



WATER SERVICE INFORMATION		WATER METER REF. NO. 'A'
TYPE OF SOURCE:	POTABLE	
SERVICE LINE SIZE **:	2"	
WATER METER SIZE **:	2"	
BACKFLOW PREVENTER SIZE **:	2"	
(** PER STREET and/or WATER IMPROVEMENT PLANS)		
METER ADDRESS:	TRADEWINDS DRIVE	
METER STATION POINT:	TRADEWINDS DRIVE	
EXISTING WATER PRESSURE:	77 - 80 PSI	
MINIMUM OPERATING PRESSURE:	68 PSI	
PEAK IRRIGATION DEMAND:	45 GPM	

IRRIGATION NOTES

- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND/OR AS STATED IN THE WRITTEN SPECIFICATIONS PREPARED BY THE LANDSCAPE ARCHITECT AND MANUFACTURER.
- THIS DESIGN IS DIAGRAMMATIC. ANY EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHEREVER POSSIBLE.
- THE IRRIGATION CONTRACTOR SHALL NOT FULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT, OTHERWISE THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO COMMENCING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
- 117 VOLT 60HZ SINGLE PHASE ELECTRICAL POWER OUTLET FOR THE IRRIGATION CONTROLLER IS TO BE PROVIDED BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE HOOK-UP FROM THE POWER OUTLET TO THE CONTROLLER.
- ALL WIRE FROM THE CONTROLLER TO THE ELECTRIC CONTROL VALVES SHALL BE #14 AWG-UF DIRECT BURIAL COPPER WIRE. PILOT WIRES SHALL BE COLOR CODED BY CONTROLLER AND COMMON GROUND WIRES SHALL BE WHITE WITH IDENTIFYING COLOR STRIPE CODED FOR EACH CONTROLLER. CONTRACTOR SHALL INSTALL (1) EXTRA COLOR CODED COMMON AND (1) EXTRA PILOT WIRE FROM THE CONTROLLER TO THE FARTHEST VALVE(S) FOR FUTURE USE. INSTALL IN COMMON TRENCH WITH MAIN LINE PIPING WHEREVER POSSIBLE. FASTEN WIRES TO UNDERSIDE OF MAIN LINE WITH NYLON WIRE TIES AT 10 FT. INTERVALS. PROVIDE A MINIMUM OF 18" OF COVER WHEN NOT ADJACENT TO MAIN LINE.
- ALL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES WITH APPROVED WATERPROOF WIRE CONNECTORS. WIRE SPLICES WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT. WIRE SPLICES SHALL BE LOCATED ON RECORD DRAWINGS AS PER SPECIFICATIONS.
- PROVIDE A MINIMUM OF 24" OF COVER OVER ALL PRESSURE MAIN LINE PIPING 3" AND LARGER, 18" OF COVER OVER ALL OTHER PRESSURE MAIN LINE PIPING, AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPING. PROVIDE A MINIMUM OF 36" COVER OVER ALL SLEEVES UNDER STREETS AND VEHICULAR TRAFFIC AREAS. ALL MAIN LINE PIPING UNDER PAVED AREAS SHALL BE INSTALLED IN SCH. 40 PVC SLEEVES. ALL SLEEVES SHALL BE INSTALLED UNDER PAVED AREAS PRIOR TO PAVING.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ALL WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS WORK SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ANY EXISTING SITE CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANTI-DRAIN VALVES AS REQUIRED BY FIELD CONDITIONS TO PREVENT DAMAGE AND EROSION DUE TO EXCESSIVE LOW HEAD RUNOFF.
- UPON COMPLETION OF THE JOB, THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A SEPIA MYLAR OF THE RECORD IRRIGATION PLANS.
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER(S).

DRIPLINE INSTALLATION NOTES

- ALL DRIPLINE FITTINGS, FILTERS, PRESSURE REGULATORS, AIR VACUUM RELIEF VALVES, AND FLUSH VALVES SHALL BE FURNISHED BY THE MANUFACTURER LISTED IN THE LEGEND, AND SHALL BE INSTALLED AS PER THE LEGEND, THE DETAILS, AND THE MANUFACTURERS' RECOMMENDATIONS. NO SUBSTITUTIONS WILL BE ACCEPTED.
- DRIPLINE SHALL GENERALLY BE LAID OUT AS FOLLOWS:
 - A. DRIPLINE IS INSTALLED AROUND THE ENTIRE EDGE OF THE AREA TO BE IRRIGATED.
 - DISTANCES FROM THE EDGE OF THE IRRIGATED AREA ARE:
 - 2-4" NEXT TO ASPHALT, CONCRETE PAVING, OR "HARDSCAPE".
 - 2-4" OUTSIDE OF UNCONTAINED LANDSCAPES.
 - AT CORNERS, THE DRIPLINE MAY BE CURVED, DOWN TO A MINIMUM RADIUS OF 15 INCHES. FOR CORNERS SHARPER THAN THIS, ELBOWS (OR TEES, AS APPLICABLE) SHALL BE USED.
 - B. DRIPLINE IS INSTALLED THROUGHOUT THE ENTIRE AREA TO BE IRRIGATED, AND IS CONNECTED WITH TEES TO THE DRIPLINE LAID AROUND THE EDGE.
 - ON FLAT GROUND (LESS THAN 3%):
 - DRIPLINE SHALL GENERALLY RUN PARALLEL TO THE LONGEST SIDE OF THE AREA TO BE IRRIGATED.
 - DRIPLINES SHALL BE EVENLY SPACED AT A DISTANCE NOT TO EXCEED THE ON-CENTER (O.C.) SPACING INDICATED IN THE LEGEND.
 - ON SLOPES (3% OR STEEPER):
 - DRIPLINE SHALL GENERALLY RUN PARALLEL TO CONTOUR LINES, NOT UP AND DOWN THE SLOPE.
 - DRIPLINES SHALL BE SPACED AT 125% OF ON-CENTER SPACING ON THE LOWER ONE-THIRD OF THE SLOPE.
 - C. THE RESULTING GRID OF DRIPLINE SHALL BE A "CLOSED LOOP" SYSTEM, EXCEPT IN NARROW AREAS WHICH ARE ONLY WIDE ENOUGH FOR ONE DRIPLINE.
- ON LOOPED DRIPLINE SYSTEMS WITH A SINGLE POINT OF SUPPLY, THE SUPPLY CONNECTION SHALL BE MADE ON THE PERIMETER OF THE LOOP, AND THE CONNECTION SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOOP FROM THE FLUSH VALVE.
- THE IRRIGATION CONTRACTOR SHALL THOROUGHLY FLUSH ALL LATERALS AND DRIPLINES PRIOR TO INSTALLATION OF FLUSH VALVES AND AIR VACUUM RELIEF VALVES.
- LOCATION OF FLUSH VALVES ON THE PLANS IS DIAGRAMMATIC ONLY. FLUSH VALVES SHALL BE LOCATED AT THE LOWEST POINT IN ELEVATION OPPOSITE THE POINT OF SUPPLY ON LOOPED DRIPLINE SYSTEMS, AND AT THE END OF THE LINE ON SINGULAR RUNS OF DRIPLINE.
- LOCATION OF AIR VACUUM RELIEF VALVES ON THE PLANS IS DIAGRAMMATIC ONLY. AIR VACUUM RELIEF VALVES SHALL BE LOCATED AT THE HIGHEST POINT IN ELEVATION ON LOOPED OR SINGULAR DRIPLINES.

FOR IRRIGATION LEGEND, SEE SHEET LI.1

			REVISIONS			DEVELOPMENT SERVICES DEPARTMENT									
			<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK		DATE	DESCRIPTION	BY					<table border="1"> <tr> <td colspan="2"> PARK at SEABRIDGE (TRACT 5266-1) TREE BUBBLER PLAN </td> </tr> <tr> <td>APPROVED:</td> <td>Date:</td> </tr> <tr> <td>City Engineer</td> <td> </td> </tr> </table>	PARK at SEABRIDGE (TRACT 5266-1) TREE BUBBLER PLAN	
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APPROVED:	Date:														
City Engineer															
NORTH SCALE: 1" = 20'-0" DATE: 03-11-16			REVIEWED BY: DATE: DATE:	SCALE: HORIZ. - 1" = 20' VERT. - NA	SHEET No. 10 OF 18 DRAWING NUMBER LI.2										