

BELT LINE ROAD
(100' PUBLIC R.O.W.)

D=85°05'19"
R=79.36'
L=117.86'
CB=N47°27'19"E
CH=107.32'

(BASIS OF BEARINGS)
EAST 126.98'

S 65°51'30" E
29.57'

DALLAS PARKWAY
(VARIABLE WIDTH PUBLIC R.O.W.)

N 04°54'38" E
24.73'

D=15°43'45"
R=1274.92'
L=350.00'
CB=N12°46'31"E
CH=348.90'

N 20°38'23" E
5.88'

N 90°19'24" E
89.97'

4" FIRE LANE EASEMENT
VOL. 2001019, PG. 09914

EASEMENT
9, PG. 914

UTILITY EASEMENT
VOL. 2001019, PG. 914

24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

UTILITY EASEMENT
VOL. 2001019, PG. 914

24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

RECIPROCAL EASEMENT
VOL. 2004119, PG. 12508

ONE STORY STUCCO

24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

UTILITY EASEMENT
VOL. 2001019, PG. 09914

RECIPROCAL EASEMENT
VOL. 2004119, PG. 12508

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24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

LOT
OAKS NC
VOL. 1

SAKOWITZ DRIVE
(10' PUBLIC R.O.W.)

24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

24" FIRE LANE EASEMENT
VOL. 2001019, PG. 914

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IRRIGATION NOTES

- All sprinkler equipment numbers reference the RAINBIRD equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are RB 1804 installed as per detail shown.
- SHRUB SPRAY HEADS are RB 1812 installed as per detail shown.
- ELECTRIC CONTROL VALVES shall be RAINBIRD PGA SERIES installed per detail shown. Size valves as shown on plan. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
- Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner.
- All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
- The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The Irrigation Contractor shall select the proper size and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

SLEEVING NOTES

- Contractor shall lay sleeves and conduits at twenty-four (24) inches below finish grade of the top of pavement.
- Contractor shall extend sleeves one (1) foot beyond edge of all pavement.
- Contractor shall cap pipe ends using PVC caps.
- All sleeves shall be Schedule 40 PVC pipe.
- Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.

DRIP IRRIGATION NOTES

- Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise indicated.
- Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.
- Landscape Contractor shall be required to follow Manufacturer's Specifications and installation guidelines for drip system.
- PRESSURE COMPENSATING EMITTERS shall be Multi-Outlet Rain Bug EM-54101, Multi-Outlet Shrub Bug EM-TM101 or approved equal. (1 PER EVERY 6" - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be Rain Bug Emitters EM-M45, -410, -410J and Shrub Bug Emitters EM-TM101, -410J or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)
- DRIP PRESSURE REGULATORS shall be PSH-HLA-15, PSH-HLA-20, PSH-HMB-20, PSH-HMB-25 or approved equal.
- Y-FILTERS shall be RBY-075-200, RBY-100-200 or approved equal.
- MAIN IRRIGATION TUBING shall be RBT-150P, RBT-160V or approved equal.
- EMITTER DISTRIBUTION TUBING shall be RBT-150P, RBT-160V or approved equal.
- SUBTERRANEAN EMITTER BOX shall be SEB-6 or approved equal.
- Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.
- Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.

TCEQ 2009 NOTES

- All irrigation equipment to be located no closer than 4" to any pavement and / or structure.
- Electrical splices at each valve and controller only.
- Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) MC-176 / P.O. BOX 15087 Austin, Texas 78711-3087 www.tceq.state.tx.us

BUBBLER PIPING CHART

- 1-5 BUBBLERS - 1/2" PIPE
- 6-10 BUBBLERS - 3/4" PIPE
- 11-20 BUBBLERS - 1" PIPE
- 21-30 BUBBLERS - 1 1/4" PIPE
- 31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- RAINBIRD 1504 4" Pop-Up Spray Head with a Plastic MPR Nozzle
- RAINBIRD 1812 12" Pop-Up Spray Head with a Plastic MPR Nozzle
- RAINBIRD 5004 ROTARY HEADS
- RAINBIRD 1402 Bubblers
- RAINBIRD PGA Series Control Valves
- RAINBIRD KCZ-100-PRF Mod. Flow Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Weathermatic ET Based System Controller with Weather Monitor and Built-in Rain and Freeze Sensor
- WATER METER SIZE AS INDICATED
- D.C.A. SIZE AS INDICATED to Include Wye Strainer, Isolator Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE GPM
- NETAFIM TECHLINE/TELDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM DISC FILTER #DF100-980 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- 2" Master Valve
- 2" PRV
- 2" Backflow per City code
- 2" Y-Strainer
- 2" Ball Valve
- Copper Pipe between Meter and Ball Valve
- Dedicated Irrigation Water Meter
- Verify size and location per CMI Plans

VILLAGE ON THE PARKWAY

5100 BELT LINE ROAD
Addison, Texas 75254

▲	09.21.12	CITY COMMENTS
▲	08.17.12	ASI #1
No.	Date	Item

REVISIONS	
BDA	Drawn
BDA	Checked
BDA	Approved

IRRIGATION PLAN

Project No. 11013.03
Date 05.25.12
Last Revision

L2.01

RECORD DRAWINGS
(October 2013)
Information Provided By:
BOB MOORE
CONSTRUCTION

01 IRRIGATION PLAN
SCALE: 1" = 30'-0"



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