

FUTURE S. OUTER ROAD EXTENSION

R.O.W.

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BUILDING WATER SUPPLY LINE. IRRIGATION SUPPLY WILL TAP OFF BUILDING'S DOMESTIC WATER LOCATED INSIDE MECHANICAL ROOM. (SEE M.E.P. DRAWINGS)

IRRIGATION CONTROLLER AND BACKFLOW PREVENTOR TO BE LOCATED INSIDE BUILDING MECHANICAL ROOM. (SEE M.E.P. DRAWINGS)

WATER SUPPLY LINE SIZE: 6"
WATER PRESSURE AT METER: 75 PSI

MEDICAL OFFICE BUILDING
2-STORY

QUICK COUPLER VALVE

FUTURE POTENTIAL BUILDING ADDITION AREA

MATCHLINE - SEE L2.2

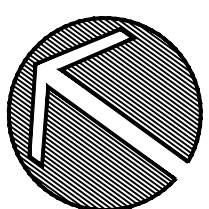
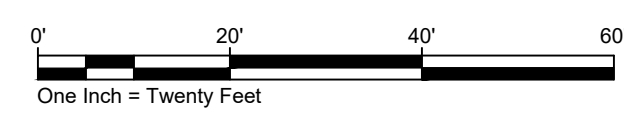
CALEDONIA PARKWAY

IRRIGATION NOTES

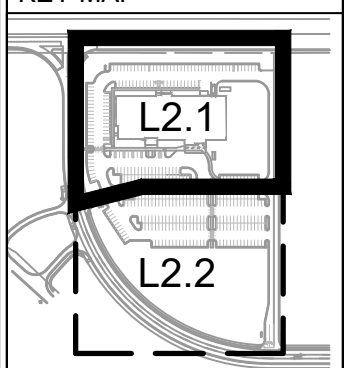
1. IRRIGATION PLAN IS SCHEMATIC ONLY. THE CONTRACTOR IS TO UTILIZE THIS SCHEMATIC PLAN AS THE BASIS OF HIS DESIGN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIRED COMPONENTS.
2. BOUNDARIES AND AREAS DEFINED IN THIS PLAN ARE SCHEMATIC ONLY. CONTRACTOR IS TO VERIFY IN THE FIELD ACTUAL LOCATIONS OF THE AREAS TO BE IRRIGATED FOR SHAPE, SIZE, AND IRRIGATION METHOD.
3. THE IRRIGATION CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND INSTALLATION FOR THE IRRIGATION SYSTEM. AT A MINIMUM, THE SYSTEM SHALL INCLUDE: A CONTROLLER, ENCLOSURE, MAIN LINE AND LATERAL LINE PIPING, RAIN SENSOR, FLOW SENSOR, QUICK COUPLER VALVES, MASTER VALVE AND ISOLATION VALVES.
4. CONTRACTOR SHALL INSTALL SYSTEM PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. CONTRACTOR SHALL PROVIDE PRESSURE LOSS CALCULATIONS FOR THE LARGEST AND MOST REMOTE ZONE.
6. COORDINATE WITH THE LANDSCAPE CONTRACTOR FOR BED LOCATIONS AND PLANT MATERIAL WATER REQUIREMENTS.
7. ALL MAINLINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SLEEVES. MAIN AND LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE WITHIN. CONTROL WIRE MAY BE INSTALLED IN THE SAME SLEEVES AS MAINLINE.
8. ALL DAMAGED AND REJECTED PIPE WILL BE REMOVED FROM THE SITE AT THE TIME OF REJECTION.
9. AUTOMATIC CONTROLLER SHALL BE LOCATED IN BUILDING MECHANICAL ROOM LOCATED APPROXIMATELY 85' AND 115' FROM THE BUILDING EAST WALL ON THE NORTH SIDE OF THE BUILDING AS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS. REFER TO BUILDING M.E.P. DRAWINGS.
10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
11. THE IRRIGATION CONTRACTOR WILL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM OPERATION WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
12. ALL PIPING, VALVES, ETC. WILL BE INSTALLED IN PLANTING AREAS / SHRUB BEDS WHEREVER POSSIBLE.
13. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY INSTALLATION OPERATIONS.
14. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE IRRIGATION WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
15. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND CAPACITY PRIOR TO DESIGN AND CONSTRUCTION. REPORT THE DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED AND THE ACTUAL PRESSURE AVAILABLE AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S REPRESENTATIVE. REFER TO SPECIFICATIONS FOR AVAILABLE WATER PRESSURE.
16. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED WILL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING DEVICES (ON SPRAY HEADS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS, OR OTHER AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
18. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS AND CONTROL WIRE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVE BOXES.
19. QUICK COUPLER VALVES SHALL BE LOCATED AND INSTALLED AS INDICATED ON THE DRAWINGS AND DETAILS. VERIFY FINAL LOCATION IN THE FIELD WITH CLIENT.
20. ALL CONTROL VALVES, EXCEPT MASTER VALVE, WILL BE INSTALLED WITH A PRESSURE REGULATING MODULE, (0-100 PSI RANGE).
21. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
22. CONTRACTOR TO VERIFY AND CONFIRM THE LOCATION OF ALL PROPERTY LINES AND UTILITY EASEMENTS PRIOR TO COMPLETING ANY WORK NEAR ADJACENT PROPERTIES OR IN ANY EASEMENT AREA. **WATER FROM THE IRRIGATION SYSTEM SHALL NOT SPRAY ONTO ADJACENT PROPERTY.**

IRRIGATION LEGEND

DESCRIPTION	SYMBOL
OPEN LAWN IRRIGATION (SPRAY HEADS AND/OR ROTORS)	
PLANTING BED IRRIGATION (SPRAY HEADS AND/OR DRIP TUBING) - MEDIUM WATER REQUIREMENTS	
TEMPORARY ESTABLISHMENT IRRIGATION (ROTORS ON RISERS)	
QUICK COUPLER	



KEY MAP



Three working days prior to the start of any excavation call 1-800-HIC-BRTE for utility location information.
All OSHA rules & regulations for excavation work shall be strictly followed (i.e. trenching, blasting, etc.).



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Date: 12/21/2022
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Company License No. LAC-2006001845

MEDICAL OFFICE BUILDING
CALEDONIA PARKWAY
OF FALLON, MISSOURI

IRRIGATION PLAN

DATE:	DATE:	DATE:	DATE:
DESIGN:	DESIGN:	DESIGN:	DESIGN:
APP'D BY:	APP'D BY:	APP'D BY:	APP'D BY:
JDC	SVE		
DATE:	DATE:	DATE:	DATE:
DEC 21, 2022			
SCALE:	SCALE:	SCALE:	SCALE:
1" = 20'			
PROJ. NO.:	PROJ. NO.:	PROJ. NO.:	PROJ. NO.:
J2224			
DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:
L2.1			