

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	COMMENTS
	WATER METER	N/A	1.5" WATER METER TO BE INSTALLED PER CIVIL PLANS
	BACKFLOW PREVENTER	FEBCO 825YA	1.5" BFP TO BE INSTALLED PER CIVIL PLANS. INSTALL IN A SECURABLE BACKFLOW PREVENTER CAGE.
	FLOW SENSOR	IRRITROL FS-200 2" FLOW SENSOR	INSTALL AFTER MASTER VALVE AT P.O.C.
	CONTROLLER	IRRITROL ECP-TW-5 EAGLE PLUS TWO WIRE WALL MOUNTED CONTROLLER IN METAL CABINET	INSTALL PER MANUFACTURER'S SPECIFICATIONS PROVIDE KEYS AND OPERATING INSTRUCTIONS TO OWNER
	WEATHER SENSOR	IRRITROL RFS1000 WIRELESS RAIN & FREEZE SENSOR SURFACE MOUNT	INSTALL PER MANUFACTURER'S SPECIFICATIONS MOUNT ON CLUBHOUSE ROOF ABOVE CONTROLLER
	GATE VALVE	WATTS WCV THD BRASS GATE VALVE	SIZE TO MATCH MAINLINE PASSING THROUGH. INSTALL IN 10" ROUND VALVE BOX.
	1" QUICK COUPLER	TORO 100-SLSC W/ 100-SLK KEY	INSTALL IN 10" ROUND VALVE BOX. PROVIDE 3 KEYS
	REMOTE CONTROL DRIP VALVE ASSEMBLY	TORO DZK-700, 1" DRIP VALVE ASSEMBLY INCLUDES Y-FILTER AND PRESSURE REGULATOR	INSTALL IN VALVE BOX
	MAIN LINE	SCH 40 PVC, SCH 80 FITTINGS	SIZE PER PIPE PLAN, SOLVENT WELD.
	SHRUB/G.C. LATERAL	CLASS 200 PVC	3/4" UNLESS OTHERWISE NOTED.
	TREE LATERAL	CLASS 200 PVC	3/4" UNLESS OTHERWISE NOTED.
	MULTI-OUTLET DRIP EMITTER	TORO T-PR25-9 PRESSURE REGULATING MANIFOLD OR APPROVED EQUAL	NOT SHOWN ON PLAN. SEE EMITTER DETAILS.
	SINGLE-OUTLET DRIP EMITTER	TORO T-DRJ08-A, 2-GPH EMITTER OR APPROVED EQUAL	NOT SHOWN ON PLAN. SEE EMITTER DETAILS.
	DISTRIBUTION TUBE	1/4" POLYETHYLENE	MAXIMUM LENGTH 6'-FEET. SEE EMITTER DETAILS.
	END FLUSH CAP	TORO T-FCH-H-FIT, OR APPROVED EQUAL	LOCATE IN 10" ROUND VALVE BOX
	SLEEVE	SCH. 40 PVC PIPE	SIZE TO BE 2X DIAMETER OF PIPE BEING SLEEVED
	ELECTRICAL SLEEVE	SCH. 40 PVC PIPE (1.5" MINIMUM)	SLEEVE UNDER ALL PAVING TYP.

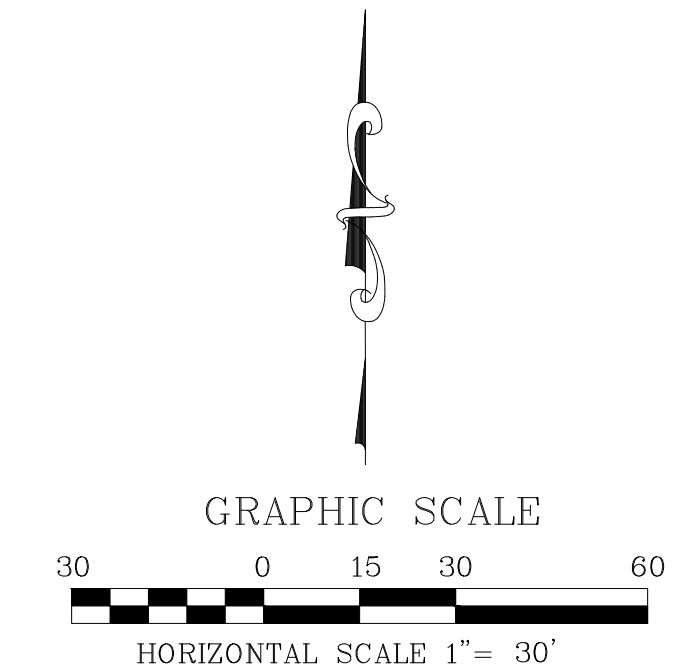
PIPE SIZING SCHEDULE		SLEEVE SIZING SCHEDULE (MM)				EMITTER NOTES	
SIZE	GPM	SIZE	GPM	PIPE	SLEEVE	PIPE	SLEEVE
3/4"	6-10	1 1/2"	26-35	3/4"	1 1/2"	1 1/2"	3"
1"	11-15	2"	36-55	1"	2"	2"	4"
1 1/4"	16-25	2 1/2"	56-80	1 1/4"	2.5"	2 1/2"	5"

STATION NUMBER
VALVE SIZE/
ZONE TYPE

- INSTALL ONE (1.0 GPH) OR (2.0 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE PLANT SCHEDULE FOR EMITTER SPECIFICATION.
- INSTALL EMITTERS AROUND EACH TREE; SEE THE EMITTER DETAIL FOR EMITTER QUANTITY AND SPACING.
- MULTI-OUTLET EMITTERS MAY BE USED INSTEAD OF SINGLE EMITTERS WHERE 1/2" TUBING DOES NOT EXCEED 6' IN LENGTH.
- INSTALL EMITTERS AT EDGE OF ROOFTOP AND UPGRADE FROM PLANTS.
- INSTALL ALL EMITTERS AND EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

IRRIGATION NOTES:

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT EXCEPT FOR CHANGE ORDERS APPROVED BY THE OWNER.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS; ALL SLEEVES SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON THE PLANS.
- THE IRRIGATION SYSTEM IS DESIGNED FOR 90 STATIC PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALERTING THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN DESIGN PRESSURE AND FIELD PRESSURE.
- CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND IS RESPONSIBLE FOR OBTAINING PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE PROJECT SITE.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (263-1100) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED ON THE IRRIGATION PLANS. CONTRACTOR IS RESPONSIBLE FOR CAREFUL SITE INSPECTION, REVIEW OF ALL LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SITE SUPERINTENDENT AND THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATING THE INSTALLATION OF SLEEVES UNDER PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PVC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESET PRESSURE REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRE RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQUAL) FOR ALL WIRE SPLICES.
- OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE, AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- TEST MAINLINE UNDER PRESSURE FROM THE WATER SOURCE (POINT OF CONNECTION) TO CONTROL VALVES AND QUICK COUPLERS FOR A MINIMUM OF 12-HOURS. OBTAIN APPROVAL FROM OWNER'S AGENT PRIOR TO BACKFILLING.
- ALL PVC SLEEVING PASSING UNDER PAVED SURFACES AND THROUGH FOOTINGS SHALL BE SCHEDULE-40 PVC PIPE TWICE THE SIZE OF THE PIPE PASSING THROUGH. PROVIDE A SEPARATE SLEEVE FOR ELECTRICAL WIRING (1.5" MINIMUM).
- EXACT PIPE SIZING AND FOOTAGE ARE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON TAPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRIP SYSTEM LATERAL PIPING SHALL BE 3/4-INCH CLASS 200 PVC. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE IRRIGATION WORK WITH THE LANDSCAPE PLANS TO AVOID CONFLICT BETWEEN IRRIGATION EQUIPMENT AND PLANTING PITS.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF SPRAYS, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS REQUIRED TO ACHIEVE FULL HEAD TO HEAD COVERAGE.
- PROVIDE A TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO THE INSIDE OF THE CONTROLLER ENCLOSURE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, TEST THE SYSTEM WITH THE OWNER'S AGENT TO VERIFY THAT THE SYSTEM IS FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATIONS OF SUGGESTED SEASONAL WATERING SCHEDULES.
- PROVIDE A WRITTEN 18-MONTH GUARANTEE FOR ALL IRRIGATION EQUIPMENT DATED FROM THE START OF THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT AS NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM AND REPLACE ANY PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.



NO.	DATE	REVISIONS

ENGINEERING • PLANNING • SURVEYING
LANDSCAPE ARCHITECTURE • URBAN DESIGN

The WLB Group, Inc.

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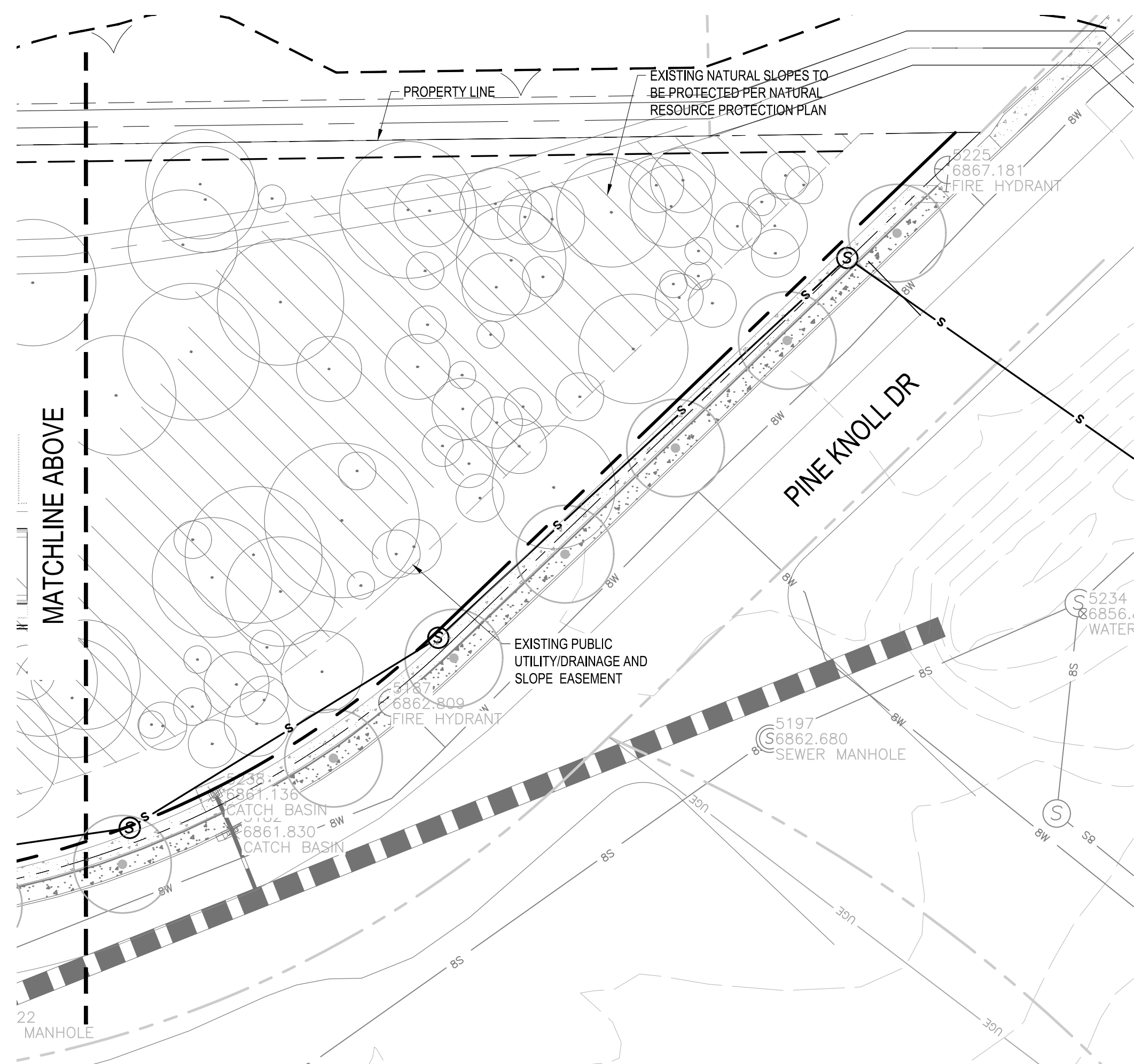
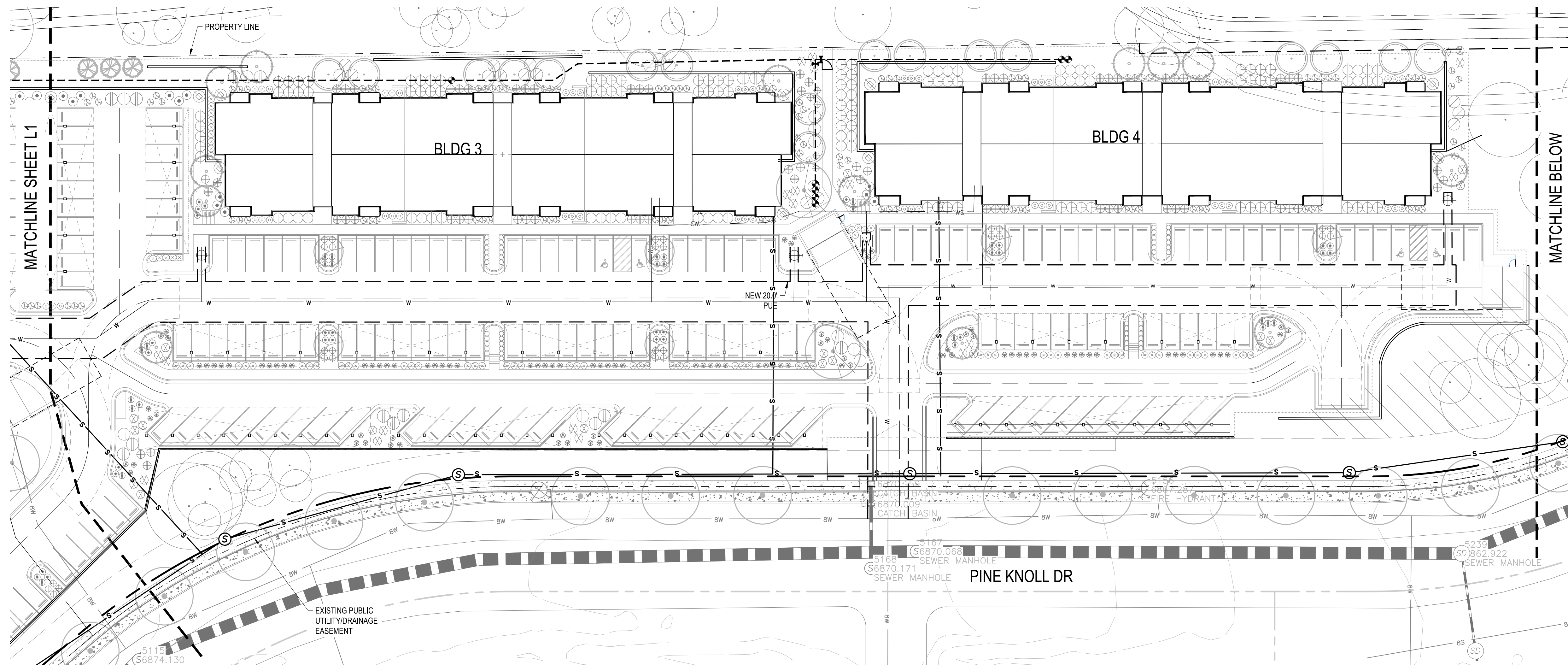
LONE TREE RANCH
IRRIGATION PLAN

Not for Construction

DESIGNED BY: SP	SP
DRAWN BY: SP	SP
CHECK BY: SP	SP
DATE: SEPTEMBER 2025	

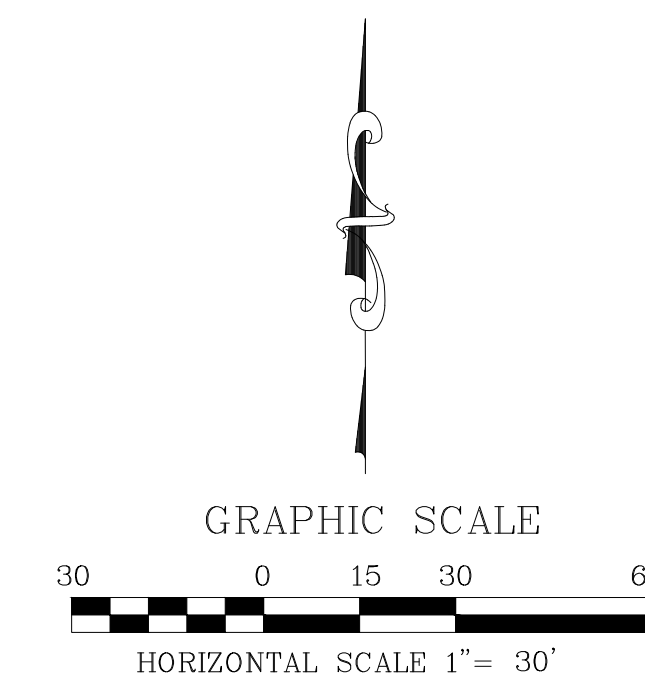
PROJECT NO.
317011B002

SHEET
L3



IRRIGATION LEGEND:

SYMBOL	DESCRIPTION
	WATER METER
	BACKFLOW PREVENTER
	FLOW SENSOR
	CONTROLLER
	WEATHER SENSOR
	GATE VALVE
	1" QUICK COUPLER
	REMOTE CONTROL DRIP VALVE ASSEMBLY
	MAIN LINE
	SHRUB/G.C. LATERAL
	TREE LATERAL
	MULTI-OUTLET DRIP EMITTER
	SINGLE-OUTLET DRIP EMITTER
	DISTRIBUTION TUBE
	END FLUSH CAP
	SLEEVE
	ELECTRICAL SLEEVE
	STATION NUMBER
	VALVE SIZE/ ZONE TYPE



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LONE TREE RANCH
IRRIGATION PLAN

Preliminary
Not for Construction

DESIGNED BY: SP	SP
DRAWN BY: SP	SP
CHECK BY: SP	SP
DATE: SEPTEMBER 2025	

PROJECT NO.
317011B002

SHEET
L4