



Operation and Maintenance Manual

Project: City of Wenatchee Wastewater Treatment Plant

Location: Worthen St. Wenatchee, wa. 98801

Contractor: Eric Wulf Landscape Construction

Planter Bed Maintenance:

1. For planter beds, monthly inspection of plant material to check if proper amount of water is being applied. All plant material was fertilized at time of planting with Agriform tablets. It is suggested that a pre-emergent herbicide be applied yearly to help with weed control at plant basin. Tree stakes can be removed after 1.5 yrs. if desired.
2. **Rock Mulch:** No maintenance necessary. Spot spraying along edges may be necessary at times to control weeds
3. **Shrubbery:** Pruning and cutting back of all plant material is left to the discretion of the owners. It is suggested that trained personnel perform this work or monitored by a certified arborist.
4. **TURF GRASS :** Mowing height is left to the discretion of owner. It is suggested that an aggressive fertilization program of 16/16/16 fertilizer be applied every 3 months at the rate of 5lbs per 1000 square feet is implemented.
5. **Weed Fabric:** Dewit pro 5 weed fabric has been installed in all rock gravel areas and planter beds on slope along worthen st. on this project. Weed control should be held to a minimum. Spot spraying with owner selected weed killer may be applicable.

SITE SPECIFIC INFORMATION

Irrigation system maintenance:

1. **Rain Bird Spray Heads:** Weekly monitoring of all pop ups. If nozzles do not spray, remove nozzle, clean filter with water to remove debris, reinstall to test. All heads have been adjusted to compensate for wind. No further adjusting is necessary. **Please Refer to Hunter MPR ROTOR web site for additional information.**

2. **Rain Bird PESB and Drip Zone Electric Valves:** If electric valve or station remains open and does not shut off, turn off water source, remove top of electric valve by removing screws, clean rubber diaphragm by flushing with water, reinstall and test. **Unions** have been provided for entire valve replacement if needed. **For cleaning of micro filters on drip zones... shut off ball valve , remove filter cap, flush and scrub filter and reinstall. Please refer to Rain Bird web site for additional information**

3. **Rain Bird 5004 Rotors-** Weekly monitoring of all heads is suggested. If heads do not turn or rotate, remove interior parts by unscrewing "guts" out of can and wash gears with water and remove any debris. Reinstall "guts" and turn water on. If rotor fails to operate properly, replace "guts" only. To change nozzle, unscrew spray screw, pop nozzle out with water pressure, install new nozzle and tighten screw back down. **Please refer to Rain Bird web site for additional information**

4. **Rain Bird MC Controllers :** There is 1 controller located on this site to control all turf, plantings and BIOFILTER irrigation. A Rain Bird remote control has been provided. Owner training will be provided by Rain Bird Technician and literature provided. **Refer to Rain Bird book provided for additional information on operating procedures.**

5. **PVC Piping:** All lateral piping is schedule 200 and mainline piping. All tees, 90's and 45's on mainline are solvent weld fittings. Swing joint material for large rotors and spray heads is Hunter funny pipe and barbed fittings

6. **Point of connection:** Water is supplied to the irrigation system through existing 2" poly line. Main shut off for line is located in asphalt just outside maintenance building s.w. access door. There is also a main isolation valve located at point of connection located in bark planter at S.E. corner of maintenance building. To shut off water close valve with key provided. There are also (2) isolation valves located at point of connection so each half of the site can be isolated. There are also several other isolation valves installed on the mainline to isolate areas if maintenance is needed without having to shut down the entire system.

7. **Isolation Valves.** There are several isolation valves installed on the site in order to maintain system without cutting water off to other areas of the site. **Please refer to as built drawings for**

their locations.

8. Drip line tubing: All plantings are irrigated with drip irrigation. 3/4" blue stripe tubing was utilized in all areas other than the slope on Worthen St. This area utilized Hunter 1/2" pre-emittered drip tubing.

9. Winterization of sprinkler lines: All lateral lines and sub mains can be blown out at from the main point of connection location. Suggested at the quick coupler located at the point of connection. .. Shut off all intake valves, hook up hose, turn on timer for 3-4 minutes per zone and winterize. Be sure to drain quick couplers installed on the systems mainline.

10. Spare wires: RIN Bird 2 wire system has been utilized on this site and endless number of valves can be added to the wiring and decoders added.

11. Broken Lines: If broken pipes occur, other than vandalism or owners neglect, shut off main water source and timer if it is a mainline break and if it is a lateral line shut off time to that particular zone on timer and report the breaks by calling

SPRINKLER SYSTEM WEB SITE REFERENCE INFORMATION:

www.hunterindustries.com

www.rainbird.com

Fertilizer, Tree tie material
www.wilburellis.com

Notes:

1. This information is supplemental to the information provided to the owners during owner orientation prior to project completion.

2. Please refer to all manuals and notes during maintenance training before calling for un-warranted repairs.

3. Attached cut sheets are for information regarding some irrigation material installed on the site

4. As stated in General Warranty, any damage caused to irrigation system parts, or landscaping due to vandalism, owner neglect or acts of god is not covered under general warranty.

Please call Eric Wulf (Project Superintendent) (509)-670-4103 for questions.