

Irrigation Plan Submittal Requirements:

Residential:

Two copies of the following shall be submitted. Plans shall contain:

- North arrow and scale
- Location of all proposed landscape materials
- Topography and final grading profile
- Square footage of all irrigated areas (both turf and non-turf areas)
- Listing of the proposed plant materials (type, number, size)
- Clearly labeled areas including, but not limited to, turf areas with turf type, impervious surfaces, xeriscaped areas, and hardscaped areas, with square footage calculated for each area type.
- Proposed plans for the permanent irrigation system, including head placement, controller placement, zone identification, location of backflow prevention device, location of rainfall sensor, and location of soil moisture sensor.
- Location of proposed structures and parking areas (include type of surfacing)
- Location of all required buffer strips adjacent to hard surfaces
- Proposed plans for provision of water to plant materials, including:
 - Location of permanent irrigation systems
 - Scope of irrigation system work proposed
 - Dimensions of any existing or proposed irrigation system
 - Name of designer and installer performing the work
- Material listing used in any permanent irrigation system, including manufacturer submittals
- Types (manufacturer-model #) of soil and rain sensors as required by the Green Code
- Any other relevant or pertinent information requested by the City

Commercial shall include the above items PLUS:

- Conformance to Sec. 71-1177 of the Code of Ordinances as relative to the amount of landscaping provided, the number of trees, size and type of trees

Triggers for Plan Submittal:

Other than new installations, significant alterations to existing development must meet these regulations. A significant alteration occurs if one or more of the following are present:

- The alteration results in the construction of a building, structure or addition that increases the gross square footage of the existing development by more than 30 percent; provided that separate incremental developments below the 30-percent amount shall not be used to avoid the requirements of this section if, in the

- aggregate, the developments over a period of 18 months would meet those requirements
- The estimated construction costs of the alterations exceed 50 percent of the most recent appraised fair market value of the existing property as determined by the county appraiser; provided that separate incremental developments below the 50-percent amount shall not be used to avoid the requirements of this section if in the aggregate the development over the period of 18 months would meet those requirements.
 - The alteration results in the construction of a new, permanent, irrigation system.
 - The alteration results in changes to an existing permanent irrigation system that has the effect of connecting an existing irrigation system to the City's water system.
 - The alteration increases the permanently irrigated area of an existing property by more than 400 square feet.
 - The alteration results in the replacement of existing vegetation or parts of existing vegetation in any proportion which requires additional supplemental irrigation once established.
 - The alteration results in the replacement of permanent irrigation system components responsible for irrigating greater than 50% of an existing irrigated area on a property.

Significant alterations to existing development do not include the following:

- The replacement of permanent irrigation system components responsible for irrigation of 50% or less of an existing irrigation system, so long as the vegetation type does not change to vegetation requiring additional supplemental irrigation, once established.
- The replacement and/or movement of sprinkler heads without the expansion of existing irrigation, so long as vegetation type does not change to vegetation requiring additional supplemental irrigation, once established.
- Irrigation systems connected to privately owned wells under non-domestic water rights in good standing with the State of Kansas.
- Irrigation systems used to serve public properties.
- Irrigation systems constructed, altered or repaired in connection with an audit or rebate program.