

7/21/25 Lots 30A-55A Serenity Holiday Crescent Irrigation Project

Project Report Project completed May 2025. Final Inspection sign off 7/21/25

The W55A water zone connects to the villa water main at the side of lot 55a on Casual Drive with the water meter, backflow preventer and 4 main turnoffs. It serves lots 55a to 30a. The zone main line is 2½ inch PVC pipe that goes around the back side of the lots until lot 33a.

The main line pipe was not replaced. 11 unneeded valves were abandon and capped. Four old valve assemblies were replaced with new 1 inch Rainbird DVF valves assemblies that feed ¾ inch schedule 40 pipe to the 6 port multi ports in 6 inch round cans. The rectangular valve boxes each contain a manual turnoff valve, a solenoid valve, a water filter, and 40 PSI pressure reducer. Each line ends with a line cleanout which is an elbow with just a plug. The path of the main line pipe from lot 34a to lot 33a is not known.

The timer control zone has 4 stations. The new Hunter X-Core 6 station timer is behind lot 44a attached to the back wall. The 14-1 awg underground rated wires to the valves are new and runs under the back most new pipe in the lots. The wires for the valve at 33a come from the back of lot 34a and run across the wash to the valve box at 33a. The power for the timer comes from electric box and meter at lot 39a.

Station 1: lots 48 to 55

The station valve box is at lot 51a.
32 multiports and 145 emitters

Station 2: lots 42 to 47

The station valve box is at lot 45a.
36 multiports and 176 emitters

Station 3: lots 34 to 41.

The station valve box is at lot 36a.
32 multiports and 161 emitters

Station 4: lots 30 to 33.

The station valve box is at lot 33a.
19 multiports and 87 emitters

This project reduced the number of station valves from 15 to 4. See the next section for decommissioned valves information.

The drip tubes run from the multi ports to nearby plants. Their is a 2 gallon per hour emitter spliced into each drip hose below ground. Drip hoses drip end on the up hill side of the plants. Trees may have 1 or 2 drip hoses if there are no other plants to share water.

The pipes from the old system are mostly still in the ground. The old drip hoses have been cut off as they exit the ground. Lots 22a to 29a were removed from the water zone by cutting and capping the 2 ½ inch pipe at the back corner of lot 29a about 40" from the golf course wall, 84" from the curb at the bottom of the rock hill to lot 33A and 12' deep. (Lots 22a to 29a get a new source of water in the next project.)

6/1/25

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Main Zone Water Line Historical information about the main line and abandon valves.

The W55A water zone connects to the villa water main at the side of lot 55a on Casual Dr. with the water meter, backflow preventer and 4 main turnoffs. It serves lots 55a to 30a. The zone main line is 2½ inch PVC pipe that goes around the back side of the lots and turns south at the back of lot 33a. The main line pipe was not replaced. Lots 22a to 29a were removed from the water zone by cutting and capping the 2½ inch pipe at back corner of lot 29a about 40" from the back wall at the golf course, 84" from the curb at the bottom of the rock hill to lot 33A and 12' deep. (Lots 22a to 29a get a new source of water in the next project.)

This project reduced the number of station valves from 15 to 4. The decommissioned valves are in cans located at lots 55a, 50a, 48a, 46a, 44a, 43a, 41a, 40a, 38a, 36a, and 33a. Some have caps on the pipes off the main line and others have caps after the old manual valves. An old Robson document shows more valves at lots 52a, 50a, 48a, 46a, 45a, 41a, and 36a. These were probably abandon and buried when the grass was removed. They are probably buried near other known valves. There is no information on how they were abandon.

This drawing is part of an old Robson document showing the old valve locations.

