



INDICATES AREA TO
BE IRRIGATED

IRRIGATION NOTES:

1. METHOD OF DELIVERY FOR THE IRRIGATION SYSTEM IS DESIGN/BUILD.
2. CONTRACTOR TO PROVIDE SEPARATE BIDS FOR THE FOLLOWING:
 - 2.1. Fescue Sod-Turf Irrigation
 - 2.2. Large Radius for display areas
3. QUANTITIES PROVIDED ON THE PLANS ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND COMPLETING ON TAKE OFFS FOR BIDS.
4. FINAL IRRIGATION DESIGN SHALL BE DONE BY COMPETENT DESIGN/BUILD IRRIGATION CONTRACTOR AND/OR LANDSCAPE CONTRACTOR THAT HAVE PROVEN EXPERIENCE WITH SIMILAR PROJECTS. DRAWINGS ARE TO BE APPROVED BEFORE ANY CONSTRUCTION IS INITIATED. THE CONTRACTOR IS TO KEEP DETAILED CONSTRUCTION DRAWINGS AND PROVIDE ACCURATE AND LEGIBLE (AS-BUILT) DRAWINGS FOR ALL PHASES OF THE PROJECT. ALL IRRIGATION WORK IS TO BE COORDINATED AND SCHEDULED IN COOPERATION WITH ALL OTHER CONTRACTORS. ANY DIFFICULTIES, COST CHANGES, OR DAMAGES DUE TO LACK OF COOPERATION OR COMMUNICATION ARE THE RESPONSIBILITY OF THE CONTRACTOR, IRRIGATION CONTRACTOR AND/OR LANDSCAPE CONTRACTORS.
5. THE LANDSCAPE/IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND AVAILABLE FLOW PRIOR TO CONSTRUCTION. IF DEFICIENCIES ARE NOTED THAT WILL HINDER THE SYSTEM'S PERFORMANCE, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO CORRECT DEFICIENCIES.
6. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDRO-ZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
7. SLEEVING SHALL BE INSTALLED AT ALL ROADS, DRIVES, WALKS, AND UTILITY CROSSINGS USING SCHEDULE 40 PVC. SLEEVES SHALL EXTEND 12" BEYOND SURFACE CROSSED.
8. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
9. MAIN LINES SHALL BE A MINIMUM DEPTH OF 36". LATERAL LINES SHALL BE A MINIMUM DEPTH OF 12".
10. PROPER BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED PER ALL LOCAL, COUNTY, AND STATE REGULATIONS AND CODES WHEN CONNECTING TO A PUBLIC WATER SOURCE.
11. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4" IN LAWN AREAS AND 12" IN PLANTER AREAS.
12. ANNUALS, PERENNIALS, AND GROUND COVERS, SHALL HAVE A POP-UP SPRAY SYSTEM USING MIN. 12" POP-UPS. CONTRACTOR CAN UTILIZE SUBSURFACE DRIP IRRIGATION IN PLANTER BED AREAS.
13. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE SQUARE OR TRIANGULAR SPACING AS APPROPRIATE.
15. SPRINKLER HEADS SHALL BE ADJUSTED TO ELIMINATE OVERSPRAY ON ADJACENT IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, PATIO, FENCES, BUILDINGS, AND PARKING AREAS.
16. PROVIDE MINIMUM (1) QUICK COUPLER VAL VIE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE LOCATIONS WITH OWNER.



COLEMAN EQUIPMENT
FINAL DEVELOPMENT PLANS
4101 NE LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
10-18-17	CITY COMMENTS
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DRAWN BY:	PWDF
CHECKED BY:	NABUTS
DATE PREPARED:	9/22/2017
PROJ. NUMBER:	17-019

IRRIGATION
DESIGN
REQUIREMENTS