



KIESEL•DESIGN

Kiesel Landscape
Architecture Inc.

375 E Main Street
Ventura, CA 93001
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CL# 5206

RC #C0991
Raising Cane's
Morgan Hill

Cochrane & Butterfield,
Morgan Hill, CA 95037

Submittals:

#	DATE	NAME
1	4.12.23	CUP Submittal
2	7.25.23	CUP Resubmittal
3	11.29.23	CUP Resubmittal
4	03.15.24	CUP Resubmittal



Type: Entitlement

Initial Setup Date:

March 30, 2023

Drawn By:

NAME DATE
S. Colbert 03/2024

Title:

Cover Sheet

Sheet Number:

L0.0

Project Applicant/Owner

Raising Cane's USA, L.L.C.
6800 Bishop Rd.
Plano, TX 75024
(972) 769-3348
kroberts@raisingcanes.com

Landscape Architect

Jack Kiesel
Kiesel Design
375 E Main Street
Ventura, CA 93001
tel: 805.947.0730
email: jack@kieseldesign.com
CA License #: 5206

Civil Engineer

Kimley-Horn and Associates Inc
765 The City Dr. Suite 200
Orange, CA 92868
(714) 939-1030

Sheet Index

LANDSCAPE

L0.0	Cover Sheet
L0.1	Preliminary Plan
L0.2	Preliminary Irrigation Plan
L0.2	Irrigation Details
L0.4	Irrigation Details
L0.5	Irrigation Details

Abbreviations

APROX.	- approximate
D	- depth
DG	- decomposed granite
DIA.	- diameter
(E)	- existing
EQ.	- equal
H.	- height
MAX.	- maximum
MIN.	- minimum
LF	- linear foot
L.O.W.	- limit of work
O.C.	- on center
(P)	- proposed
PA	- planting area
R	- radius
SF	- square foot
SIM.	- similar
TBD	- to be determined
TYP.	- typical
W.	- width
W/	- with
GPM.	- gallons per minute
DI	- drain inlet



Raising Cane's - Store #C0991

Cochrane & Butterfield
Morgan Hill, CA 95037

Total Landscape Area: 28,444 SF
Project Type: Commercial
Water Supply: Potable
Local Water Purveyor: City of Morgan Hill

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

 03.15.2024
JACK KIESEL, Landscape Architect Lic. #5206 DATE

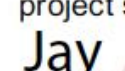
Landscape Installation Preparation Notes:

Landscape Requirements


1. Raising Canes site needs to be **100 percent** ready for landscape installation and Landry's Landscape will make a site visit the week before the scheduled install to confirm that the site is completed and ready for installation.
2. Landry's Landscape will perform final fine grading of the site's top 4 inch of landscape areas prior to sod installation. All other site rough grading to be done by the General Contractor.
3. Before initial landscape installation and final fine grading, all debris is to be removed from the sites landscape areas by the General Contractor (including but not limited too) all concrete debris, trash, and wood forms.
4. Final site cleanup and pressure washing is to be conducted by the General Contractor. Landry's Landscape will remove all trash and material related to the landscape install along with pressure washing any disturbed areas due to the install and blow the site clean upon completion. Any additional pressure washing services Landry's can provide for an additional charge.
5. The recommended soil amendments will be incorporated.

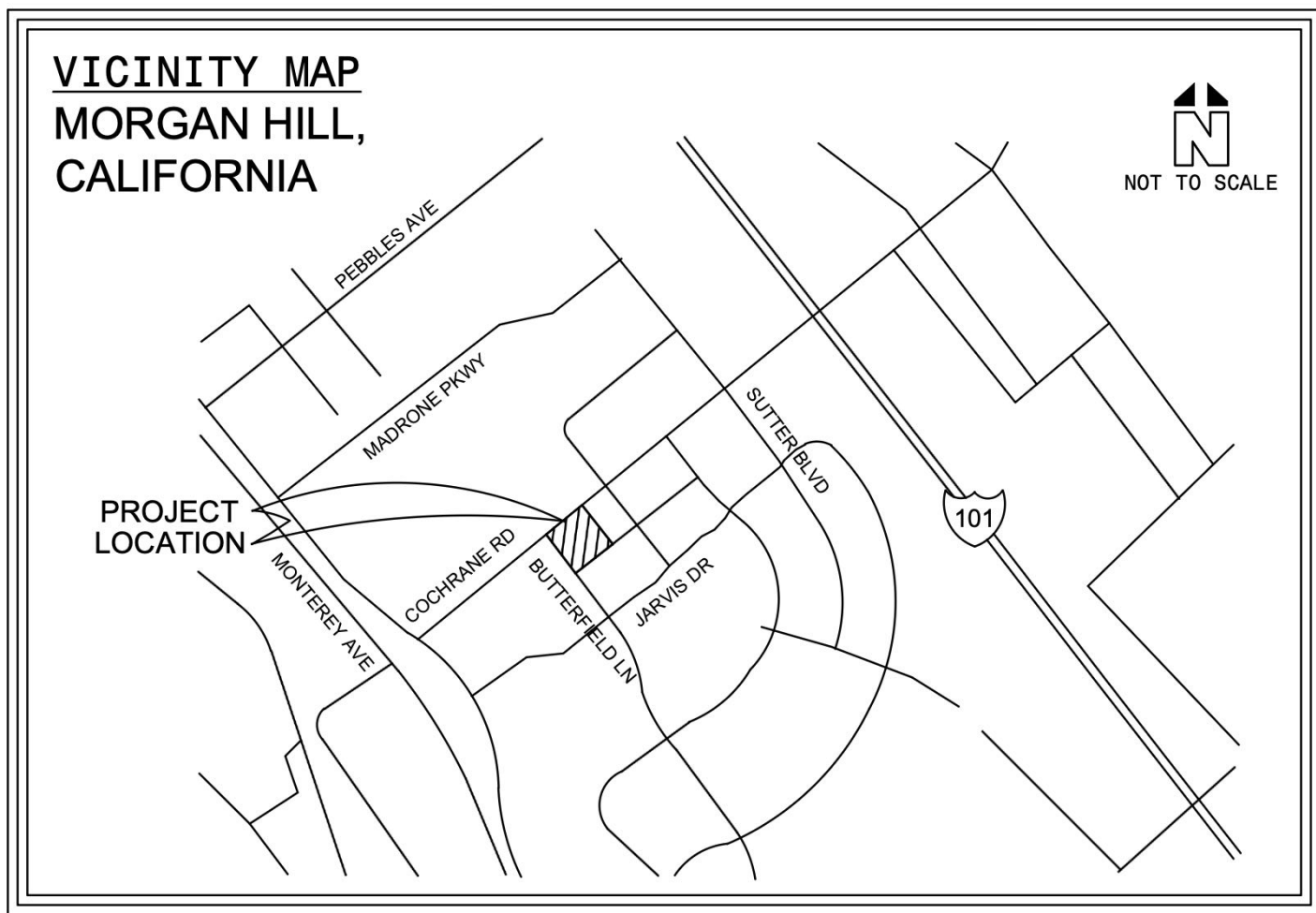
Irrigations Requirements

1. Back Flow Preventor & Safety Cage, Irrigation meter, all sleeving materials and installation to be installed by the General Contractor. Any additional sleeving or boring requested while on site Landry's Landscape can provide for an additional charge.
2. Electrical conduit for irrigation controller is to be provided by the General Contractor and located on the exterior face of the building inside the corral area per the plans.
3. General Contractor to install all curb bores for landscape areas in the building island and shall grade 2% minimum from the building foundation to top of curbs for positive drainage. Landry's Landscape is not responsible for any water damage to these areas around sidewalks, curbs, and building foundation if the desired drainage is not obtained.

After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off.
 Jay Higgins for Raising Cane's Chicken Fingers
Owner/ Developer DATE

The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction.

 Jay Higgins for Raising Cane's Chicken Fingers
Owner/ Developer DATE



General Notes:

1. The Landscape Contractor (Contractor) shall notify **Underground Service Alert (USA) before start of construction at (800) 422-4133**.
2. The California Public Utilities Code mandates that the gas company (Southern California Gas) is notified a **minimum of two days prior** to the start of construction.
3. Site conditions may change due to unforeseen circumstances that occur as projects undergo construction. If a proposed built element, grade change or landscape feature seems problematic and it is evident that contruction may not proceed per the approved drawings, the Landscape Contractor shall call the Landscape Architect to coordinate any issues before continuing with site work.
4. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Owner and Landscape Architect.
5. Contractor shall make modifications to material and/or method of installation as required by local code and Conditions of Approval, but shall notify the Owner and Landscape Architect of such changes prior to construction.
6. **There are no slopes greater than 25% on the property.**
7. Grading plans are included on Civil plans.

Best Management Practices for Construction Activities:

1. Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc
2. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
3. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the site.
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a **solid** waste.
5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.



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March 30, 2023Drawn By:
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S. Colbert 03/2024

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Title:

Preliminary
Landscape Plan

Sheet Number:

L0.1

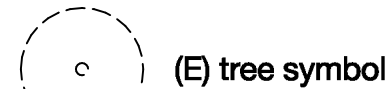
Materials Legend

Material	Size	Area
'Horse Creek' Crushed Stone	1/2"	28,444 SF
Direct Colors® Smokestack Grey 102 - 5lb integral colored concrete W/ 3/8" sawcut joints. Finish: TOPCAST ® #05	N/A	834 SF
Natural colored concrete W/ 3/8" sawcut joints. Finish: TOPCAST ® #05	N/A	8,985 SF
'Apache Gold' Boulders (angular)		
"A"	18" - 24" DIA	
"B"	24" - 36" DIA	
"C"	36" - 48" DIA	

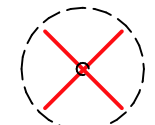
Crushed Stone Supplier: Southwest Boulder & Stone (714) 882-1010

Integral Colored Concrete Supplier: Direct Colors <https://www.directcolors.com/>Total Landscape Area:
28,444 S.F.
Project Type: Commercial
Water Supply: PotableExisting Tree Protection
& Removal Notes

All existing plant material to remain and be protected unless otherwise noted.



(E) tree symbol



(E) to be removed symbol

Proposed Notes

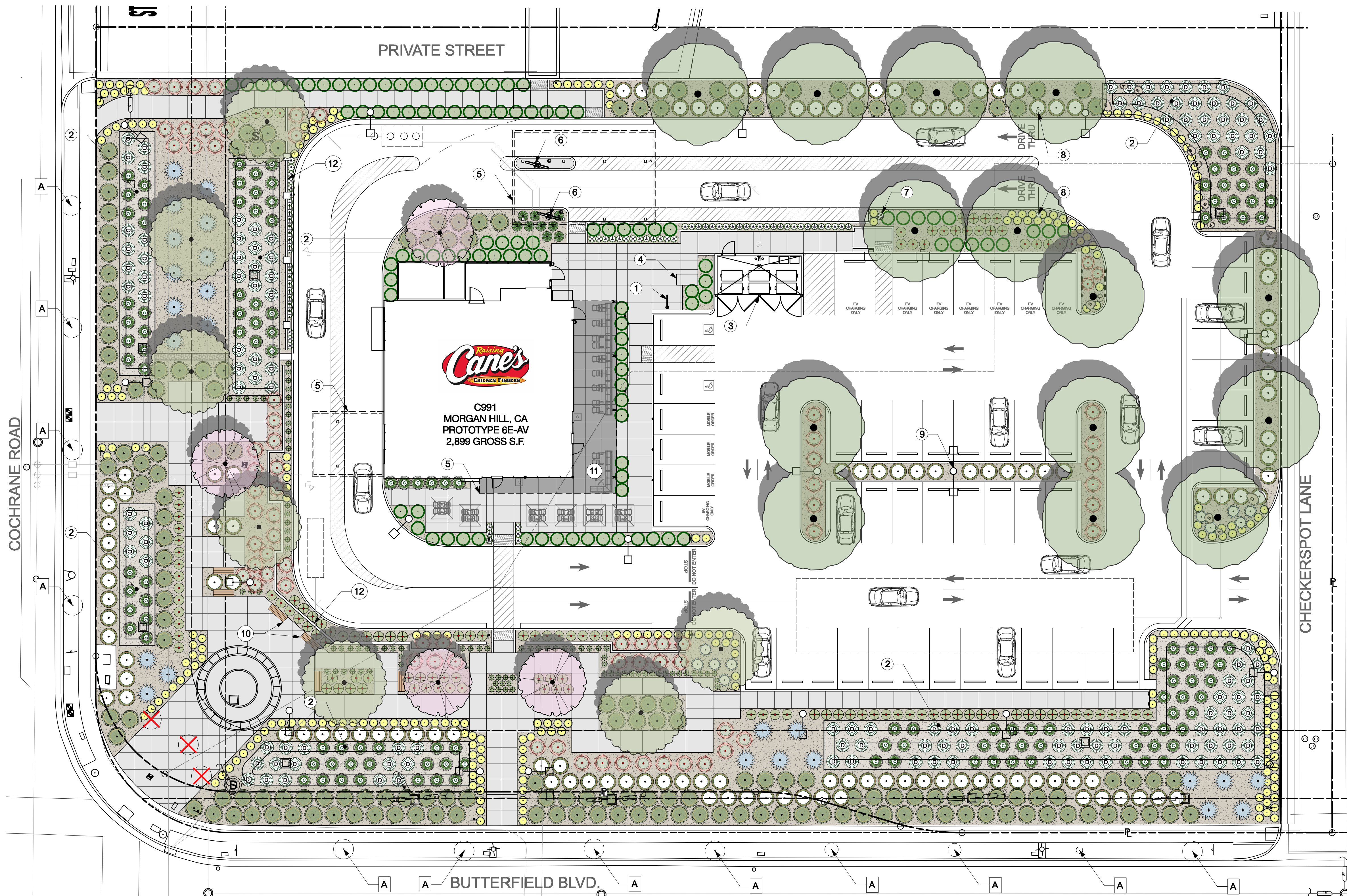
- (P) bike rack per Architect
- (P) bioretention basin per Civil
- (P) trash enclosure
- (P) long term bike storage per Architect
- (P) overhead structure
- (P) menu order board
- (P) menu pre-order board
- (P) drive-thru clearance bar
- (P) light post per Electrical, TYP.
- (P) benches TBD
- (P) patio furniture per Architect
- (P) screen wall per Civil

Existing Notes

- A (E) unidentified tree, 2" DIA.

Landscape Notes

- Landscape plan are in compliance with the State Model Efficiency Landscape Ordinance (MWELCO).
- 100% of plant material are drought tolerant and low water use per WUCOLS.
- In all planting areas, low volume water irrigation (subsurface drip) will be provided to maximize water infiltration into the roots.
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 18.148.070).
- For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.
- A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
- Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- The mulching portion of the seed/ mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances. (The use of bark mulch, gorilla mulch, shredded cedar are strongly discouraged and should not be used in any project.)



Plant List

Symbols Botanical Name

Common Name

Size

Qty

Mature

Height

Size

Width

WUCOLS

Trees

Arbutus x 'Marina' (std.)

Marina Strawberry Tree

36" box

7

15 - 35 ft

20 - 35 ft

Low

Chilopsis linearis (std.)

Desert Willow

36" box

4

12 - 15 ft

6 - 25 ft

Low

Quercus agrifolia (std.)

Coast Live Oak

36" box

14

15

> 35 ft

Low

Shrubs

Arctostaphylos 'Sunset'

Sunset Manzanita

15 gal

72

4-5 ft.

5-6 ft.

Low

Eremophila glabra 'Mingenew Gold'

Outback Sunrise Emu

5 gal

168

1 ft

6 ft

Low

Raphirolepis umbellata 'Minor'

Dwarf Yedda Hawthorn

15 gal

106

3 - 5 ft

3 - 4 ft

Low

Salvia greggii 'Furman's Red'

Furman's Red Autumn Sage

1 gal

123

2 - 3 ft

2 - 3 ft

Low

Perennials

Achillea millefolium

Yarrow 'CA Native Cultivator

5 gal

258

1 - 2 ft

2 - 3 ft

Low

Chondropetalum tectorum

Small Cape Rush

5 gal

128

2 - 3 ft

3 - 4 ft

Low

Dianella revoluta 'Little Rev'

Little Rev Flax Lily

5 gal

69

2 - 3 ft

1 - 2 ft

Low

Succulents

Agave 'Blue Flame'

Blue Flame Agave

15 gal

10

2 - 3 ft.

2 - 3 ft.

Low

Agave americana

Century Plant

15 gal

24

4 - 8 ft.

6 - 12 ft.

Low

Aloe vera

Aloe Vera

1 gal

89

2 - 3 ft.

1 - 2 ft.

Low

Hesperaloe parviflora

Red Yucca

5 gal

73

3 - 4 ft

4 - 5 ft

Low

Grasses

Lomandra longifolia 'Breeze'

Dwarf Mat Rush

5 gal

9

2 - 4 ft

2 - 4 ft

Low

Muhlenbergia dubia

Pine Muhly

5 gal

133

3 ft

3 ft.

Low

Total

1288



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S. Colbert 03/2024

Title:

Preliminary
Irrigation Plan

Sheet Number:

L0.2

Irrigation Notes

- Landscape Plan are in compliance with the State Model Efficiency Landscape Ordinance (MWEL0). 100% of plant material are drought tolerant and low water use per WUCOLS.
- The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
 - In all planting areas, low volume water irrigation (subsurface drip) will be provided to maximize water infiltration into the roots.
 - A dedicated water meter shall be provided for common landscape area.
 - A weather base "smart controller" shall be utilized. Controller shall be programmed to water in early morning or night.
 - A rain sensor shall be installed at each controller.
 - Water use calculation shall certify conformance with the current requirements.
 - Trees to be irrigated by bubblers.
 - Watering times must be after 7:00pm and before 9:00am

I have complied with criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

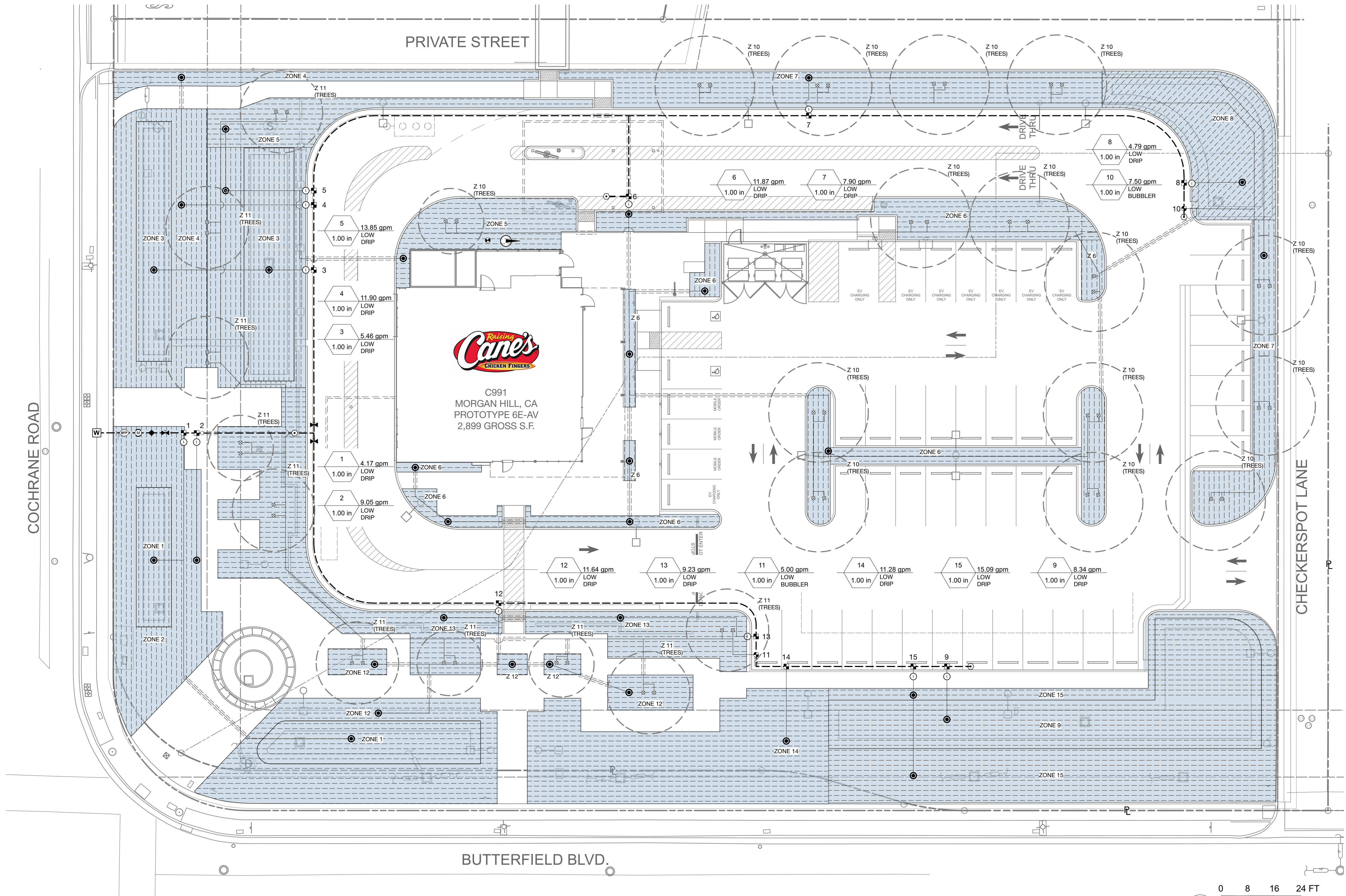
 03.15.2024
JACK KIESEL, LANDSCAPE ARCHITECT #5206. DATE

Site Information								
Site Name →		Raising Canes, Morgan Hill						
Site Type →		Commercial	Allowed ETAF:		0.45			
Annual Eto (inches/yr) →		49.5						
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	1,264	468	14,367
2	0.3	Low	Drip	0.81	0.4	1,743	646	19,812
3	0.3	Low	Drip	0.81	0.4	1,793	664	20,380
4	0.3	Low	Drip	0.81	0.4	1,972	730	22,415
5	0.3	Low	Drip	0.81	0.4	2,548	944	28,962
6	0.3	Low	Drip	0.81	0.4	2,772	1,027	31,508
7	0.3	Low	Drip	0.81	0.4	2,486	921	28,758
8	0.3	Low	Drip	0.81	0.4	1,414	524	16,072
9	0.3	Low	Drip	0.81	0.4	2,629	974	29,883
10	0.3	Low	Drip	0.81	0.4	75	28	853
11	0.3	Low	Drip	0.81	0.4	50	19	568
12	0.3	Low	Drip	0.81	0.4	2,138	792	24,302
13	0.3	Low	Drip	0.81	0.4	2,541	941	28,883
14	0.3	Low	Drip	0.81	0.4	2,477	917	28,155
15	0.3	Low	Drip	0.81	0.4	2,630	974	29,894
SUBTOTAL →					28,444	10,567	324,314	
Special Landscape Areas								
0				1	0	0	0	
SUBTOTAL →					0	0	0	
					Estimated Total Water Use (ETWU) →			
					324,314			
					Maximum Allowed Water Allowance (MAWA) →			
					392,826			



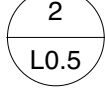
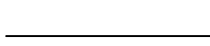
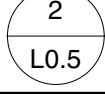
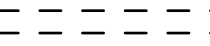
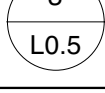

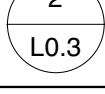

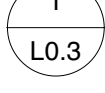

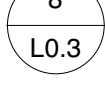
ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	10,567
Total Area	28,444
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	10,567
Total Area	28,444
Sitewide ETAF	0.37




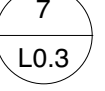
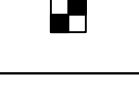
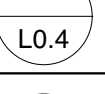
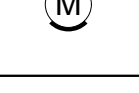
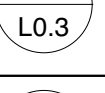
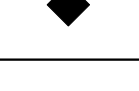
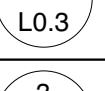
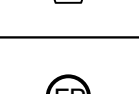

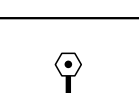
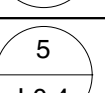

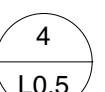


Notes:

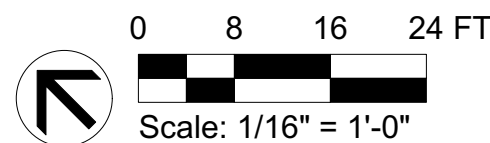
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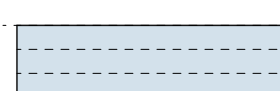
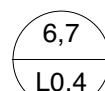

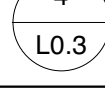
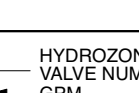




Irrigation Equipment Schedule

symbol on plan	description	brand and model	detail	requirements
	1" Water Meter	Provided by developer		
	new mainline pipe for potable water W/ blue 3" identification tape	1" SCH 40 PVC, W/ SCH 40 PVC fittings.		1-1/2" and smaller: depth of cover 18" MIN. 2" and larger: depth of cover 24" MIN.; identify pipe W/ (3") minimum width tape with (1") contrasting lettering bearing the continuous wording "Potable Water"
	new lateral line pipe for potable water	SCH 40 PVC, W/ SCH 40 PVC fittings		depth of cover : 12" MIN. lateral pipes to be 1" unless otherwise noted; no class 200 pipe is to be used.
	sleeve pipe for main, laterals and wires under paving and through walls	SCH 40 PVC, W/ SCH 40 PVC couplings		depth of cover : same as main and laterals. glue all couplings; sleeve size to be MIN. 2.5x diameter of passing pipe; shallow depth under paving is not permitted.
	weather-based irrigation controller, exterior wall mount w/ rain sensor	HUNTER A2C-1200-SS Smart Modular Control System		confirm location with owner prior to installation; install per manufacturer's instructions.
	backflow preventer assembly W/ brass wye strainer and pressure reducer	1" FEBCO LF825YA-QT RT 1" WILKINS SXL wye strainer 1" WILKINS 500XL pres. reducer 1" brass unions Enclosure: BFE-2424		install per City Health Code requirements
	gate valve mainline shut off	SPEARS, true union, with VITON o-rings, line size		HUNTER MB-0811 Multi-purpose box, coordinate exact location W/ planting plan, conceal in planting if possible.

	Weather/ Rain Combo Sensor	HUNTNER WSS-SEN		confirm location with Owner prior to installation. install per manufacturer's instructions in location free of overhead obstruction.
	bubbler valve, W/ ACCU-SYNC adjustable pressure regulator field set to provide 40PSI dynamic	HUNTER ICV-101G-FS (1")		HUNTER MB-0811 Multi-purpose box, coordinate location W/ planting plan; adjust pressure to last emitter downstream
	pressure regulating drip valve W/ basket filter	HUNTER ICZ101-LF-40 (1")		HUNTER MB-0811 Multi-purpose box, install in planting as shown on detail sheet
	master valve, normally closed	HUNTER IBV-101G-FS (1")		HUNTER MB-0811 Multi-purpose box, install in planting as shown on detail sheet
	flow sensor	FLOMEC QS200-10		HUNTER MB-0811 Multi-purpose box, install in planting as shown on detail sheet
	air relief valve	HUNTER PLD-AVR		install MIN. (1) air relief valve for each valve at hydrozone high point in a MB-0811 Hunter Multi Purpose Box
	manual flush valve	PVC Ball Valve		plumb to tubing per details on detail sheet
	quick-coupling valve	HUNTER HQ44-LRC-AW		confirm location with owner prior to installation; install per manufacturer's instructions.
	.25 GPM, pressure compensating (20-90PSI) below grade tree bubbler;	HUNTER RZWS-18		position evenly spaced around root ball, do not damage root ball. install 2 per each 24" and 36" box tree.



	0.6 GPH subsurface drip irrigation; 0.43 in/hr precip. rate @ 30 or 40 PSI; space drip lines at 18" O.C.; install laterals parallel to grade	HUNTER HDL-06-18		burial depth: 4" below grade - coordinate layout with planting plan, see planting sheets; space drip lines at 18" O.C.; place landscape staple @ every 3' on center, install laterals parallel to grade
	pipe transition point in drip box	Pipe Transition point from PVC lateral to drip tubing with riser in 6" drip box.		install per detail
	drip system operation indicator; one per drip valve assembly	HUNTER ECO-INDICATOR		place as close as possible to corresponding drip valve assembly; bury indicator to be flush with finish grade
	valve designation on plan			valve number: brand into lid of valve box with 1 1/4" high numbers corresponding to controller stations, using a CHRISTY's brander and dies, or equal. valve numbers on plan are suggested order.



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RC #C0991
Raising Cane's
Morgan Hill

Cochrane & Butterfield,
Morgan Hill, CA 95037

Submittals:

#	DATE	NAME
1	4.12.23	CUP Submittal
2	7.25.23	CUP Resubmittal
3	11.29.23	CUP Resubmittal
4	03.15.24	CUP Resubmittal



Type: Entitlement

Initial Setup Date:
March 30, 2023

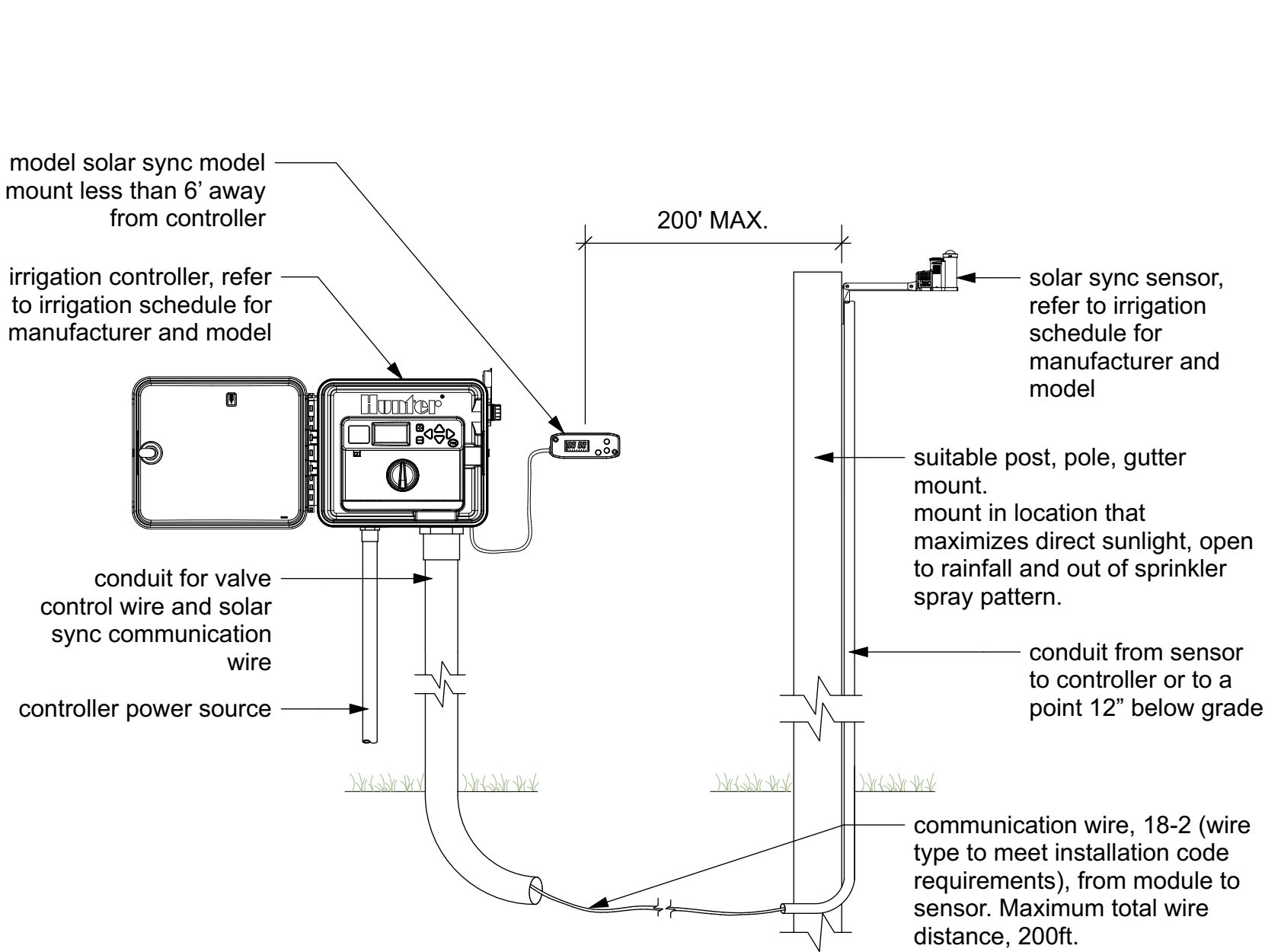
Drawn By:
NAME DATE
S. Colbert 03/2024

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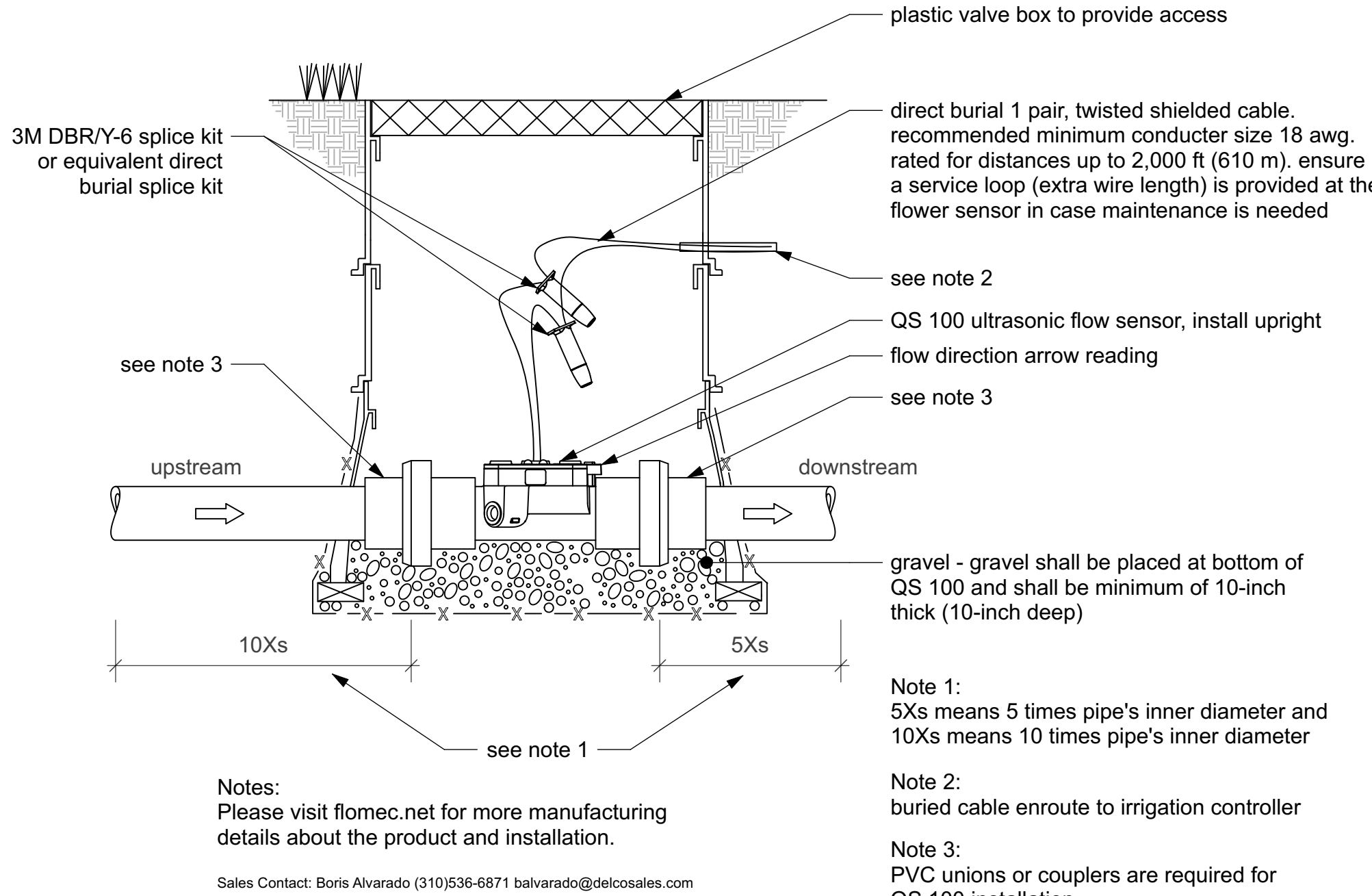
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Irrigation
Details

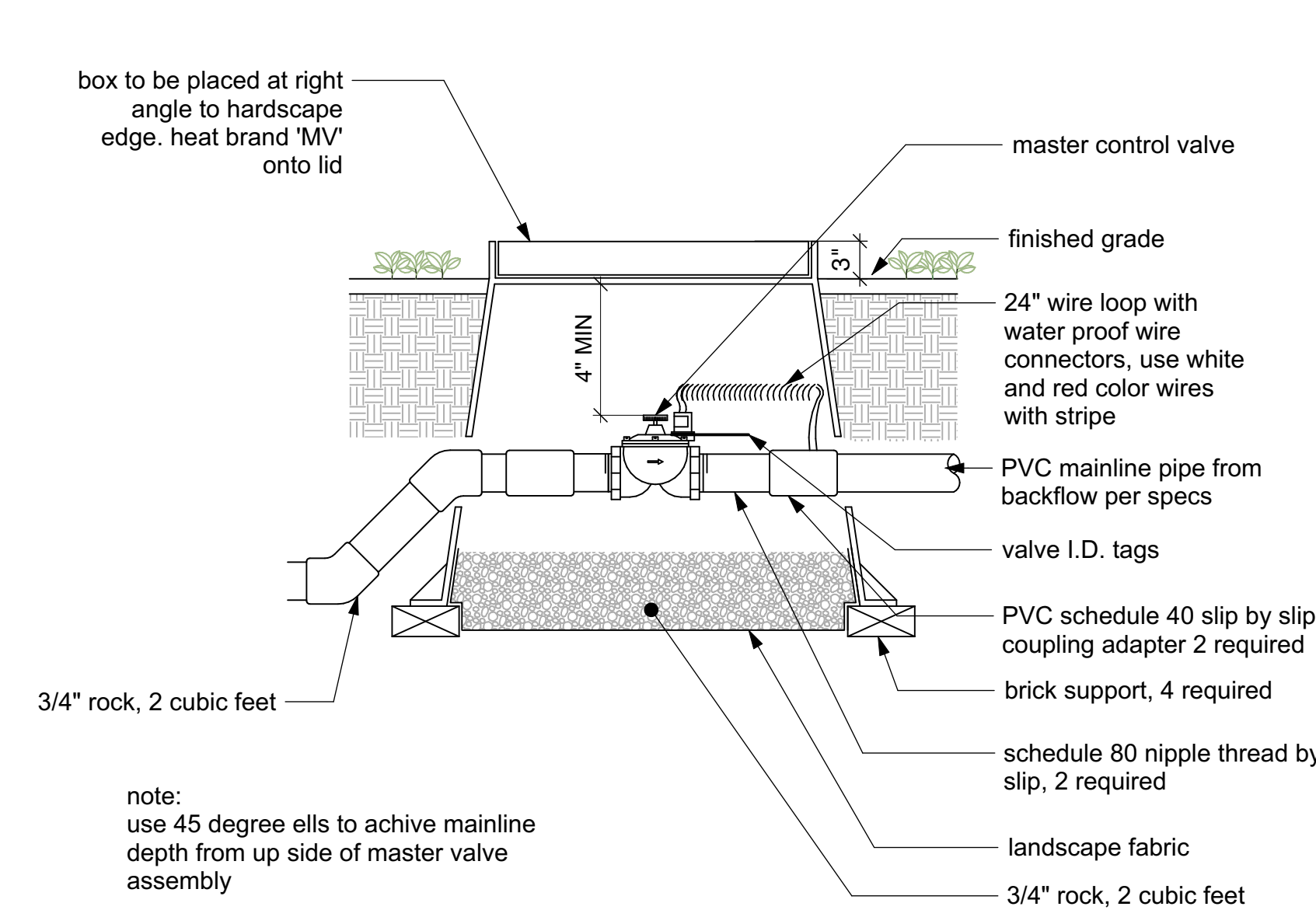
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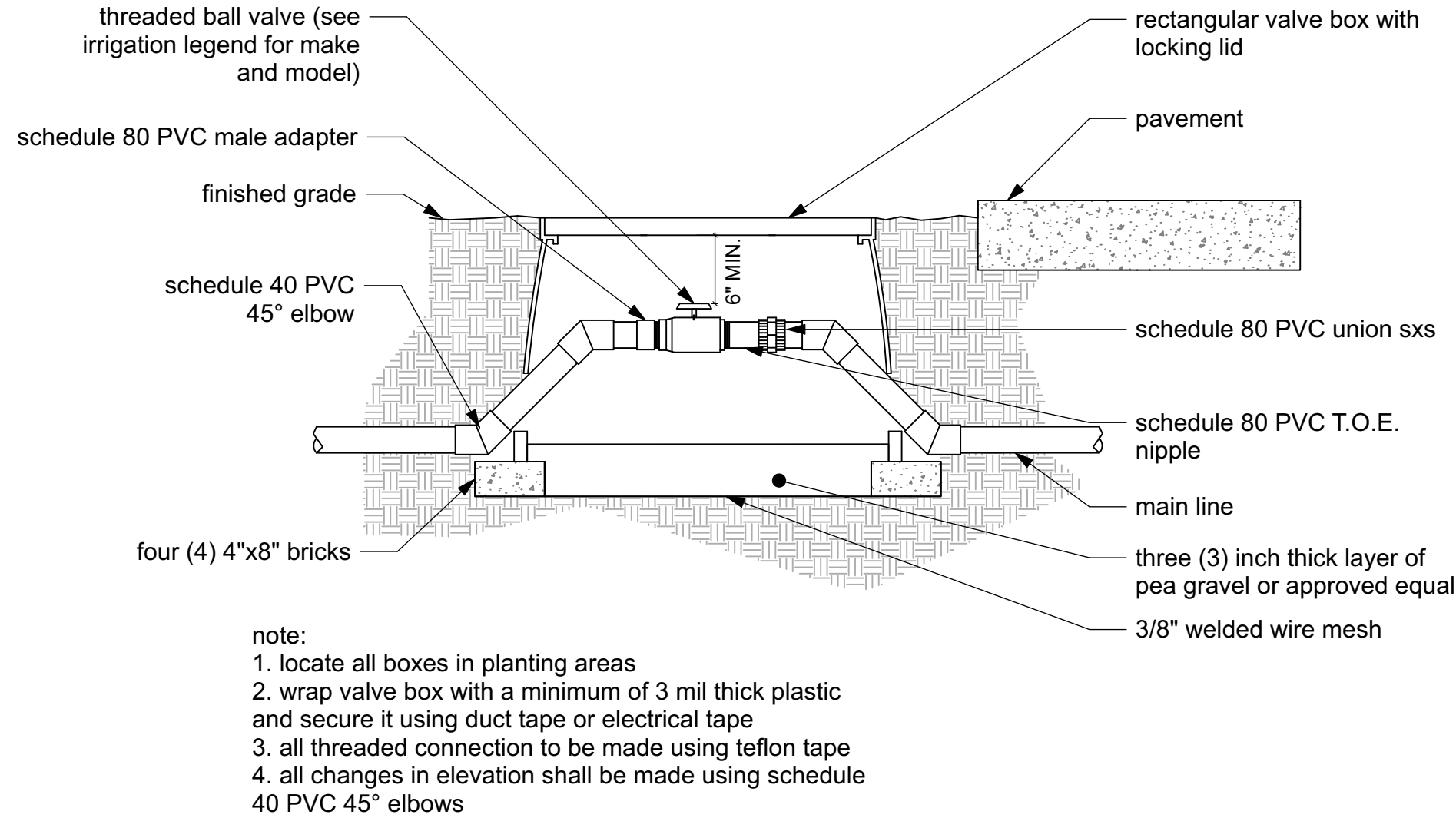
9 Controller and Weather/ Rain Combo Sensor
NTS



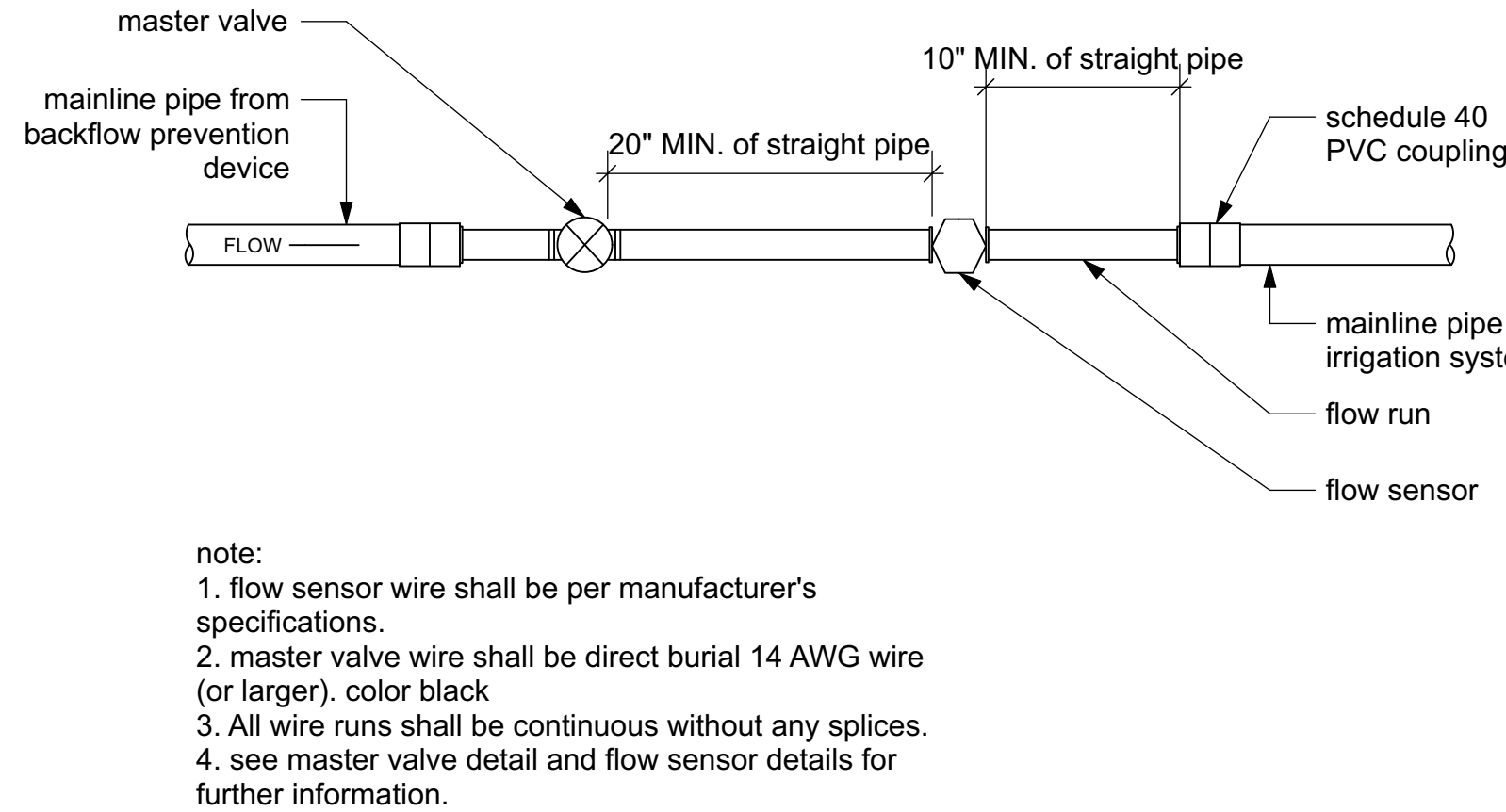
6 Flomec Flow Sensor Installation
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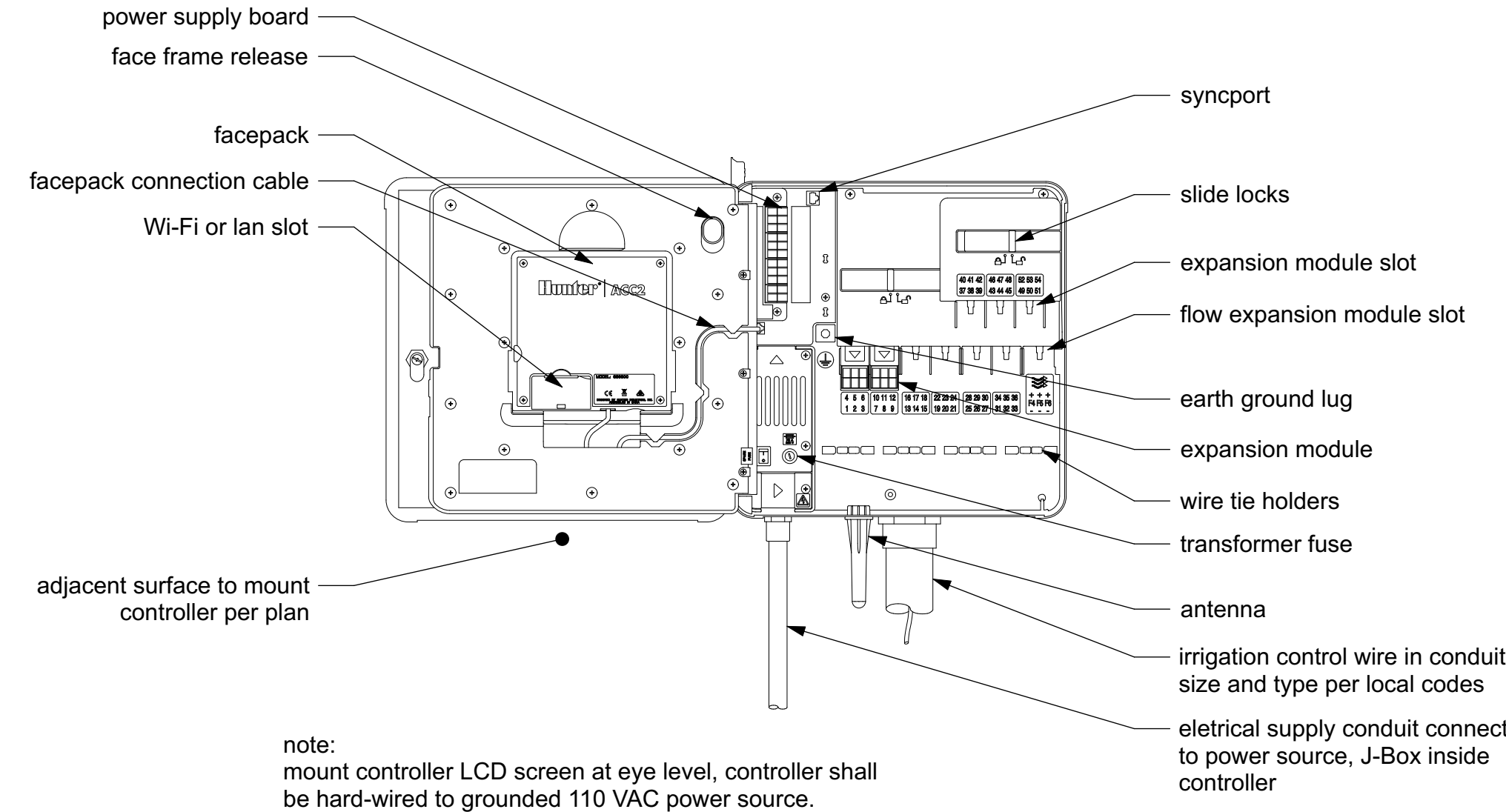
3 Master Valve
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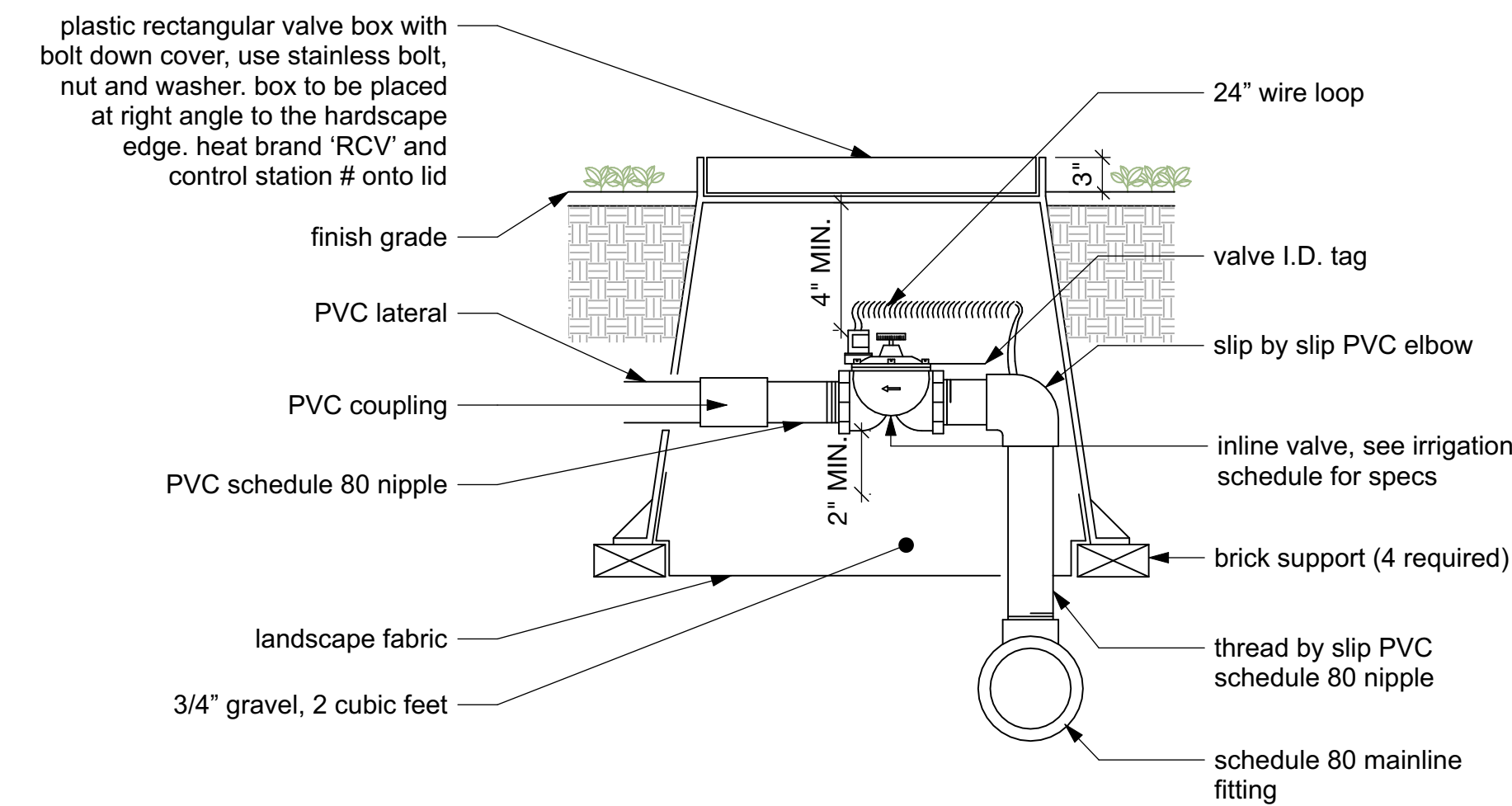
8 Ball Valve
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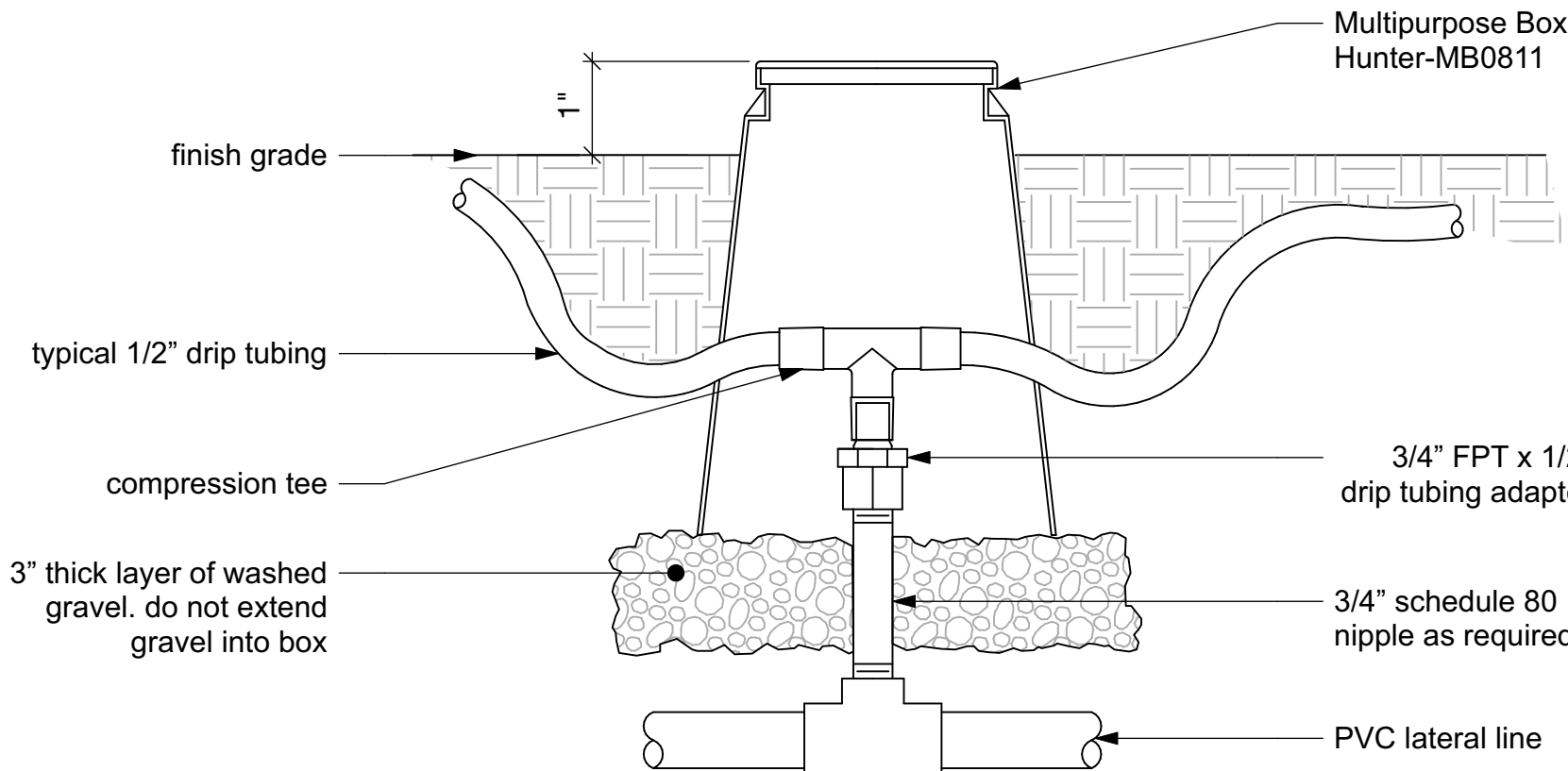
5 Master Valve and Flow Sensor Layout
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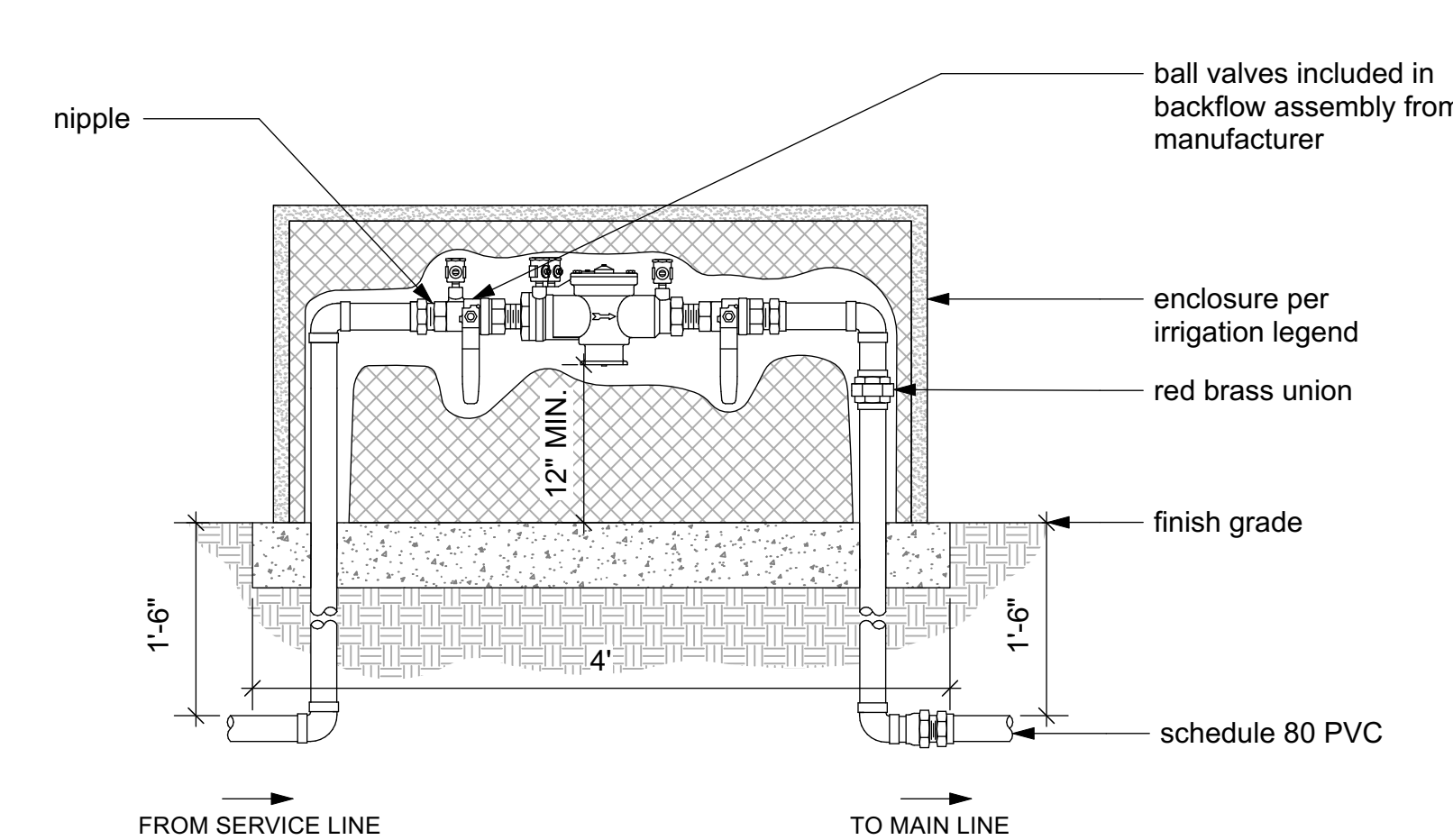
2 ACC2 Controller - Stainless Steel Wall Mount
NTS



7 Remote Control Valve
NTS



4 Sub-Surface Dripline Transition Point
NTS



1 Backflow
NTS



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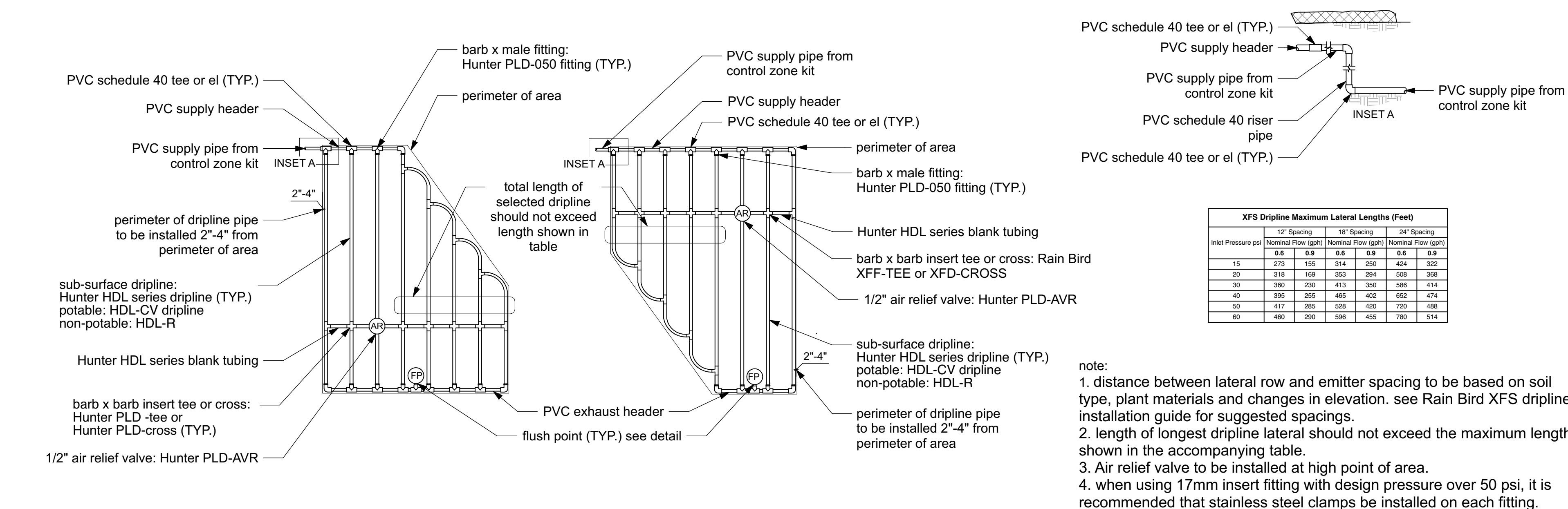
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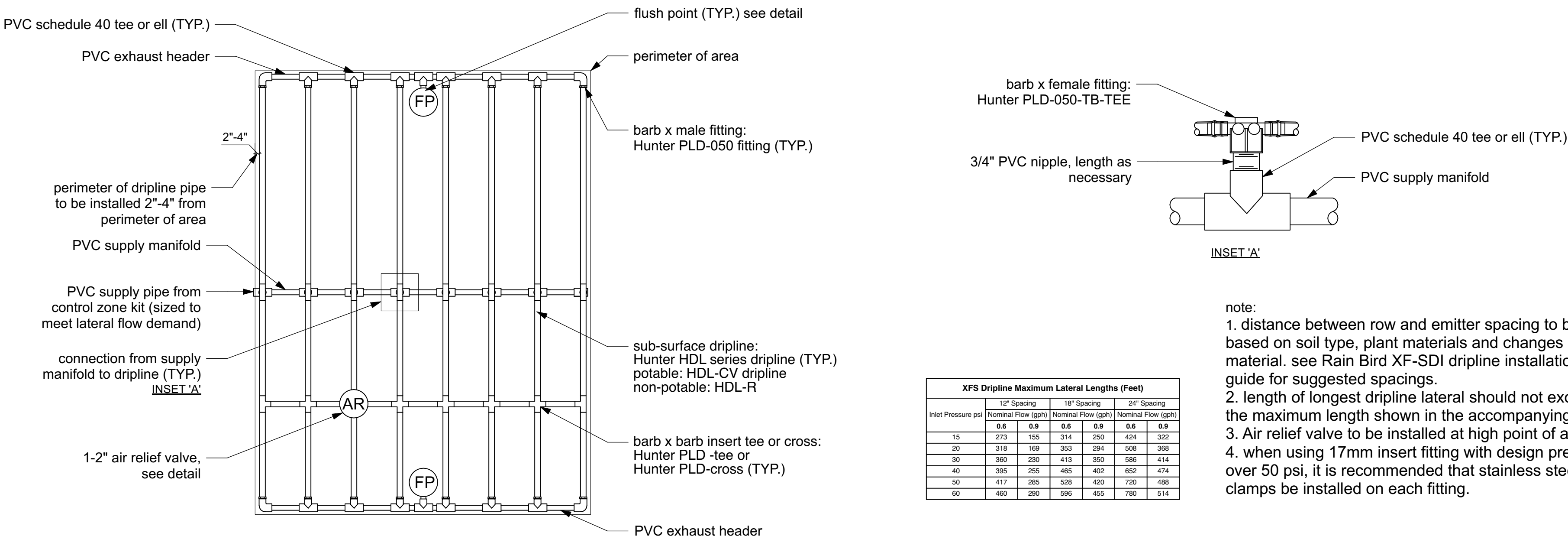
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Details

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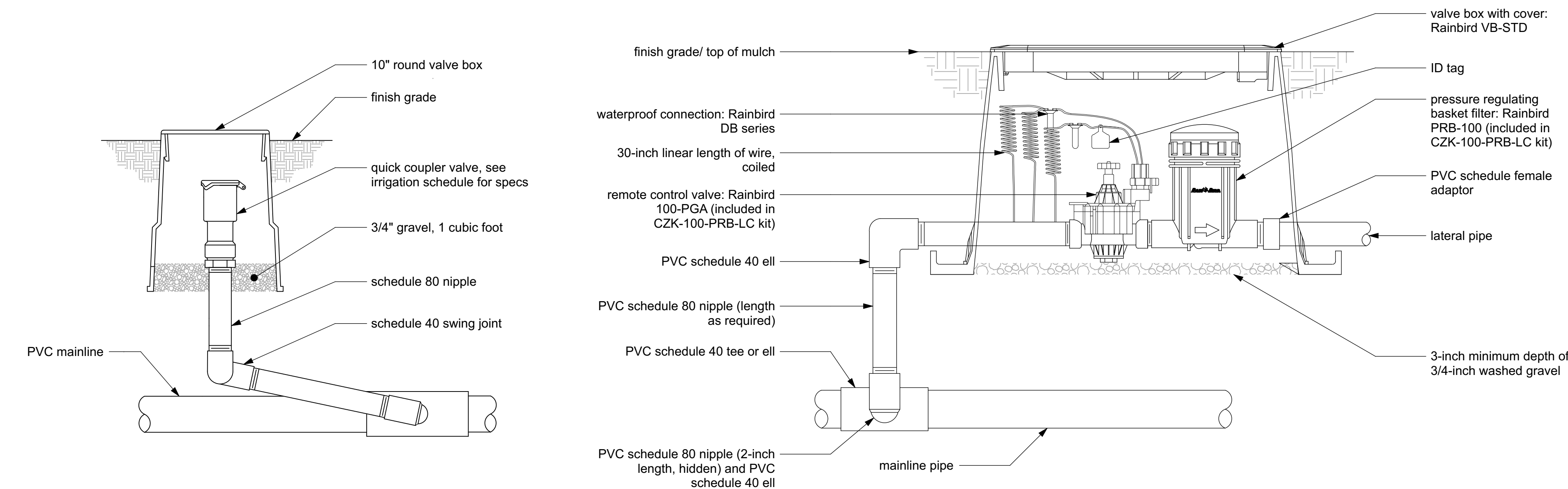
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7 Irregular Sub-Surface Dripline Layout
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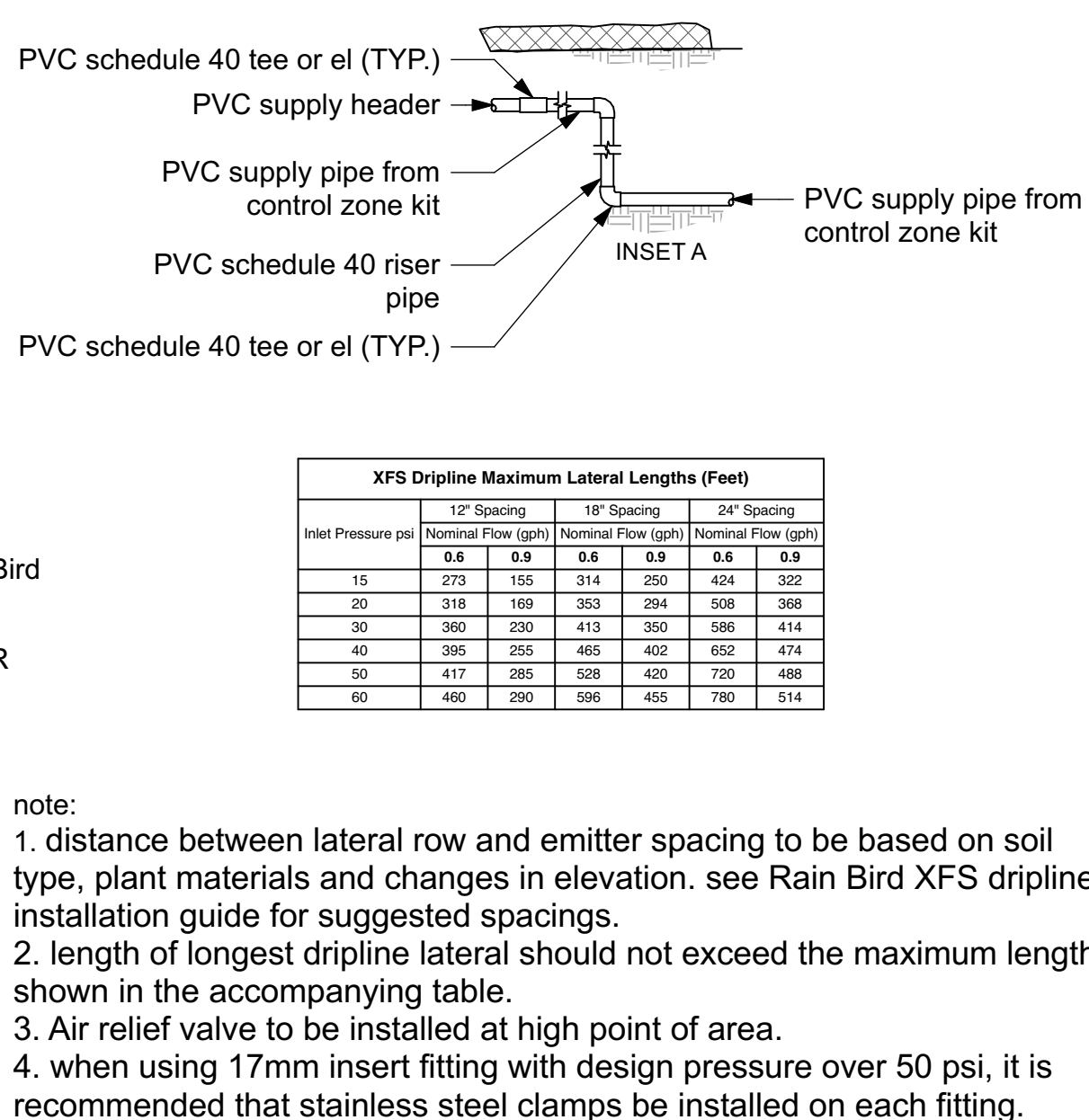


6 Sub-Surface Dripline Center Feed Layout
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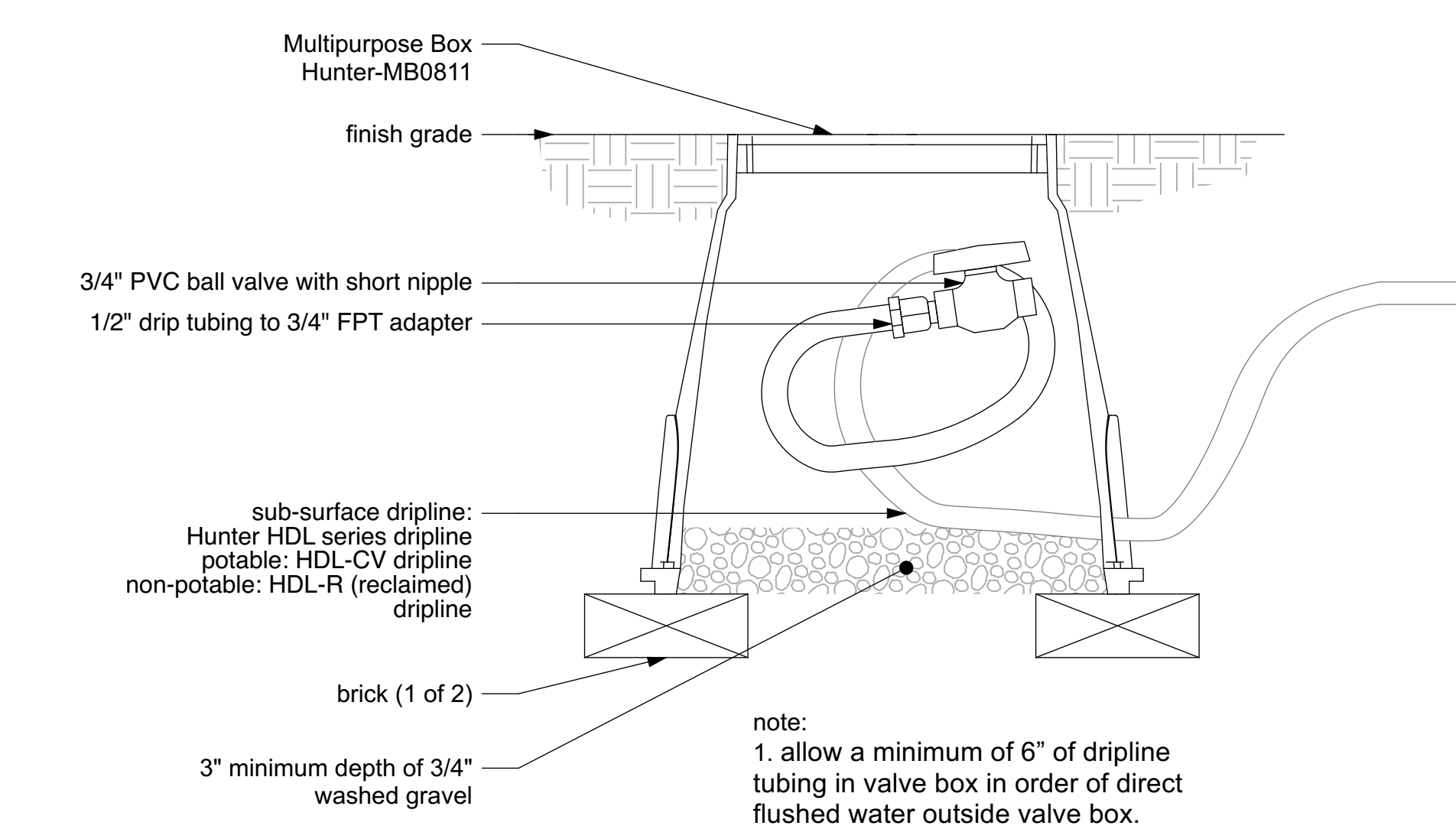
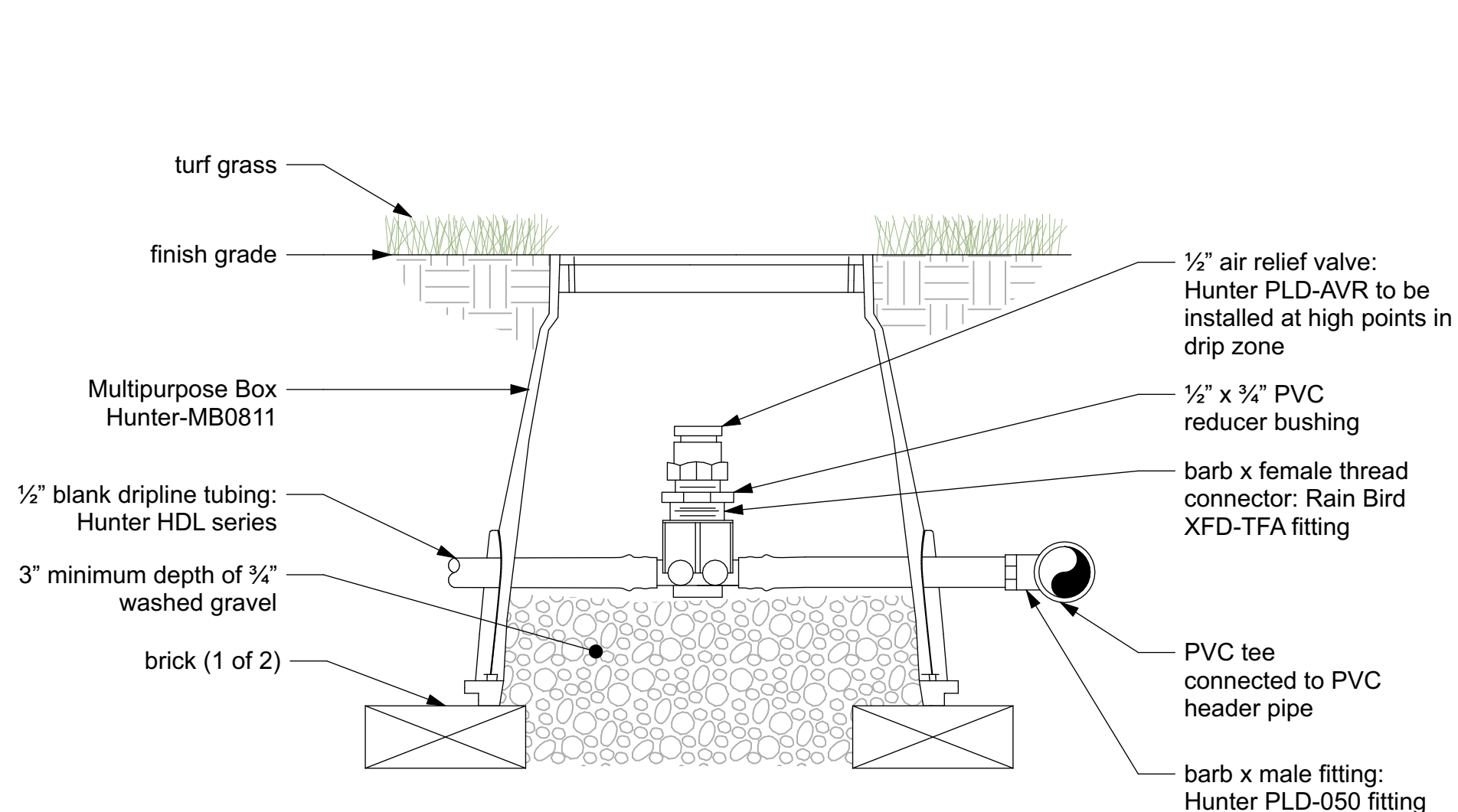


5 Quick Coupler
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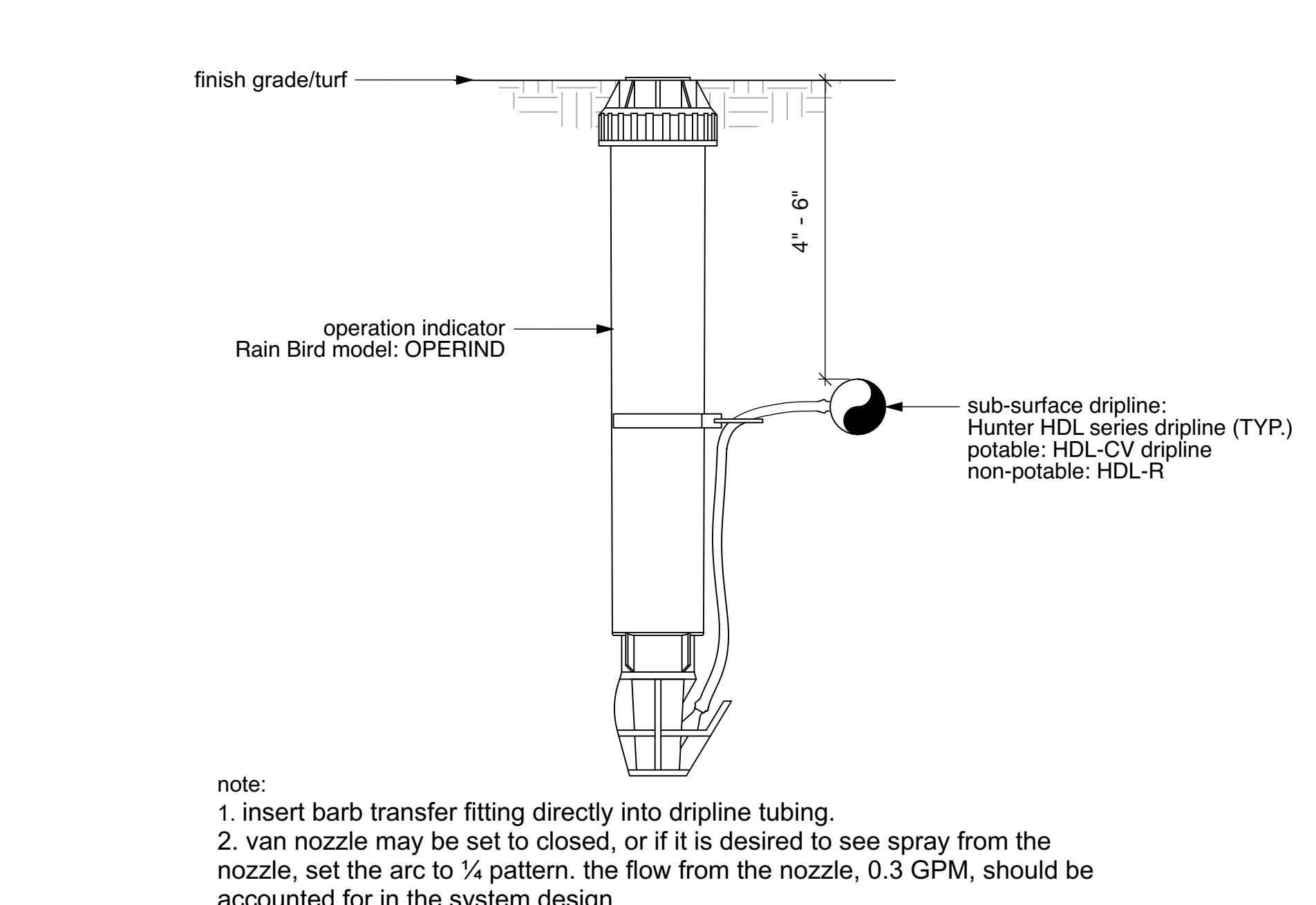
4 Commercial Control Zone Kit
NTS



3 Sub-Surface Dripline Air Relief Valve
NTS



2 Sub-Surface Dripline Flush Point
NTS



1 Dripline Operation Indicator
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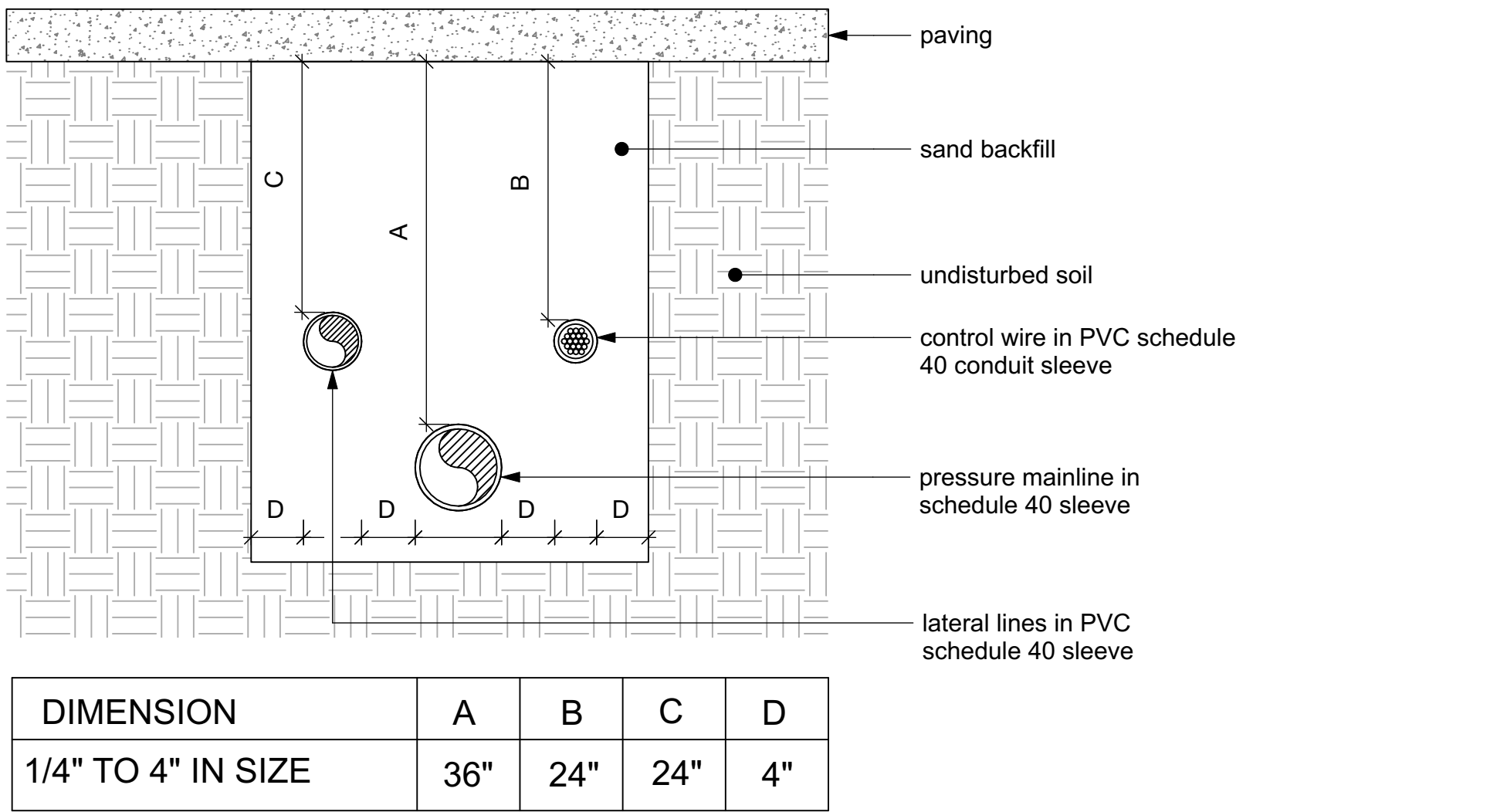
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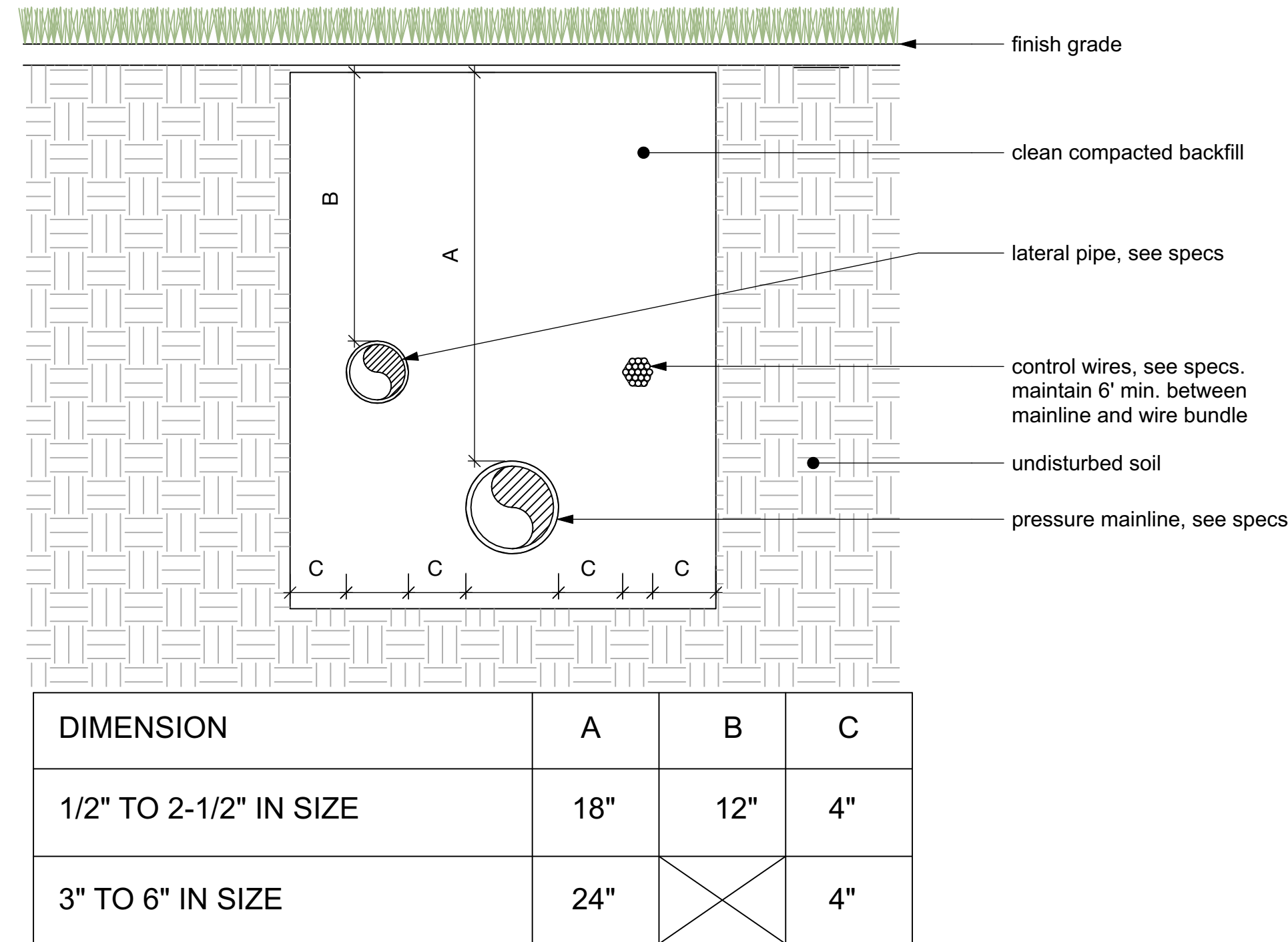
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Details

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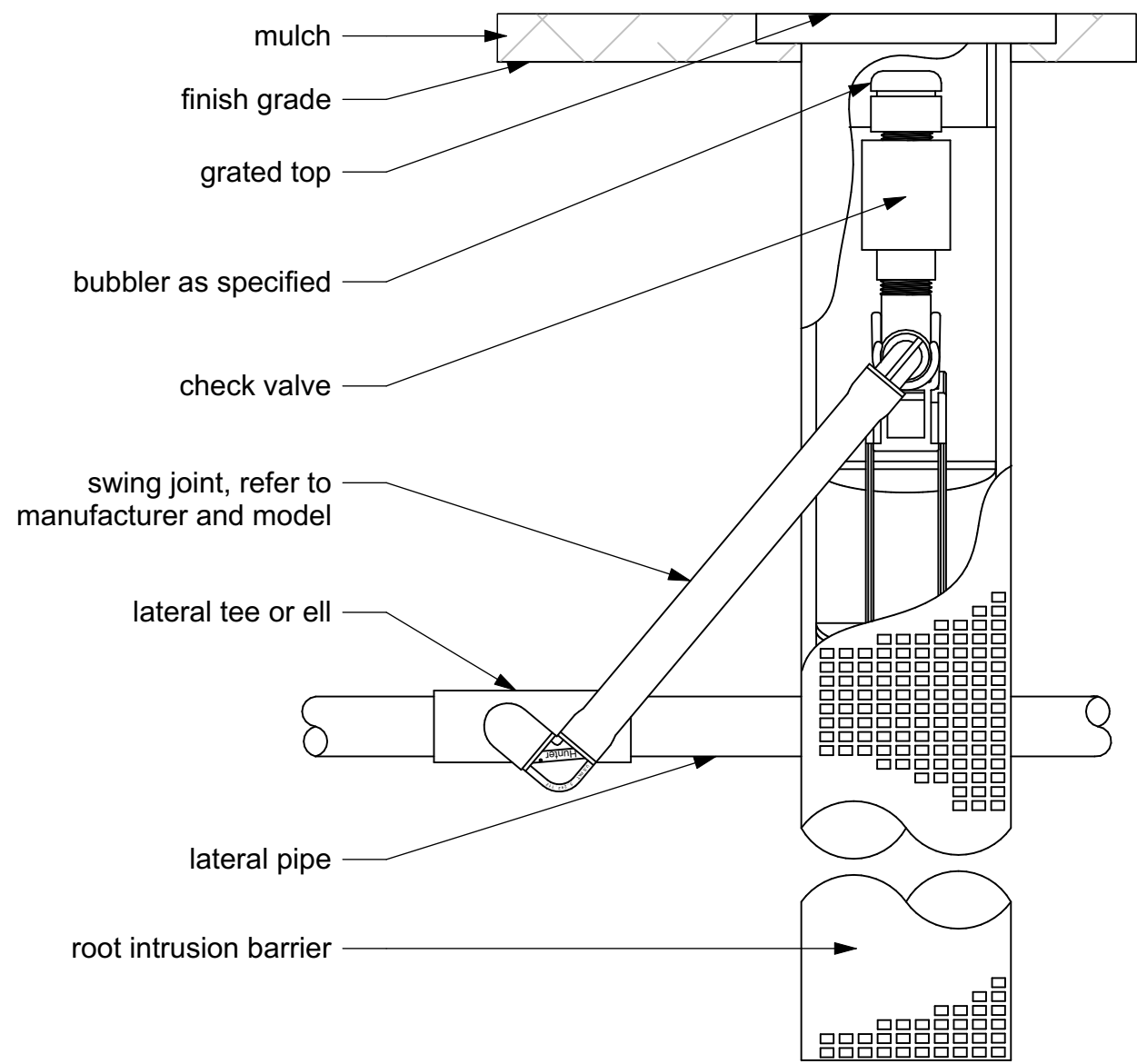
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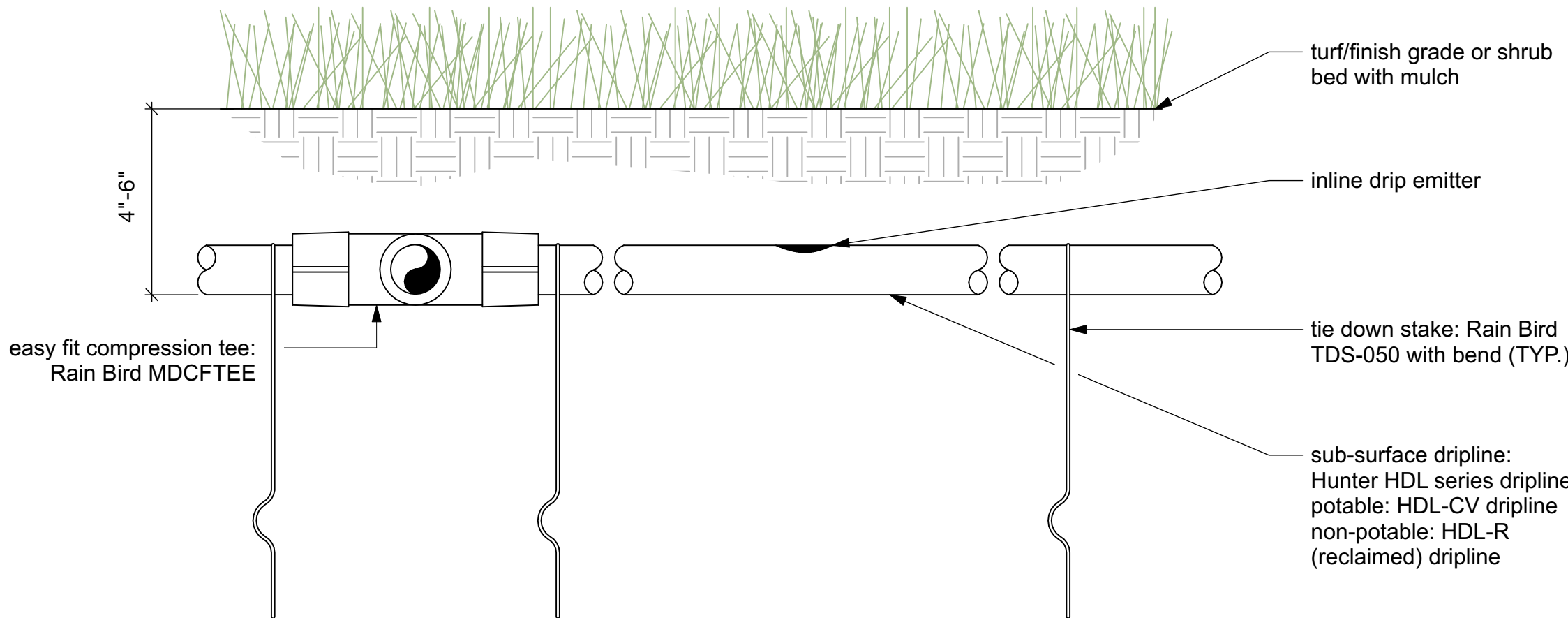
3 Sleeve Installation
NTS



2 Pipe Detail
NTS



4 Root Zone Watering System
NTS



note:
1. place tie down stakes every three feet in sand, four feet in loam, and five feet in clay.
2. at fittings where there is a change of direction such as trees or elbows, use tie-down stakes on each leg of the change of direction.
3. insertion plow and trenched installations do not require the down stakes.

1 Sub-Surface Dripline Burial
NTS