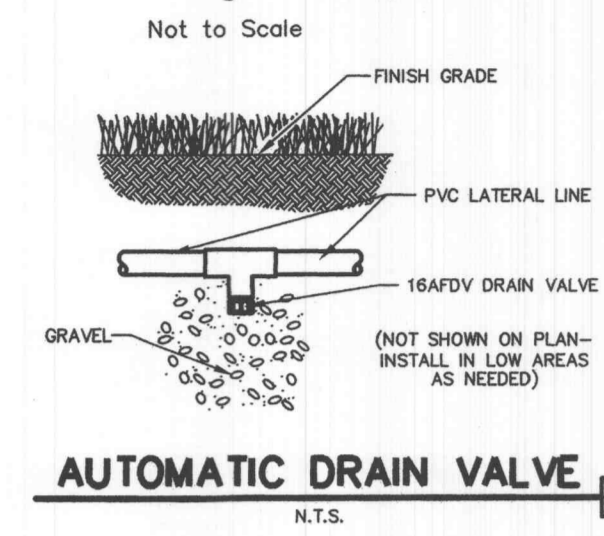
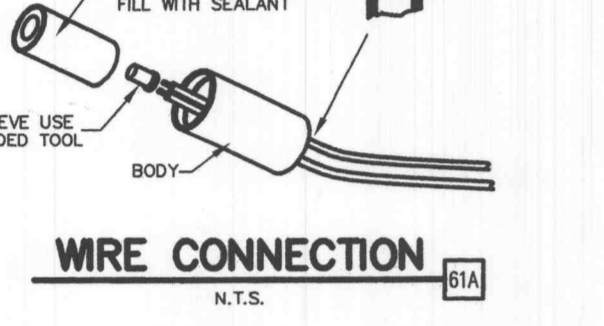


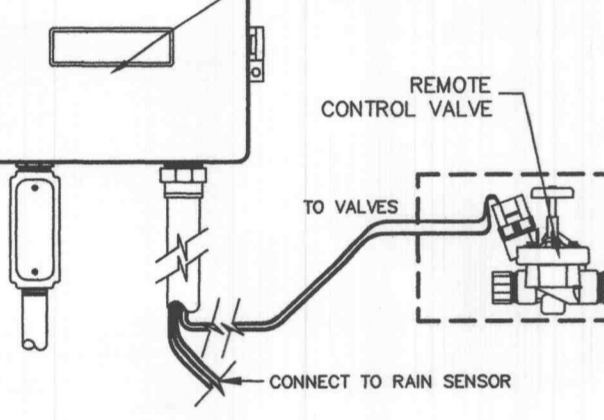
Vicinity Map



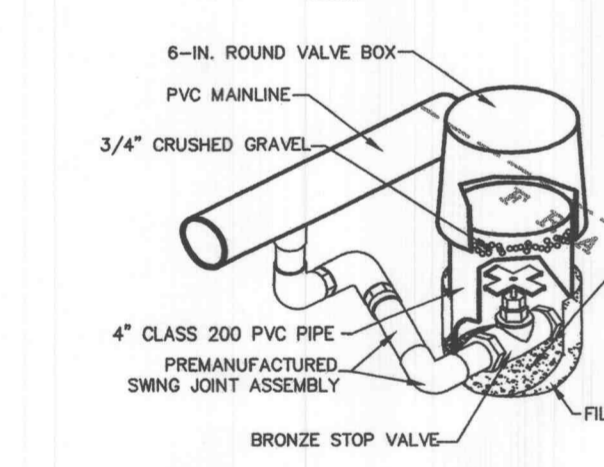
AUTOMATIC DRAIN VALVE
N.T.S.



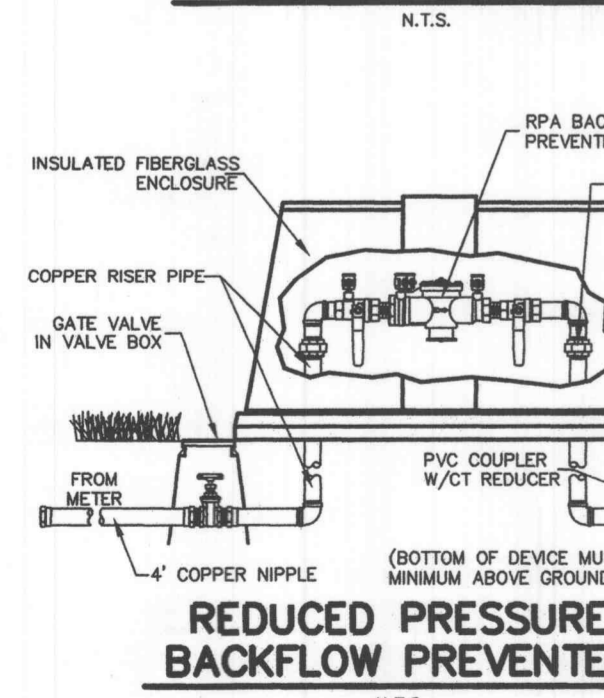
WIRE CONNECTION
N.T.S.



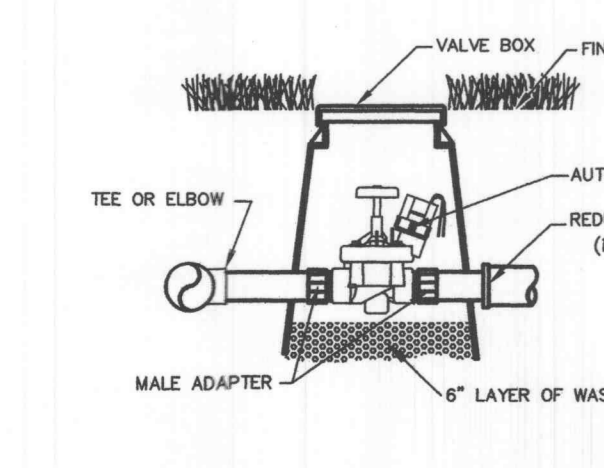
CONTROLLER AND VALVES
N.T.S.



MANUAL DRAIN VALVE
N.T.S.



REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



ELECTRIC VALVE & BOX
N.T.S.

LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 3 OF "THE PLAZA AT K & N" AS RECORDED IN PLAT BOOK 38 PAGES 145 AND 146 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

FLOOD CERTIFICATION: (PER SURVEY)

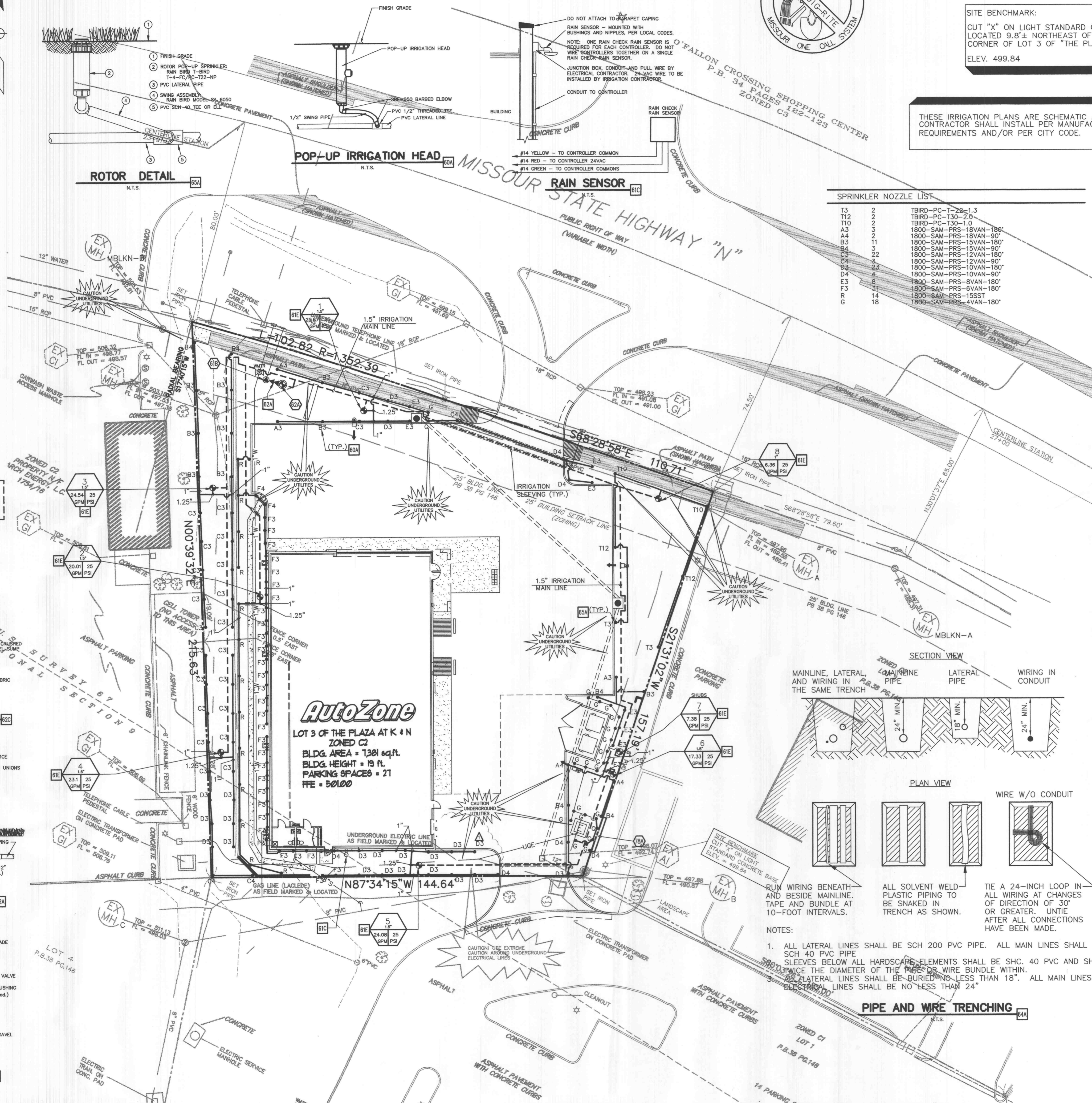
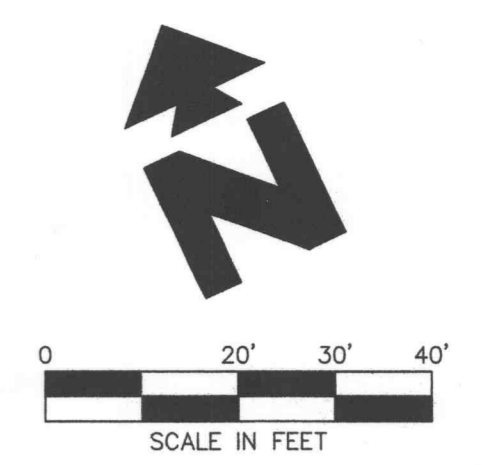
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, THIS CITY OF O'FALLON AREA (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996) IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK:
CUT "X" ON LIGHT STANDARD CONCRETE BASE LOCATED 9.8'± NORTHEAST OF THE SOUTHEAST CORNER OF LOT 3 OF "THE PLAZA AT K & N".
ELEV. 499.84

THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S (RAINBIRD) REQUIREMENTS AND/OR PER CITY CODE.



SPRINKLER NOZZLE LIST

T3	2	TBIRD-PC-T-29-1.3
T12	2	TBIRD-PC-T30-2.0
T10	2	TBIRD-PC-T30-1.0
A3	3	1800-SAM-PRS-18VAN-180'
A4	3	1800-SAM-PRS-18VAN-90'
B3	11	1800-SAM-PRS-15VAN-180'
B4	3	1800-SAM-PRS-15VAN-90'
C3	22	1800-SAM-PRS-12VAN-180'
C4	3	1800-SAM-PRS-12VAN-90'
D3	23	1800-SAM-PRS-10VAN-180'
D4	6	1800-SAM-PRS-10VAN-90'
E3	6	1800-SAM-PRS-6VAN-180'
F3	31	1800-SAM-PRS-6VAN-180'
E4	6	1800-SAM-PRS-4VAN-180'
R	1	
G	18	

LEGEND

EXISTING

○	UTILITY POLE	⊠	WATER VALVE
⊙	IRON PIPE	⊠	FIRE HYDRANT
⊙	SANITARY MANHOLE	⊠	REINFORCED CONC. PIPE
—S—	SANITARY SEWER	⊠	FENCE
—U—	UNDERGROUND ELECTRIC	⊠	TEST HOLE
—S—	STORM SEWER	⊠	TOP OF BLOCK WALL
—O—	OVERHEAD ELECTRIC	⊠	BOTTOM OF BLOCK WALL
—T—	BURIED TELEPHONE		
—W—	WATER LINE		

PROPOSED

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
---	LATERAL LINE WITH SIZE DESIGNATION
---	MAIN LINE WITH SIZE DESIGNATION
---	SLEEVING
---	ZONE DESIGNATION
---	VALVE SIZE
---	DESIGN PRESSURE - POUNDS PER SQUARE INCH
---	DESIGN DEMAND - GALLONS PER MINUTE

GENERAL IRRIGATION NOTES

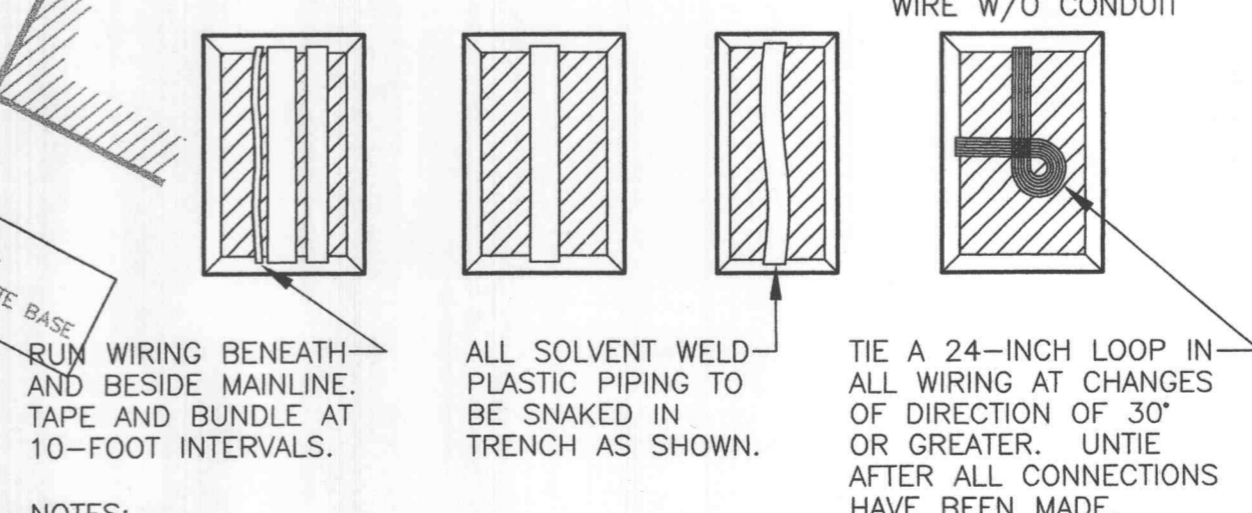
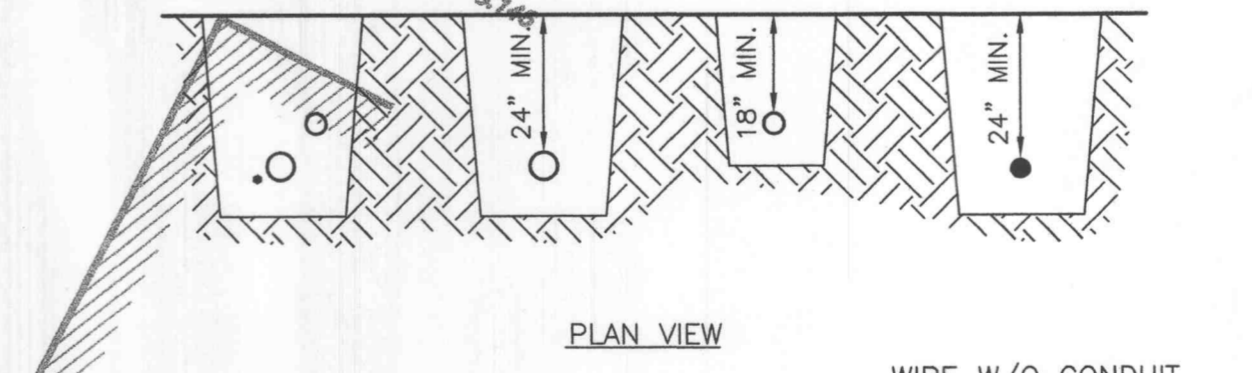
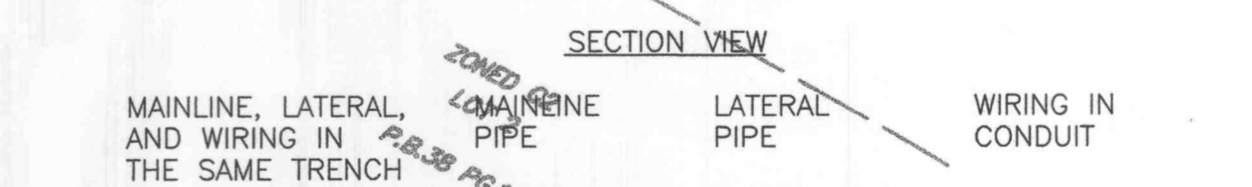
- IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 50 PSI, CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS. OR PROVIDE BLOWOUT ASSEMBLY. INSTALLATION SHALL BE PER DETAIL 62C.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS PER DETAIL 62D.
- CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. 110 VOLT ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER IS TO BE INSTALLED IN THE UTILITY ROOM.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- ALL R.C.V. CONTROLLER WIRES ARE TO BE IN CONDUIT WHILE UNDER PAVING. CONDUIT TO BE INSTALLED BY GENERAL CONTRACTOR.
- IRRIGATION OF R.C.V. WIRES TO CONTROL VALVES SHALL BE BY THE IRRIGATION CONTRACTOR.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER DETAIL 61A.
- ALL LATERAL LINES NOT LABELED SHALL BE 3/4" DIAMETER.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL 64A.
- IRRIGATION CONTRACTOR SHALL ADJUST NOZZLES ON ALL PROPOSED HEADS TO PREVENT SPRAYING ON IMPERVIOUS SURFACES, ROADS, DRIVEWAYS & DOORWAYS.
- PROPOSED IRRIGATION TO BE MANUFACTURED BY "RAINBIRD".
- PROVIDE 4" DIA. PVC SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS.

IRRIGATION DETAILS

- 60A POP-UP IRRIGATION HEAD (TYP.)
- 61A WIRE CONNECTION (NOT SHOWN ON PLAN, USE ON BELOW GRADE LOW VOLTAGE WIRING)
- 61B CONTROLLER AND VALVES ESP-BLX1+ (NOT SHOWN ON PLAN; SEE NOTE D)
- 61C RAIN SENSOR / FREEZE SENSOR.
- 61E ELECTRIC VALVE AND BOX (TYP.) RAINBIRD PEB 150 SERIES 1.5" & PEB 100 SERIES 1".
- 62A REDUCED PRESSURE BACKFLOW PREVENTER WATTS 909 1.5" (PER LOCAL CODES)
- 62C MANUAL DRAIN VALVE (NOT SHOWN ON PLAN, INSTALL AT LOWEST POINT ON MAIN LINE)
- 62D AUTOMATIC DRAIN VALVE (NOT SHOWN ON PLAN, INSTALL ON LOW AREAS AS NEEDED)
- 64A PIPE AND WIRE TRENCHING (NOT SHOWN ON PLAN.)
- 65A ROTOR DETAIL (TYP.)

IRRIGATION NOTES

- 61A CONDUIT FOR R.C.V. WIRES BY GENERAL CONTRACTOR. ROUTING TO CONTROL VALVES BY IRRIGATION CONTRACTOR. (NOT SHOWN ON PLAN, SEE NOTE D)
- 61B 1" IRRIGATION METER WITH 1.5" TYPE K COPPER SERVICE BY GERAL CONTRACTOR
- 62A MASTER CONTROL VALVE 1.5"(150-PEB)
- 78A LATERAL LINE SHOWN HERE FOR DRAWING PURPOSES ONLY; CONTRACTOR SHALL INSTALL LATERAL LINE, ECT., WITHIN PROPERTY



NOTES:
1. ALL LATERAL LINES SHALL BE SCH 200 PVC PIPE. ALL MAIN LINES SHALL BE SCH 40 PVC PIPE
SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SHC. 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN.
LATERAL LINES SHALL BE BURIED NO LESS THAN 18". ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24"
RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

AutoZone

ENGINEERING ASSOCIATES, INC.

PLANNERS SURVEYORS ENGINEERS

12300 Ford Rd., Ste. 110
DALLAS, TX 75234
(972) 488-3737
FAX (972) 488-6732

IRRIATION PLAN

6790 HIGHWAY N-LOT 3 PLAZA K&N
HIGHWAY N O'FALLON, MISSOURI

PHONE: (901) 495-8757
FAX: (901) 495-8901

DATE: 10-06-04
4:37 PM
REV-2

SCALE:
1:20'

REVISIONS

1.	REVISED PLANS PER CITY ON 9/22/04
2.	REVISED PLANS PER CITY ON 10/06/04
3.	
4.	
5.	
6.	
7.	

PRN: TJB
PM: LWY
DES: RK

BLDG TYPE: 7N2-RIGHT

C5

CASE #: 3904