



Wichita-Sedgwick County Metropolitan Area Planning Department

January 11, 2017

Kim Edgington
2632 N. Cardinal Lane
Wichita, KS 67204

RE: CUP2016-00024 – City CUP major amendment to DP-332 to expand the CUP land area and amend signage regulations, generally located at the northeast corner of Kellogg and West.

Dear Applicant:

At its regular meeting on September 29, 2016, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE of the request subject to the following conditions:

- A. General Provision #10 shall be added stating "Cross lot access shall be provided between Parcels 1 and 2 and between Parcel 1 and the property to the east as recorded in the cross lot access agreement in Film 1450, Page 1990. A pedestrian circulation plan shall be approved by the Planning Director prior to the issuance of building or occupancy permits that provides connections from building entrances to sidewalks on abutting streets."
- B. The applicant shall record a CUP certificate with the Register of Deeds indicating that this tract (referenced as DP-332 Eureka Gardens Commercial CUP) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days after approval of this case by the MAPC or Governing Body, as applicable, or the request shall be considered denied and closed.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

Scott Knebel, AICP

SK: mc

RE: City CUP major amendment to DP-332 to expand the CUP land area and amend signage regulations, generally located at the northeast corner of Kellogg and West

January 11, 2017

Page 2

Copies to:

Jeff Blubaugh, WCC IV, Mail Stop 1-13

Rebecca Fields, Community Liaison, Mail Stop 1-135

Julianne Kallman, City Engineering, Mail Stop 1-71

Christian Ablah, Kellogg and West LLC, 8100 E. 32nd St. N., Ste. 150, Wichita, KS 67226



Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2013

Kellogg and West LLC c/o Christian Ablah
8110 E. 32nd St. N. Ste. 150
Wichita, KS 67226

Poe and Associates c/o Kim Edgington
2532 N. Cardinal
Wichita, KS 67204

RE: CUP2012-36 - Creation of DP-332 Eureka Gardens Commercial Community Unit Plan (CUP), generally located east of West Street and north of Kellogg Drive.

Dear applicants:

At its regular meeting on **January 10, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- A. General Provision #1 shall be amended to require "complete access control" to Kellogg.
- B. General Provision #4 shall be amended to require a 35-foot front setback and 15-foot side and rear setbacks.
- C. General Provision #10 shall be added to require that cross-lot access be maintained with the property to the east.
- D. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

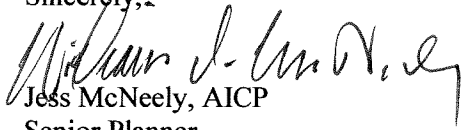
Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **January 24, 2013, at 5:00 p.m.**

If protests are received this application will be forwarded to the City Council for consideration at its regular meeting on **Tuesday, February 12, 2013**. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jess McNeely", is written over the typed name.

Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: N.A. IV, Kelli Grier, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
JR Cox, OCI
Rick Stubbs, OCI
Paul Hays, OCI



COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

January 29, 2019

Kellogg & West LLC
8110 E. 32nd St. N., Suite 150
Wichita, KS 67226

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2019-01 – City Administrative Adjustment to Eureka Gardens CUP DP-332 to reflect platting of the Kellogg Illinois Addition, building setbacks and location of trash enclosures of property located on the southeast corner of West Kellogg and South West Street

Legal Description: That Portion Of The Northwest Of Section 25, Township 27 South, Range 1 West Of The Sixth Principal Meridian, City Of Wichita, Sedgwick County, Kansas, Being Described As Follows:

Beginning At The Northwest Corner Of Lot 1 Bonanza Addition; Thence West Along The North Line Of Lots 3 And 4 Of Parkway Addition, S 88°44'30" W 39.28 Feet To The West Right-Of-Way Line Of Illinois Et; Thence Continuing On Said West Right-Of-Way Line, N 01°11'17" W 23.82 Feet To The Southeast Corner Of Lot 20, Eureka Gardens Addition; Thence West On The South Line Of Said Lot 20, N 88°41'43" 109.31 Feet; Thence Continuing On Said South Line Of Said Lot 20, N 01°18'15" W 18.00 Feet; Thence Continuing On Said South Line Of Said Lot 20 And The South Line Of Lot 10, Eureka Gardens Addition, S 88°41'11" W 114.60 Feet; Thence Continuing On Said South Line Of Said Lot 10, S 01°19'01" E 12.00 Feet; Thence Continuing On Said South Line, S 88°40'59" W 48.69 Feet To The East Right-Of-Way Line Of West Street; Thence On Said East Right-Of-Way Line, S 06°58'28" E 18.99 Feet; Thence Continuing On Said East Right-Of-Way Line, S 12°41'32" E 10.89 Feet; Thence Continuing On Said East Right-Of-Way Line, S 14°26'15" E 120.98 Feet; Thence Continuing On Said East Right-Of-Way Line, S 46°36'12" E 84.42 Feet To The North Right-Of-Way Line Of Us Highway 54 (West Kellogg Avenue); Thence On The North Right-Of-Way Line Of Us Highway 54 (West Kellogg Avenue), S 79°15'40" E 59.67 Feet; Thence Continuing On Said North Right-Of-Way Line, N 87°12'33" E 129.68 Feet; Thence Continuing On Said North Right-Of-Way Line, N 02°54'30" W 5.00 Feet; Thence Continuing On Said North Right-Of-Way Line, N 86°57'43" E 32.10 Feet To The West Line Of Said Lot 1, Bonanza Addition; Thence On Said West Line Of Said Lot 1, N 01°11'17" W 187.07 Feet To The Point Of Beginning. **Said Area To Be Platted As Kellogg Illinois Addition;** and Lot 8, except the west 5 feet for Highway C.C. 84C-2867, Block 1, Eureka Gardens, and Lot 9, except that part taken for Highway C.C. 84C-2867, Block 1, Eureka Gardens, and Lot 10, Except The South 29.60 Feet And The East 83.28 Feet Of The South 41.68 Feet Of Lot 10 And Except That Part Taken For Highway C.C 84c-2867, Block 1, Eureka Gardens, And Lot 20, Except The South 23.82 Feet And The West 31.42 Feet Of The South 41.68 Feet Of Lot 20, Block 1, Eureka Gardens To Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-332, to reflect platting of the Kellogg Illinois Addition, building setbacks and location of trash enclosures of property located on the southeast corner of West Kellogg and South West Street.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

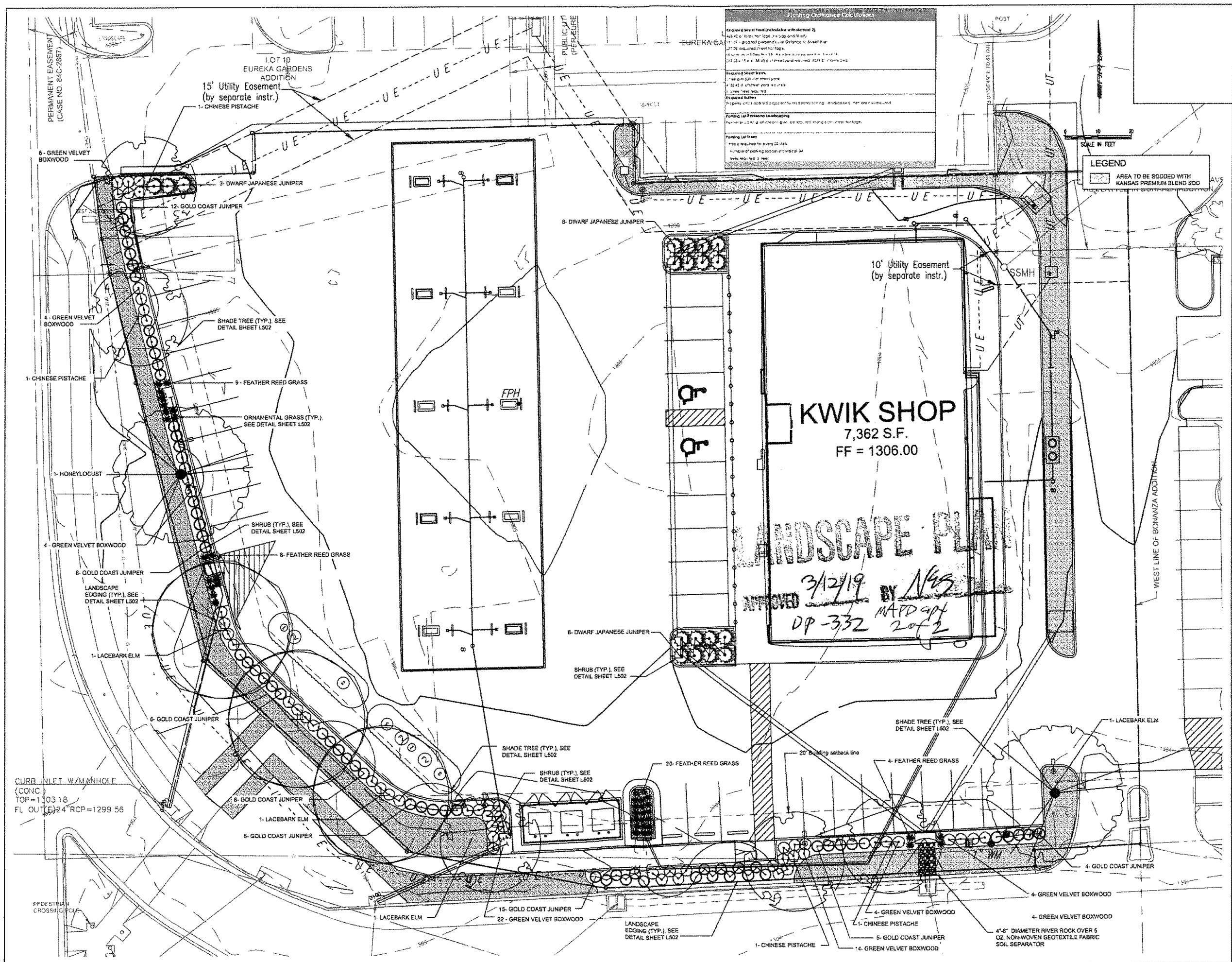
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, CSR, District IV



KWIK SHOP
7,362 S.F.
FF = 1306.00

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK, REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS AS WELL AS PLANTER BED EDGER LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AT ALL SOD AND PLANTING AREAS PER SPECIFICATIONS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 8" TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12. TREE TRUNKS SHALL BE STRAIGHT.
13. PLANT GROUNDCOVER/ PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
14. STEEL EDGING MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SECURE EDGE MATERIAL IN SOIL WITH MINIMUM TWO STAKES PER SECTION.
15. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17. USE HARDWOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
19. ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
20. ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
21. LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL FINAL ACCEPTANCE.
22. ALL TREES SHALL BE CALLIPERED, AND UNDERSIZED TREES SHALL BE REJECTED.
23. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24. IF SHOWN, CONTRACTOR SHALL VERIFY THE AMOUNT OF PLANT MATERIALS SHOWN ON THE PLANS MATCHES THE QUANTITY SHOWN ON THE PLANT SCHEDULE. QUANTITIES LISTED ON PLANS SUPERSEDE THOSE ON PLANT MATERIALS LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
25. FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
26. REFER TO IRRIGATION PLAN FOR AREAS AND METHODS FOR IRRIGATION.
27. APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
28. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
29. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TREE SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONE AGAIN.
30. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
31. PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED ON THE SITE - SEE SITE IRRIGATION PLAN.
32. ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANT NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
33. THE LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
34. TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5' ABOVE GROUND).



Scientific Name	Common Name	Plant Size	Container Size	Condition	Remarks
TREES					
Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	b&b		Seedless
Pistachia chinensis 'Keith Davey'	Chinese Pistache	2" Cal.	b&b		
Ulmus parvifolia 'Elmerli'	Lacebark Allee Elm	2" Cal.	b&b		
SHRUBS					
Buxus X 'Green Velvet'	Green Velvet Boxwood	large	#5	Container	Full & Healthy
Juniperus x pfitzeriana 'Aurea Improved'	Gold Coast Juniper	large	#5	Container	Full & Healthy
Juniperus procumbens 'Nana'	Japanese Garden Juniper	medium	#3	Container	Full & Healthy
ORNAMENTAL GRASSES					
Calamagrostis brachytricha	Feather Reed Grass		1 Gallon	Container	Full & Healthy
SOD					
Kansas premium fescue blend	sod blend shall include a fescue/ bluegrass blend				

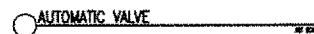
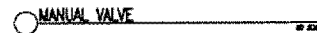
SHEET: L502

Sorted: 02-21-2018 11:17:48 PM by MSJ/HJMS
 Print Date: 11-02-2018 11:47:58 AM by SJS/JP
 11-Wetzel-Cat (2018) (00025/000) Wet/Drytop (00025-000-102) LAMSCAPE PLAN

1. A HYDRANT FLOW TEST AT THE INTERSECTION OF S. ILLINOIS AVENUE AND WEST TAFT AVENUE YIELDED A STATIC PRESSURE OF 92 PSI AND A RESIDUAL PRESSURE OF 88.5. THE TOTAL FLOW FOR THE HYDRANT WAS 1105 GPM. THE CONTRACTOR SHALL VERIFY PRESSURE AT CONNECTION POINT AND NOTIFY ARCHITECT IF FLOW RATES DIFFER SIGNIFICANTLY ENOUGH TO HAVE AN NEGATIVE IMPACT ON THE IRRIGATION SYSTEM AS DESIGNED.
2. THE LOCATION OF THE IRRIGATION WATER METER, BACKFLOW AND ENCLOSURE, RAIN SWITCH, SLEEVES AND CONTROLLER ARE SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. IDENTIFY EXACT UTILITY LOCATIONS BY CONTACTING UTILITY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
4. PROVIDE PVC SLEEVES FOR IRRIGATION THRU WALL, PIPES AND WIRING THAT CROSSES UNDER WALLS, STREETS AND CONCRETE PADS. DO NOT COMBINE PIPES WITHIN SLEEVES.
5. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES AND SHRUBS.
6. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.
7. THE SYSTEM IS TO CONSIST OF SEPARATE SHRUB DRIP IRRIGATION ZONES AND TURF SPRAY HEAD ZONES EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER. IF DIFFERENT TURF IRRIGATION SPRINKLER TYPES ARE USED, EACH TYPE IS TO BE GROUPED TOGETHER ON SEPARATED ZONES.
8. THE IRRIGATION CONTROLLER, AUTOMATIC CONTROL, VALVES AND SPRINKLER HEADS ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURES FIVE YEAR WARRANTY.
9. IRRIGATION CONTROLLER SHALL BE PER SPECIFICATIONS
10. THE RAIN SWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAIN SWITCH INTERRUPTS VALVE COMMON AND LEAVES CLOCK ACTIVATED.
11. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
12. SHRUB AND GROUND COVER AREAS ARE TO BE IRRIGATED BY DRIP IRRIGATION.
13. CONTRACTOR SHALL ALLOW FOR LANDSCAPE ARCHITECT TO INSPECT IRRIGATION PIPING PRIOR TO COVERING.

NOTES:

- 1. BASIS OF DESIGN MANUFACTURER FOR VALVES, SPRAY BODIES, AND NOZZLES IS HUNTER INDUSTRIES (WWW.HUNTERINDUSTRIES.COM);**
- 2. BASIS OF DESIGN MANUFACTURER FOR DRIP IRRIGATION LINE IS NETA-FIM (WWW.NETAFIMUSA.COM).**
- 3. DRIPPER LINE QUANTITIES ARE BASED ON A 0.4GPH EMITTER @ 12" O.C. WITH DRIPPER LINE SPACED AT 18" ON CENTER. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND MODIFY EMITTER SIZE AND SPACING BASED ON THE MANUFACTURER'S RECOMMENDATION FOR SOIL TYPE, THEN ADJUST QUANTITIES.**
- * DENOTES A HEAD PRESSURE WITH PRESSURE REGULATION AT 30PSI ON A ZONE WHERE SPRAY BODIES ARE MAINLY REGULATED TO 40PSI IN ORDER TO LIMIT RADIUS.**



-

ISSUE BLOCK

CHECKED BY:	CSS
DRAWN BY:	CAE
FILE NAME:	
PROJECT CYCLE:	
DOCUMENT DATE:	03/08/19

IRRIGATION PLAN

SHEET:
L101

MABCD
REVIEWER:

SPRAY NOZZLE KEY

- ◆ NOZZLE PATTERN: FULL
- ◆ NOZZLE PATTERN: 270°
- ◆ NOZZLE PATTERN: 210°-240°
- ◆ NOZZLE PATTERN: 180°
- ◆ NOZZLE PATTERN: 120°
- ◆ NOZZLE PATTERN: 90°
- ◆ NOZZLE PATTERN: 45°-90°
- ◆ NOZZLE PATTERN: SIDE STRIP
- ◆ NOZZLE PATTERN: CORNER STRIP

BASIS OF DESIGN NOZZLES

MP800:
90°-210°: MP800SR-90
360°: MP800SR-360

MP815:
90°-210°: MP800SR-90
210°-270°: MP800SR-210
360°: MP800SR-360

MPS:
CORNER, LEFT: MP-LCS-515
CORNER, RIGHT: MP-RCS-515
SIDE: MP-SS-530

MP1:
90°-210°: MP-1000-90
210°-270°: MP-1000-210
360°: MP-1000-360

MP2:
90°-210°: MP-2000-90
210°-270°: MP-2000-210
360°: MP-2000-360

MPC:
45°-105°: MP-CORNER

NOTES:
BASIS OF DESIGN FOR ALL SPRAY BODIES SHALL BE PROS-04-PSR40 POP UP SPRAY UNLESS THE MINIMUM NOZZLE RADIUS IS REQUIRED, THEN PROS-04-PSR30 SHALL BE USED. SEE ZONE CHART, SHEET L501 FOR ZONE REQUIREMENTS.

LEGEND

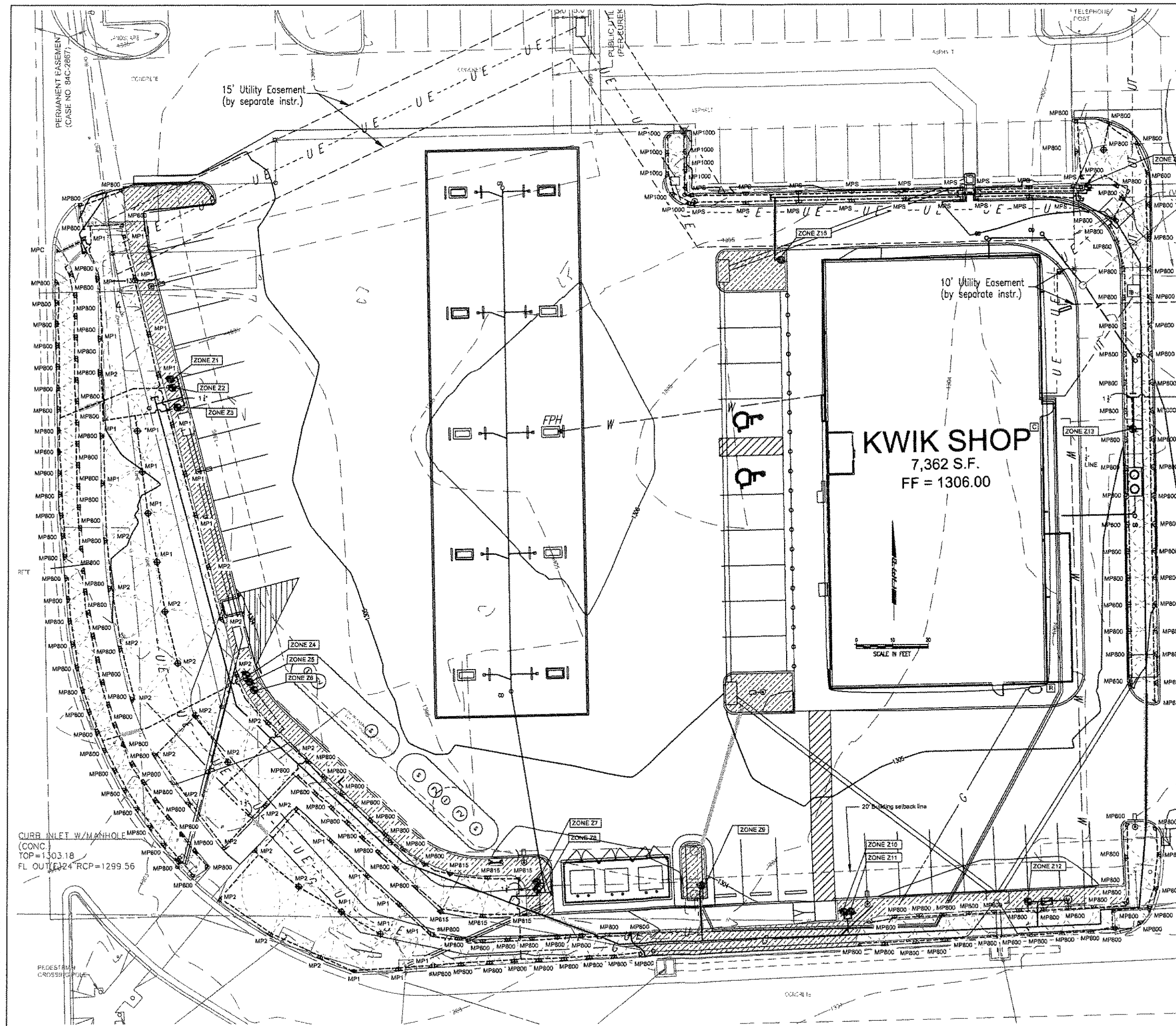
- CONTROLLER, SEE SPECS
- R RAIN SENSOR
- ▣ BACKFLOW PREVENTER ASSEMBLY
- AUTOMATIC VALVE
- DRIP IRRIGATION CONTROL KIT
- ⊕ CONNECT TO EXISTING 1" WATER METER
- ▨ SHRUB BEDS TO BE IRRIGATED WITH DRIP IRRIGATION
- IRRIGATION SLEEVE

1 1/2" IRRIGATION MAIN

IRRIGATION LATERALS

NOTES:

1. ALL IRRIGATION LATERALS SHALL BE 1" UNLESS OTHERWISE NOTED.
2. SEE SPECIFICATIONS FOR PIPE TYPES AND BURY DEPTHS
3. ALL PIPE SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF THE PIPE. COORDINATE WITH PAVEMENT CONTRACTOR TO ENSURE INSTALLATION.
4. COORDINATE ALL PIPE INSTALLATIONS WITH UTILITIES
5. SEE SHEET L501 FOR IRRIGATION DETAILS AND NOTES.



Sheet 02-28-2019 3:43:43 PM by MABCD
File Size: 11,035,200 Bytes 11/03/19 11:03:19 AM by MABCD
C:\Users\caecar\OneDrive\Documents\Projects\797-KwikShop\797-KwikShop.dwg