

W. 92ND AVENUE



LEGEND: (Site Base Plan)

Symbol	Description
⊙	Existing - EVERGREEN TREE
⊕	Existing - DEODIOUS TREE (small caliper)
⊕	Existing - DEODIOUS TREE (med. caliper)
⊕	Existing - DEODIOUS TREE (large caliper)
⊗	Existing - Shopping center irrigation control valve location, Break-In-V system.
⊕	Utility Pedestal Location - Phone / Cable
⊕	Fire Hydrant
⊕	Street Light
⊕	STREET SIGN

IRRIGATION SCHEDULE

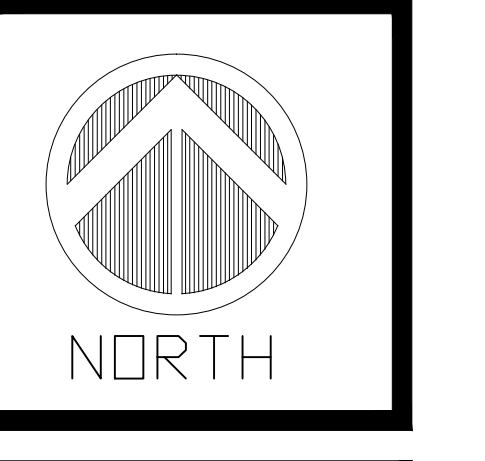
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS	DETAIL
⊕	Hunter PROS-04-PRSSO-CV 5' strip spray	11	LCS	30	0.65	5'x15'	6
⊕	Hunter PROS-04-PRSSO-CV 5' strip spray	11	RCS	30	0.65	5'x15'	6
⊕	Hunter PROS-04-PRSSO-CV 5' strip spray	250	56T	30	1.30	5'x30'	6
⊕	Hunter PROS-04-PRSSO-CV 5' radius	2	180	30	0.25	5'	6
⊕	Hunter PROS-04-PRSSO-CV 5' radius	7	90	30	0.12	5'	6
⊕	Hunter PROS-04-PRSSO-CV 8' radius	5	180	30	0.47	8'	6
⊕	Hunter PROS-04-PRSSO-CV 8' radius	1	90	30	0.24	8'	6
⊕	Hunter PROS-04-PRSSO-CV 8' radius	1	120	30	0.32	8'	6
⊕	Hunter PROS-04-PRSSO-CV 10' radius	2	180	30	0.66	10'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 5 Series	8	180	30	0.13	5'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 8 Series	1	60	30	0.11	8'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 8 Series	34	180	30	0.33	8'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 8 Series	1	120	30	0.22	8'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 10 Series	22	180	30	0.51	10'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 10 Series	3	120	30	0.34	10'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 12 Series	1	60	30	0.25	12'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 12 Series	1	150	30	0.62	12'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 12 Series	52	180	30	0.74	12'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 12 Series	2	120	30	0.44	12'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 12 Series	1	270	30	1.15	12'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 15 Series	12	180	30	1.16	15'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 4X Strip Spray	11	-190	30	0.37	4'x18'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 4X Strip Spray	4	LCS	30	0.19	4'x4'	6
⊕	Hunter PROS-04-PRSSO-CV with Toro Precision Nozzle 4X Strip Spray	1	RCS	30	0.19	4'x4'	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
⊕	Hunter ICV-6 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	22	4
⊕	Matco-Norca T10T PVC White Ball Valve for Sch 40 and Sch 80 Pipe, Threaded Ends comply with ASTM F144B, with "T" Handle, same size as mainline. 1/2" - 4".	6	
⊕	Hunter ICV-6 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1	3
⊕	Fabco 825YA (Existing) 1" Reduced Pressure Backflow Preventer	1	2
⊕	IRRIGATION CONTROLLER - Pedestal Mount Controller: 24 Station Rain Bird ESP-LXME series with WR2 series wireless Rain/Freeze sensor. Alternate Controller: 24 Station Weathermatic Smartline series with Smartlink modem, SLWS Weather station and SLFS1-T flow sensor - same size as mainline. Mounted on a Pedestal.	1	1
⊕	Booster Pump Flint and Walling 1/3 HP 7.6 amp booster pump #CJ03P031 (1-1/2" suction, 1-1/4" discharge)	1	7
⊕	Water Meter 1" Vance St. POC (Existing)	1	
⊕	POC Park Mainline connection POC (Existing)	1	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe.	5675 L.F.	5
---	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe.	1641 L.F.	5
---	Irrigation Mainline: Type L Copper Pipe	17.2 L.F.	
---	Pipe Sleeve: PVC Class 200 SDR 21	340.6 L.F.	

IRRIGATION NOTES:

- 1) ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY WESTERN WATER MANAGEMENT, LLC
- 2) LOCATE ALL UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES DURING THE INSTALLATION OF THE IRRIGATION SYSTEM.
- 3) ALL PROPERTY OR UTILITY DAMAGES ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
- 4) ALL PERMITS, PRIVATE LOCATES AND STREET CLOSURE COSTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
- 5) CONTRACTOR SHALL USE DIRECTIONAL BORING OR HAND EXCAVATION TO PROTECT TREE FEEDER ROOTS.
- 6) CONTRACTOR SHALL INSTALL SEED IN ALL DISTURBED AREAS.
- 7) CONTRACTOR SHALL FIELD VERIFY PRESSURE FOR EACH TAP PRIOR TO STARTING IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS IF CONSULTANT IS NOT NOTIFIED. SYSTEM HAS BEEN DESIGNED FOR A MINIMUM STATIC PRESSURE OF 55PSI UPSTREAM OF THE BACKFLOW PREVENTER.
- 8) CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH IRRIGATION INSTALLATION. SLEEVING IS PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED. SIZE SLEEVING AS FOLLOWS:

PIPE SIZE OR # OF WIRES	SLEEVE SIZE
1"-1.25"	2" CL-200 PVC
1.5"-2"	4" CL-200 PVC
2.5"-3"	6" CL-200 PVC
1-25 CONTROL WIRES	2" CL-200 PVC
26-70 CONTROL WIRES	3" CL-200 PVC
- 9) CONTROLLER SHALL BE SET TO OPERATE ONE VALVE AT A TIME.
- 10) INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- 11) ALL CONSTRUCTION IS TO ADHERE TO CITY OF WESTMINSTER STANDARDS & SPECIFICATIONS.
- 12) BRAND VALVE BOX LIDS WITH CONTROLLER LETTER AND VALVE NUMBER AS SHOWN ON PLANS. FOR QUICK COUPLERS USE QC AND FOR ISOLATION VALVES USE IV.
- 13) CONTACT ALL TREES TO THE SAME DENSITY AS THE ADJACENT UNDISTURBED SOIL.
- 14) ADJUST IRRIGATION HEADS TO PROVIDE ADEQUATE COVERAGE AND MINIMIZE OVERSPRAY. ADJUST CONTROLLERS TO IRRIGATE USING REPEAT CYCLES TO REDUCE RUN-OFF.
- 15) EQUIPMENT SHOWN IN HARDSCAPE AREAS IS FOR DRAWING CLARIFICATION ONLY. INSTALL IN PLANTING AND TURF AREAS AS NECESSARY.
- 16) SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND TWO CONTROL WIRES) FROM CONTROLLER A TO THE ENDS OF THE MAINLINE. USE #14 BLACK FOR SPARE COMMON AND #14 BLUE FOR SPARE CONTROL WIRES.
- 17) TURF WATER REQUIREMENTS WILL VARY FROM 1/2" TO 2" PER WEEK DEPENDING ON THE CLIMATE. ANNUAL SYSTEM WATER CONSUMPTION BASED ON ADJUSTED BY VALUES FROM PREVIOUS SEASONS IS 298,042 GALLONS. THE FRACTION RATE OF THE HUNTER FIXED ARE. NOZZLES ON THIS SYSTEM IS BETWEEN 1.0in/hr AND 1.8in/hr. TIME REQUIRED TO APPLY 1-INCH IS APPROXIMATELY 55 MINUTES. THE PRECIP RATE OF THE PRECISION STRIP HEADS ON THIS SYSTEM IS BETWEEN 1.0in/hr AND 1.2in/hr. TIME REQUIRED TO APPLY 1-INCH IS APPROXIMATELY 55 MINUTES.
- 18) PRIOR TO FINAL ACCEPTANCE BY THE METRO DISTRICT, THE INSTALLATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - A SIGNED AND DATED WRITTEN DESCRIPTION OF THE CONTRACTOR'S WARRANTY AND WARRANTY PERIOD.
 - ALL PRODUCT LITERATURE AND CUSTOMER SERVICE INFORMATION FOR PRODUCTS USED/INSTALLED ON PROJECT.
 - CURRENT IRRIGATION SCHEDULES FOR ALL CONTROLLERS.



WESTGLEN METRO DISTRICT
VANCE STREET TAP
IRRIGATION AS-BUILT

COPYRIGHT
WESTERN WATER MANAGEMENT, LLC
RESERVED. ALL RIGHTS ARE RESERVED.
NO PART OF THIS DRAWING OR ANY
HEREIN MAY BE REPRODUCED, COPIED,
DUPLICATED, DISCLOSED, OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.
COPYRIGHTS AND INFRINGEMENTS WILL
BE ENFORCED AND PROSECUTED.

DATE: JAN 16, 2019
DRAWN BY: JLB
CHECKED BY: JLB
JOB NUMBER:
ISSUE / REVISIONS:

SCALE
1"=30'

IR-1

MATCHLINE (See Sheet IR-2)

MATCHLINE (See Sheet IR-2)

9100 VANCE ST.

THIS STRETCH OF TREELAWN IS CURRENTLY OPERATING OFF OF THE BROOKHILL V SHOPPING CENTER IRRIGATION SYSTEM. VERIFY WHERE THE EXISTING LATERAL LINES FEED INTO THE TREELAWN AREAS AND CAP THEM OFF ON THE WEST SIDE OF THE SIDEWALK. THE EXISTING CONTROL VALVE LOCATIONS ON THE SHOPPING CENTER SYSTEM ARE SHOWN.

DIRECTIONAL BORING AND SLEEVING SHOULD BE UTILIZED FOR MAINLINE, WIRE AND LATERAL INSTALLATIONS IN AREAS WHERE LARGER TREES AND ROOTS EXIST. (TYP.)

POINT OF CONNECTION #1 - 1"
PEAK FLOW REQUIREMENT: 23.3GPM. REQUIRED STATIC PRESSURE: 55PSI
UPSTREAM OF BACKFLOW PREVENTER.
CONNECT TO 1" COPPER PIPE DOWNSTREAM OF EXISTING 1" BACKFLOW
PREVENTER AND TRANSITION INTO THE BOOSTER PUMP AND CL-200 PVC MAINLINE. EXTEND
AS SHOWN TO FLOW SENSOR, MASTER VALVE AND CONTROL VALVE LOCATIONS.

BOOSTER PUMP - Flint and Walling 1/3 HP 7.5 Amp (CJ03P031)
PEAK FLOW REQUIREMENT: 23.3GPM. REQUIRED STATIC PRESSURE: 55PSI. SEE M.D.
REFER TO MANUFACTURER'S LITERATURE AND IRRIGATION PLAN DETAIL DRAWINGS FOR
INSTALLATION INSTRUCTIONS. LOCATE BOOSTER PUMP IN GUARDSHACK PUMPHOUSE
ENCLOSURE OR EQUIVA.

CONTROLLER LOCATION "A"
PEDESTAL MOUNT ONE 24 STATION RAIN BIRD ESP-LXME
SERIES CONTROLLER WITH WR2 SERIES WIRELESS RAIN/FREEZE
SENSOR AT INDICATED LOCATION. ALL WORK NEEDS TO CONFORM TO
LOCAL CODES. LOCATE SLEWS SENSOR ON POLE WHERE THERE
IS 28 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING
FEATURE.

PROVIDE ALTERNATE CONTROLLER BID FOR THE FOLLOWING:
PEDESTAL MOUNT ONE 24 STATION WEATHERMATIC SMARTLINE
SERIES CONTROLLER WITH SMARTLINK MODEM, SLEWS WEATHER
STATION AND SLEWS-T FLOW SENSOR AT INDICATED LOCATION.
ALL WORK NEEDS TO CONFORM TO LOCAL CODES. INSTALL
SLEWS WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE.
LOCATE SLEWS SENSOR ON POLE WHERE THERE IS 28 FT. OF
CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE.