

STATE OF ALABAMA)(
 :
COUNTY OF BALDWIN)(

The City Council met in a Work Session
at 4:30 p.m., Fairhope Municipal Complex Council Chamber,
161 North Section Street, Fairhope, Alabama 36532,
on Monday, 22 September 2025.

Present were Council President Jack Burrell, Councilmembers: Jimmy Conyers, Jay Robinson, and Kevin Boone, Mayor Sherry Sullivan, City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks. Councilmember Corey Martin was absent.

Council President Burrell called the meeting to order at 4:30 p.m.

The following topics were discussed:

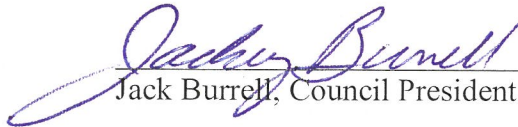
- The first item on the Agenda was the Review FY2026 Utilities Budget by City Treasurer Kim Creech. She went over the main projects and capital improvements for each Utility. Councilmember Conyers commented that funds will be needed to help fund some of the projects. Ms. Creech stated she would get with PFM, our consultant, on options. (See attached handout)
- The Discussion regarding an Ordinance to amend Ordinance No. 1233 known as the Business License Code, Chapter 8; Section 22. License Classifications. She explained that the Code must be amended to add the necessary NAICS Codes for the Vapor Products Local Excise Tax and Business Licenses.
- The Discussion regarding the City of Fairhope Vape Product Excise Tax was next on the Agenda. Ms. Olmstead explained the ordinance; and answered any questions if necessary. She stated that this ordinance needs to be adopted before October 1, 2025 or the State will collect and issue our portion which would be a smaller amount. Ms. Olmstead gave an example of what we would collect if we adopt the ordinance and our portion if the State collected the tax.
- City Engineer Richard Johnson addressed the City Council and mentioned the Discussion on the Fairhope Bancroft Corner Site Improvements. He introduced Christian Preus, Landscape Architect, who presented a Power Point Presentation titled “Bancroft Corner Site Improvements; and answered any questions if needed. (See attached Power Point Presentation) Mr. Preus commented there would be a wall that hides the parking lot. Council President Burrell threw out the name of Julwin’s Plaza. Councilmember Conyers agreed and said it is the oldest restaurant in Baldwin County. Mr Preus said the planters near the road are seats.
- Councilmember Conyers gave an update on the Parking Authority regarding parking studies and parking garage. He also gave an update on the Library Board regarding their meeting with the APLS.
- Councilmember Robinson gave an update on the Historic Preservation Commission.
- Council President Burrell gave an update on the Industrial Development Board regarding selecting Officers and possible abatements.

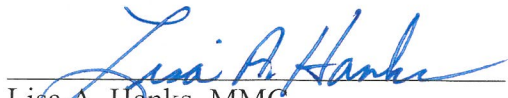
Monday, 22 September 2025

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- IT Director Jeff Montgomery addressed the City Council regarding Agenda Item No. 18; and answered any questions if needed.
- Water and Wastewater Superintendent Daryl Morefield addressed the City Council regarding Agenda Items No.16, and No. 17; and answered any questions if needed.
- Public Works Director George Ladd addressed the City Council regarding Agenda Items No. 12, No. 13, No. 14, and No. 15; and answered any questions if needed.
- Community Affairs Director addressed the City Council regarding Agenda Items No.21, No. 24, and No. 25; and answered any questions if needed.
- City Engineer Richard Johnson addressed the City Council regarding Agenda Item No. 10; and answered any questions if needed.
- Building Official Erik Cortinas addressed the City Council regarding Agenda Items No. 5, No. 6, No. 7, and No. 11; and answered any questions if needed.
- Police Chief Stephanie Hollinghead addressed the City Council regarding Agenda Item No. 19; and answered any questions if needed.
- Electric Superintendent Ben Patterson addressed the City Council regarding the add on resolution regarding electric regulators for a substation; and answered any questions if needed. He explained that two regulators failed so we are going to replace the substation one and keep one as a spare.
- Recreation Director addressed the City Council regarding Agenda Item No. 20; and answered any questions if needed.
- Council President Jack Burrell addressed the City Council regarding Agenda Item No. 23; and answered any questions if needed. He stated that there are \$10 million in upgrades to the runway.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:42 p.m.


Jack Burrell, Council President


Lisa A. Hanks, MMC
City Clerk

City of Fairhope Budget Review Utilities Capital Equipment & Infrastructure

2026 Fiscal Year Budget



Gas Department

	FY2025	FY2026	% Change
Vehicles & Equipment	\$ 255,000	\$ 47,500	- 81.4 %
Capital Improvements	\$ 520,000	\$ 500,000	- 3.9 %
System Improvements	\$ 5,828,000	\$ 6,850,000	+ 17.5 %

Vehicles & Equipment (\$47.5K)

- Vehicle

Capital Improvements (\$500K)

- Paving, Resurfacing & Striping of Public Works complex - Rollover

System Improvements (\$6.9M)

- Regulators (\$100K)
- Gas Line replacement under I-10 - ALDOT reimbursement - Rollover - (\$800K)

Gas Department

System Improvements (continued)

- On Call for emergencies (\$200K)
- CR 64 widening - BCC Reimbursement - (\$250K)
- Phase 2 construction / Phase 3 Engineering - Cast Iron - Rollover - (\$4.8M)
- Hwy 181 & Dominion Farms back feed (\$500K)
- CR 32 & Greeno Rd back feed (\$250K)

Electric Department

	FY2025	FY2026	% Change
Vehicles & Equipment	\$ 1,097,350	\$ 762,000	- 30.6 %
Capital Improvements	\$ 272,000	\$ 20,000	- 92.6 %
SCADA Capital Purchase	\$ 60,000	\$ 60,000	----
AMI Capital	\$ 2,250,000	\$ 681,675	- 69.7 %
System Improvements	\$ 2,799,000	\$5,977,000	+ 113.5 %

Vehicles & Equipment (\$762K)

- Crown Reach Truck - Rollover - (\$65K)
- 45' Bucket Truck (\$350K)
- 2026 Freightliner M2 Flat Bed Dump Truck (\$165K)
- Mini Excavator with trenching bucket (\$65K)
- Ice Machine (\$6.5K)

Electric Department

Vehicles & Equipment (continued)

- Rope & spool for Sherman Bully Tensioner (\$20K)
- 16' Enclosed trailer (\$6.5K)
- Tesco Meter Accuracy Test Station (\$27.5K)
- Tesco Meter Site Analyzer (\$38.5K)
- Solar Powered Pedestrian Crosswalk Signs (\$18K)

Capital Improvements (\$20K)

- Automated gate for Twin Beech substation

SCADA Capital Purchases (\$60K)

- Remote Control System for all substations & smart reclosers

Electric Department

AMI Capital (\$682K)

- AMI System balance per AMEA - Rollover

System Improvements (\$6M)

- LED lights & light poles - Veterans Drive - Rollover - (\$150K)
- Traffic light upgrades - N. Section/Volanta and N. Section/Gayfer - Rollover - (\$150K)
- 44 KV Loop - Rollover - (\$5.1M)
- 44 KV Loop Engineering - Rollover - (\$82K)
- 44 KV Loop - 57 Rock (\$65K)
- 44 KV Loop - Sidewalk & asphalt repairs (\$125K)
- Bon Secour - feeder underground (\$270K)

Water Department

	FY2025	FY2026	% Change
Vehicles & Equipment	\$ 714,000	\$ 352,000	- 50.7 %
Capital Improvements	\$ 50,000	\$ 120,000	+ 140.0 %
SCADA Capital Purchase	\$ 50,000	\$ 50,000	----
System Imp - Distribution Sys	\$ 12,750,000	\$ 15,100,000	+ 18.4 %
System Imp - Water Plant/Wells	\$ 8,309,775	\$ 17,915,000	+ 115.6 %

Vehicles & Equipment (\$352K)

- Boring Tanker Truck (\$200K)
- Vehicle (\$40K)
- Submersible well pump (\$75K)
- WTP #1 - spare motor (\$30K)
- Trench Box (\$7K)

Water Department

Capital Improvements (\$120K)

- Repairs to Pecan Building (\$100K)
- Electric Gate - Nichols Tank (\$20K)

SCADA Capital Purchases (\$50K)

- Upgrades to SCADA - WTP #2, #4, #5, #6

System Improvements - Distribution System (\$15.1M)

- Meters (\$500K)
- Insertion valves & taps (\$50K)
- 24" Water Distribution Trunk Line from WTP #2 to CR13 - Rollover - (\$3.8M)
- 16" WTM - Hwy 181/Fairhope Ave/Gayfer Rd to CR-13 - Rollover - (\$4.2M)
- Extend 24" water main from CR13 to WTP #1 - Rollover - (\$1.5M)

Water Department

System Improvements - Distribution System (continued)

- 12" Water main from CR33 to SH181 (\$1.5M)
- 6" Water Line - Lakewood - Rollover - (\$150K)
- Water distribution system main replacement & upgrades (\$1.8M)
- 6" Water Main - 1,300' - SH181 (\$500K)
- Water line under Rock Creek - Rollover - (\$650K)
- 24" Water Line - Wagner Rd (\$500K)

System Improvements - Water Plant / Wells (\$17.9M)

- Refurbish Well #5 - Rollover - (\$200K)
- Actuating valves - installation - Rollover - (\$100K)
- Water PH Adjustment System - Rollover - (\$750K)

Water Department

System Improvements - Water Plant / Wells (continued)

- New Water Treatment Plant (\$4.5M)
- New 2M water tank (\$8M)
- Well #4 - new well at treatment plant (\$1M)
- Liquid treatment upgrades at WTP #1 (\$750K)
- Water Plant & well upgrades and repairs (\$500K)
- Well #13 to WTP #3 - Rollover - (\$1M)
- Pilot bores throughout City - Rollover - (\$1.1M)

Wastewater Department

	FY2025	FY2026	% Change
Vehicles & Equipment	\$ 585,000	\$ 482,000	- 17.6 %
Capital Improvements	\$ 310,000	\$ 467,733	+ 50.9 %
SCADA Capital Purchase	\$ 60,000	\$ 0	- 100 %
System Imp - Collection Sys	\$ 11,866,895	\$ 10,716,895	- 9.7 %
System Imp - Lift Stations	\$ 7,078,054	\$ 6,209,855	- 12.3 %
System Imp - WWTP	\$ 5,100,000	\$ 6,450,000	+ 26.5 %

Vehicles & Equipment (\$482K)

- Vehicle (\$50K)
- Sludge Pumps (\$60K)
- Manhole Inspection cameras (\$50K)
- Mini excavator (\$75K)
- Trailer for mini excavator (\$10K)

Wastewater Department

Vehicles & Equipment (continued)

- 2 - Equipment Trailers (\$20K)
- Crane Truck (\$180K)
- Sewer Push Camera (\$20K)
- Trench Box (\$7K)
- Influent Sampling Refrigerator (\$10K)

Capital Improvements (\$468K)

- New roof for U.V. building (\$50K)
- New structure over RAS pump manifold (\$100K)
- Demo & upgrade drying bed area (\$100K)
- WWTP Blower installation (\$75K)

Wastewater Department

Capital Improvements (continued)

- Equipment Shed - Rollover - (\$143K)

System Improvements - Collection System (\$10.7M)

- Infiltration & Inflow Mitigation (\$500K)
- 181 Force main & two regional lift stations - Rollover - (\$5M)
- Force Main - Twin Beech Lift Station - Rollover - (\$750K)
- Force Main Upgrade - S. Section Lift Station - Rollover - (\$800K)
- Force Main Upgrade - N. Section Lift Station to Bayou Dr - Rollover - (\$1.5M)
- Force Main Upgrade - Twin Beech Lift Station to S. Section - Rollover - (\$700K)
- Hwy 181 S. project - Engineering & start of construction (\$1.4M)
- Valley Force Main (\$100K)

Wastewater Department

System Improvements - Lift Stations (\$6.2M)

- General Lift Station Upgrades (\$800K)
- Lift Station - Scenic 98 - Rollover - (\$2.9M)
- Lift Station Rehab - Grand Hotel - Rollover - (\$750K)
- Lift Station - Lakewood - Rollover - (\$350K)
- Twelve Bypass Pumps - Installation (\$300K)
- Bypass Pumps - Rollover - (\$1.1M)

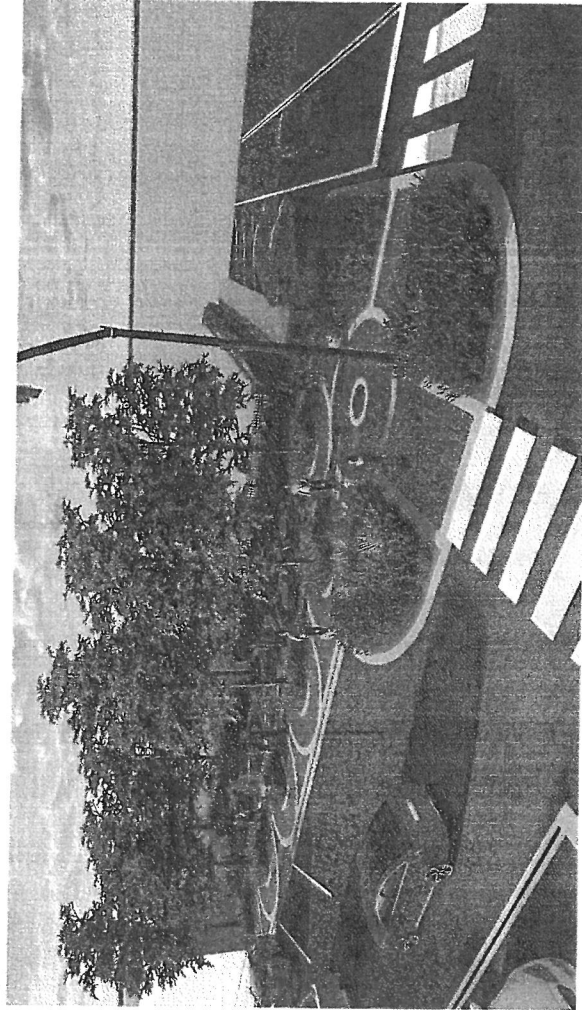
System Improvements - WWTP (\$6.5M)

- Headworks System - Rollover - (\$5M)
- Return Activated Sludge Pump Installation (\$150K)
- Five WWTP Blowers (\$800K)
- WWTP Expansion (\$500K)



BANCROFT CORNER SITE IMPROVEMENTS

CITY OF FAIRHOPE, ALABAMA
APRIL 2025



CHRISTIANPREUS
Landscape Architecture

GENERAL NOTES:

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND WITH THE CONTRACT DOCUMENTS ANY QUESTIONS OR DISCREPANCIES REGARDING THE NATURE OR INTENT OR THE WORK SHALL BE DIRECTED TO THE ARCHITECT AND/OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
2. ALL DEMOLITION AND REMOVAL WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY ON THE PROJECT, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN SAFE WORKING CONDITIONS. SITE SHALL BE SECURED, AS REQUIRED, TO PREVENT UNAUTHORIZED ACCESS TO THE WORK.
4. CARE SHOULD BE TAKEN AT INTERFACE BETWEEN DEMOLITION AND EXISTING CONSTRUCTION TO REMAIN. THIS CARE IS TO AVOID ANY DAMAGE TO EXISTING CONSTRUCTION TO REMAIN, AND TO UTILITIES, WHICH SERVES THAT CONSTRUCTION. THE CONTRACTOR SHALL CORRECT ALL DAMAGE CAUSED BY HIS WORKMEN, AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL NOTIFY, COORDINATE, SCHEDULE AND RECEIVE PERMISSION FROM THE OWNER PRIOR TO ANY SHUT DOWN OF THE SITE AND/OR BUILDING UTILITIES AS REQUIRED TO COMPLETE THE WORK. NOTIFICATION SHALL INCLUDE THE LENGTH OF TIME REQUIRED TO SHUT DOWN LENGTH OF TIME SERVICE WILL BE DISCONNECTED, AND TIME REQUIRED TO RECONNECT SERVICES.
6. THE CONTRACTOR SHALL CONFORM TO THE CITY OF FAIRHOPE REQUIREMENTS FOR THE PROTECTION OF ALL TREES TO REMAIN ON SITE.
7. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BY THE CITY OF FAIRHOPE, INCLUDING BUT NOT LIMITED TO SIGNAGE AND TREE TRIMMING/REMOVAL PERMITS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS, INCLUDING SHORING, BRACING, AND SEQUENCING NECESSARY FOR PROPER COMPLETION OF THE PROJECT.

STORM WATER EROSION CONTROL NOTE:

THE CONTRACTOR MUST OBTAIN AND SIGN A STORM WATER EROSION CONTROL AGREEMENT WITH THE CITY OF FAIRHOPE. THE CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ADEM REGULATIONS THROUGHOUT THE CONSTRUCTION OF THE PROJECT. IT IS THE CONTRACTOR'S UNDERSTAND THAT THE CITY WILL ISSUE STOP WORK ORDER AT ANY TIME THESE MEASURES ARE NOT IN COMPLIANCE UNTIL THE SITE IS IN COMPLIANCE. THE CONTRACTOR SHOULD OBTAIN A COPY OF THESE PRIOR TO BID, SO THAT REQUIREMENTS ARE KNOWN.

TRAFFIC CONTROL, SAFETY ITEMS

CONTRACTOR SHALL ENSURE AND MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES THROUGH THE SPACE. CONTRACTOR SHALL ERECT ALL WARNING SIGNS, AND PROVIDE THE APPROPRIATE PERSONNEL, IF REQUIRED, AND ALL OTHER ITEMS REQUIRED TO SAFELY HANDLE VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH WORK AREA. CONTRACTOR MUST COORDINATE THIS ACTIVITY WITH THE CITY OF FAIRHOPE. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR. TRAFFIC CONTROL DEVICES PROVIDED MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION. CONTRACTOR SHALL UNDERTAKE AND MAINTAIN ADEQUATE SAFETY MEASURES AS AND WHEN NECESSARY TO PROTECT EXISTING ROADS, STREETS, AND WALKWAYS FROM DAMAGE BY VEHICULAR TRAFFIC AND/OR HEAVY EQUIPMENT.

SHEET INDEX

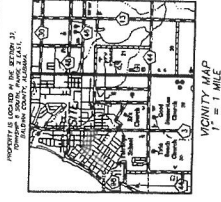
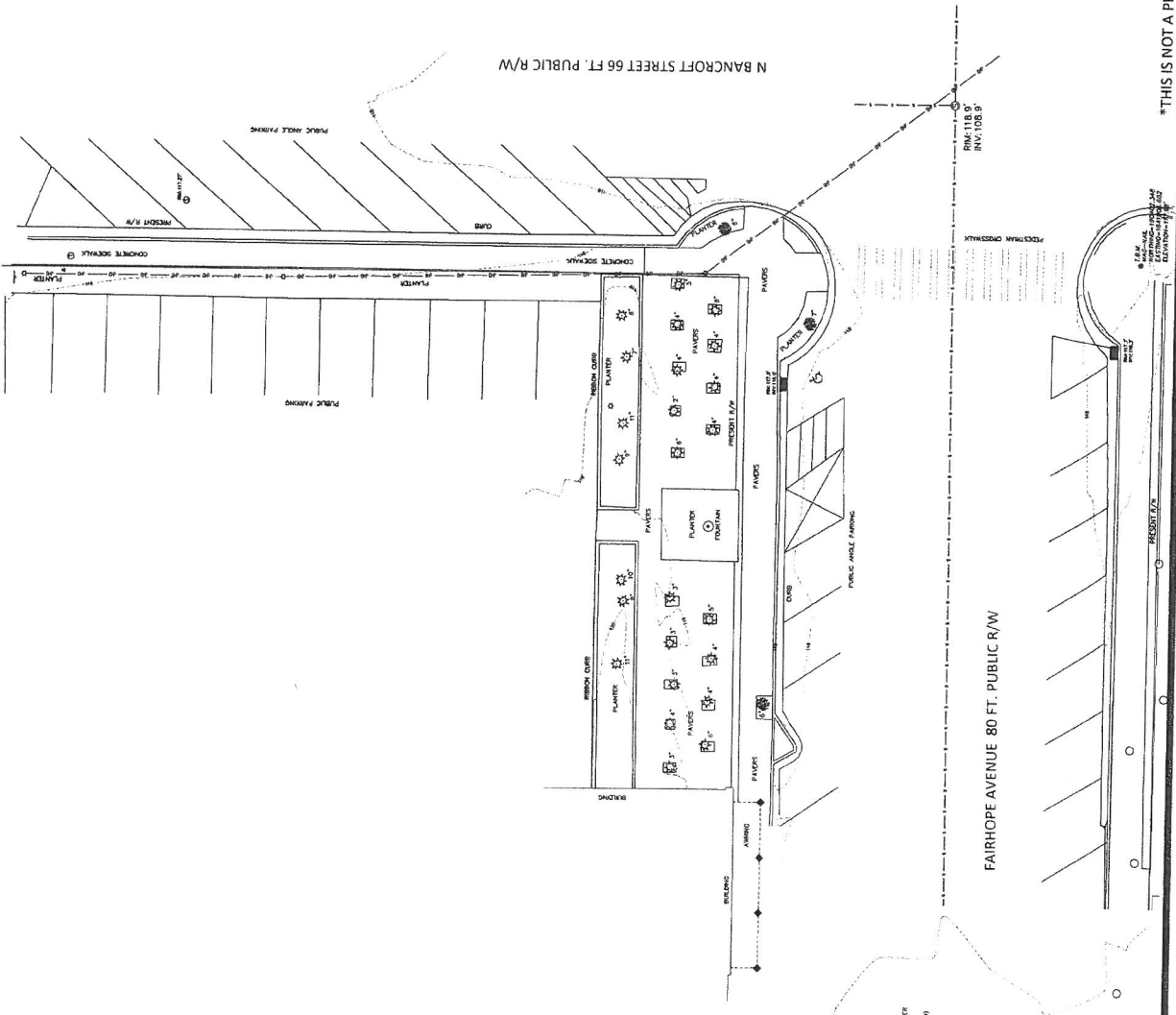
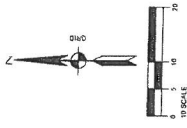
Existing Conditions Survey	ES1.0
Demolition	D1.0
Grading Plan	G1.0
Hardscape Plans and Details	H1.0 - H3.1
Irrigation Plans and Details	I1.0 - I2.0
Landscape Plans and Details	L1.0 - L2.0 (N.I.C.) FOR REFERENCE ONLY
Landscape Lighting and Details	LV1.0 (N.I.C.) FOR REFERENCE ONLY



COVER SHEET FOR
BANCROFT CORNER
Fairhope, AL

SCALE

DATE: SEP 2025



SURVEYOR'S NOTES:

1. THE SURVEY WAS MADE BY THE SURVEYOR'S FIELD NOTES AND THE SURVEYOR'S FIELD BOOKS.
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DAVID E. BEEK, AL P.L.S. NO. 72074 DATE 09-09-2024

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

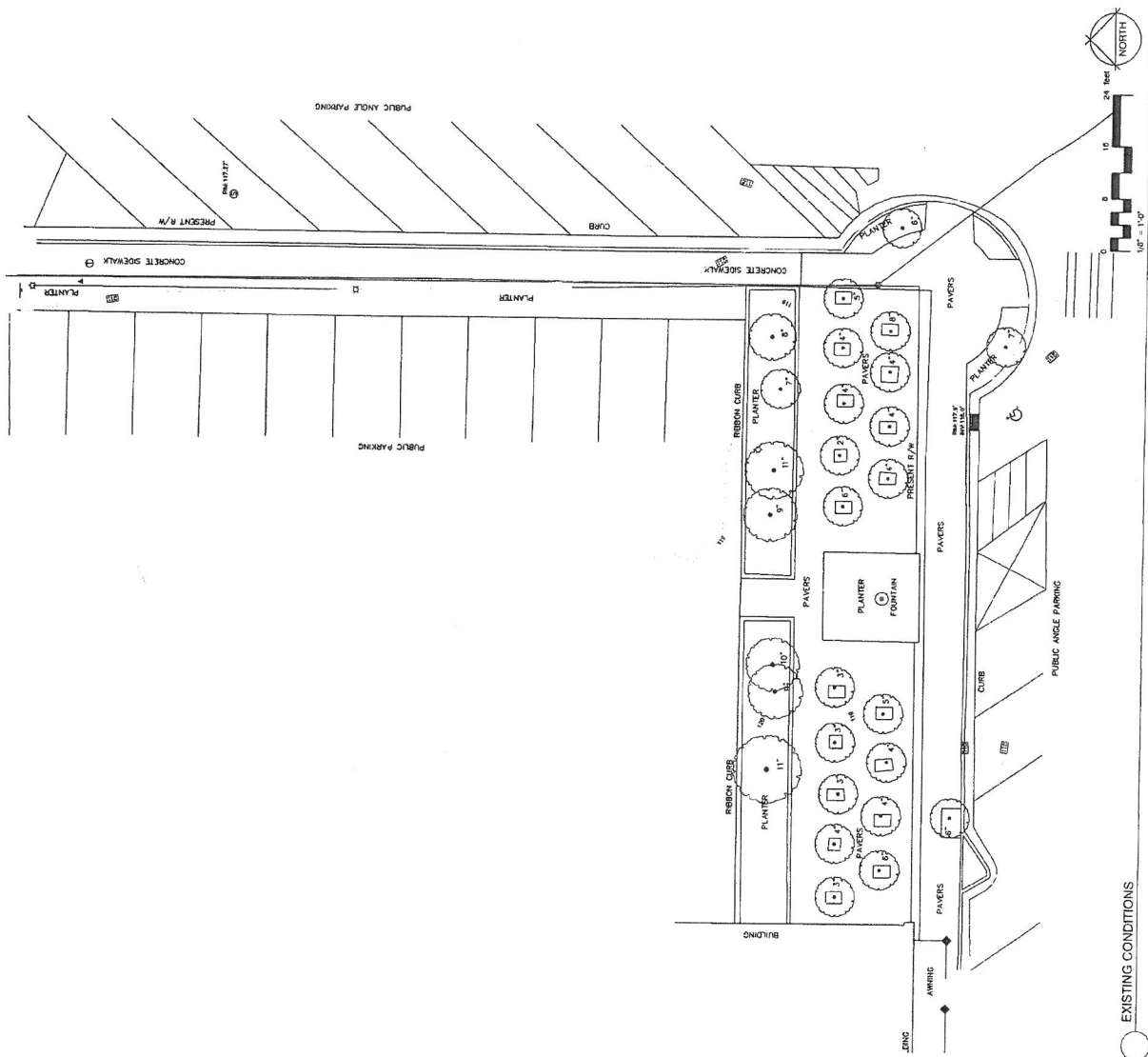


**TOPOGRAPHIC SURVEY
FAIRHOPE SINGLE TAX &
THE CITY OF FAIRHOPE**



DRAWN	JAN
CHECKED	JAN
PROJECT	20240101
SCALE	1" = 40'
SHEET	1 OF 1

THIS IS NOT A PROPERTY BOUNDARY SURVEY





LEGEND

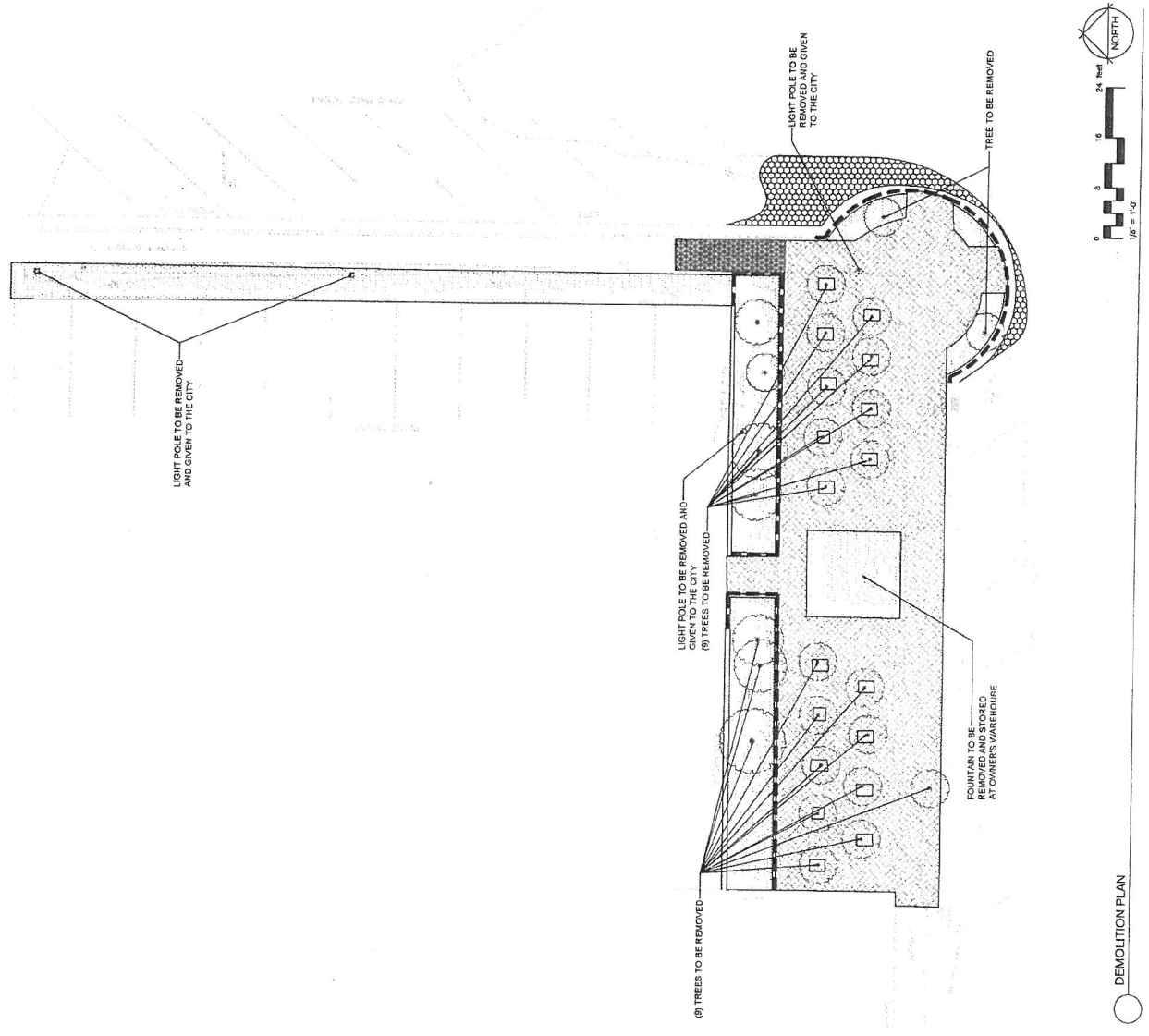
- ASPHALT TO BE REMOVED (247 SF)
- PAVERS TO BE REMOVED (2725 SF)
- CONCRETE TO BE REMOVED (86 SF)
- LANDSCAPE MATERIAL TO BE REMOVED (1791 SF)
- CURB TO BE REMOVED (217 LF)

THE CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP AFTER MAJOR SITE DEMOLITION AND/OR CONCRETE CONCRETE SAWCUT ACTIVITY TO PROVIDE PATRONS AND BUSINESS OWNERS A CLEAN AND SAFE WALKWAY THROUGHOUT THE DURATION OF THE PROJECT.

THE CONTRACTOR SHALL ACCURATELY OUTLINE ALL AREAS TO BE REMOVED WITH WASHABLE SPRAY PAINT - FOR APPROVAL FROM CITY PRIOR TO REMOVING ANY SURFACES.

COMMUNICATION NOTE:
ACCESS TO BUSINESSES DURING CONSTRUCTION IS PARAMOUNT. THE CONTRACTOR SHALL ENSURE THAT EVERY BUSINESS THAT IS IMPACTED BY THIS PROJECT IS ABLE TO BE ACCESSED FROM ONE DIRECTION OR THE OTHER. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO ANY MAJOR WORK BEING DONE THAT MAY IMPACT THESE SURROUNDING PROPERTIES. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 7 CALENDAR DAYS IN ADVANCE OF WORK BEING DONE THAT MAY DISRUPT DELIVERIES TO ANY ONE BUSINESS/PROPERTY.

EXISTING ELECTRICAL NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF AND COORDINATION WITH THE CITY ON EXISTING ELECTRICAL COMPONENTS.



DEMOLITION PLAN

GRADING & DRAINAGE PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE UTILITY COMPASSES AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE UTILITY COMPASSES AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING BEGINS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES SHALL BE COVERED WITH CURB & GUTTER BY AMERICAN SCAFFOLD COMPANY OR EQUIVALENT.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY WALKWAYS OR DRIVEWAYS SHALL BE RESEED AND SOIL MUST BE REPLACED TO ORIGINAL DEPTH AND COMPOSITION.
4. ALL CUT OR FILL SHALL BE COVERED WITH CURB & GUTTER BY AMERICAN SCAFFOLD COMPANY OR EQUIVALENT.
5. ALL CUT OR FILL SHALL BE COVERED WITH CURB & GUTTER BY AMERICAN SCAFFOLD COMPANY OR EQUIVALENT.
6. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAINAGE OF ADJACENT AREAS.
7. UTILITY TRENCHES SHALL BE DEWATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE UTILITY COMPASSES AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING BEGINS.
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11. THE LAND DISTURBANCE PERMIT MUST BE OBTAINED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN FULL VIEW FROM A PUBLIC ROAD OR STREET.
12. ALL SLOPE CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY FOLLOWED.
13. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND LIGHTS TO PROTECT THE CONSTRUCTION AREA FROM TRAFFIC AND TO SAFETY ADJACENT AREAS.
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20. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND LIGHTS TO PROTECT THE CONSTRUCTION AREA FROM TRAFFIC AND TO SAFETY ADJACENT AREAS.

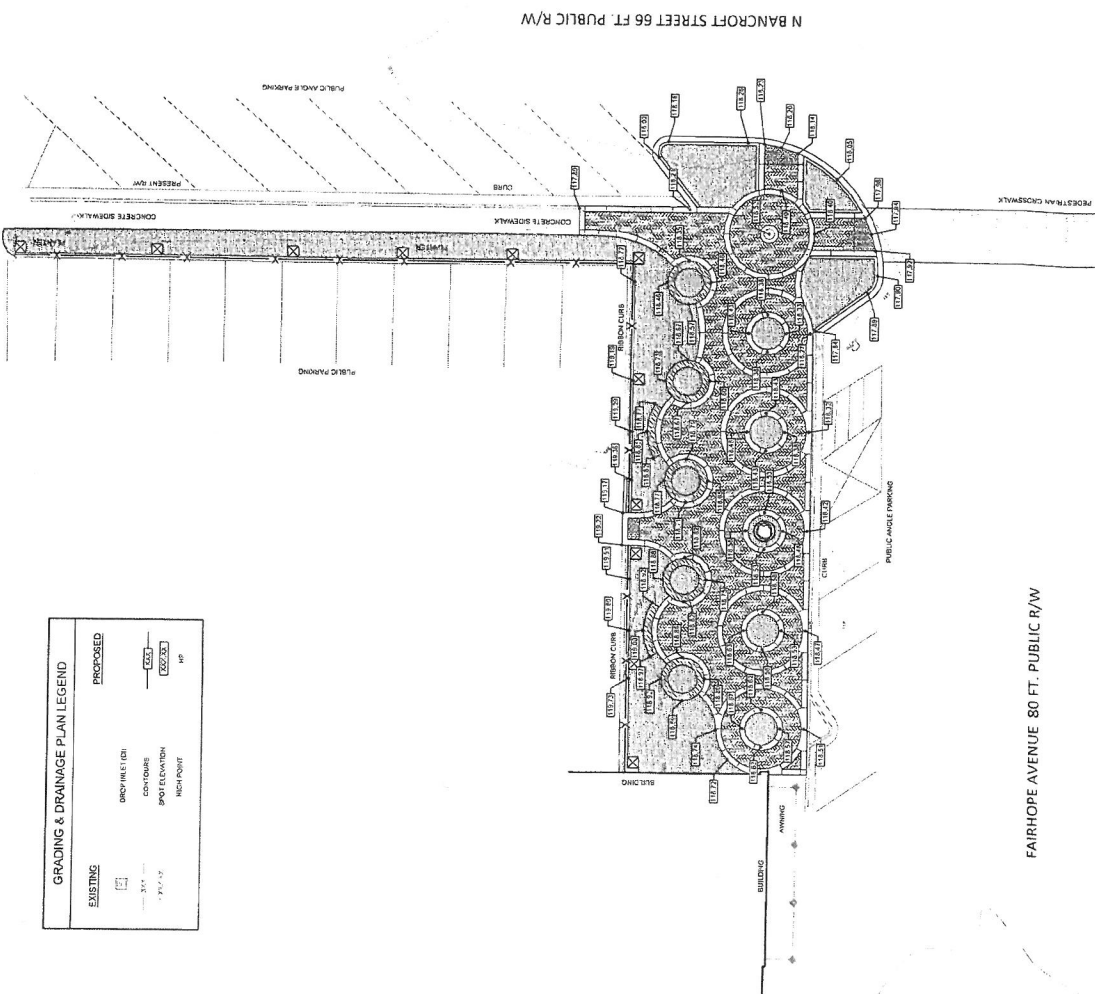
GRADING & DRAINAGE PLAN

N Bancroft St & Fairhope Ave
 Corner Remodel
 Project # 2021-001



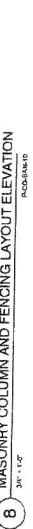
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SHEET
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GRADING & DRAINAGE PLAN LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPOSED
CONTOURS	CONTOURS
SPOT ELEVATION	SPOT ELEVATION
WATER POINT	WATER POINT



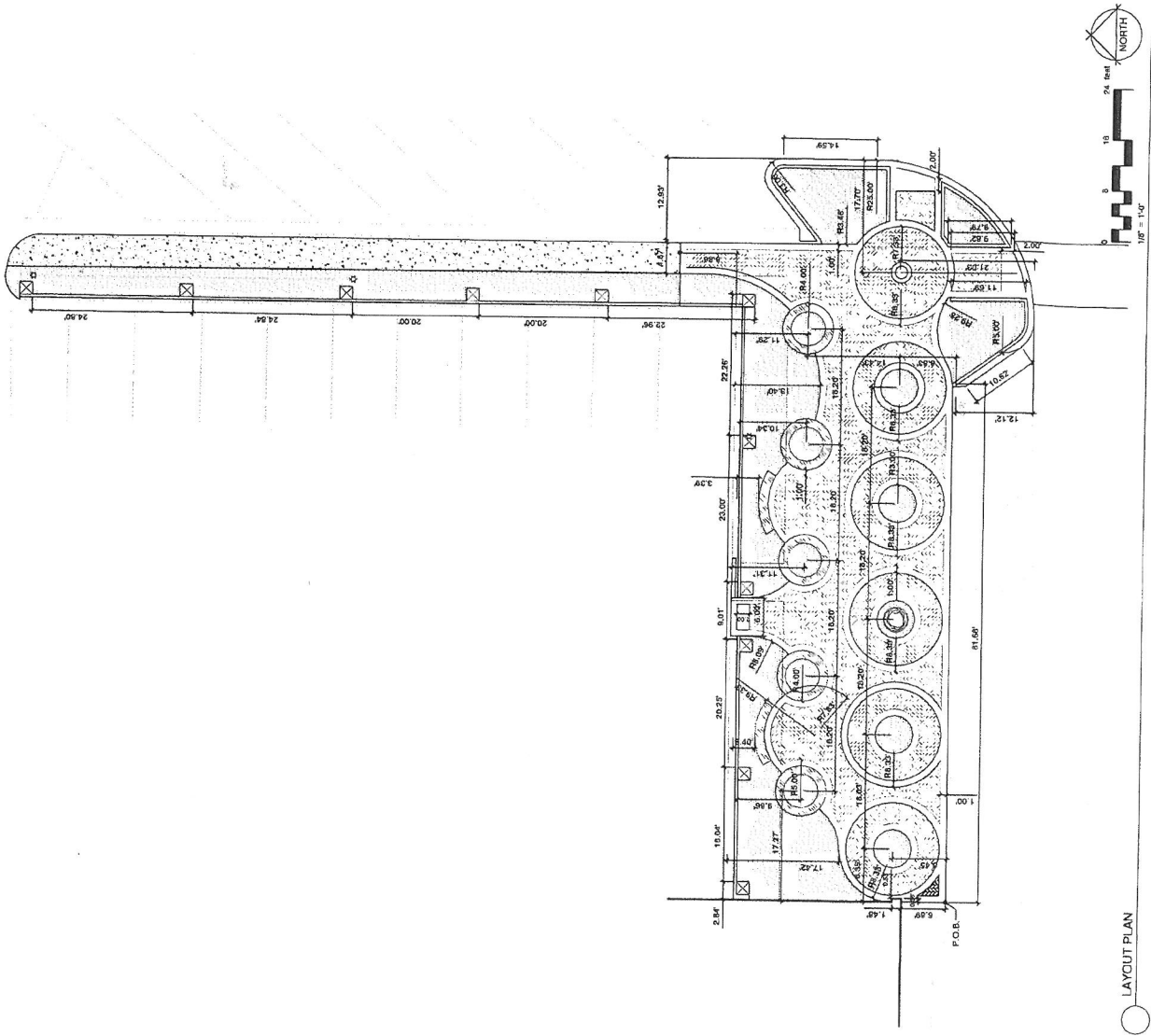




P-C O-MCC-05

P-CO-9AM-17

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK AND GRADING TO MAKE SMOOTH TRANSITION BETWEEN ALL VERTICAL SURFACES IN ORDER TO ACHIEVE POSITIVE DRAINAGE THROUGHOUT THE PROJECT. ALL DIMENSIONS AND DEGREES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE LANDSCAPE ARCHITECT'S APPROVAL.
- ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE STAKED IN THE FIELD BY CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT. 48 HOURS NOTICE IS REQUIRED BY THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PLAN. THE CONTRACTOR WILL NOT MAKE CHANGES IN THE FIELD WITHOUT NOTIFYING THE OWNER.
- SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL HOLD THE FIELD AND BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM OR ANY OTHER EXISTING STRUCTURES ON THE SITE.
- THE CONTRACTOR IS TO SUBMIT SAMPLES FOR APPROVAL AS REQUESTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY OR FOR THE MEANS AND METHODS OR APPROPRIATENESS OF THE INSTALLATION PROCEDURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND ADHERING TO ORDINANCES CONCERNING THIS WORK AND COMPLYING WITH SAFETY.



SYMBOL	MANUFACTURER/MODEL DESCRIPTION	QTY	DETAIL
2	RAIN BIRD ZONE CONTROL, 8T FOR COMMERCIAL PLANTING, 1/2" NPT, 1/2" PERSIM BARK	1	302.1
2	WAVE FLUSH VALVE, 1/2" NPT, 1/2" PERSIM BARK WAVE FLUSH VALVE, 1/2" NPT, 1/2" PERSIM BARK	12	202.1
2	PIPS TRANSITION POINT IN DRIP BOX PIPS TRANSITION POINT IN DRIP BOX	2	602.1
2	LANDSCAPE PRODUCTS Drip FLUSH VALVE DRAINAGE FLUSH VALVE, 1/2" NPT, 1/2" PERSIM BARK	2	702.1
2	LANDSCAPE PRODUCTS Drip AIR RELIEF VALVE RAIN BIRD ZONE INDICATOR OPERING PRESSURE SWITCH, 1/2" NPT, 1/2" PERSIM BARK	1	302.1

[illegible]

The technical drawing consists of two views of a mechanical assembly. The top view is a plan view showing a horizontal shaft with three vertical sleeves labeled "F SLEEVE". The bottom view is a side elevation showing the same shaft and sleeves from a different perspective. Dimensions are indicated by arrows and numbers.

ALL IRRIGATION WORK WITHIN THE DRIPLINE OF A TREE SHALL BE INSTALLED WITH AN "AIR SPADE" AND BY HAND TO AVOID ALL DAMAGE TO ROOTS. NO MACHINERY SHALL BE USED WITHIN THE DRIPLINE. THE CONTRACTOR SHALL NOT HARM THE TREE OR THE TREE'S ROOTS IN ANY WAY SHAPE OR FORM. IF IRRIGATION LINES OR HEADS MUST BE REROUTED TO AVOID CONFLICTS WITH ROOTS, THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR PROPOSED ADJUSTMENTS.

TEMPORARY WATERING: THE CONTRACTOR SHALL INCLUDE TEMPORARY WATERING MEASURES IN THEIR BASE BID TO ADEQUATELY ESTABLISH PLANT MATERIAL AND KEEP IN A THRIVING STATE DURING CONSTRUCTION AND FOR NO LESS THAN THREE MONTHS AFTER THE PROJECT IS DEEMED SUBSTANTIALLY COMPLETE.

1. The irrigation system is diagrammatic based upon the information provided by the owner or the owner's representative. The successful contractor is responsible to install a system that will properly cover all areas indicated on the design. Actual layout of piping, sprinkler heads, valves, controllers and other related equipment shall be determined on site. Minor field changes shall be made at no additional cost to the owner.

It is the responsibility of the irrigation contractor to be familiar with all grade differences, locations of walls, structures and utilities and make the necessary adjustments to accommodate the irrigation system as shown on the drawings. There may be times when it is obvious in the field that unknown obstructions, grades or dimensions that exist might not have been considered in the engineering, such obstructions should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions and costs that occur.

2. This system shall be installed using accepted and quality installation standards as used in the industry. All manufacturers specifications will be followed.

3. Mainline shall be buried a minimum of 12" of cover and a maximum of 18" of cover. Lateral line piping a minimum of 12" of cover. All backfill surrounding the pipe shall be cleaned of materials larger than 1" in size. Backfill shall be added in 6" increments and mechanically tamped.

4. There will be no substitutions or changes to the irrigation design allowed without direct, written approval from the Irrigation Consultants.

5. System design is based on pressure and flow information provided by others, static pressure of 35 psi and the size of the point of connection (P.O.C.) as indicated on the drawing. The irrigation contractor shall verify water pressures prior to construction. Report differences between requirements and the actual readings to the owner's representative so that any zone adjustments can be made prior to installation.

6. Piping shown in paved area without sleeve is diagrammatic and shall be located inside of the planted area or turf area approximately 1' from any hardscape.

7. All valves shall be placed in valve boxes as shown in the details and all electrical connections shall be sealed with waterproof connectors. Control wire shall be solid copper wire U.L. approved for direct burial in the ground. See details.

8. Controllers, meters, taps and backflow locations are as shown on the plan or as stated in the details and legend. All information is to be verified prior to any installation of the project.

9. The Irrigation Contractor is responsible for all clean up associated with his work.

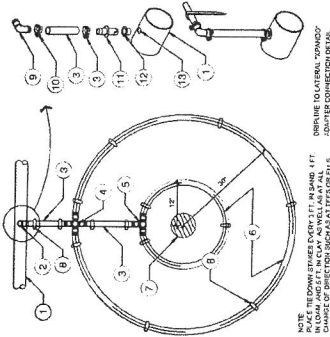
0. Irrigation contractor shall all provide the first winterization, spring turn on, head adjustments and controller maintenance in bid.

1.1. Costs associated with Irrigation meter(s) and water tap shall be the responsibility of the Irrigation contractor and shall be included in his/her bid.

VALVE SCHEDULE		SIZE	TYPE	GFW	WIRE	PSI	PSI @	POC	PRECIP
NUMBER	MODEL								
10000000	RAIN BRD VALVE KIT	KCZ-10010M							

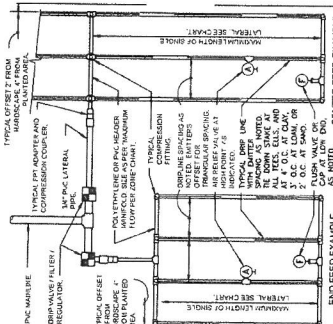
PROPOSED WATERING SCHEDULE - POST CONSTRUCTION									
NUMBER	MODEL	TYPE	SUN	TUE	THU	IN/WEK	MIN/WEK	GAL/WEK	GAL/DAY
1	RAIN BIRD PEB	WET R/WAY	0.63 mi	25 mm	25 mm	1	75	1,331	444
2	RAIN BIRD PEB	WET R/WAY	0.53 mi	20 mm	20 mm	1	65	1,015	338
3	RAIN BIRD VALV RT	AREA FOR DRAIN	0.57 mi	38 mm	38 mm	1	79	1,359	453
4	RAIN BIRD VALV RT	AREA FOR DRAIN	0.43 mi	14 mm	14 mm	1	54	914	305
		TOTALS		127	127		377	6,559	2,185





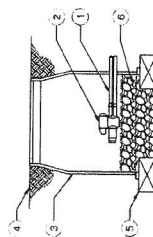
NOTE
PLACE THE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT.
IN LOAM, AND 5 FT. IN CLAY AS WELL AS AT ALL
CHANGE OF DIRECTION SUCH AS AT TIES OR FITS.

20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.

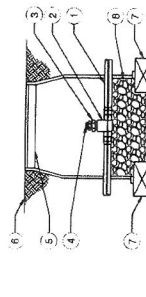


END FEED EXAMPLE CENTER FEED EXAMPLE

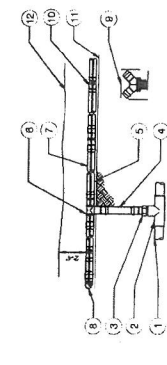
TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS



1. DRIP LINE PER SPECIFICATIONS
2. LANDSCAPE PRODUCT IS 12051205 1/2" M DRIP LINE SHUT OFF VALVE
3. 8" VALVE BOX
4. FRESH GRASS
5. BRICKS FOR SUPPORT
6. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

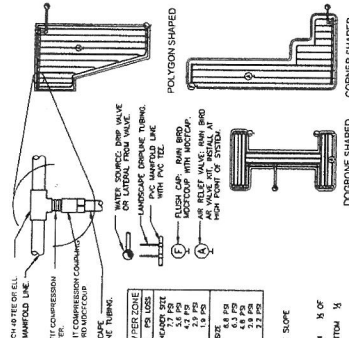


1. DRAINAGE PER SPECIFICATIONS
2. 1" MAX. DRAINAGE TEE ADAPTER
3. 3/4" x 1/2" REDUCER ELBOWING
4. UNDERCRAPE PRODUCTS 1001216 1/2" AIR RELIEF VALVE
5. 6" VALVE BOX
6. FINISH GRADE
7. BRICK FOR SUPPORT
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

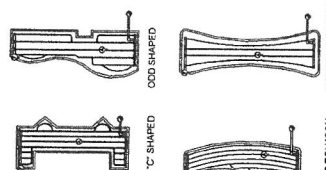


1. PNC TEST 5-8-73
2. AMERICAN PRODUCTS
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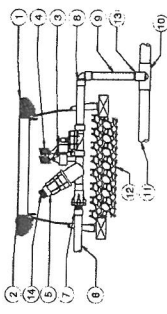
2 17 MM EZ-ID CV DRIPLINE RISER ASSEMBLY



DOGBOONE SHAPED CORNER SHAPED

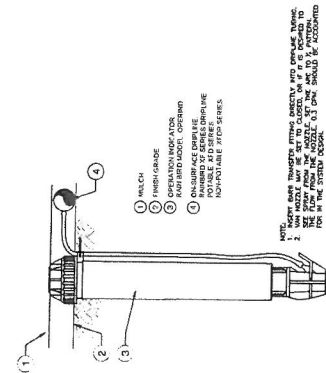


10 POLYGON

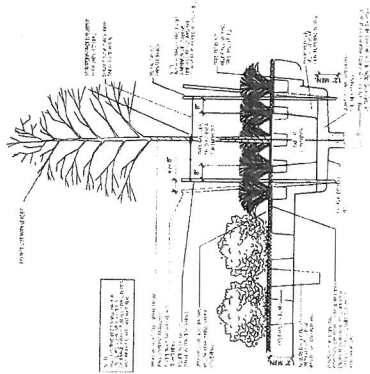


1	FRISH GRASS	1	PVC SCH 40 ELB
2	LANDSCAPE PRODUCTS JUMBO VALVE BOX	2	PVC SCH 40 SUPPLY (AS KNOWN AS REQUIRED)
3	LANDSCAPE PRODUCTS 1/2" X 1/2" VALVE	3	PVC SCH 40 DIRECT OR ELB
4	VALVE IN TAP	4	PVC MANHOLE
5	3/8" X 1/2" LENGTH OF COILED WIRE	5	3" MINIMUM DEPTH OF 1/2" WOUNDED CHANNEL
6	LANDSCAPE PRODUCTS DRIP IRT	6	PVC SCH 40 STREET TEE
7	LANDSCAPE PRODUCTS 1/2" X 1/2" PRESSURE REGULATOR	7	MANUAL FLUSH POINT
8	PVC SUPPLY HEADER TO DRIP IRT		
9	PVC SCH 40 FEMALE ADAPTER OR REDUCER		

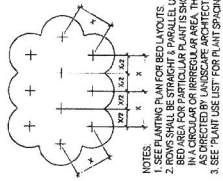
DRIP ZONE KIT IN VALVE BOY



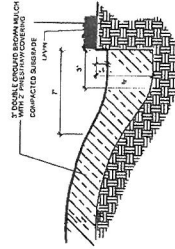
5 XFD ON-SURFACE OPERATION INDICATOR



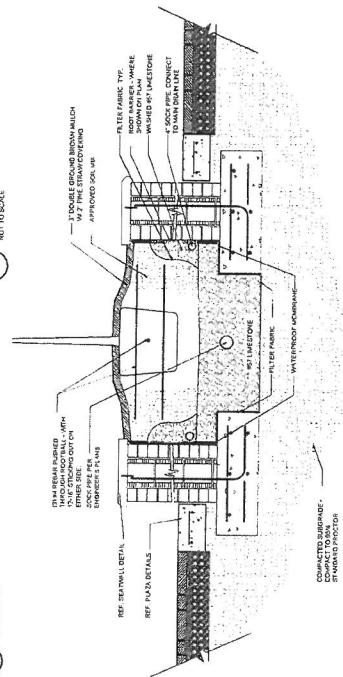
1 TYPICAL PLANTING SECTION IN BED AREAS
NOT TO SCALE



2 PLANT SPACING DETAIL
NOT TO SCALE



3 TRENCH BED EDGE DETAIL
NOT TO SCALE



4 RAISED PLANTER DETAIL
NOT TO SCALE

DETAILS ON THIS SHEET ARE FOR
COORDINATION PURPOSES ONLY.
CITY TO INSTALL SOIL PREP AND
PLANT MATERIAL

