

L K A P A R T N E R S
I N C O R P O R A T E D
A Professional Corporation for Architecture and Planning

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Meridian Ranch Fieldhouse
Tax Parcel Schedule Number(s)- 4220303009 & 4220303093
Phase 1 -Fieldhouse, 10559 Rainbow Bridge Dr
Phase 2 - Office Building, 10575 Rainbow Bridge Dr
Peyton, CO 80831
Meridian Service Metro District
11886 Stapleton Drive
Falcon, CO 80831



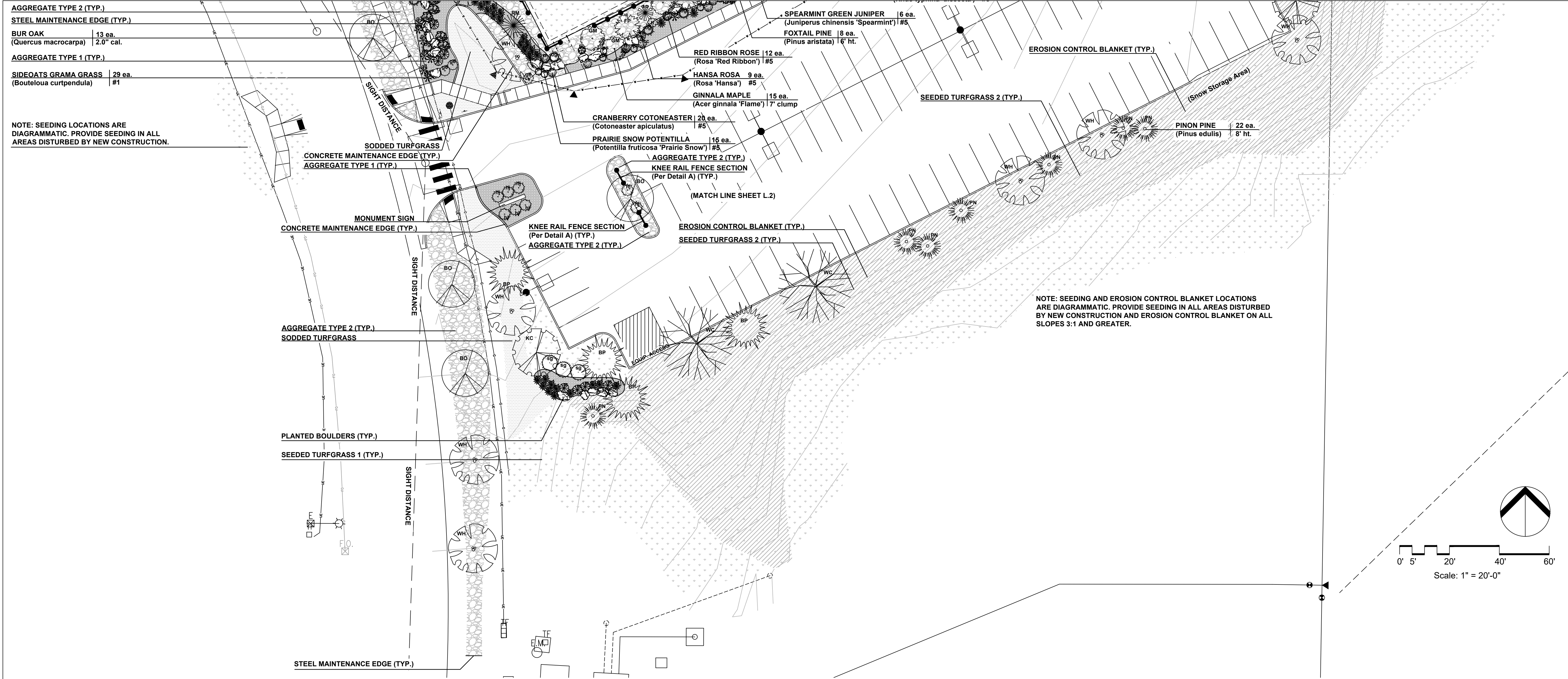
El Paso County
Major Commercial Site
Development Plan

Drawn: WFG, GEM
Checked: GEM
Issued: 20 February 2024
Revised: 28 March 2024
Revised:
Final:

Landscape Plan

LS-1

Project No. 23.012
The LKA Partners Incorporated



LKA PARTNERS
INCORPORATED
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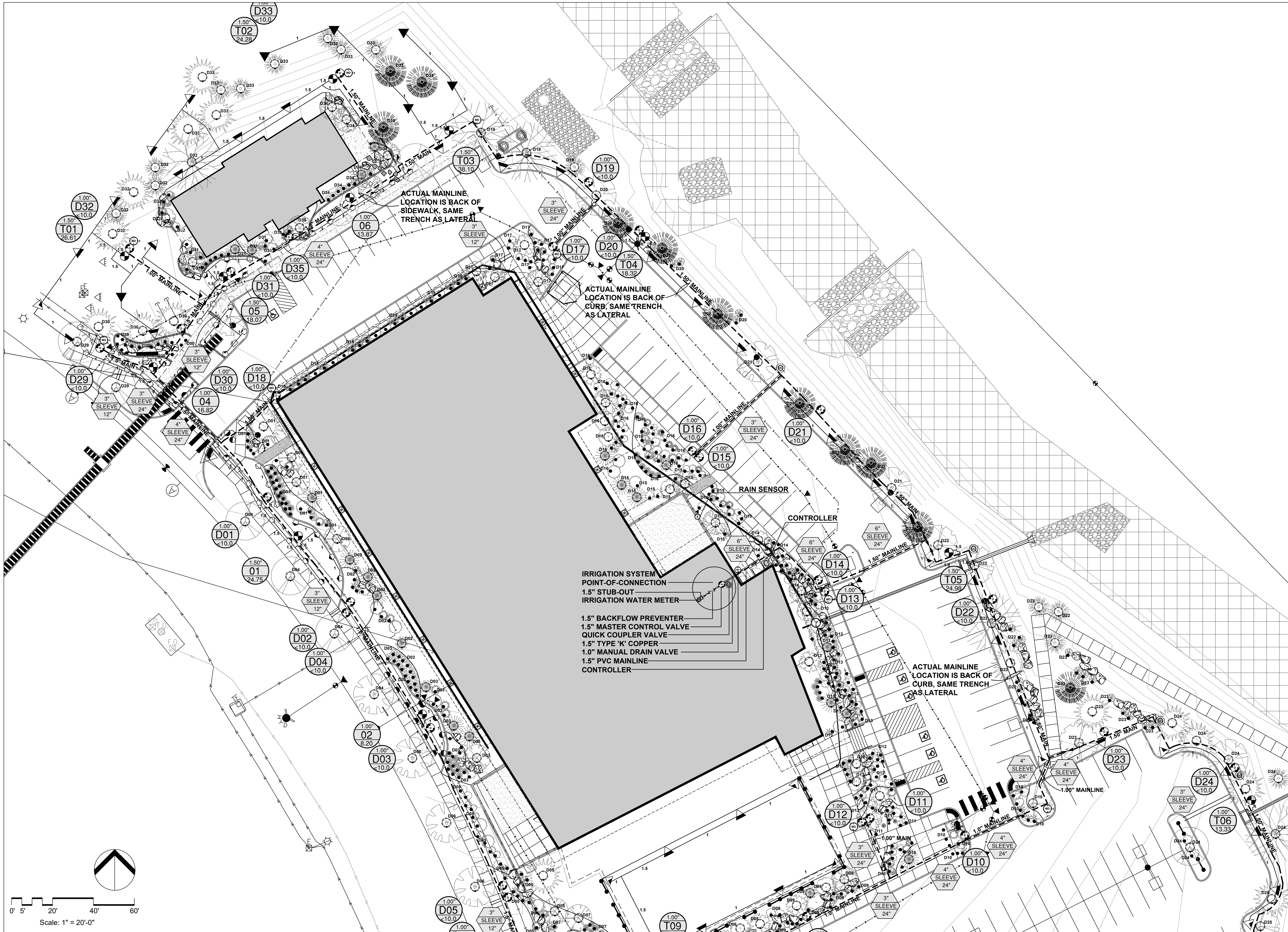


El Paso County
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Development Plan

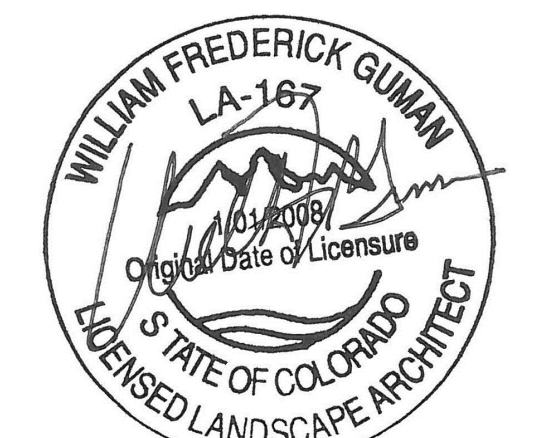
Drawn:	WFG GEM
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Issued:	20 February 2024
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Final:	

Landscape Plan

LS-2



Meridian Ranch Fieldhouse
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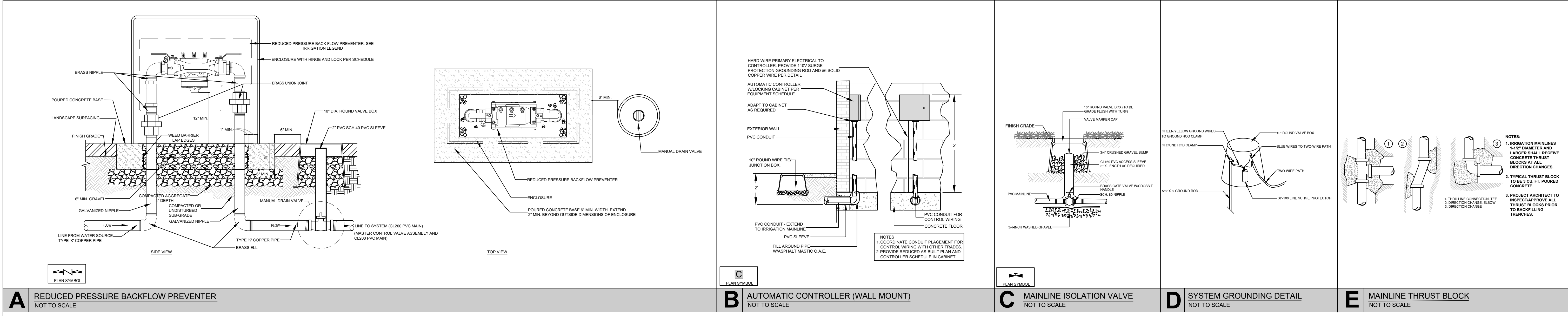
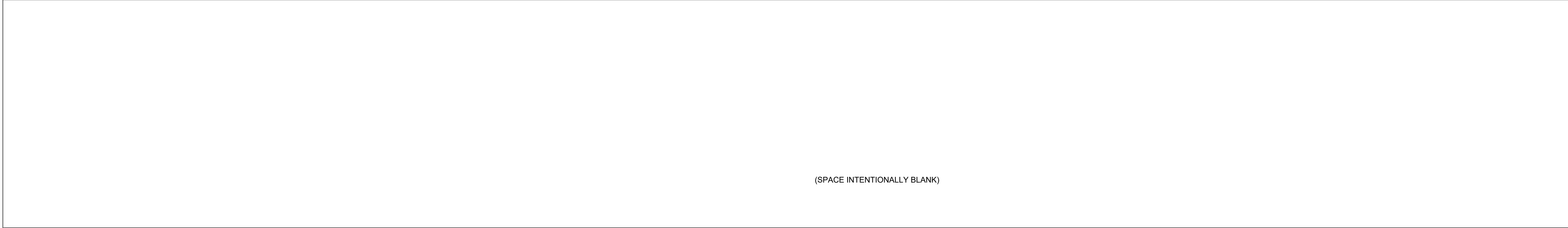
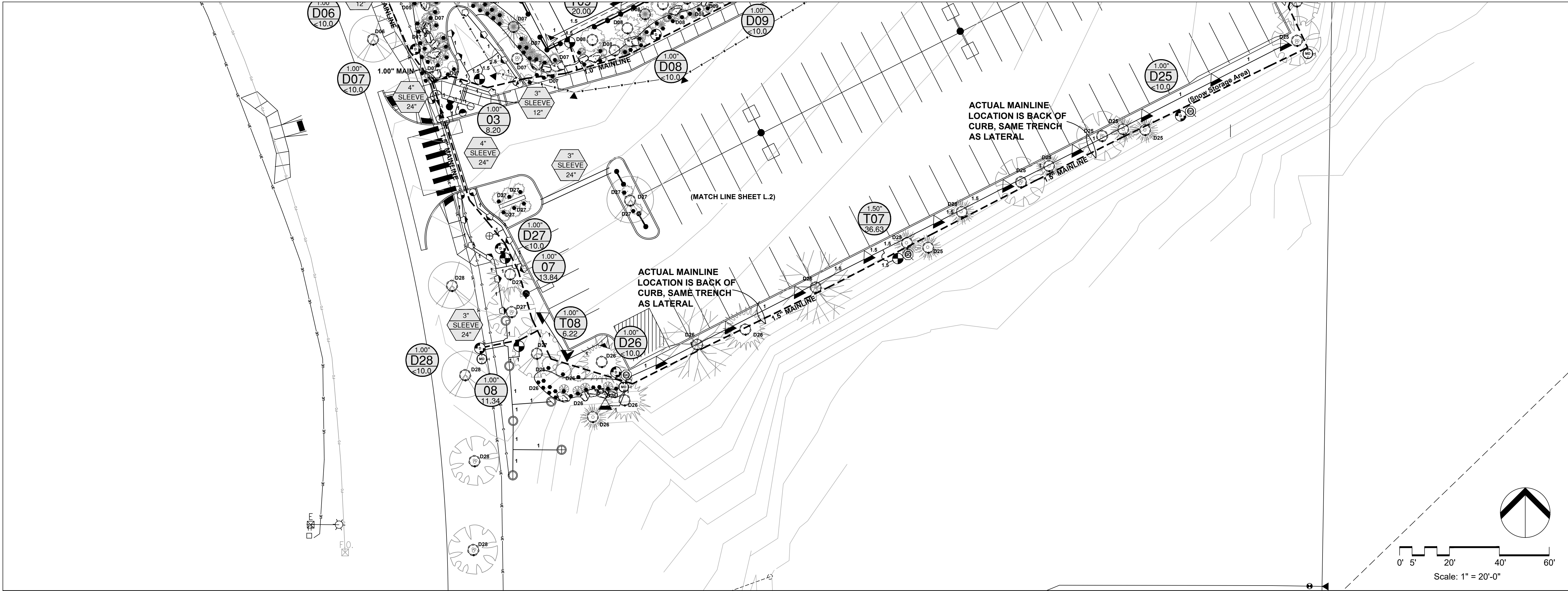


El Paso County
Major Commercial Site
Development Plan

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Revised:
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Irrigation Plan

LS-3



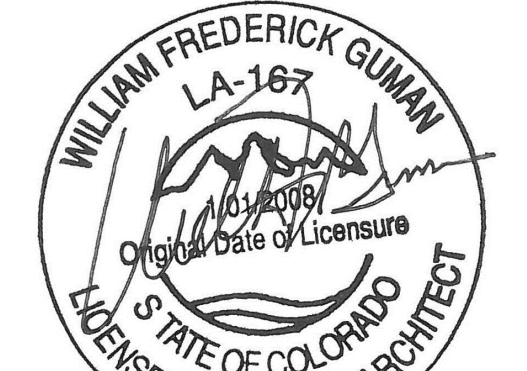
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Revised:
Final:

Irrigation Plan

LS-4

LANDSCAPE SCHEDULE:
Planting Schedule:

TREES

SYMBOL	QTY	KEY	DROUGHT TOLERANT (BEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	7	(KC)		KENTUCKY COFFEE TREE (Gymnocladia dioica)	50-62' 40-52'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	15	(WH)		WESTERN HACKBERRY (Rhamnus californica)	50-62' 40-52'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	13	(BC)		BUR OAK (Quercus macrocarpa)	50-62' 40-52'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	7	(WC)		WESTERN CATALPA, "HEARTLAND" (Catalpa speciosa 'Heartland')	40-50' 20-32'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	13	(TC)		HAWTHORN, THORNLESS COCKSPUR (Crataegus crataegoides)	15-20' 10-15'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	6	(GR)		GOLDENHORN TREE (Kalmia latifolia)	20-30' 10-15'	2.0' cal.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	15	(CA)		GINNIA MAPLE (Acer glabrum 'Ginnia')	10-20' 10-15'	7" diam.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	15	(BP)		BONANIAN PINE (Pinus banksiana)	15-20' 10-15'	10' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	5	(AP)		AUSTRIAN PINE (Pinus nigra)	10-15' 10-15'	10' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	11	(LP)		LOOSEBONE PINE (Pinus contorta)	10-15' 10-15'	8' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	22	(PN)		PINON PINE (Pinus edulis)	20-30' 10-15'	8' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	8	(FP)		FRUITFUL PINE (Pinus edulis)	20-30' 10-15'	8' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size
	17	(RM)		ROCKY MOUNTAIN JUNIPER (Juniperus scopulorum)	20-30' 10-15'	8' H.	B&B Nursery Green. Size to meet or exceed A&N. min. size

SHRUBS

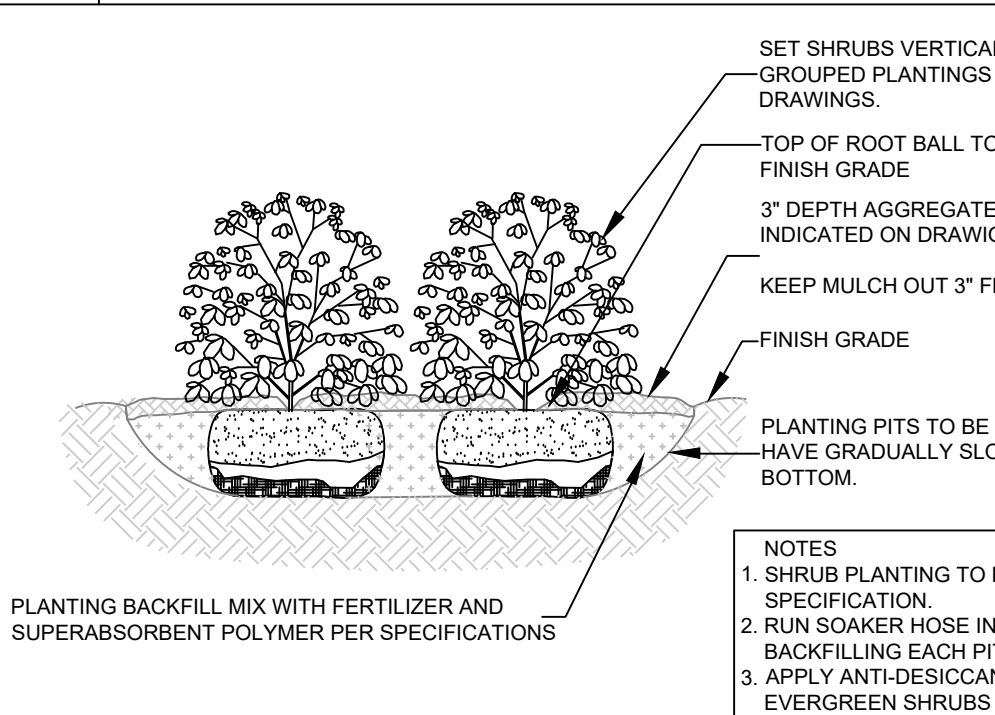
SYM.	QTY.	KEY	DROUGHT TOLERANT (BEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	12	(B)		AUSTRIAN COPPER ROSE (Rosa foetida)	6-10' 6-8'	#5	Container Green. Size to meet or exceed A&N. min. size
	9	(H)		HANSA ROSE (Rosa 'Hansa')	4-6' 4-4'	#5	Container Green. Size to meet or exceed A&N. min. size
	12	(B)		RED RIBBON ROSE (Rosa 'Red Ribbon')	3-5' 3-4'	#5	Container Green. Size to meet or exceed A&N. min. size
	20	(B)		CRANBERRY CLOSTERMASTER (Ceanothus apiculatus)	16-24' 3-4'	#10	Container Green. Size to meet or exceed A&N. min. size
	34	(B)		CUTLEAF SUMAC (Rhus typhina 'Savelyi')	6-8' 6-8'	#5	Container Green. Size to meet or exceed A&N. min. size
	12	(B)		DWARF FRAGRANT SUMAC (Rhus typhina 'Savelyi')	2-3' 2-3'	#5	Container Green. Size to meet or exceed A&N. min. size
	18	(B)		CREeping THREE-LEAF SUMAC (Rhus typhina 'Savelyi')	2-3' 2-3'	#5	Container Green. Size to meet or exceed A&N. min. size
	19	(B)		BLUE MIST SPIREA (Spiraea cantabrica 'Blue Mist')	3-4' 3-4'	#5	Container Green. Size to meet or exceed A&N. min. size
	7	(H)		MOONLIGHT BROOM (Cytisus albus 'Moonlight')	3-4' 3-4'	#5	Container Green. Size to meet or exceed A&N. min. size
	43	(H)		RUSSIAN SAGE (Perovskia atropurpurea)	3-4' 3-4'	#5	Container Green. Size to meet or exceed A&N. min. size
	20	(B)		GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	#5	Container Green. Size to meet or exceed A&N. min. size
	15	(B)		PRAIRIE SNOW POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	#5	Container Green. Size to meet or exceed A&N. min. size
	37	(B)		HUGHES JUNKER (Juniperus horizontalis 'Hughes')	1-2' 5-6'	#5	Container Green. Size to meet or exceed A&N. min. size
	21	(B)		OLD GOLD JUNIPER (Juniperus media 'Old Gold')	3-4' 4-6'	#5	Container Green. Size to meet or exceed A&N. min. size
	24	(B)		SEA GREEN JUNIPER (Juniperus media 'Sea Green')	3-4' 4-6'	#5	Container Green. Size to meet or exceed A&N. min. size
	6	(B)		SPEARPOINT GREEN JUNIPER (Juniperus chinensis 'Spearpoint')	10-12' 8-10'	#15	Container Green. Size to meet or exceed A&N. min. size

GRASSES

SYM.	QTY.	KEY	DROUGHT TOLERANT (BEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	54	(B)		FEATHER REED GRASS (Calamagrostis canedula 'Feather Reed')	3-5' 3-5'	#1	Container Green. Size to meet or exceed A&N. min. size
	15	(B)		RED BARN BLOOD GRASS (Hesperis matronalis 'Red Barn')	10-18' 10-18'	#1	Container Green. Size to meet or exceed A&N. min. size
	29	(B)		SIDOCAT'S GRAMA GRASS (Bouteloua gracilis 'Sidocat's')	8-12' 8-12'	#1	Container Green. Size to meet or exceed A&N. min. size
	35	(B)		GRAMMA GRASS (Bouteloua gracilis 'Sidocat's')	1-2' 1-2'	#1	Container Green. Size to meet or exceed A&N. min. size
	4	(B)		RED SWITCH GRASS (Panicum virgatum 'Red Switch')	3-4' 12-18'	#1	Container Green. Size to meet or exceed A&N. min. size
	8	(B)		QUART SACK GRASS (Sporobolus vaginatus)	3-6' 2-3'	#5	Container Green. Size to meet or exceed A&N. min. size

SYMBOL KEY:

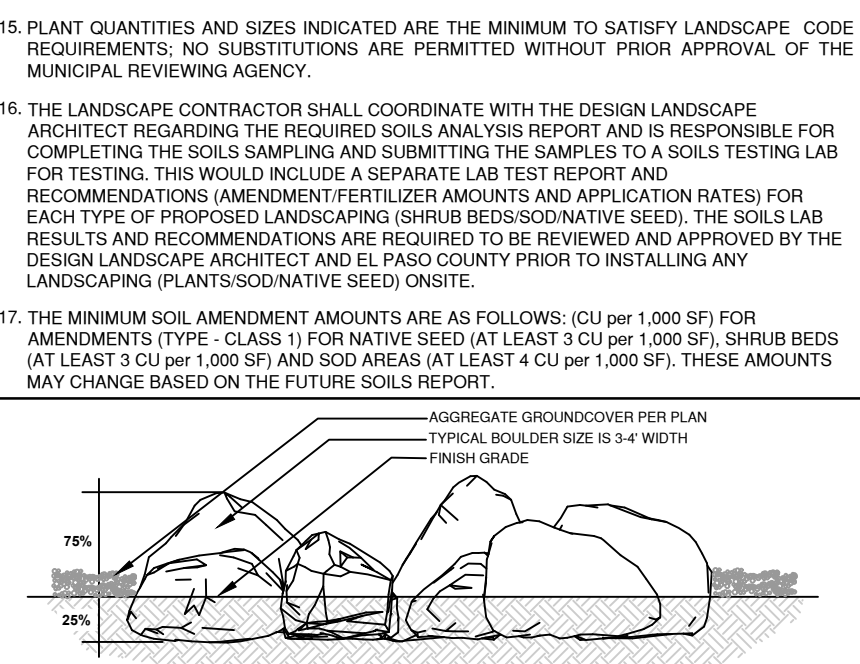
	STEEL REINFORCEMENT: 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	CONCRETE MAINTENANCE EDGE: 6" x 6" POURED IN PLACE
	SODDED TURF: FESCUE BLEND ON PREPARED SOIL
	RED FLAGSTONE: 1-1/2" x 2-3" SLAB, [Equal to that supplied by C and C Sand, Colorado Springs, CO]
	AGGREGATE 1: 1-1/2" ARKANSAS TAN placed to a uniform 3" depth on fabric underlayment [Equal to that supplied by C and C Sand, Colorado Springs, CO]
	AGGREGATE 2: 2-4" ARKANSAS TAN placed to a uniform 4" depth on fabric underlayment [Equal to that supplied by C and C Sand, Colorado Springs, CO]
	AGGREGATE 3: Cimarron Breeze placed to a uniform 3" depth on fabric underlayment [Equal to that supplied by C and C Sand, Colorado Springs, CO]
	SEEDDED TURF 1 (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDOCAT'S GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) broadcast or irrigated hydroseeded.
	SEEDDED TURF 2 (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDOCAT'S GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED] Seed rate (lbs PLS/acre) broadcast or irrigated hydroseeded.
	ARTIFICIAL TURF
	EROSION CONTROL BLANKET: EXCELSION CUREX CL BLANKET ON SLOPES 3:1 AND GREATER [https://americanececontrol.com/products/]
	LOW CEDAR PEDESTRIAN SAFETY FENCE: (Per Detail)
	PLANTING BOULDERS: Silcon Stone quarried boulders [https://www.silcostones.com/] Canon City, CO, avg. 4' width, set in grade w/ 25%-30% ht. buried beneath fabric (Per Detail) [TOTAL BOULDERS: 106 ea. indicated on plan]



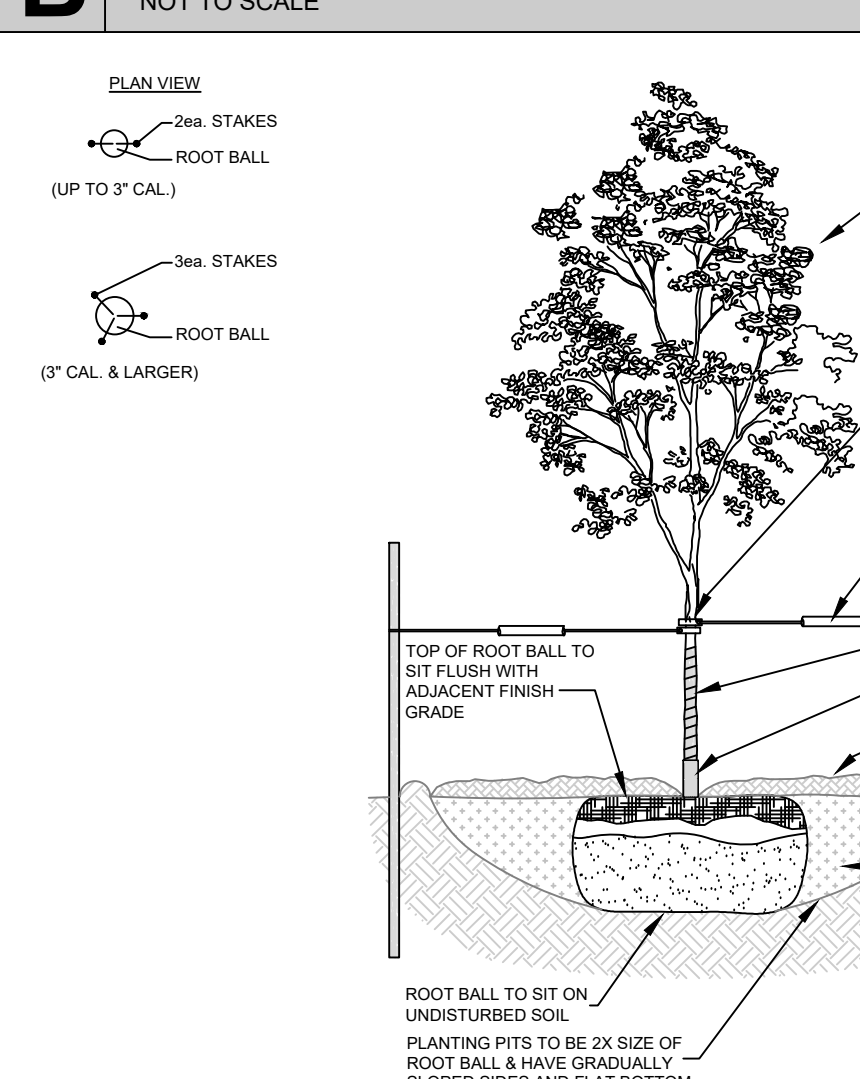
A SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

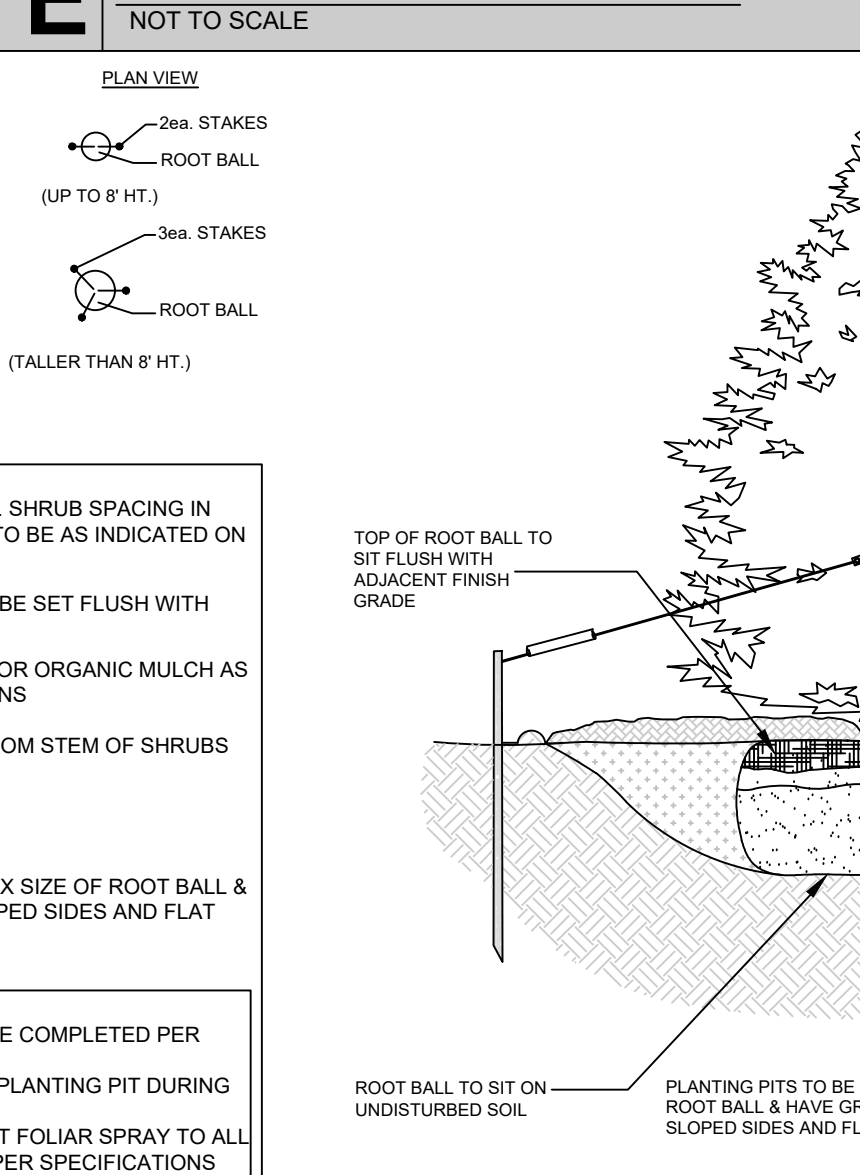
- REFER TO SPECIFICATION SECTION 32-84-00: LANDSCAPE ACCESSORIES
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING BID. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSIDERED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION WITH THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
- IN A LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
- NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
- NEW SEEDDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND EL PASO COUNTY PRIOR TO INSTALLING ANY LANDSCAPING/PLANT/NATIVE SEED. ON SITE.
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE: CLASS 1) FOR NATIVE SEED (AT LEAST 4 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



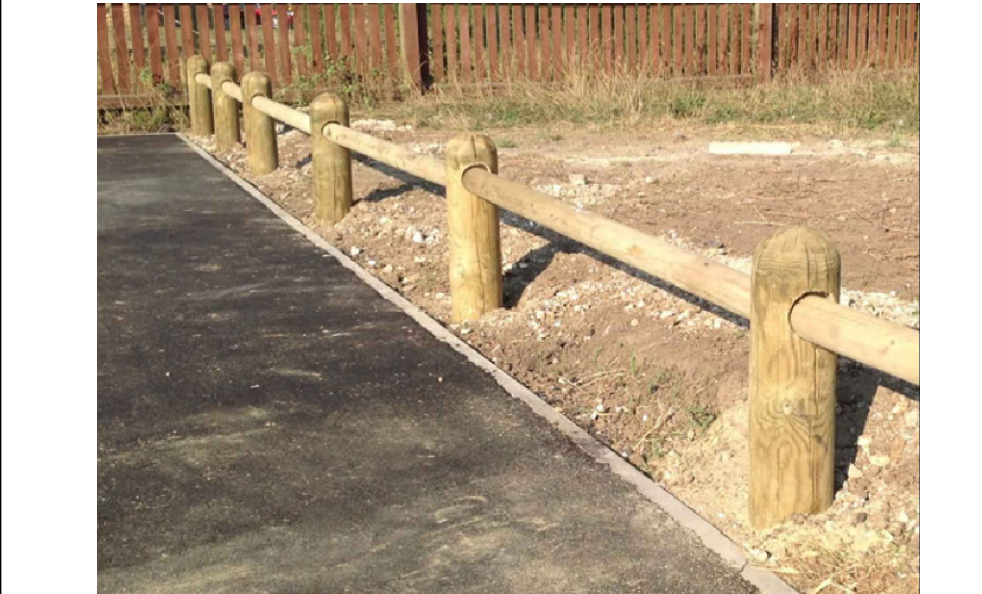
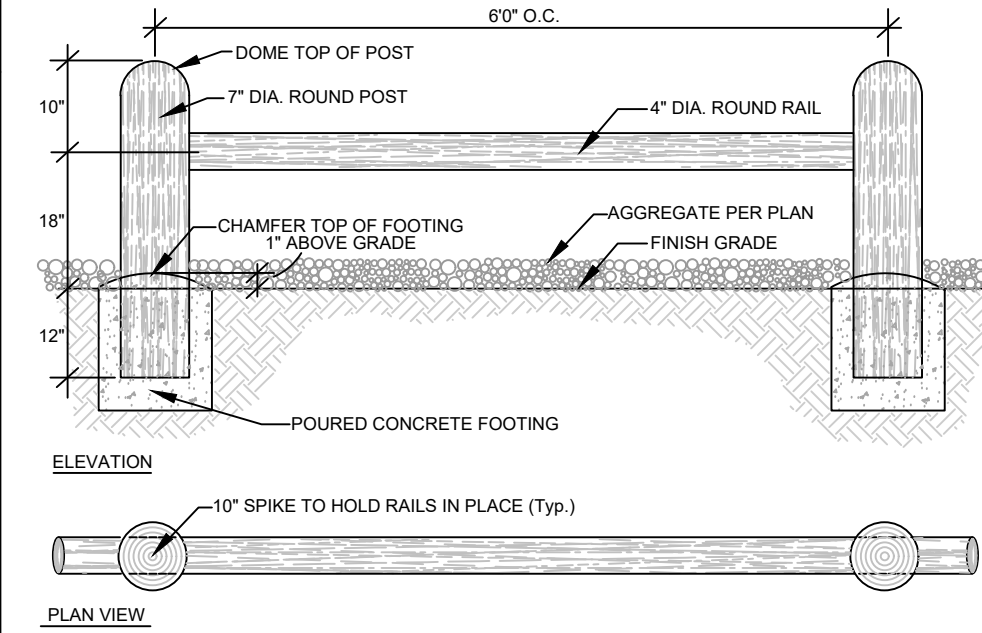
B PLANTED BOULDERS
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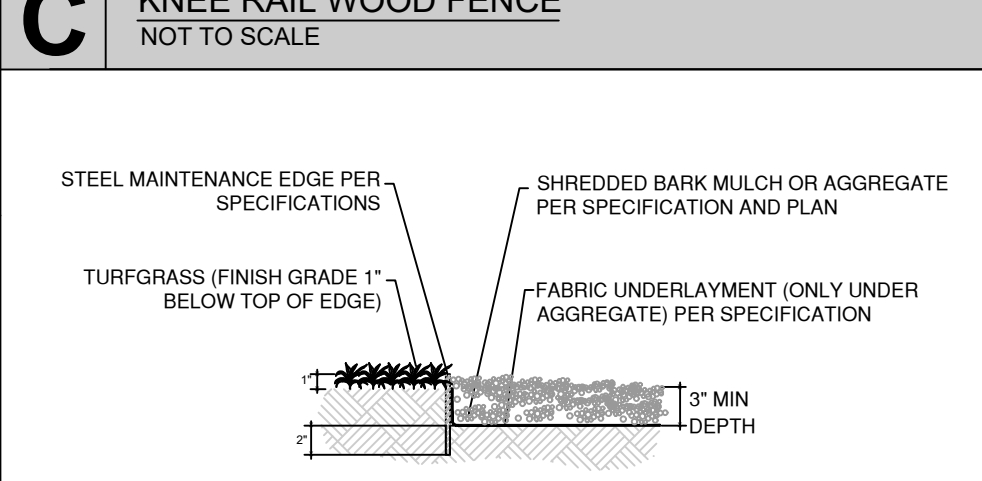
E DECIDUOUS TREE PLANTING DETAIL
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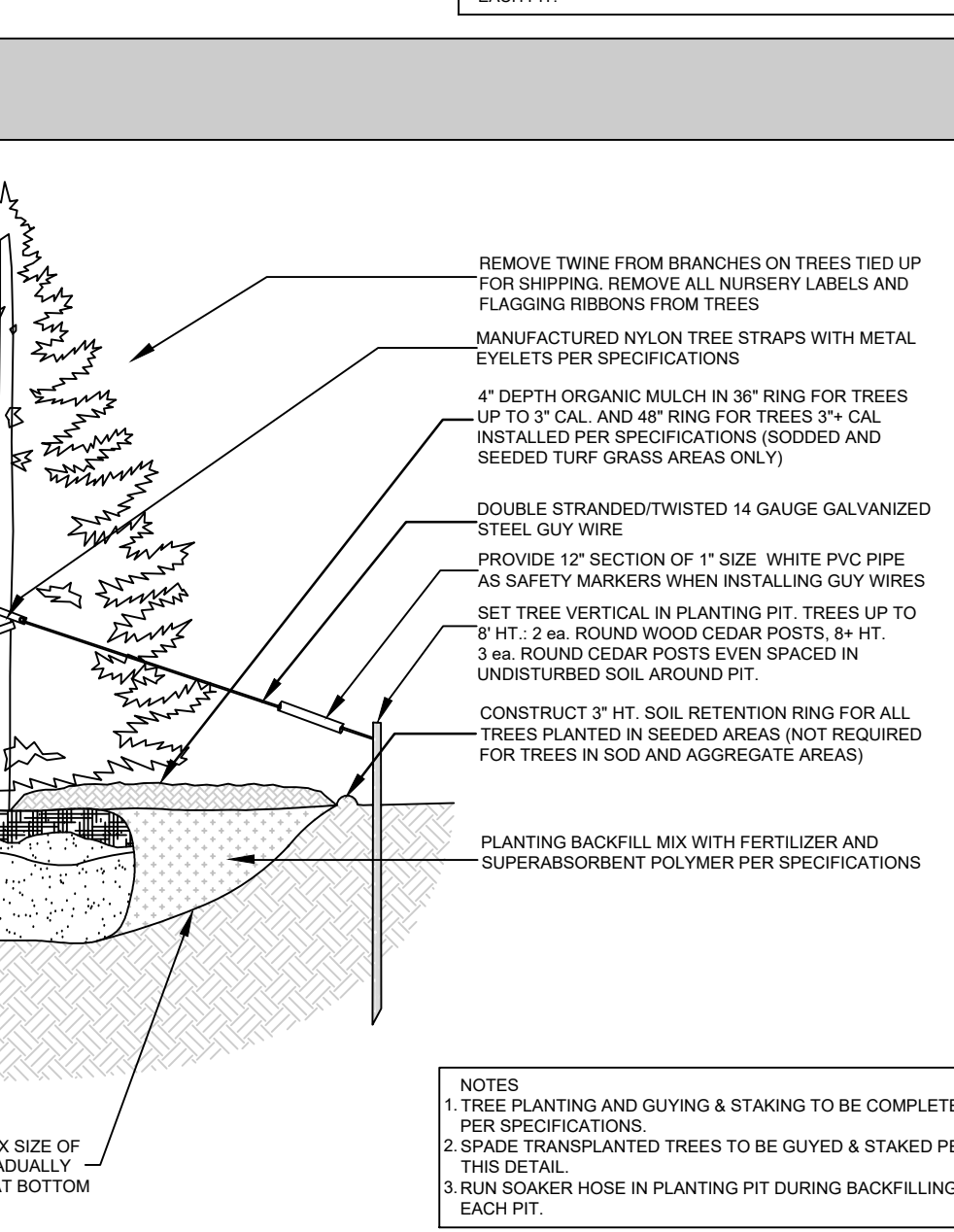
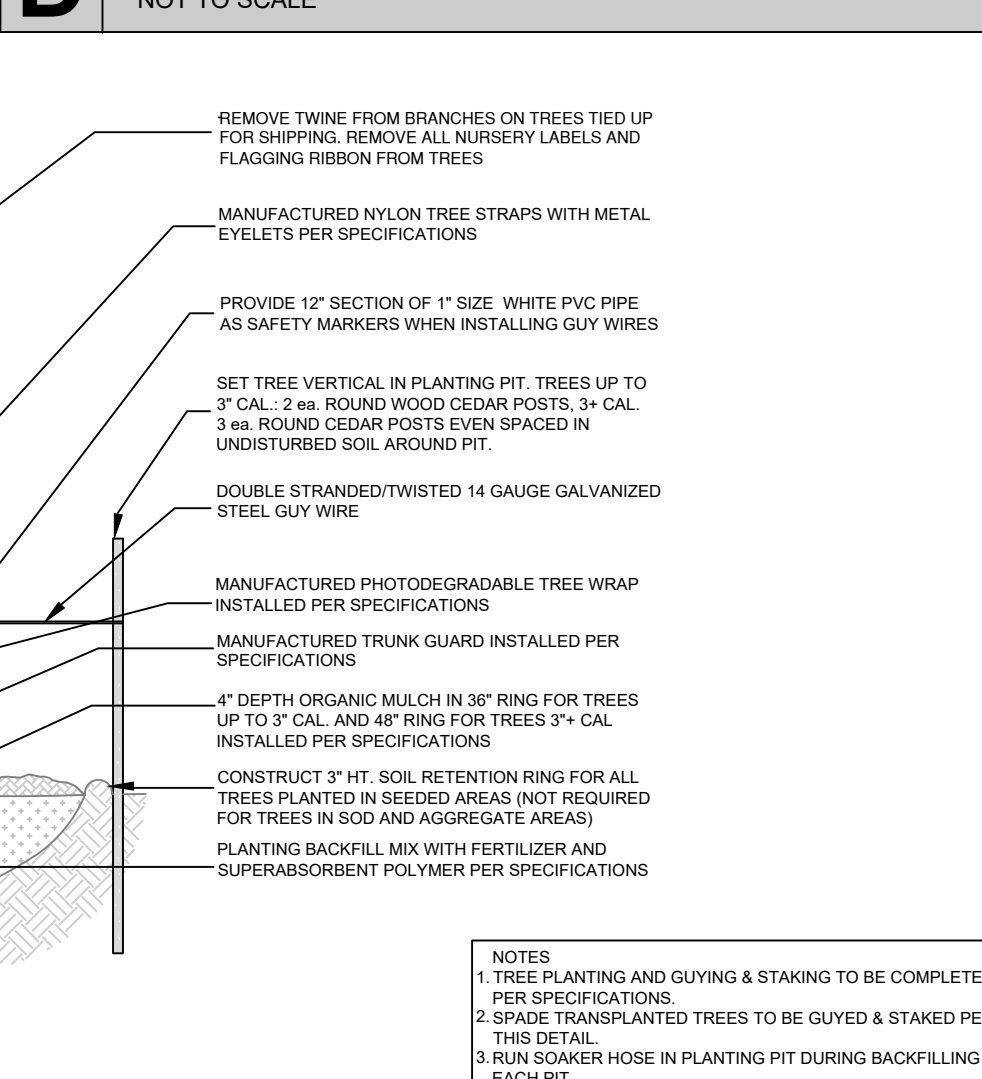
F EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



C KNEE RAIL WOOD FENCE
NOT TO SCALE



D STEEL MAINTENANCE EDGE
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F EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

IRRIGATION SCHEDULE:

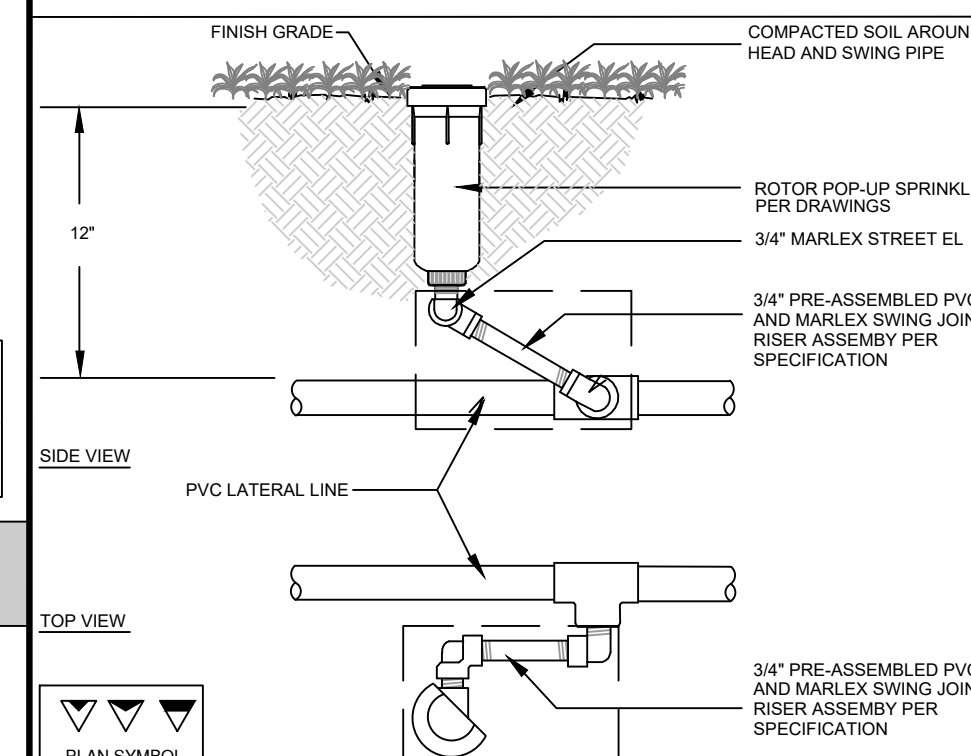
Equipment Schedule: [Domestic / Potable]

SYM.	SIZE	DESCRIPTION/REMARKS
	36 sta.	RAINBIRD ESP-LXD SERIES TWO-WIRE DECODER 36 Station Automatic Controller; provide RB LXMM metal cabinet and RAINBIRD Rain Sensor. Install per manufacturer's instructions: https://www.rainbird.com/sites/default/files/media/documents/pdf/2018-02/man_ESP-LXModule-Pedestal-Cabinet-Instructions.pdf
	1.50"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly qtr. turn shut-offs, tee handles. Provide and install in Watts Box unheated enclosure per manufacturer's instructions
	1.50"	RAINBIRD 150 EFB-CF Brass Control Valve (Master Valve)
	1.00"-1.50"	RAINBIRD XCZ-475-PRF Drip Control Zone Kit for drip zones 0 GPM-3 GPM. RAINBIRD XCZ-100-B COM Drip Control Zone Kit for drip zones 4 GPM-15 GPM. Refer to watering schedule below for proper valve application per drip zone.
	.75"	RAINBIRD 33DRK Quick Coupling Valve w/RB Quick Coupling Valve Key.
	1.00"	APOLLO VALVES 2-piece Standard Port Brass Valve (manual drain valve)
	1.50"	NIBCO #113 Brass Gate Valve, standard port threaded end (mainline isolation valves)
	4.00"	RAINBIRD 1804 Pop-Up Spray w/MPR - Arc nozzle in arc radius as indicated per Drawing. Designed for 35PSI.
	4.00"	RAINBIRD 5000-MPR-35 PLUS SERIES NOZZLE Rotor in arc radius as indicated on drawing. RB5000-MPR designed for 35PSI.
	---	RAINBIRD XFD-62-12 In-Line Drip Tubing for Tree Rings. Dripline to have 0.61 GPH emitters at 12" Spacing (Detail 'J')
	1 gph	RAINBIRD XT-XB-10PC SINGLE OUTLET EMITTER on RB drip tubing emitter stake (per Detail 'N')

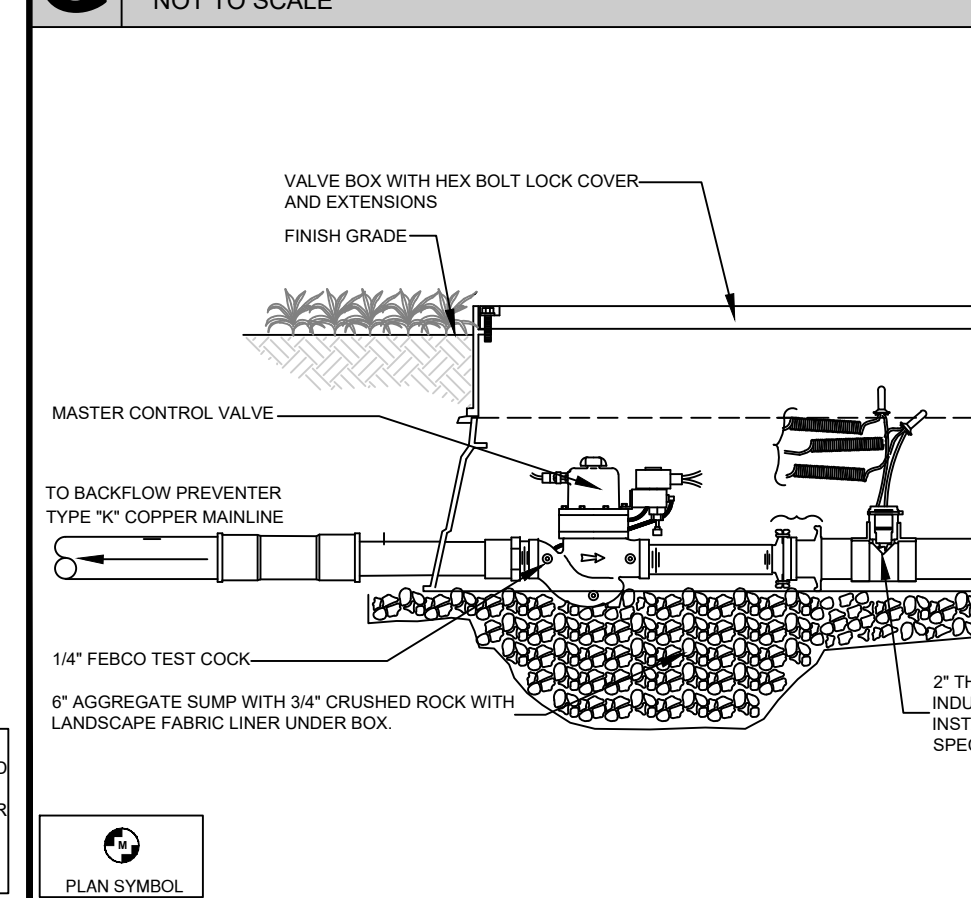
VALVE I.D. - SODDED TURF	VALVE I.D. - DRIP ZONE	VALVE I.D. - TEMPORARY ZONE
1.50"	1.50"	1.50"
1.00"-1.50"	1.00"-1.50"	1.00"-1.50"
no symbol	I.D. = 0.58"	no symbol
no symbol	1/4"	no symbol
2.00"-6.00"	2.00"-6.00"	2.00"-6.00"
SLEEVE I.D. - STREETS AND PARKING	SLEEVE I.D. - DRIVEWAYS AND SIDEWALKS	SLEEVE I.D. - DRIVEWAYS AND SIDEWALKS

IRRIGATION PLAN NOTES:

- REFER TO SPECIFICATIONS SECTION 32-84-00: IRRIGATION SYSTEM FOR INSTALLATION AND WORKMANSHIP STANDARDS FOR ALL WORK. IN THE EVENT OF A CONFLICT IN REQUIREMENTS BETWEEN THE DRAWINGS, SPECIFICATIONS, AND STATE AND LOCAL STANDARDS, THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- SCOPE OF WORK SHALL INCLUDE PROVISION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE SYSTEM, WHETHER INDICATED ON THE DRAWINGS OR NOT.
- INSTALLER IS RESPONSIBLE FOR DETERMINING HYDRAULIC FEASIBILITY OF OPERATION OF ALL ZONES AND TO REPORT CONCERNS TO PROJECT ARCHITECT FOR CORRECTION PRIOR TO INSTALLING ANY EQUIPMENT.
- DESIGN PRESSURE: 80psi STATIC AT POINT-OF-CONNECTION, 35psi AT HEAD LOCATION.
- ALL EQUIPMENT IS TO BE INSTALLED PER THE DRAWINGS, DETAILS, AND ALL LOCAL AND STATE CODES FOR CROSS CONNECTION WITH A POTABLE DOMESTIC WATER SOURCE.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN INTENT MAY BE PERFORMED IN THE FIELD BY THE INSTALLER.
- QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES IN THE EVENT OF A CONFLICT.
- ALL MAINLINE PIPE IS TO BE MARKED WITH TRACER WIRE.
- MAINLINE PIPE IS TO BE ROUTED AS INDICATED ON DRAWINGS AND INSTALLED TO A UNIFORM 24" DEPTH. MAINLINE TO BE INSTALLED PARALLEL TO SIDEWALKS AND CURBS WHERE INDICATED AND BE NO FARTHER THAN 1' FROM BACK OF ADJACENT PAVEMENTS.
- ADJUST ALL NOZZLES AND EMITTERS FOR PROPER COVERAGE. NO OVERSPRAY IS PERMITTED ONTO STRUCTURES OR VEHICULAR PARKING LOTS. MINOR OVERSPRAY ONTO SIDEWALKS IS ALLOWED WHERE INDICATED BY DESIGN.
- IRRIGATION INSTALLATION MUST BE 100% OPERABLE AND DEMONSTRATED IN THE PRESENCE OF THE OWNER AND PROJECT ARCHITECT PRIOR TO ISSUANCE OF AFFIDAVIT OF COMPLETION FOR FINAL ACCEPTANCE.



G ROTOR SPRINKLER HEAD & RISER
NOT TO SCALE



H MASTER VALVE ASSEMBLY
NOT TO SCALE

24 Station Controller VALVE SCHEDULE

No.	Flow (GPM)	Zone	Size	Precip.(in./Hr.)	Run Time	Square Feet	Zone Type
01	24.75	01	1.50"	2.23	21 min.	1,072	PUP Spray Sod
02	8.20	02	1.00"	1.58	24 min.	501	PUP Spray Sod
03	15.89	03	1.00"	1.95	23 min.	784	PUP Spray Sod
04	16.82	04	1.00"	3.38	13 min.	478	PUP Spray Sod
05	15.87	05	1.00"	1.96	24 min.	725	PUP Spray Sod
06	13.87	06	1.00"	2.36	23 min.	684	PUP Spray Sod
07	13.84	07	1.00"	1.81	25 min.	735	PUP Spray Sod
08	11.34	08	1.00"	.69	44 min.	1,583	Rotor Sod/Seed
T01	26.61	09	1.50"	1.03	30 min.	2,485	Rotor Seed
T02	24.28	09	1.50"	.42	30 min.	5,526	Rotor Seed
T03	38.10	11	1.50"	.52	58 min.	7,095	Rotor Seed
T04	19.32	10	1.50"	.31	96 min.	5,708	Rotor Seed
T05	18.38	12	1.50"	.30	70 min.	8,218	Rotor Seed
T06	13.33	13	1.00"	.65	100 min.	5,051	Rotor Seed
T07	36.63	10	1.50"	.35	86 min.	10,075	Rotor Seed
T08	6.22	14	1.00"	.64	47 min.	934	Rotor Seed
T09	20.00	15	1.50"	.37	101 min.	5,250	Rotor Seed