FOUNDER'S RIDGE (DUPONT, WA)

TYPICAL IRRIGATION & WATER CONSERVATION PLAN

2021.07.13
SCALE 1:80

LEGEND:

AREAS TO RECEIVE DRIP IRRIGATION

AREA TO RECIEVE POPUP IRRIGATION

Water Conservation Notes:

1. Water conservation shall be accomplished by limiting the area to be irrigated to; adjacent to the building, landscaped islands, and entrance features.
2. To conserve water, the irrigation system includes moisture and rain shut off sendors to only water when the soil is dry.
3. Irrigated areas shall not recive more than 11.6 inches of water per year from the irrigation system.

Irrigation System Requirements:

1. Pop up head
   a. Rainbird 1800 series for areas less than 15' wide.
   b. Rainbird 3500 series for areas greater than 15' wide and less than 30' wide.
   c. Rainbird 5000 series for areas greater than 30' wide.
2. Drip
   a. Drip line shall consist of 2 circular rows around each root ball.
   b. Drip line shall be installed on each side of shrub rows.
3. Controller
   a. Smart controller
4. Water sensors
   a. Include soil moisture and rain shut off sensors.
5. Mounting location
   a. Per direction of NorthPoint Development.

Irrigation Notes:

1. Contractor shall verify all dimensions, elevations, and utilities prior to commencing installation.
2. Contractor shall notify NorthPoint Development of any discrepancies.
3. No substitutions of materials without approval by NorthPoint Development.
4. Installation shall conform to all local, state, and federal regulations.
5. Contractor to verify water pressure.
6. Contractor shall design irrigation system and provide NorthPoint Development a copy for review prior to installation.
7. Contractor shall provide an as-built drawing of the irrigation system prior to NorthPoint accepting the irrigation system.
8. Contractor shall adjust heads to provide complete coverage with minimal over spray on paved areas. Overspray on building, walls, sidewalks, and fences is not acceptable.
9. Contractor shall review operating instructions with NorthPoint Development.
10. Velocities in pipe shall not exceed 5 f/p/s.
11. Heads shall be located 3-4" from back of curb.

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