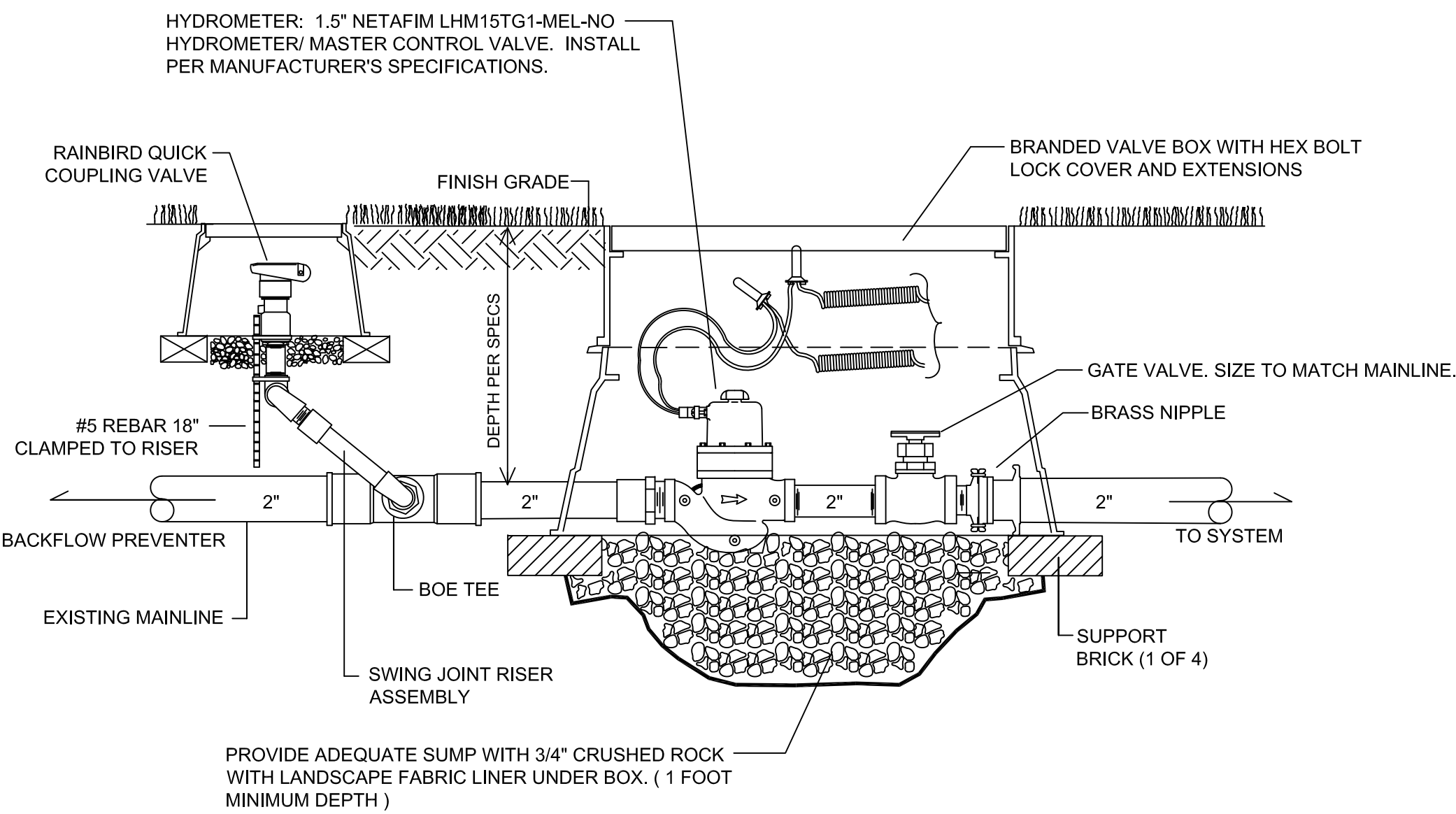


1. STRONGBOX STAINLESS STEEL NEMA 3R RAINPROOF ENCLOSURE (UL LISTED) MOUNTED TO WALL.
2. SATELLITE ASSEMBLY, ASSEMBLED ON BACKBOARD BY JOHN DEERE GREEN TECH.
3. TERMINAL STRIP FOR VALVE WIRES.
4. POWER SWITCH / GFCI RECEPTACLE.
5. ELECTRICAL FLEX CONDUIT FOR POWER.
6. COORDINATE ALL CONDUIT RUNS THROUGH FOUNDATION FLOOR BEFORE CONCRETE POUR.
7. FINISHED GRADE.
8. FLOW SENSOR TERMINAL BOARD.
9. BUILDING WALL, ENSURE WALL AND ANCHORING ARE RATED FOR ENCLOSURE WEIGHT.
10. 1" CONDUIT AND SWEEP ELL WITH FLOW SENSOR CABLE.
11. 3" CONDUIT AND SWEEP ELL FOR LEAD WIRES.
12. 1" CONDUIT AND SWEEP ELL FOR MASTER VALVE WIRES.
13. 1" CONDUIT AND SWEEP ELL FOR 110 VAC POWER LINE.
14. 1" CONDUIT AND SWEEP ELL FOR GROUND WIRE.
15. 10" ROUND VALVE BOX AROUND GROUND ROD. FILL WITH 3/4" CRUSHED ROCK.
16. 5/8" X 8' GROUND ROD WITH #6 GROUND WIRE AND CLAMP. LOCATE 8'-12" FROM ENCLOSURE.
17. #6 GROUND WIRE SECURED TO BACKBOARD GROUNDING TERMINAL.

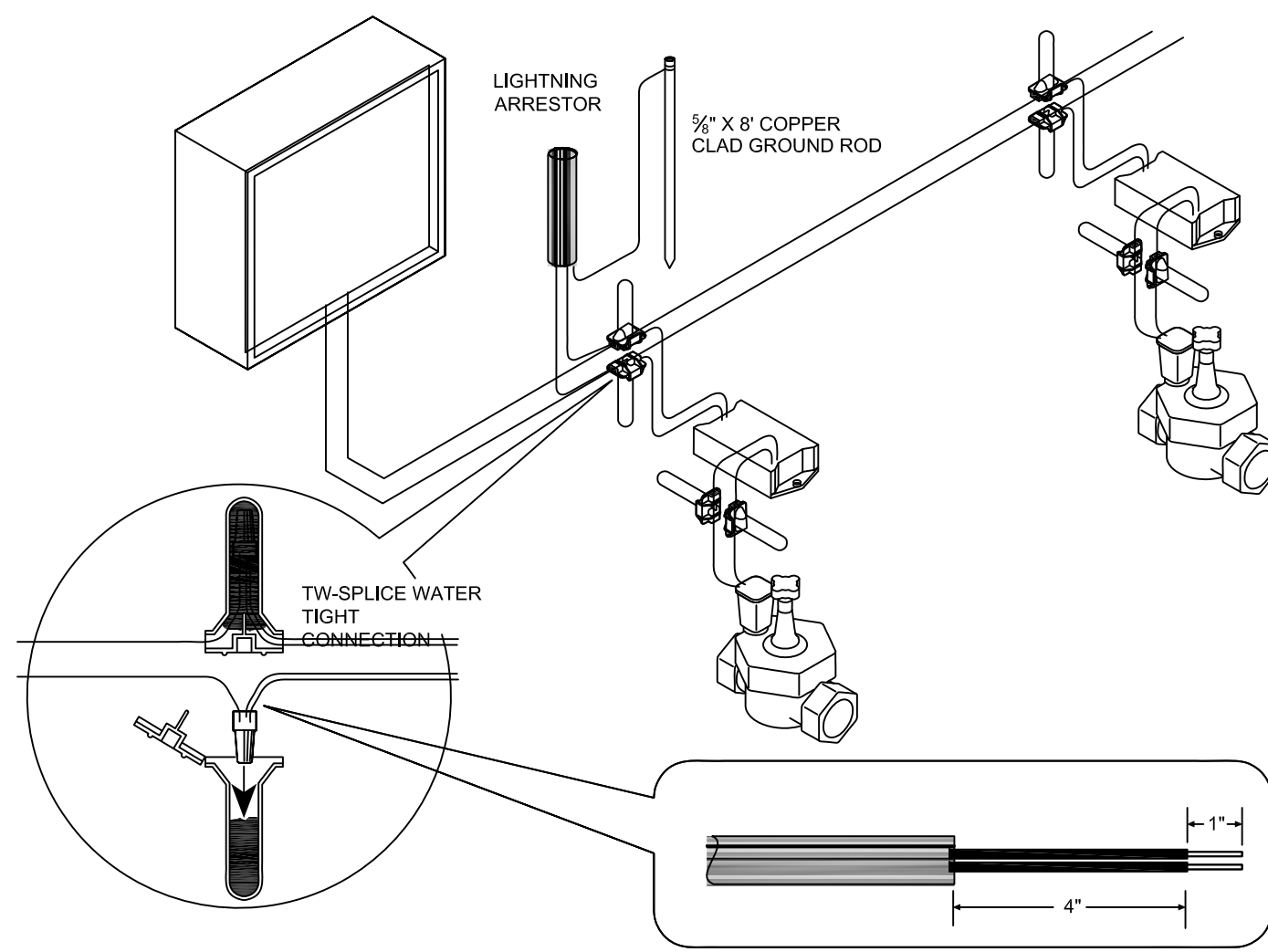
### RAIN MASTER EAGLE PLUS IRRIGATION CONTROLLER

NOT TO SCALE



### HYDROMETER/ MASTER CONTROL VALVE

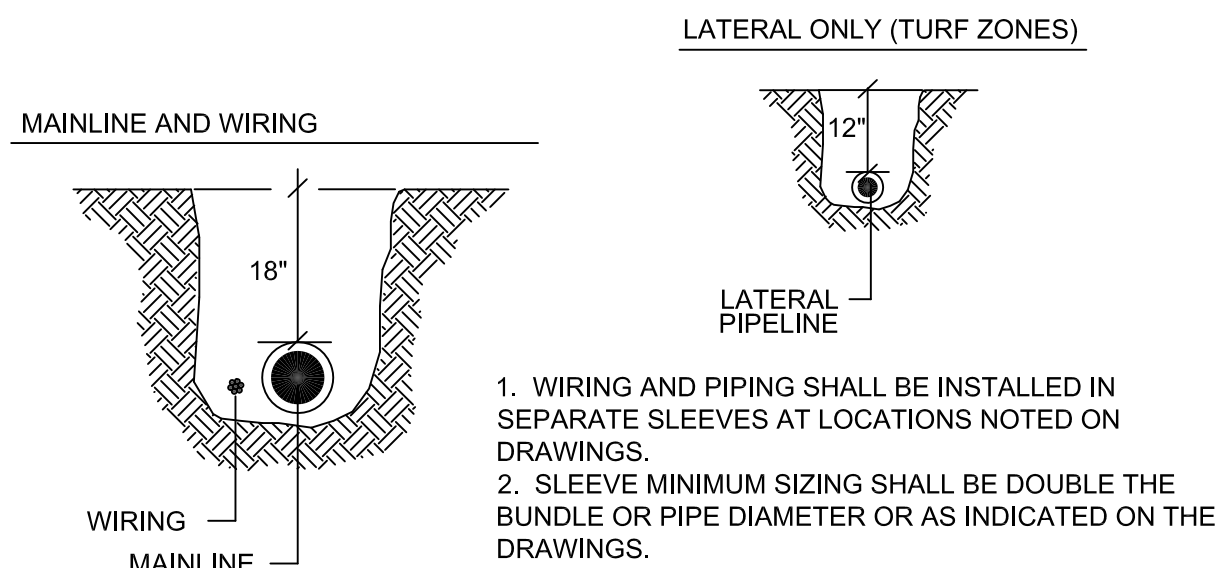
NOT TO SCALE



- NOTE:
1. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  2. MAXIMUM 1 SOLENOID (VALVE) PER FIELD DECODER.
  3. ALL WIRE CONNECTION SHALL BE MADE WITH APPROVED CONNECTORS.
  4. LEAVE A MINIMUM OF 30" EXTRA WIRE AT ALL SPLICE POINTS.
  5. MAXIMUM DISTANCE FROM DECODER TO VALVE = 100 FEET

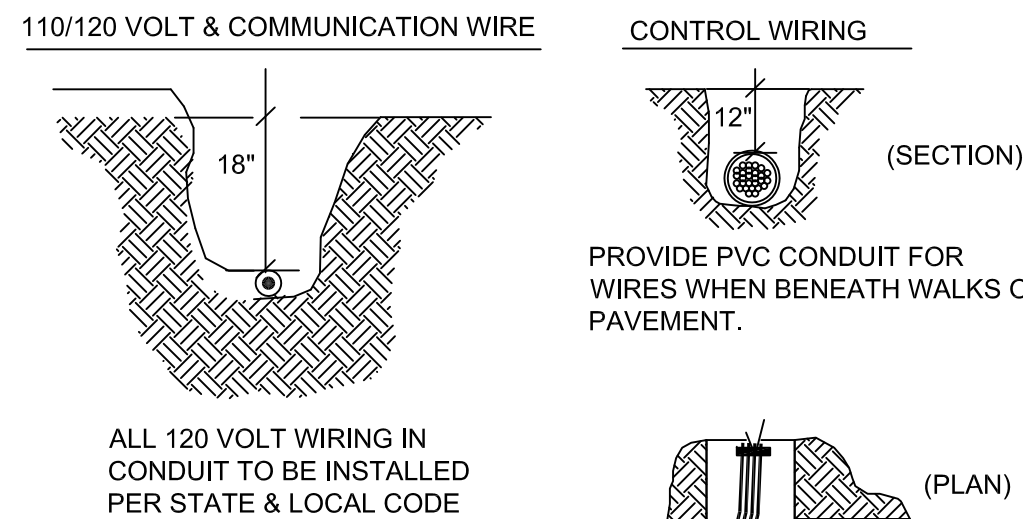
### TW-D-1 RAIN MASTER LINE DECODER

NOT TO SCALE



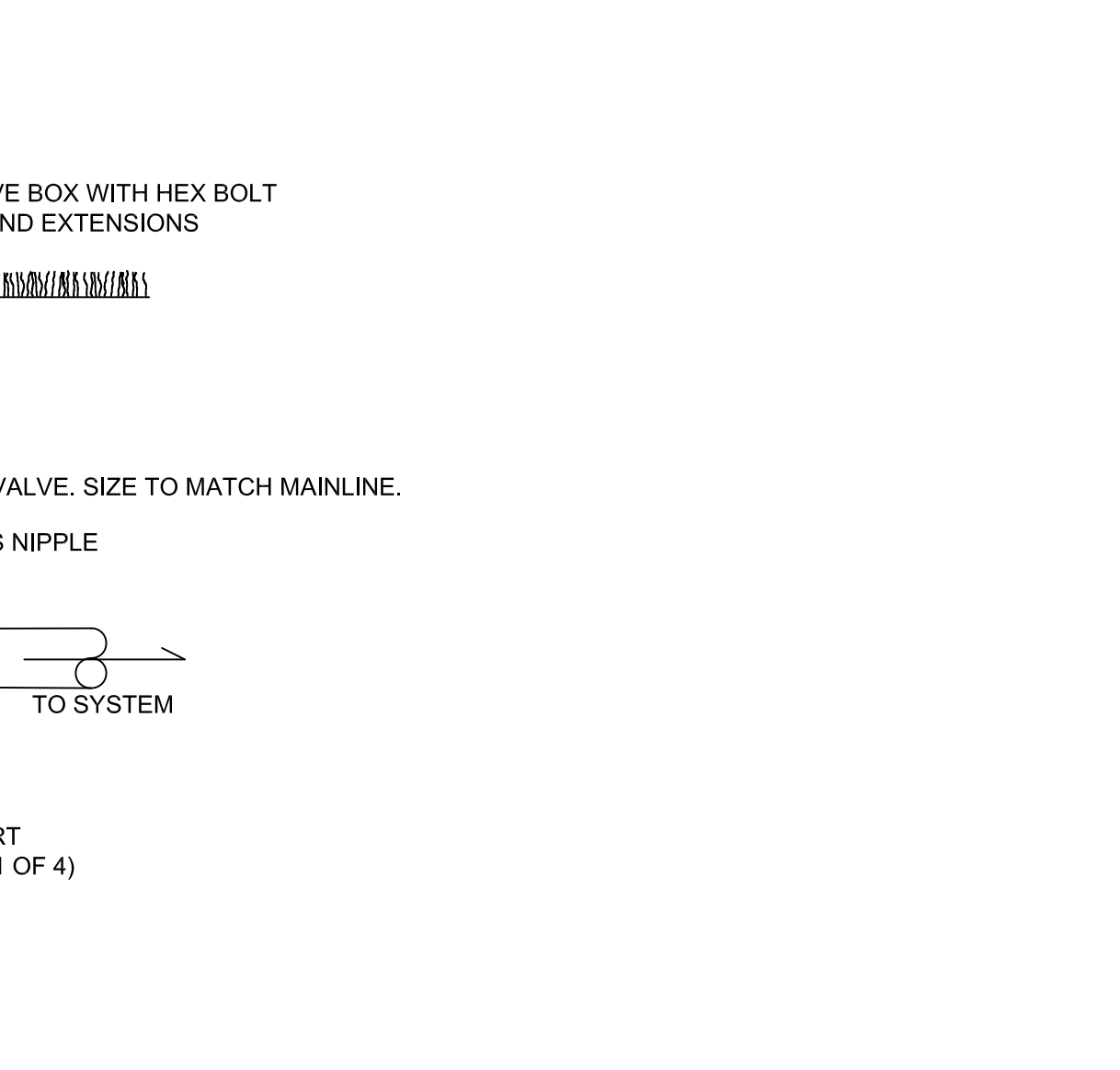
### PVC PIPE TRENCHING DETAIL

NOT TO SCALE



### WIRE TRENCHING DETAIL

NOT TO SCALE

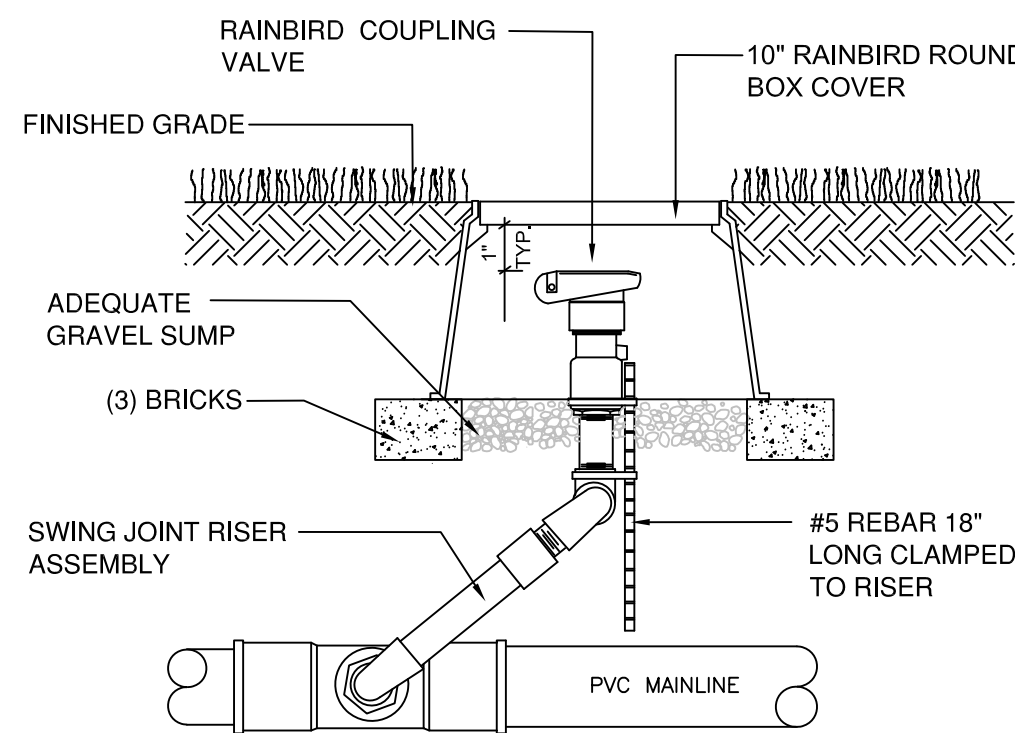


### SYSTEM GROUNDING DETAIL

NOT TO SCALE

Controller 'A' Zone Valve Schedule:									
VALVE NO.	FLOW DEMAND (GPM)	PRECIPITATION RATE (IN/HR)	ZONE NO.	VALVE SIZE	RUN TIME (MIN.)	ZONE TYPE			
01	29.68	1.92	01	1.5"	13	Spray / Turf			
02	33.71	1.73	02	2.0"	14	Spray / Turf			
03	17.67	1.68	03	1.5"	15	Spray / Turf			
04	50.85	0.71	04	2.0"	35	Rotor / Turf			
05	51.28	0.64	05	2.0"	39	Rotor / Turf			
06	39.62	1.72	06	2.0"	14	Spray / Turf			
07	41.70	1.62	07	2.0"	15	Spray / Turf			
08	44.71	1.65	08	2.0"	15	Spray / Turf			
09	33.87	0.77	09	2.0"	32	Rotor / Turf			
10	20.44	0.79	10	1.5"	32	Rotor / Turf			
11	29.15	0.73	11	1.5"	34	Rotor / Turf			
12	32.76	0.75	12	2.0"	33	Rotor / Turf			
13	10.95	1.14	13	1.0"	22	Spray / Turf			
14	48.99	0.73	14	2.0"	34	Rotor / Turf			
15	49.20	0.82	15	2.0"	31	Rotor / Turf			
16	51.84	0.56	16	2.0"	44	Rotor / Turf			
17	49.66	0.55	17	2.0"	46	Rotor / Turf			
18	37.88	1.79	18	2.0"	14	Spray / Turf			
19	29.55	1.31	19	1.5"	19	Spray / Turf			
20	27.57	1.31	20	1.5"	19	Spray / Turf			
21	47.97	0.78	21	2.0"	32	Rotor / Turf			
22	43.52	0.80	22	2.0"	31	Rotor / Turf			
23	34.07	1.02	23	2.0"	25	Rotor / Turf			
24	44.05	0.74	24	2.0"	34	Rotor / Turf			
25	49.35	0.76	25	2.0"	33	Rotor / Turf			
26	38.86	1.75	26	2.0"	14	Spray / Turf			
27	30.07	1.91	27	1.5"	13	Spray / Turf			
28	25.57	1.76	28	1.5"	14	Spray / Turf			
29	36.07	1.53	29	2.0"	16	Spray / Turf			
30	20.27	1.13	30	1.5"	22	Spray / Turf			
31	17.24	0.57	31	1.5"	44	Rotor / Turf			

Controller 'A' Drip Valve Schedule:									
VALVE NO.	FLOW DEMAND (GPM)	PRECIPITATION RATE (IN/HR)	ZONE NO.	VALVE SIZE	RUN TIME (MIN.)	ZONE TYPE			
D01	1.87	N/A	32	1.0"	60	Drip Zone			
D02	1.75	N/A	33	1.0"	60	Drip Zone			
D03	4.84	N/A	34	1.0"	60	Drip Zone			
D04	1.12	N/A	35	1.0"	60	Drip Zone			
D05	0.46	N/A	36	1.0"	60	Drip Zone			
D06	0.86	N/A	37	1.0"	60	Drip Zone			
D07	4.13	N/A	38	1.0"	60	Drip Zone			
D08	7.05	N/A	39	1.0"	60	Drip Zone			
D09	0.56	N/A	40	1.0"	60	Drip Zone			
D10	6.05	N/A	41	1.0"	60	Drip Zone			
D11	5.61	N/A	42	1.0"	60	Drip Zone			
D12	2.31	N/A	43	1.0"	60	Drip Zone			
D13	1.01	N/A	44	1.0"	60	Drip Zone			
D14	6.45	N/A	45	1.0"	60	Drip Zone			
D15	1.30	N/A	46	1.0"	60	Drip Zone			
D16	1.22	N/A	47	1.0"	60	Drip Zone			
D17	4.70	N/A	48	1.0"	60	Drip Zone			
D18	1.81	N/A	49	1.0"	60	Drip Zone			
D19	1.45	N/A	50	1.0"	60	Drip Zone			
D20	0.65	N/A	51	1.0"	60	Drip Zone			
D21	0.56	N/A	52	1.0"	60	Drip Zone			
D22	0.56	N/A	53	1.0"	60	Drip Zone			
D23	6.66	N/A	54	1.0"	60	Drip Zone			
D24	7.33	N/A	55	1.0"	60	Drip Zone			
D25	0.65	N/A	56	1.0"	60	Drip Zone			
D26	0.69	N/A	57	1.0"	60	Drip Zone			
D27	0.37	N/A	58	1.0"	60	Drip Zone			
D28	1.00	N/A	59	1.0"	60	Drip Zone			
D29	6.45	N/A	60	1.0"	60	Drip Zone			
D30	9.16	N/A	61	1.0"	60	Drip Zone			
D31	1.19	N/A	62	1.0"	60	Drip Zone			
D32	2.37	N/A	63	1.0"	60	Drip Zone			
D33	1.00	N/A	64	1.0"	60	Drip Zone			
D34	0.73	N/A	65	1.0"	60	Drip Zone			
D35	2.21	N/A	66	1.0"	60	Drip Zone			
D36	1.49	N/A	67	1.0"	60	Drip Zone			
D37	0.81	N/A	68	1.0"	60	Drip Zone			



### STAKED QCV DETAIL

NOT TO SCALE

## IRRIGATION SCHEDULE:

### Equipment Schedule:

SYM.	SIZE	DESCRIPTION/REMARKS
	70 sta.	RAIN MASTER EAGLE PLUS CentralControl Two-Wire Automatic Controller w/ rain sensor for all zones. Internal mount at existing controller location. Hardwire controller with all wires, communication/ phone lines, etc. required for proper operation per manufacturer's specifications. Provide manufacturer specified stainless steel enclosure.
	Existing	2" Existing Backflow Preventer to Remain. Contractor to verify type and size.
	1.50"	HYDROMETER: 1.5" NETAfim LHM15TG1-MEL-NO Hydrometer Master Control Valve. Install per manufacturer's specifications. Install with RAIN MASTER EV-CAB-SH-COM cable for communication with controller.
		RAIN MASTER TW-D-1 Zone Decoder, single address decoder to accompany each valve, installed per manufacturer's specifications. Each valve is to have individual decoder.
	1.00"-2.00"	RAINBIRD PEB-PRS-D Series Valve with PRS-D pressure regulating module. Install with two-wire decoder per manufacturer's specifications.
	1.00"-2.00"	NIBCO T-113K Gate Valve (Mainline Isolation Valve) for piping 3" and smaller, typical. Use brass bushing, match piping size as required.
	1.00"	WATTS NO. WBV 2-piece Standard Port Brass Valve (manual drains)
	4.00"	RAINBIRD 1800 Pop-Up Spray w/MPR - Arc nozzle in arc/radius as indicated per Drawing. Designed for 35PSI.
	5.00"	RAINBIRD 5000-MPR-25 PLUS SERIES NOZZLE Rotor in arc/ radius as indicated and labeled per drawing. RB5000-MPR designed for 45PSI. Install on Rainbird 5505 Rotor body.
	5.00"	RAINBIRD 5000-MPR-30 and 5000-MPR-35 PLUS SERIES NOZZLES Rotor in arc/ radius as indicated and labeled per drawing. RB5000-MPR designed for 45PSI. Install on Rainbird 5505 Rotor body.
	.75"	RAINBIRD 33DRC Quick Coupling Valve w/RB Quick Coupling Valve Key.
		RAINBIRD XBT-20 Emitters, 1/2" FPT Inlet for all drip zone shrubs. Install with: RAINBIRD XCZ-LF-100-PRF Drip Control Zone Kit for drip zones 0 GPM- 3 GPM. RAINBIRD XCZ-100-PRF Drip Control Zone Kit for drip zones 4 GPM- 15 GPM. Refer to watering schedule below for proper valve application per drip zone.
		Install all drip control zone valves with two-wire decoder per manufacturer's specifications. RAINMASTER IRRITROL RFS1000 Rain Freeze Sensor. Install per manufacturer's specifications. Mount on roof.
		AIR RELIEF VALVE to be installed at the highest point in the mainline. Field verify high point of irrigation system.
		VALVE NO.
		EST. GPM
		VALVE SIZE
		SLEEVE SIZE
		SLEEVE DEPTH
	1.00"-2.00"	Class 40 PVC Mainline (BOE, NSF rated) (solvent weld only)
	1.00"-2.00"	Class 40 PVC Lateral Pipe (BOE, NSF rated; solvent weld only) Unsized laterals are 1.00"
	2.00"-4.00"	Class 40 PVC Sleeve under parking area & driveway paving. Class 200 PVC Sleeve all others.
	I.D. = 0.58"	RAINBIRD XT-700 Distribution Tubing from poly pipe lateral lines to emitters
	1.00"	1" Polyethylene Tubing PE3408 high density resin (Flex Pipe) for use as distribution tubing for drip zones. (NSF Rated, ASTM D2239)
	1/4"	RAINBIRD LDQ-08-12-100 In-Line Drip Tubing for Tree Rings. Dripline to have 0.8 GPH emitters at 12" Spacing.
	1/4"	1/4" RAINBIRD LDQ-08-06-100 LANDSCAPE DRIPLINE for perennial beds per plan.

### Construction Notes:

1. This irrigation system is designed as a RAIN MASTER 2-Wire Decoder irrigation system. Installation of system and its components to be per manufacturer's specifications, including wiring, surge protection, rain sensors, etc.
2. All valves to be installed with a field decoder per the 2-wire system requirements. Contractor to install field decoders per manufacturer's specifications.
3. All new mainline locations to be marked with tracer wire.
4. Precipitation Rate is the average precipitation for this zone expressed in inches per hour.
5. Run Time (i.e. R.T.) is the required operating time needed to apply 1.25 inch of water per week for sod areas.
6. Drawing is diagrammatic; precise placement of equipment may not be possible as indicated. Field changes which do not alter design intent may be performed by installer.
7. Quantities which can be determined graphically from the drawings prevail over scheduled quantities.
8. Run Times are for a three (3) day watering schedule. For a seven (7) day watering schedule divide run times by two.
9. Seasonal application rates are as follows: Spring 70%, Summer 100%, Fall 60%.
10. Contractor to adjust nozzle sizes as needed to ensure adequate coverage.
11. Drip Line extends to all trees and shrubs. 60 minute run time 3 days a week. Adjust as necessary.
12. All mainline stub-outs that service only Drip Irrigation Valves shall be 1" mainline.
13. All irrigation zone laterals not labeled shall be 1" in size.
14. All valve box covers and round box lids to be stamped/ branded with the appropriate function (i.e. QC for Quick Coupler) or with the appropriate controller and zone number as programmed (i.e. 01).
15. Pipe routing is diagrammatic; changes in pipe routing which facilitate installation may be done at contractor's discretion. All significant changes in pipe routing shall be accurately documented on the contractor's Filed Drawings/As-Built Plan.
16. Pipelines may be combined in common trenches whenever practical.

### Demo Notes:

1. All existing irrigation mainline piping, laterals, and heads may remain in the ground except that impacted by new construction.
2. All existing valves and valves boxes shall be removed and properly filled in.
3. No existing irrigation parts shall be used in the new construction.
4. All removed irrigation parts shall be given to the Owner.
5. Contractor shall remove all existing controllers and be given to the Owner. Property cap and bury wires to a safe depth.

CALL 8-1-1  
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CALL BEFORE YOU DIG



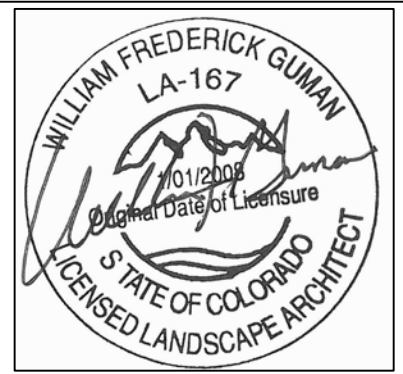
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AUTUMN HEIGHTS  
IRRIGATION DETAILS  
COLORADO SPRINGS, CO

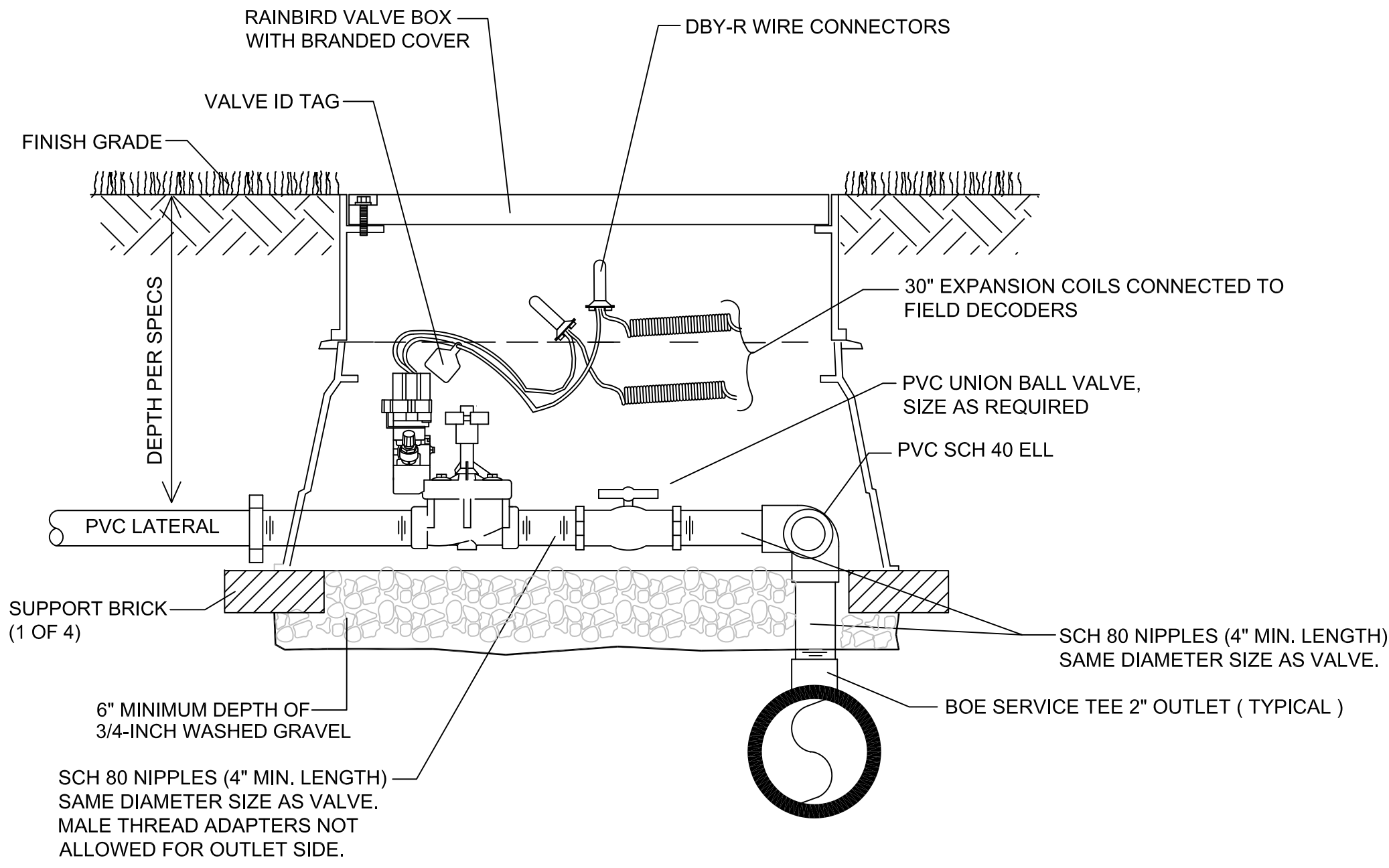
DATE: 11/12/13  
DRAWN: WFG, JRA  
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:
01/09/14	WFG	plan check
02/07/14	WFG	for distribution

IRRIGATION PLAN

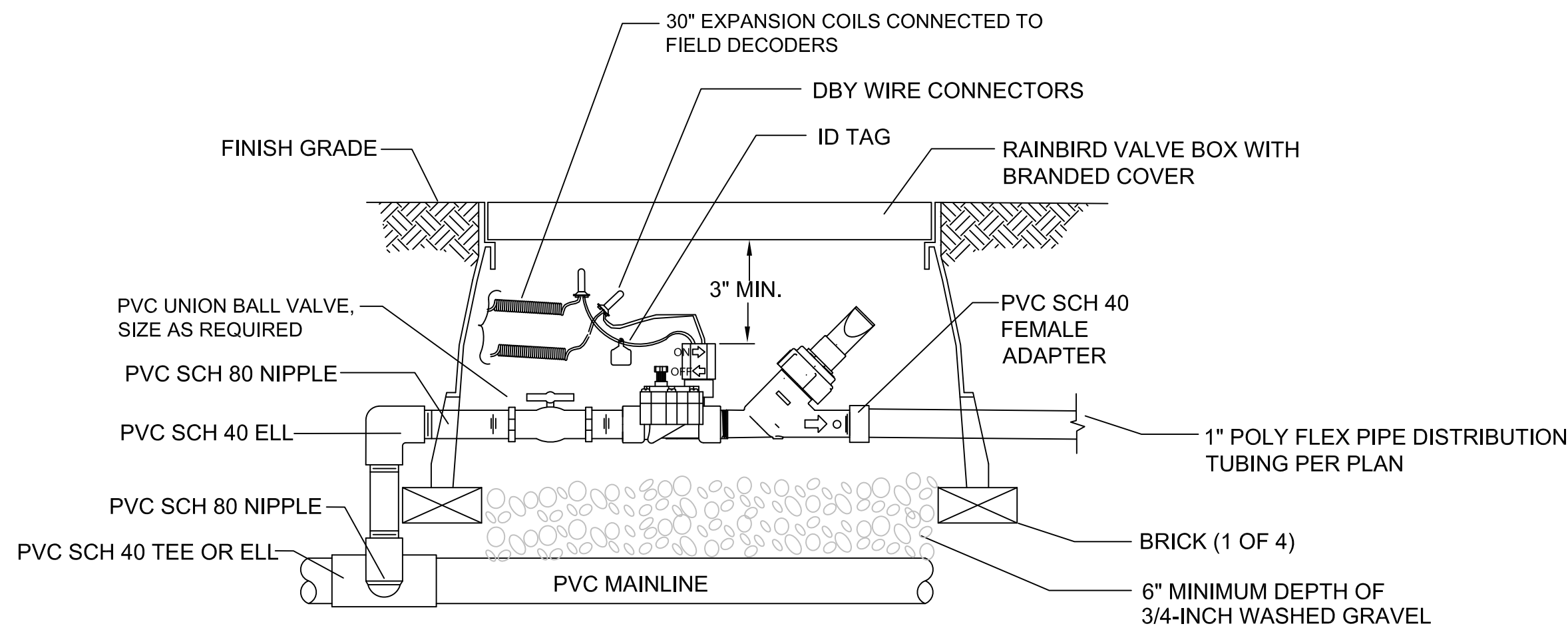
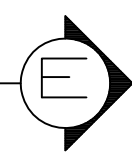
SHEET NO. 9 OF 16 SHEETS



- A. VALVE BOXES ARE TO BE INSTALLED PARALLEL AND PERPENDICULAR TO ALL SIDEWALKS, CURBS, WALLS, AND PAVEMENTS.  
B. CONSTRUCT VALVE BOX PITTS PRIOR TO CONSTRUCTING VALVE ASSEMBLIES.  
C. A MINIMUM OF 2-3" CLEARANCE SHALL BE PROVIDED BETWEEN TOP OF GRAVEL SUMP AND BOTTOM OF VALVE ASSEMBLY.  
D. PROVIDE FILTER FABRIC TO SEPARATE GRAVEL SUMP FROM ADJACENT SOIL.

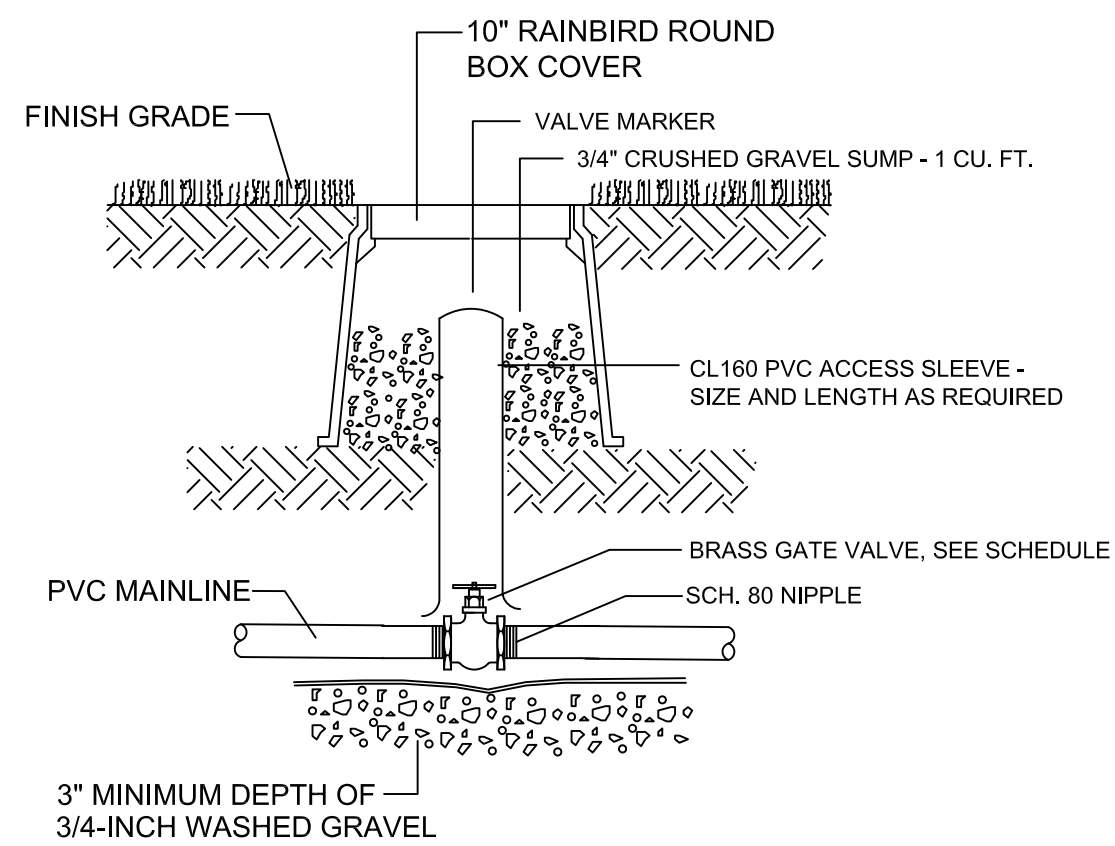
RAINBIRD PEB VALVE W/ PRS-D

NOT TO SCALE



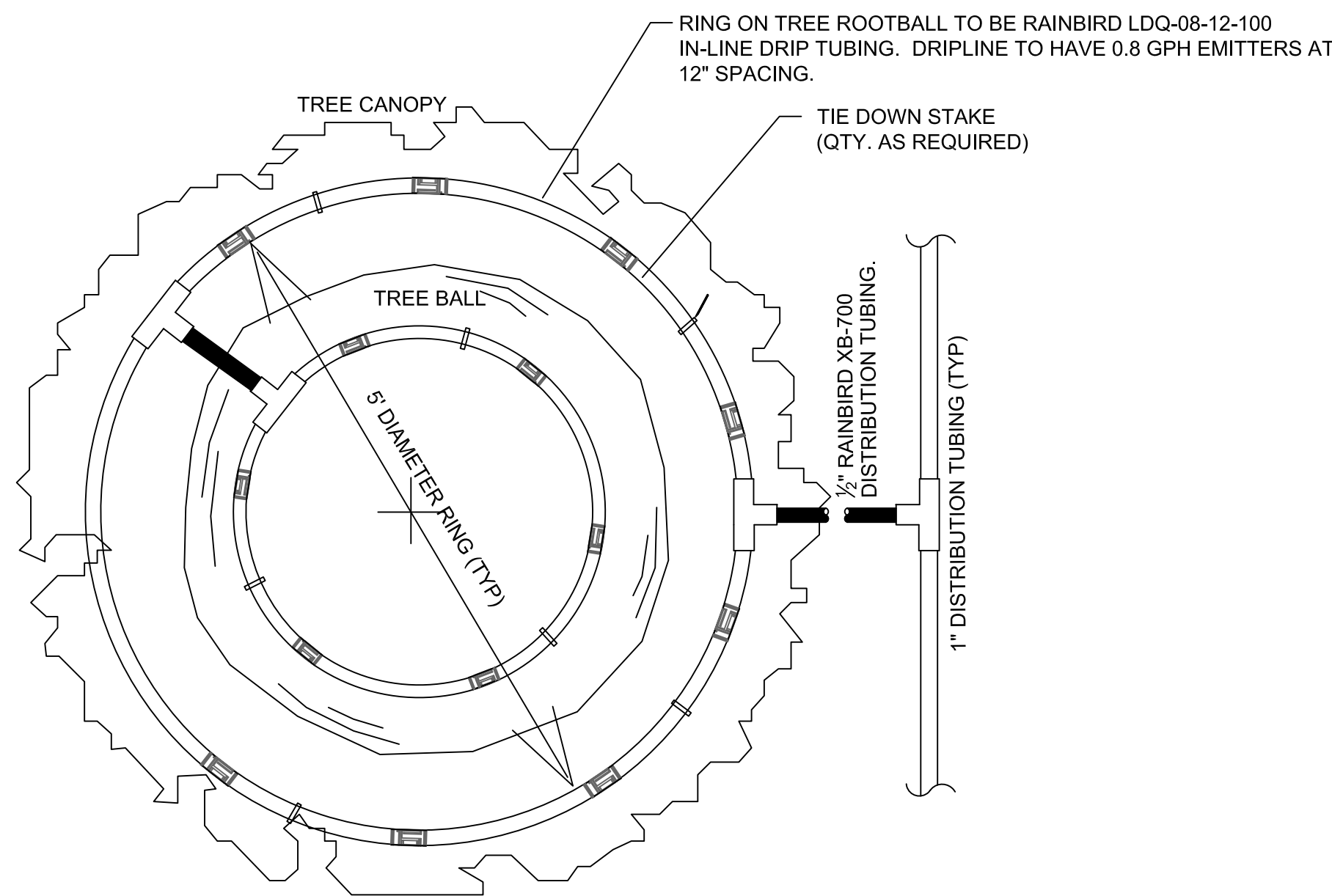
DRIP CONTROL ZONE KIT

NOT TO SCALE



MAINLINE ISOLATION VALVE

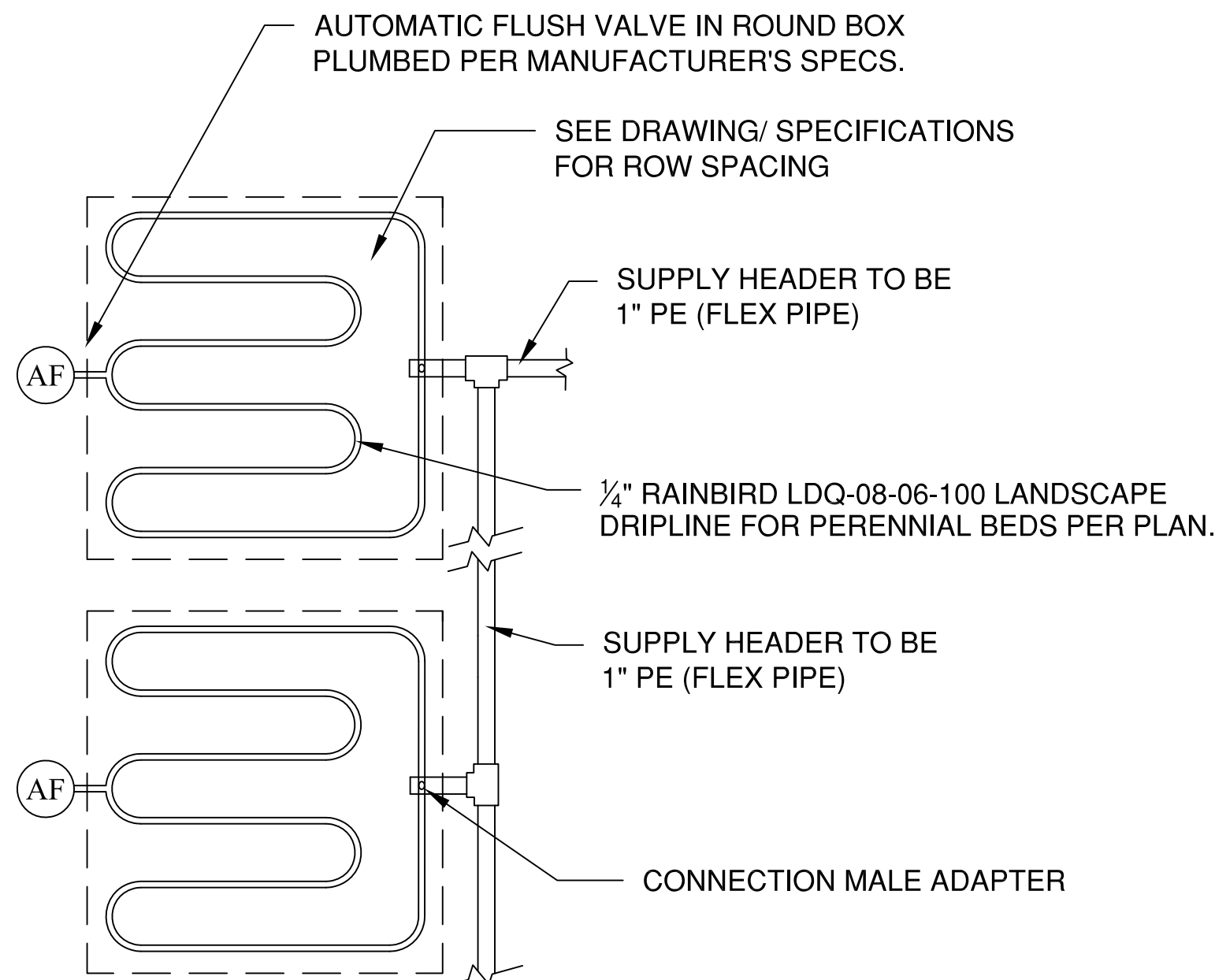
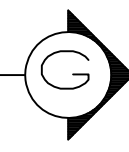
NOT TO SCALE



- NOTES:  
1. 3" CALIPER TREES & LARGER REQUIRE DOUBLE LOOP, ALL SMALLER TREES REQUIRE ONLY 5" DIAMETER LOOP.  
2. BURY ALL TUBING w/ MINIMUM 3-4" MULCH.

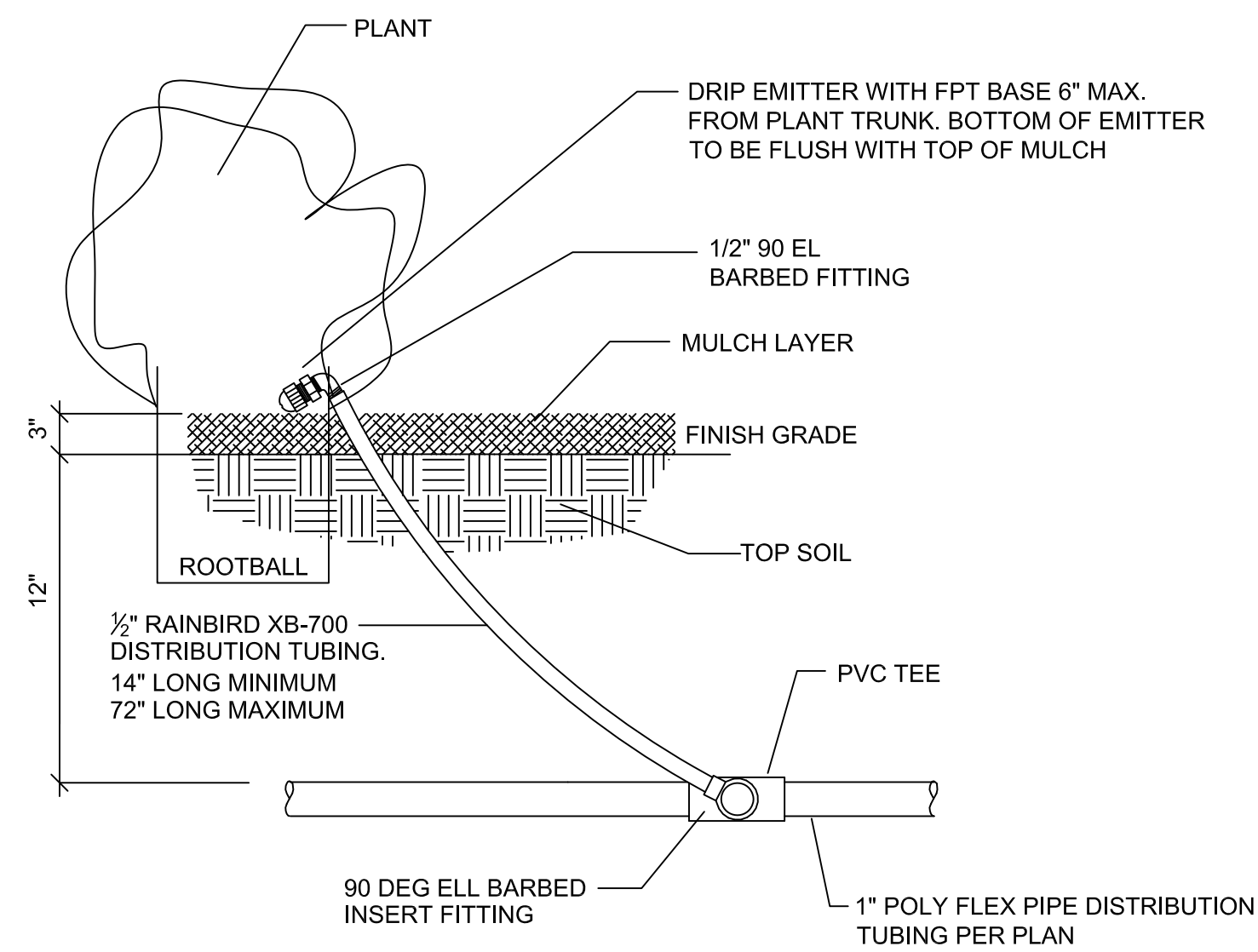
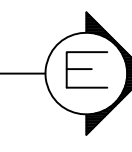
TREE DRIP RING DETAIL

NOT TO SCALE



RAINBIRD LANDSCAPE DRIPLINE

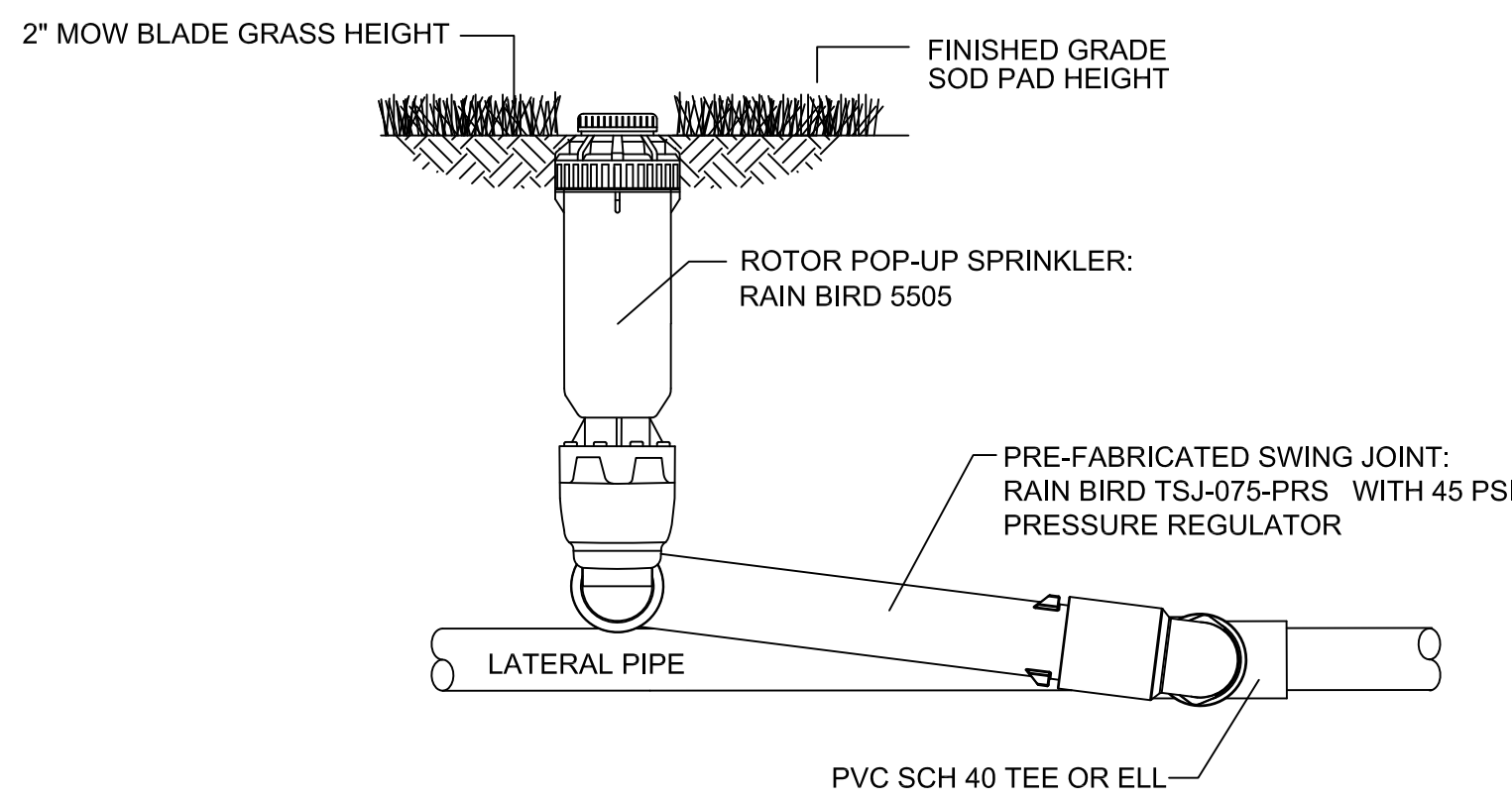
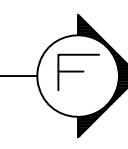
NOT TO SCALE



- NOTES:  
1. ON SLOPES, LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.  
2. LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

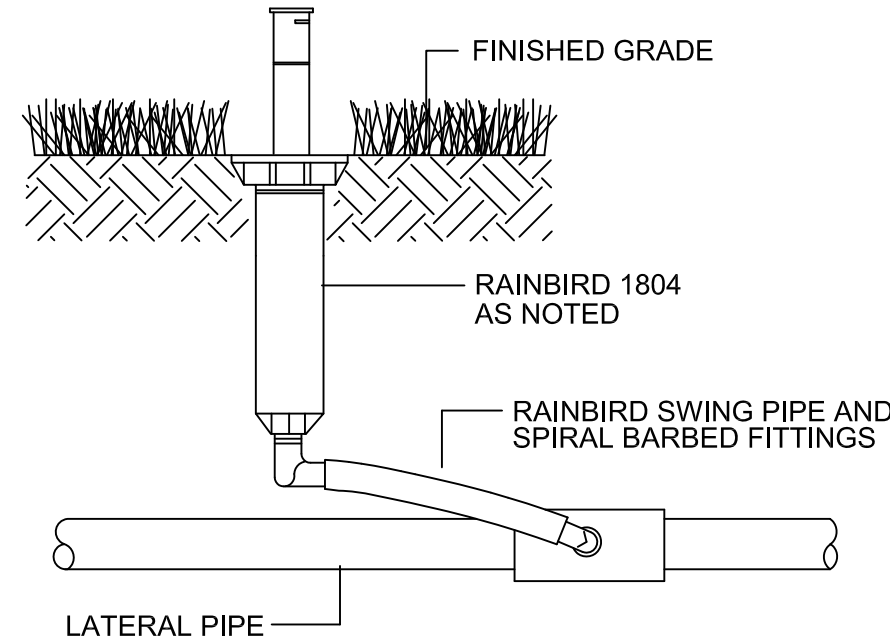
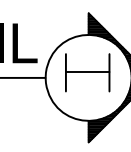
DRIP EMITTER

NOT TO SCALE



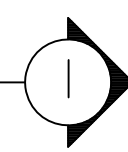
ROTOR SPRINKLER w/SWING JOINT DETAIL

NOT TO SCALE



SPRAY SPRINKLER w/SWING PIPE

NOT TO SCALE



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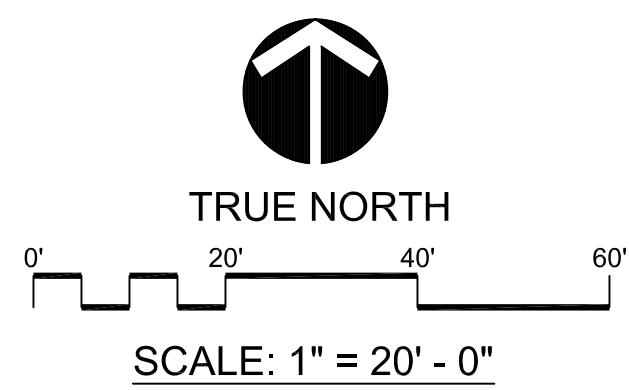




RAIN SENSOR ON ROOF  
2.0" EXISTING BACKFLOW  
PREVENTER TO REMAIN. VERIFY  
SIZE AND TYPE  
NEW CONTROLLER TO REPLACE  
EXISTING CONTROLLER  
CONNECT NEW IRRIGATION SYSTEM  
TO EXISTING P.O.C. DOWNSTREAM OF  
THE BACKFLOW  
SEE SCHEDULE 11 ON SHEET IR-9  
FOR LAYOUT OF COMPONENTS

IRRIGATION SYSTEM MASTER PLAN

CALL 8-1-1  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG



**William Gunnar & Associates, Ltd.**  
731 North Water Street, Suite 10  
Denver, CO 80202  
Tel: 303.733.8350  
Fax: 303.733.8350  
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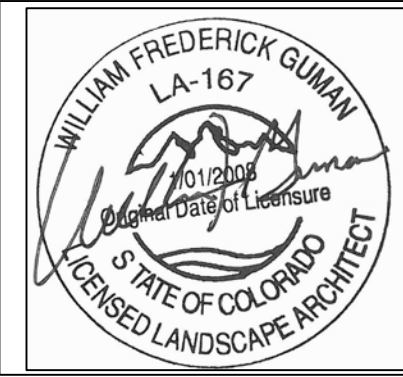
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**AUTUMN HEIGHTS  
IRRIGATION MASTER PLAN**  
COLORADO SPRINGS, CO

DATE: 11/12/13  
DRAWN: WFG, JRA  
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:
01/07/14	WFG	See Note
02/07/14	WFG	See Note

**IRRIGATION  
PLAN**

SHEET NO.  
**11**  
OF 16 SHEETS





**William Gunnar & Associates, Ltd.**  
Landscape Architects  
731 North Wacker Street, Suite 10  
Colorado Springs, CO 80903  
719.633.9700 fax 719.633.4250  
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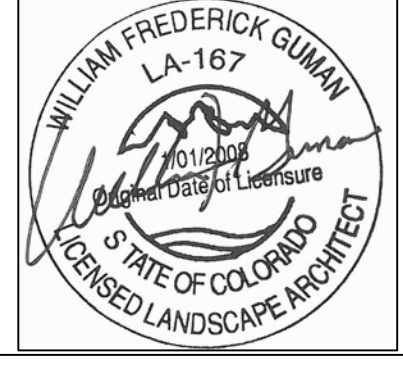
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# AUTUMN HEIGHTS IRRIGATION MASTER PLAN

COLORADO SPRINGS, CO

DATE: 11/1/2013  
DRAWN: WFG, JRA  
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:
01/28/14	WFG	final check
02/07/14	WFG	for submittal

IRRIGATION  
PLAN

SHEET NO.  
**12**  
OF 16 SHEETS

CALL 8-1-1  
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TRUE NORTH

0' 20' 40' 60'

SCALE: 1" = 20' - 0"

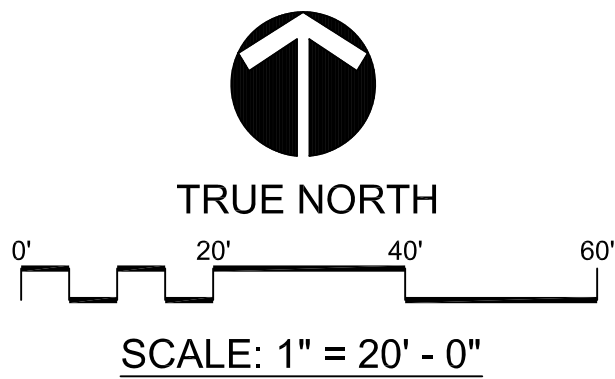
IRRIGATION SYSTEM MASTER PLAN





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Colorado Springs, CO 80904  
719.633.9700 fax 719.633.4250  
Email: Wgunnar@aol.com

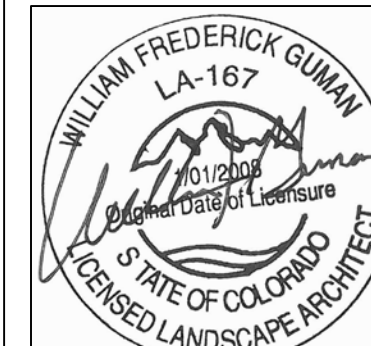
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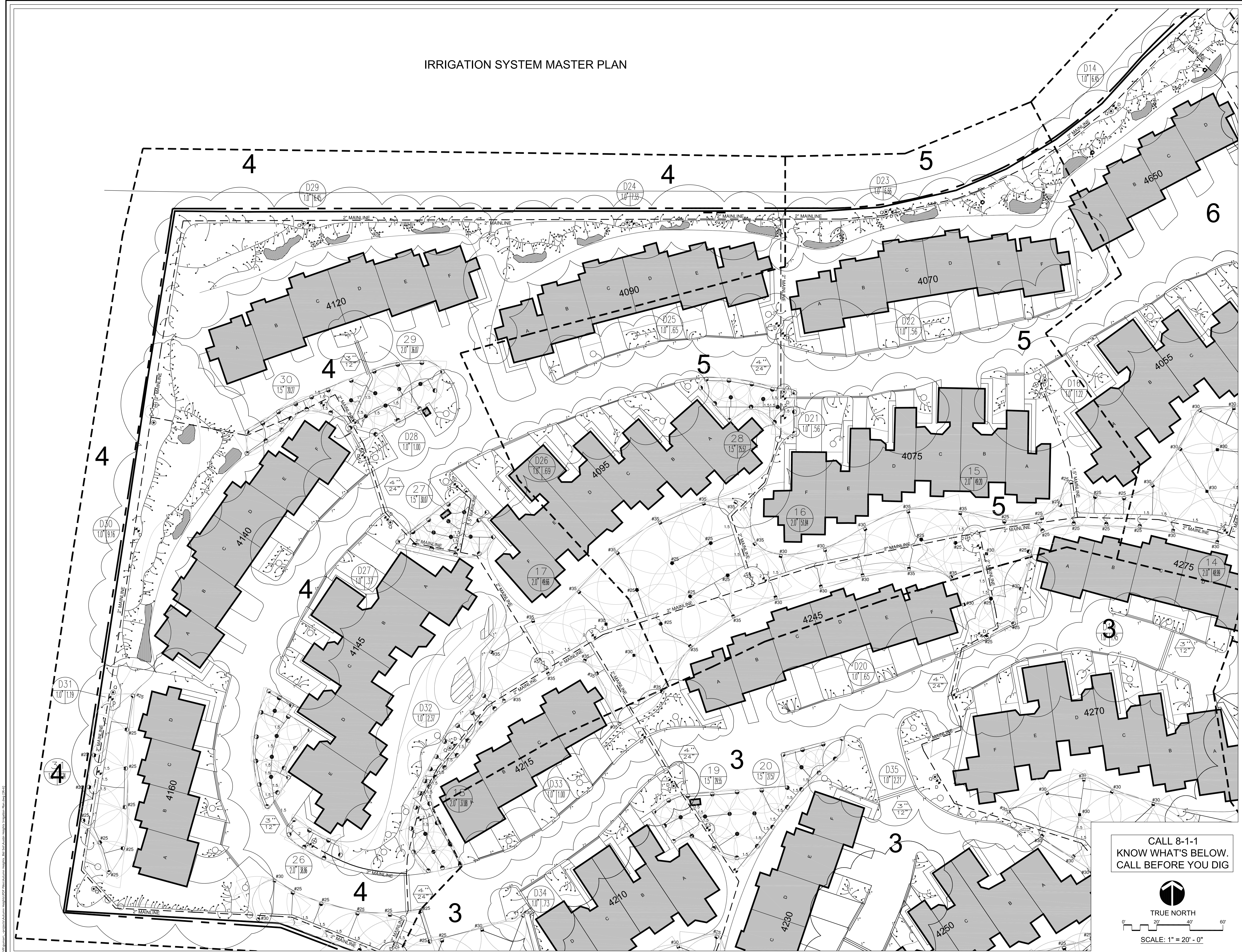
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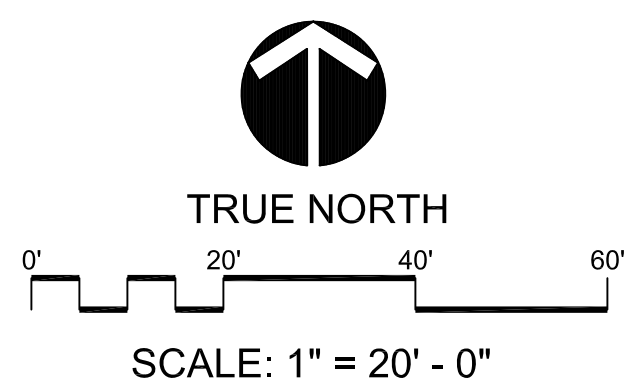
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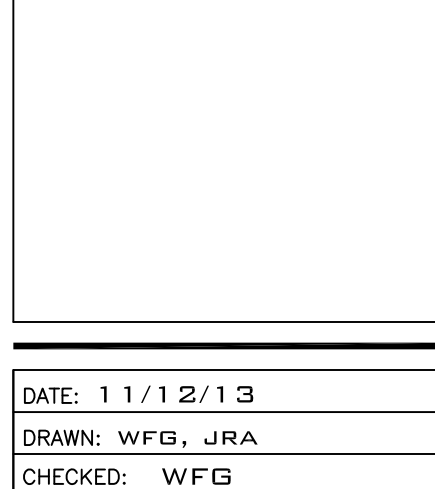
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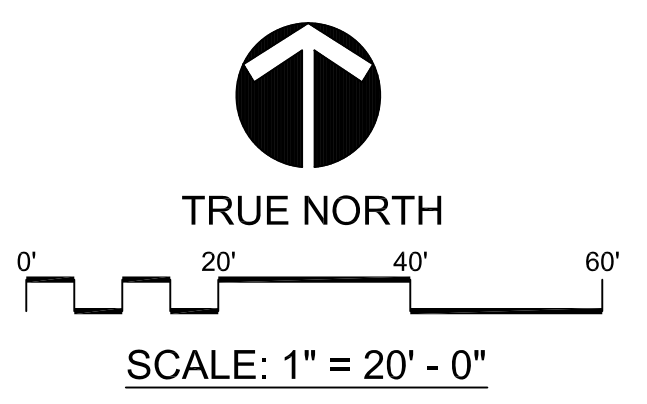




RAIN SENSOR ON ROOF  
2.0" EXISTING BACKFLOW  
PREVENTER TO REMAIN, VERIFY  
SIZE AND TYPE  
NEW CONTROLLER TO REPLACE  
EXISTING CONTROLLER  
CONNECT NEW IRRIGATION SYSTEM  
TO EXISTING D.O.C. DOWNSTREAM  
OF THE BACKFLOW  
SEE 0.1 ON SHEET IR-9  
FOR LAYOUT OF COMPONENTS

IRRIGATION SYSTEM MASTER PLAN

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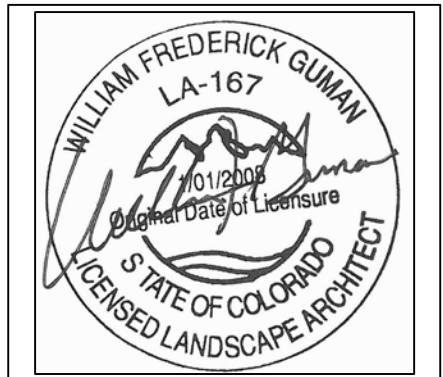


**William Garner & Associates, Ltd.**  
Landscape Architecture  
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