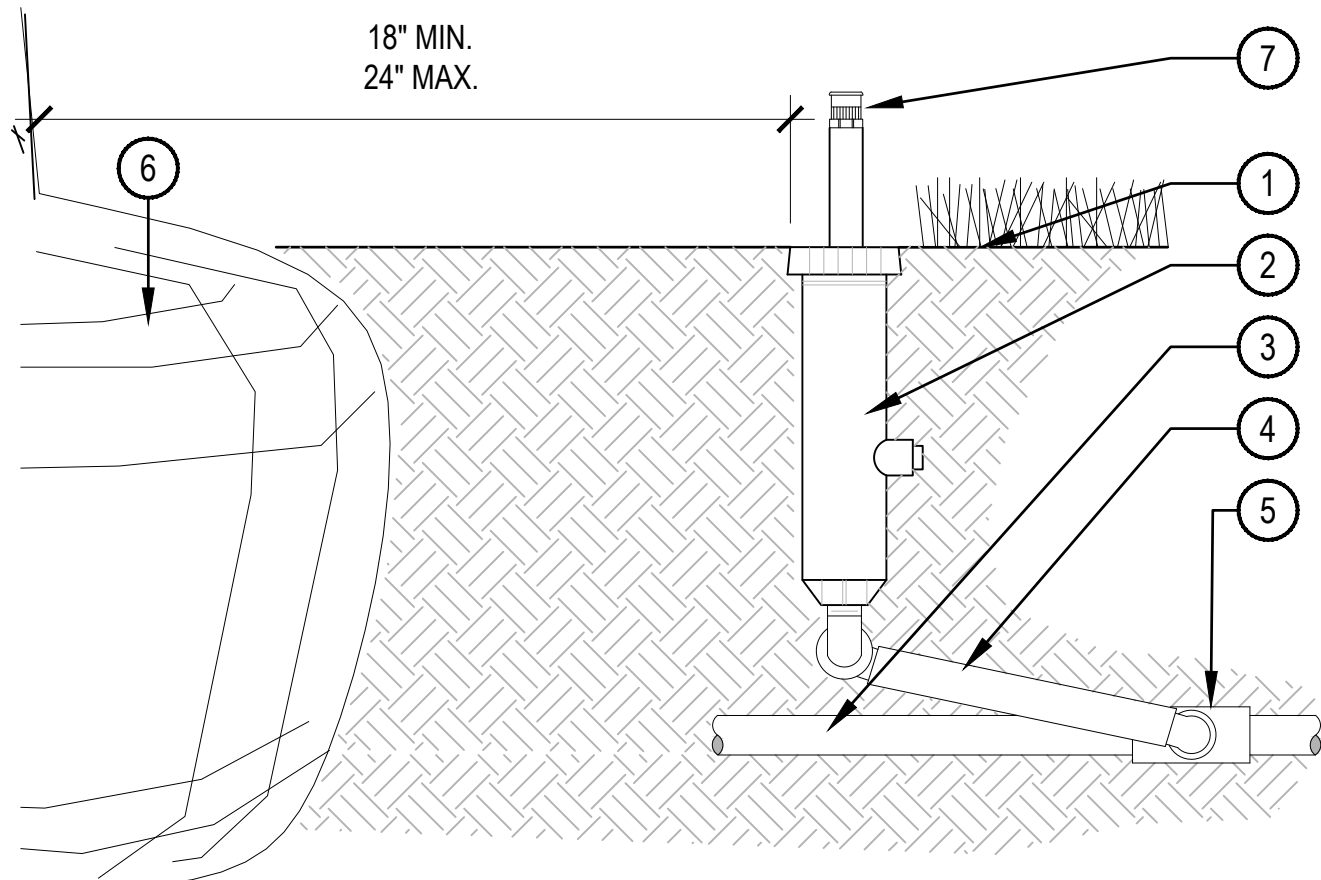


- 1 FINISH GRADE
- 2 12" POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE PER SCHEDULE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL, (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

3 12 INCH POP-UP SPRAY

SCALE: NTS

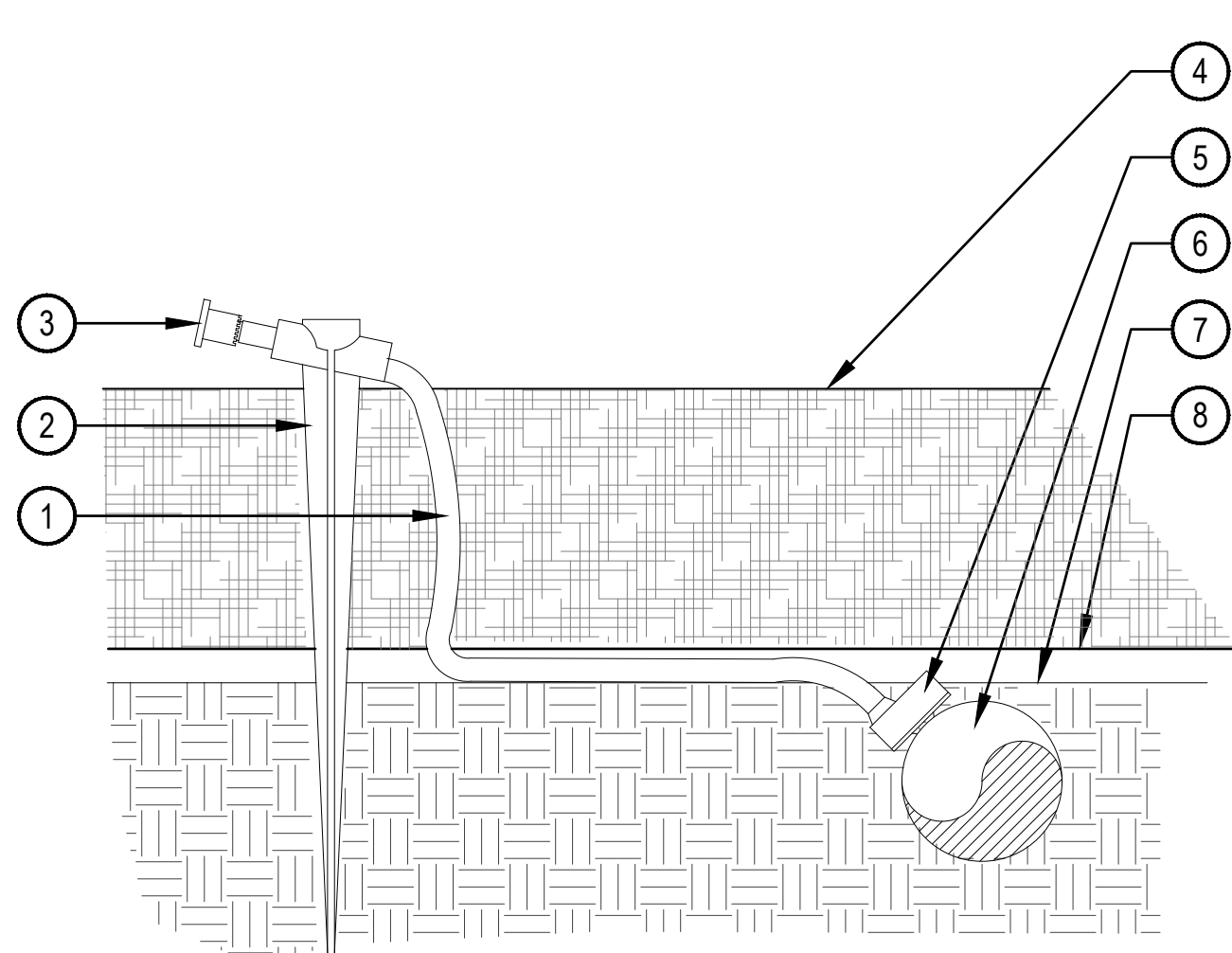


- 1 FINISH GRADE
- 2 POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL, (S x T)
- 6 TREE ROOT BALL
- 7 FULL CIRCLE BUBBLER (MODEL PER LEGEND)

NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 24" FROM ROOT BALL.
3. ADJUST ALL SPRINKLERS BODIES SO THAT NO FLOODING OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.

4 POP-UP BUBBLER

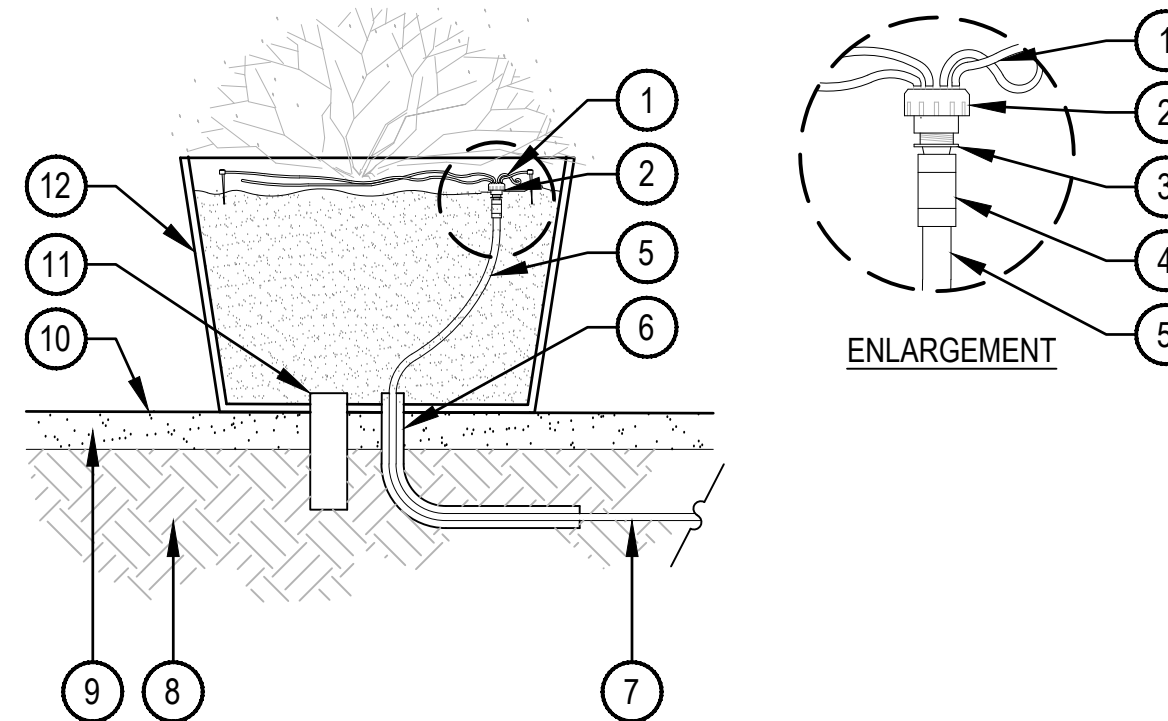
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- 1 1/4" DISTRIBUTION TUBING. RUN TUBING UNDER WEED BARRIER FABRIC TO PLANT. LENGTH NOT TO EXCEED 8'
- 2 UNIVERSAL 1/4" STAKE
- 3 DIFFUSER CAP
- 4 TOP OF MULCH
- 5 PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE. INSTALL EMITTER AT 45° TO 60° ANGLE
- 6 3/4" POLYETHYLENE TUBING SET WITH TOP OF TUBING FLUSH WITH FINISH GRADE OF SOIL
- 7 FINISH GRADE OF SOIL
- 8 WEED BARRIER FABRIC

5 SINGLE OUTLET EMITTER

SCALE: NTS

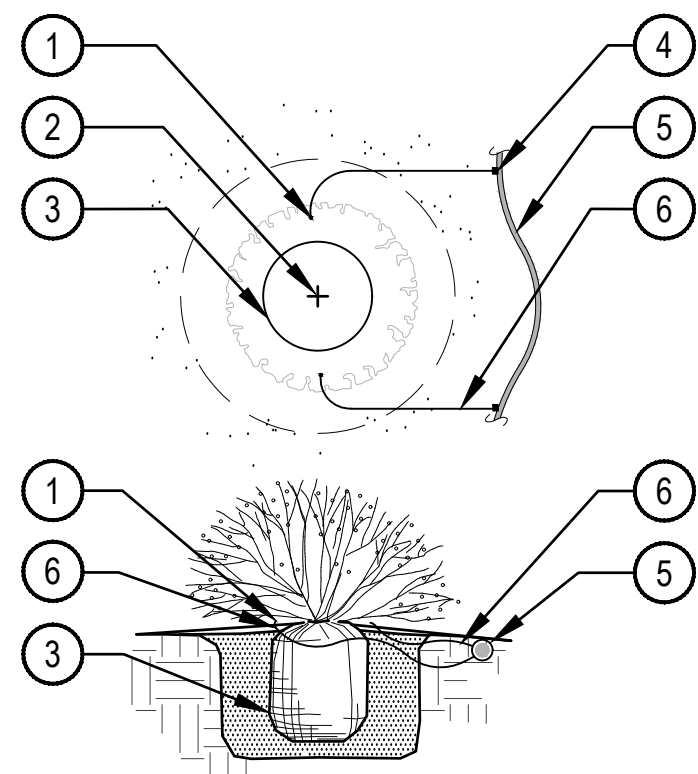


- 1 1/4" DISTRIBUTION TUBING W/ STAKE (RAIN BIRD TS-025)
- 2 MULTI-OUTLET EMITTER
- 3 1/2" RAIN BIRD MDCF-50MPT DRIP MALE ADAPTER FITTING
- 4 RAIN BIRD MDCF-COUP DRIP COUPLING FITTING
- 5 1/2" RAIN BIRD XF SERIES BLANK TUBING
- 6 1-1/2" CONDUIT SLEEVING - CONTRACTOR TO SEAL POT OPENING AROUND SLEEVING
- 7 BLANK TUBING TO VALVE
- 8 COMPACTED SUB GRADE
- 9 PAVING PER LANDSCAPE PLANS
- 10 FINISH GRADE
- 11 DRAINAGE PER LANDSCAPE PLANS
- 12 PLANTER PER LANDSCAPE PLANS

NOTES:
1. CONTRACTOR SHALL ALLOCATE ADDITIONAL LENGTH IN BLANK TUBING WITHIN PLANTER FOR MAINTENANCE PURPOSES.
2. CONDUIT SLEEVING TO EXTEND 2 FEET FROM PLANTER BOX.

6 MULTI-OUTLET EMITTER IN RAISED PLANTERS

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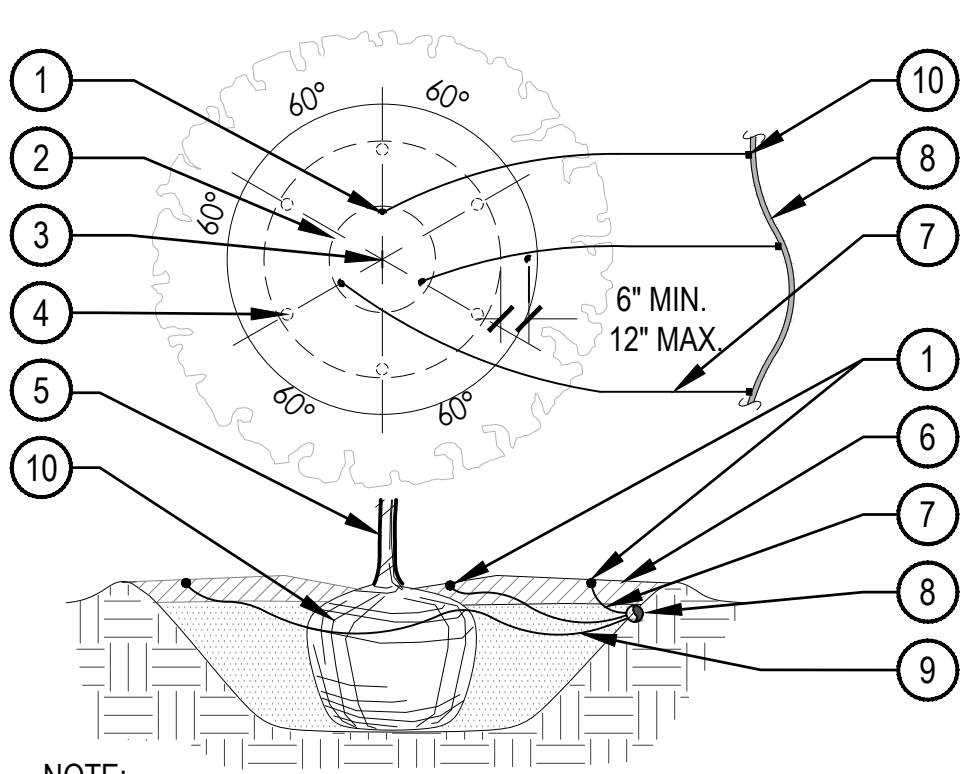


- 1 DIFFUSER CAP W/ DRIP STAKE
- 2 PLANT CENTER
- 3 PLANT ROOTBALL
- 4 SINGLE OUTLET EMITTER
- 5 3/4" POLYETHYLENE DRIP TUBING
- 6 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

NOTE:
1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
2. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
3. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.
4. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
5. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

7 SINGLE OUTLET EMITTER PLACEMENT

SCALE: NTS

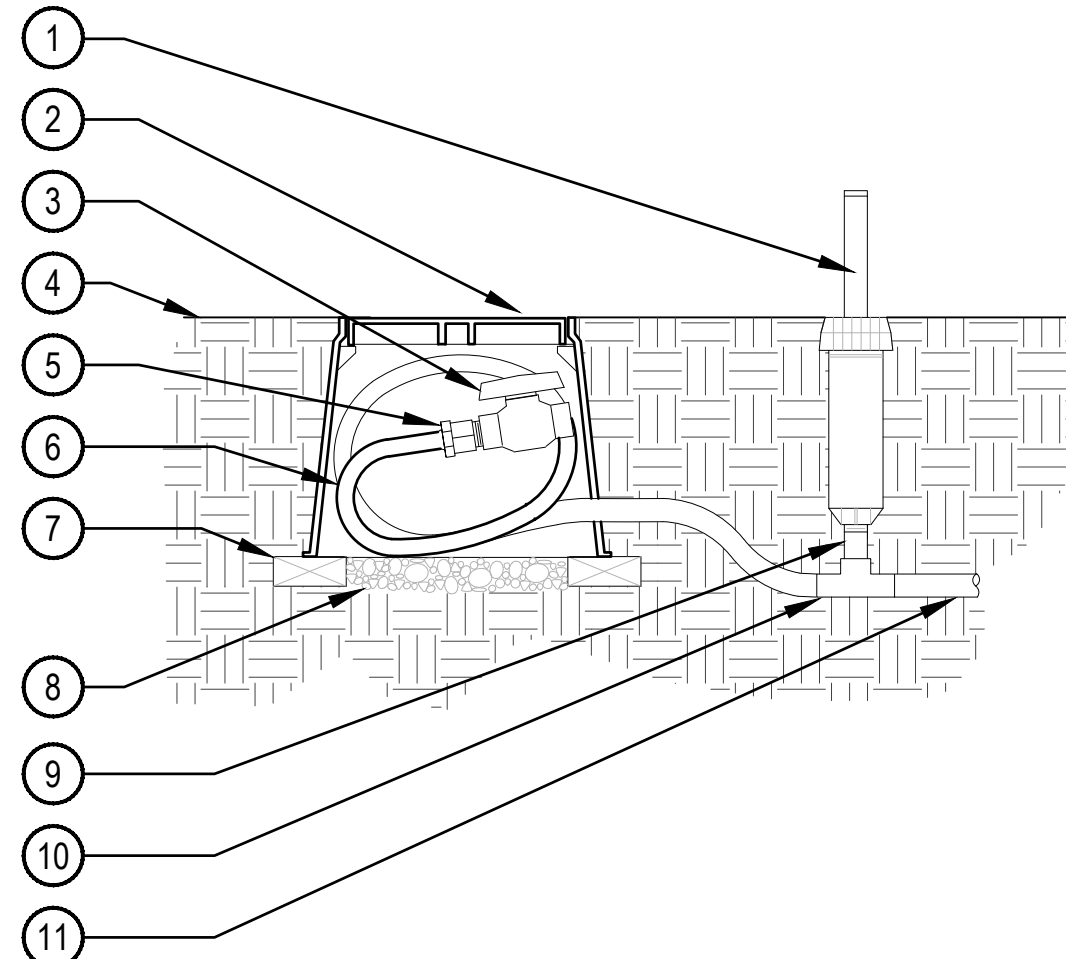


- 1 EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT CENTER (TYP.)
- 4 SECOND EMISSION POINTS SEE NOTE 3 BELOW
- 5 TREE TRUNK
- 6 MULCH LAYER
- 7 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- 8 3/4" POLYETHYLENE DRIP TUBING
- 9 SINGLE OUTLET EMITTER
- 10 ROOTBALL

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

8 TREE EMITTER PLACEMENT

SCALE: NTS



- 1 12" MIN. POP-UP HEAD WITH ENCLOSED NOZZLE AND SWING PIPE. (ZONE OPERATIONAL INDICATOR)
- 2 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 3/4" SCH. 40 PVC BALL VALVE
- 4 FINISH GRADE
- 5 3/4" Mx1 MALE ADAPTER W/ CLAMPS
- 6 3/4" POLYETHYLENE DRIP TUBING - 24" COIL IN BOX FOR MAINTENANCE
- 7 BRICK (2 REQUIRED MIN.)
- 8 3/4" GRAVEL SUMP, 4" DEPTH
- 9 1/2" SCH. 80 NIPPLE (LENGTH AS NEEDED)
- 10 3/4"x3/4"x1/2" 1x1x1/2" INSERT TEE
- 11 POLY LATERAL

NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. INSTALL OPERATIONAL INDICATOR WITHIN 24" OF FLUSH VALVE.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

9 DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

SCALE: NTS