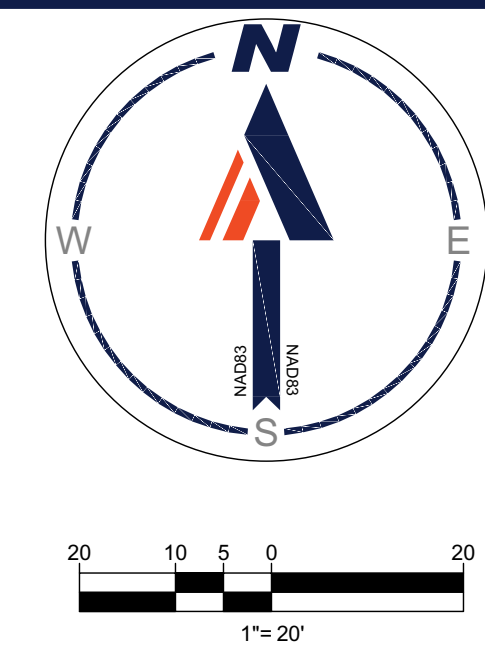
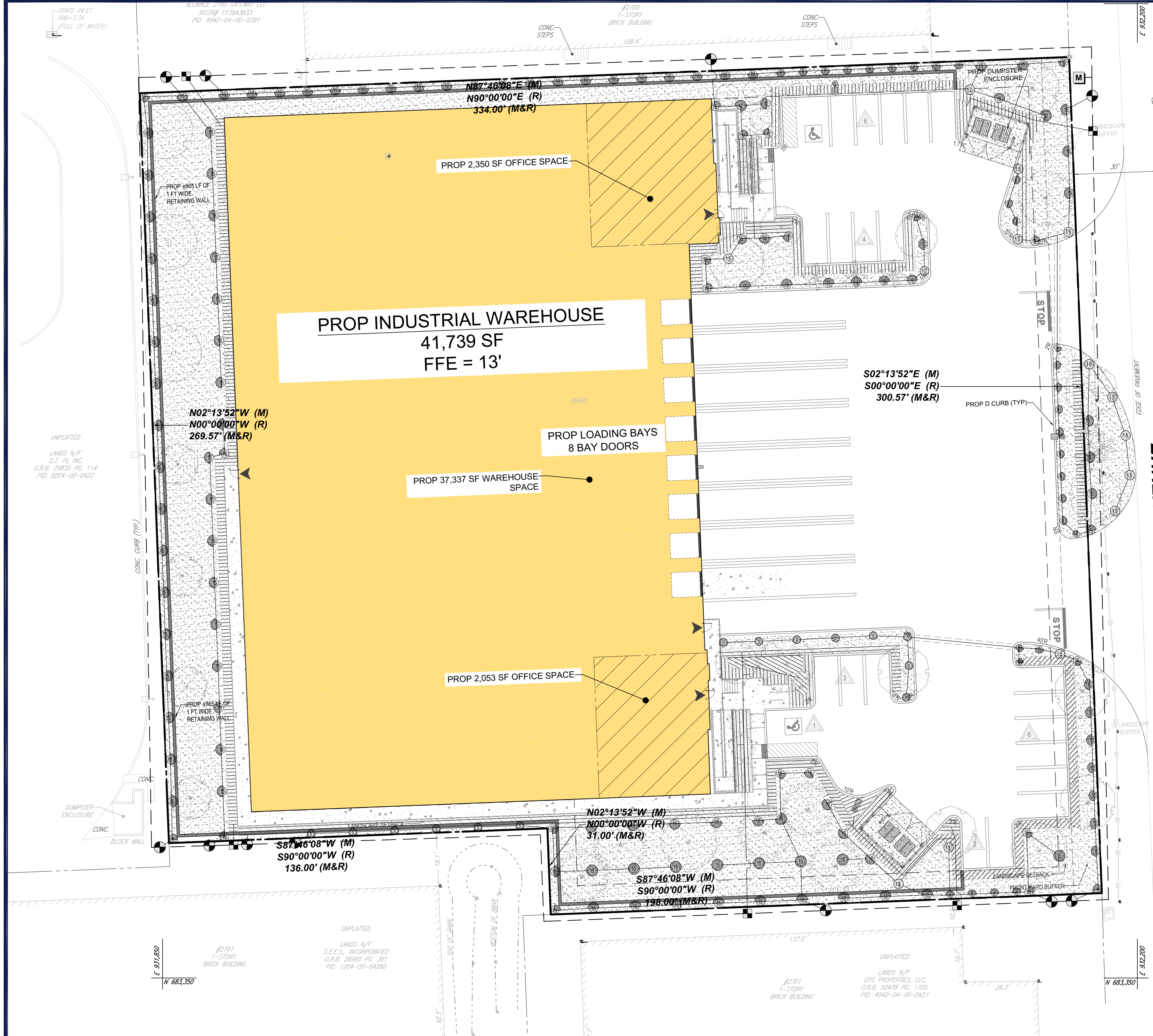


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H:\2022\FL20210118\CAD\DRAWINGS\PLAN SETS\FL20210118 - IRR - 0 - LAYOUT - C-700 IRRIGATION PLAN
DWG



GENERAL IRRIGATION NOTES:

1. PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP UTILIZING A SMART CONTROLLER WITH AN E.T. MANAGER. THE SYSTEM WILL BE DESIGNED IN HYDRO-ZONES BASED ON PLANTING ARRANGEMENT. THE WATER SOURCE WILL BE A WELL WITH PRESSURE START PUMP SYSTEM, PROVIDING 60 PSI @ 55 GPM AND DISTRIBUTION WILL BE THROUGH A COMBINATION OF CONVENTIONAL POP-UP SPRAY HEADS, FLOOD SUBSISERS ON TREES AND SUBSURFACE DRIP IN PARKING AREA ISLANDS. A RAIN SENSOR WILL BE PROVIDED TO AID IN WATER CONSERVATION.
2. THE ELECTRICAL CONNECTION POINT WILL BE THE LIFT STATIONS 3-PHASE POWER PANEL. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTION AND EQUIPMENT NECESSARY.
3. THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL VERIFY AND ADJUST THE PUMP STATION, WELL LOCATION, AND MAIN LINE APPROPRIATELY WITHIN THE LANDSCAPE AREAS.
4. ADJUST HEIGHTS OF 4" TALL MPR SERIES POP UP SPRAY HEADS IN CORRELATION WITH INSTALLED PLANT MATERIAL AND FIELD CONDITIONS.
5. ALL PVC SLEEVING SHALL EXTEND 18" INTO PERVIOUS LANDSCAPE AREAS.
6. DEPICTION OF ELECTRIC ZONE VALVES, PVC MAINLINE, AND LATERAL LINES ARE SHOWN SCHEMATIC FOR CLARITY PURPOSES. VALVES AND PIPING SHALL BE INSTALLED WITHIN THE LIMIT OF DISTURBANCE FOR OTHER WORK AND IN CORRELATION WITH FIELD CONDITIONS.
7. IRRIGATION CONTRACTOR TO ENSURE ADEQUATE COVER OVER ALL PIPING. SEE IRRIGATION SPECIFICATIONS.
8. A MINIMUM OF 63 PSI IS REQUIRED FOR ADEQUATE WATER PRESSURE. IF THERE SHOULD BE INSUFFICIENT PRESSURE AT THE POINT OF CONNECTION, A BOOSTER PUMP MAY BE REQUIRED. DESIGN FLOW: MAXIMUM 10 GPM AT 63 PSI.
9. ALL IRRIGATION COMPONENTS WITHIN BUILDING ARE SHOWN SCHEMATIC. CONTRACTOR IS TO REFER TO ARCHITECTURAL DRAWINGS AND COORDINATE LOCATIONS OF CONTROLLER, METER, BACKFLOW PREVENTER WITH ASSOCIATED OVERFLOW DRAIN FOR THE BACKFLOW PREVENTER AND IRRIGATION POINT OF CONNECTION.
10. ALL IRRIGATION COMPONENTS SHOULD BE ADJUSTED IN THE FIELD TO CORRELATE WITH EXISTING AND PROPOSED UTILITIES.
11. AT NO POINT IS THE PROPOSED MAINLINE OR SPRAY LATERALS TO BE CONNECTED DIRECTLY TO THE DRILLPIE.

INSTALLATION NOTES:

1. THE CONTRACTOR MUST COMPLY WITH THE CURRENT FLORIDA BUILDING CODE
2. NO PRODUCT SUBSTITUTIONS OR CHANGES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND IRRIGATION DESIGNER.
3. THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM PALM BEACH COUNTY DEPT. OF HEALTH AND INSTALL A WELL THAT PRODUCES 55 GALLONS PER MINUTE IN ACCORDANCE WITH REGULATIONS. THE OWNER WILL PROVIDE THE SPWM WATER USE PERMIT
4. OVER-SPRAY ONTO BUILDINGS, SIGNS OR PAVEMENT IS PROHIBITED
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO DIGGING.
6. NO ROCKS OR OTHER EXTRANEUS MATERIALS TO BE USED IN BACKFILLING OF PIPE TRENCHES.
7. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
9. ALL PIPES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF HEADS.
10. ALL LOW VOLTAGE ELECTRICAL CONNECTIONS MADE IN THE FIELD TO BE
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COVERAGE OF ALL LANDSCAPE AREAS.
12. THE CONTRACTOR TO SUPPLY TO THE OWNER WITH OPERATION MANUALS AND TWO (2) WRENCHES FOR ADJUSTING EACH VALVE AND HEAD TYPE.
13. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
14. ALL CONTROL WIRES SHALL BE MINIMUM #14 AWG. RUN TWO (2) SPARE CONTROL WIRES AND IDENTIFY THEM IN THE VALVE BOX.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS. ALL SHALL BE MARKED INDICATING STATION NUMBERS.
16. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
17. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
18. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
19. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
20. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
21. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL IRRIGATION HEADS AS NEEDED TO PREVENT LOW HEAD DRAINAGE WHERE POSSIBLE POST VALVE SHUT-OFF DRAINING WILL OCCUR.
23. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING AND ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATION PRIOR TO COMPLETION OF THE SYSTEM AND ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
24. CONTRACTOR TO PROVIDE OWNER WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING AS-BUILT DRAWINGS, RECOMMENDED MAINTENANCE SCHEDULES AND ACTIVITIES, OPERATIONAL SCHEDULE DESIGN PRECIPITATION RATES, SYSTEM ADJUSTING METHODS FOR DECREASING WATER ONCE LANDSCAPE IS ESTABLISHED, WATER SOURCE AND SHUT-OFF METHOD AND ALL OPERATIONAL GUIDES FOR CONTROLLER.

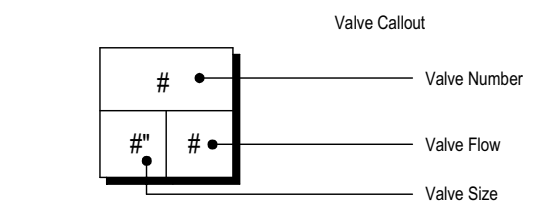
SYSTEM SCHEDULING:

BEFORE SCHEDULING RUN TIMES, THE SITE SHOULD BE "WALKED" AND PLANTED AREAS INSPECTED TO OBSERVE PLANT STRESS AND HEALTH. SOIL MOISTURE LEVELS SHOULD BE INSPECTED THROUGHOUT PLANTED AREAS AND APPROPRIATE ADJUSTMENTS MADE TO THE IRRIGATION SCHEDULE. EACH IRRIGATION SESSION SHOULD BE SCHEDULED TO ENCOURAGE DEEP WATERING AND DEEP WATERING AND MINIMAL RUNOFF. THIS CAN BE ACHIEVED THROUGH USE OF MULTIPLE SHORT REPEAT CYCLES WHEN NECESSARY, ESPECIALLY ON SLOPES AND SITES WITH COMPACTED SOILS. WATERING TIMES SHOULD DELIVER ENOUGH WATER TO SOAK THE GROUND TO A DEPTH OF 12 INCHES. RUN TIMES SHOULD BE ADJUSTED ACCORDINGLY TO SOIL TYPE AND PLANT WATER REQUIREMENTS. LESS WATER IS NEEDED TO SOAK A SANDY SOIL COMPARED TO A CLAY SOIL. SOILS SHOULD BE ALLOWED TO DRY TO A 50% MOISTURE DEPLETION LEVEL BETWEEN IRRIGATIONS TO AVOID ROOT ROT AND ALLOW ADEQUATE AIR TO BE PRESENT IN THE SOIL. RUN TIMES SHALL BE ADJUSTED SEASONALLY.

IRRIGATION SCHEDULE

SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
		RAIN BIRD 1812 15 STRIP SERIES SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	14	30	
		RAIN BIRD 1812 8 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	29	30	
		RAIN BIRD 1812 10 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	34	30	
		RAIN BIRD 1812 12 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	8	30	
		RAIN BIRD 1812 15 SERIES MPR SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	90	30	
		RAIN BIRD 1812 ADJ SHRUB SPRAY 12" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	14	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XC2-150-LCS 1-1/2\"/> HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2\" PEB GLOBE VALVE WITH SINGLE 1-1/2\" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	5	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-04-12\"/> XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 3/4 GPH EMITTERS AT 12\" O.C. LATERALS SPACED AT 12\" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XP INSERT FITTINGS.	4,396 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD EFB-CP 1\" 1\" 1-1/2\" 2\" BRASS METERE CONTROL VALVE, THAT IS CONTAMINATION PROOF	11	
	WELSH-FUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,655 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,284 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	74.4 L.F.	



NOTE: IRRIGATION CONTRACTOR SHALL UTILIZE IRRIGATION COMPONENTS FROM MANUFACTURER'S LISTED ABOVE OR APPROVED EQUAL. SCHEDULE EXCLUDES FITTINGS, SOLVENT CEMENTS, ELECTRICAL WIRE, AND MISCELLANEOUS IRRIGATION COMPONENTS.

- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS

THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
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DATE: 02/21/2022

CAD ID: IRR1

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

A

ALLIANCE HP

GATEWAY INDUSTRIAL

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BOHLER

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Digitally signed by Brett Waldman
DN: cn=US, st=Florida, l=Boca Raton, o=BOHLER ENGINEERING FL, LLC, ou=Brett Waldman, email=bwaldman@bohlereng.com, Date: 2022.07.14 16:58:42 -0400

This item has been digitally signed and sealed by Brett Michael Waldman, PLA, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SHEET TITLE:

IRRIGATION PLAN

HEET NUMBER

C-106

DATE: 02/21/2022

DRC

PZ22-12000009

8/17/2022