

TOWN CENTER STREETScape GUIDELINES

MOUNTAIN HOUSE, CALIFORNIA

PURPOSE AND INTENT:

The purpose of these Guidelines is to support and work in concert with the Mountain House Master Plan, Mountain House Specific Plan II, MHCS Design Manual, and the Mountain House Commercial, Office, and Industrial Design Manual to guide the landscape design of Town Center streets and its key elements.

The Guidelines address the following provisions:

MOUNTAIN HOUSE MASTER PLAN

Section 4.5 Landscape Concepts and Policies

- The Town Center landscape shall create an area of shaded, urban streets, pedestrian in scale.
- Landscape treatments in the Town Center shall include a more formal landscape treatment than in other areas of the community. Emphasis on complimentary patterns of tree plantings throughout pedestrian areas, as well as the use of tree grates and other street furnishings including benches, fountains, public art and other urban street elements.
- Local and Collector streets in the Town Center shall generally utilize widened sidewalks extending to the curb, with tree-wells provided for street tree planting.

MOUNTAIN HOUSE SPECIFIC PLAN II

Master Plan

The Town Center is an active, mixed use "downtown" with a pedestrian scaled urban setting that will create a sense of focus for the Mountain House community.

Town Center Landscape. The Town Center landscape shall create an area of shaded, urban streets, pedestrian in scale. Landscape treatments in the Town Center shall include a more formal landscape treatment than in other areas of the community. Emphasis on complimentary patterns of tree plantings throughout pedestrian areas, as well as the use of tree grates and other street furnishings including benches, fountains, public art and other urban street elements.

Streets throughout Town Center are intended to provide a traditional 'downtown' character, with tree-lined streets and businesses oriented to the pedestrian sidewalks. Special landscaping, pedestrian pavements, street furniture, and signage will be provided, consistent with the MHCS Design Manual and applicable Design Manuals for private parcels. In general, the Town Center landscape will be more formal than other parts of the community, and will include consistent use of more urban streetscape furnishings including tree grates, benches, fountains, and public art.

MHCS DESIGN MANUAL

The Manual is intended to provide consistent design direction for the improvement of public areas throughout the community, leading to a visually cohesive, quality environment and are intended to, among other things:

- Establish a consistent level of quality throughout the community.
- Create overall community identity.
- Create distinct neighborhoods and districts
- Emphasize landscape quality and continuity.

The Town Center streetscapes shall consist of tree shaded, urban streets, conveying an ordered, civic character punctuated by distinct tree plantings such as palms and flowering trees.

COMMERCIAL, OFFICE AND INDUSTRIAL DESIGN MANUAL

This Manual provides design requirements for commercial, office and industrial development within Mountain House and is to be used during the preparation and review of plans for all privately developed areas.

The Town Center shall be pedestrian in scale with the buildings and structures designed to enhance the pedestrian environment.

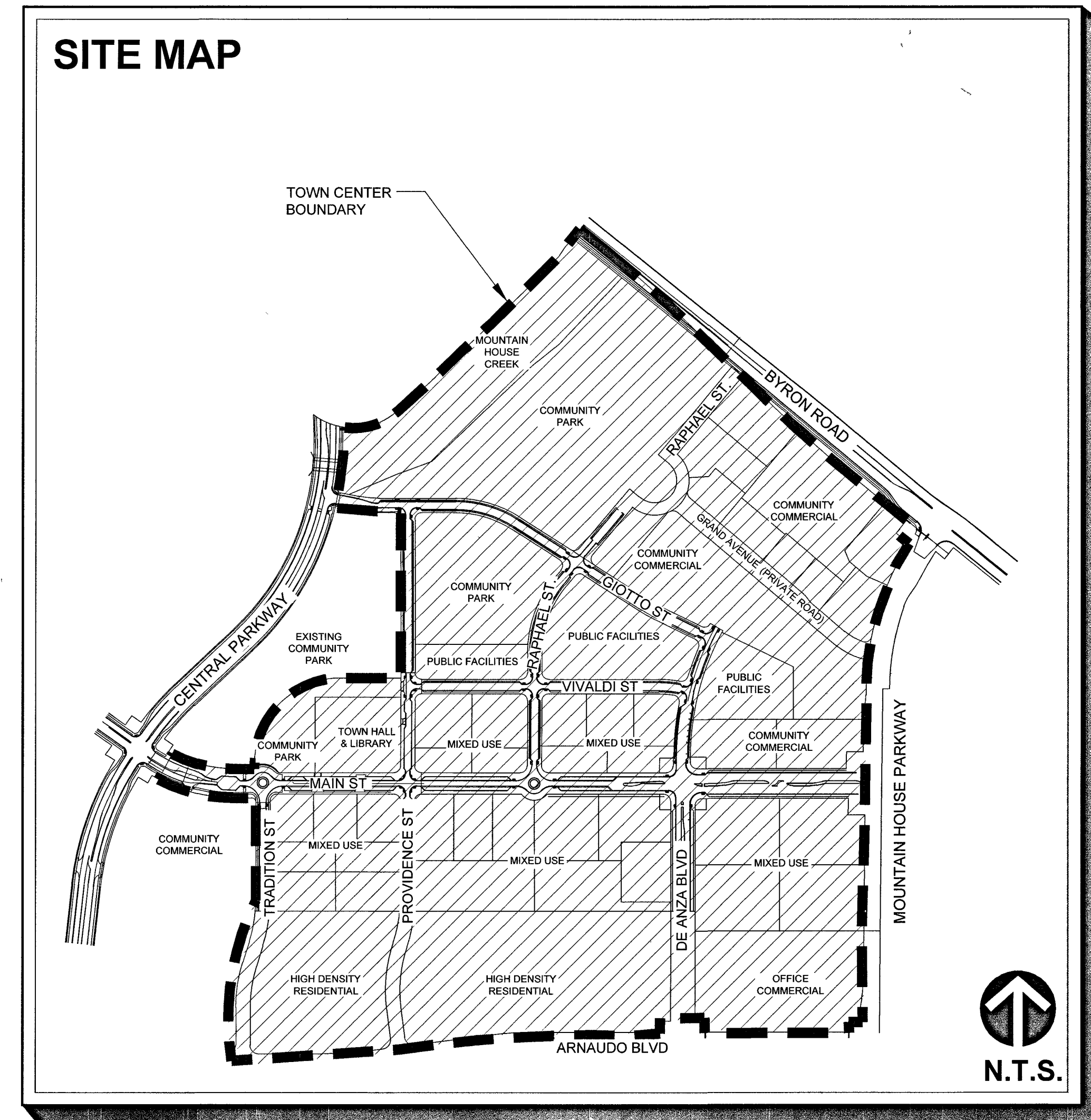
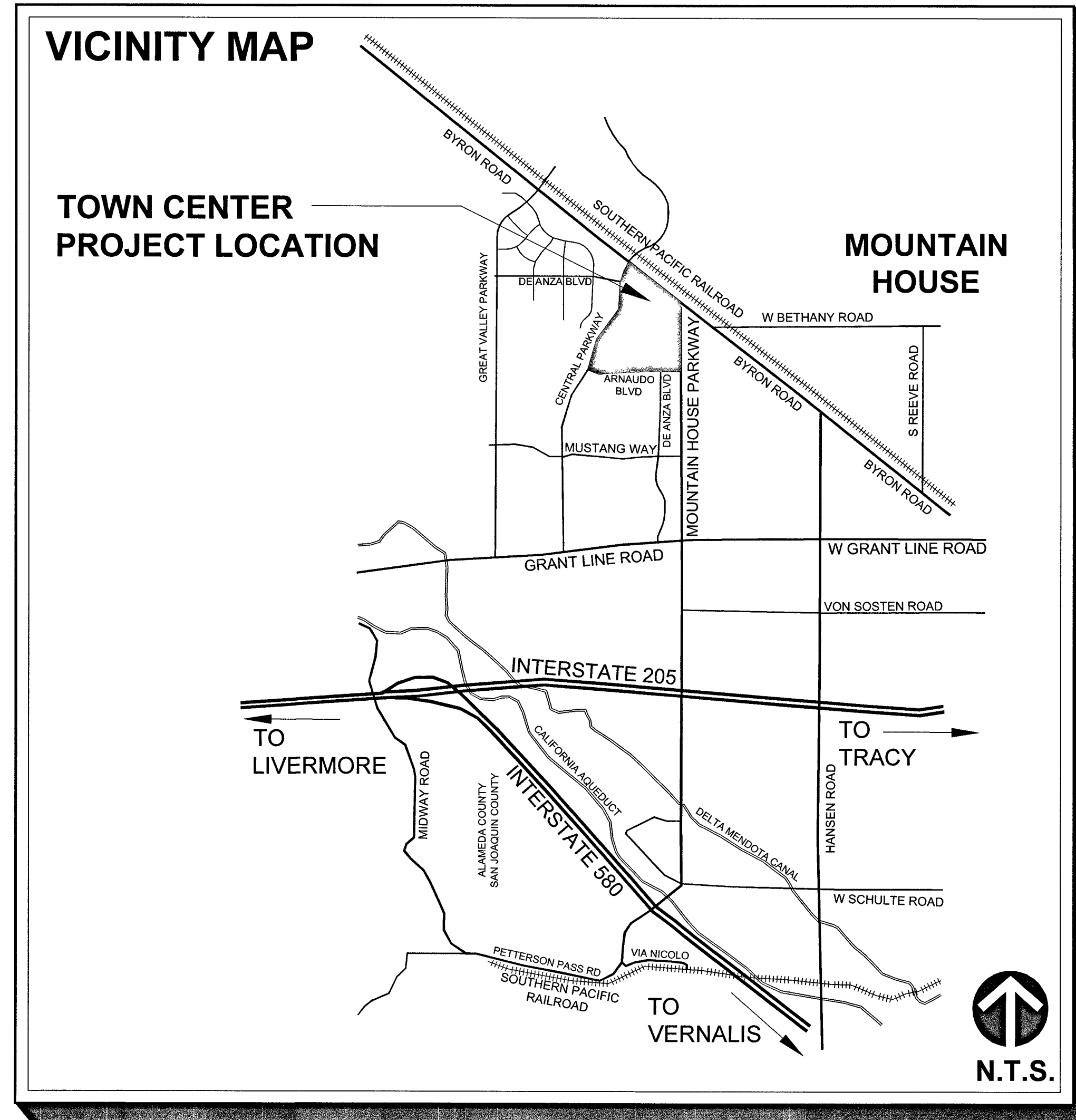
Design of the area should create an area conducive to community activities and shall utilize color, special materials, signage, furnishings and landscaping to promote the area as the active "heart" of the new community.

Landscape treatments in the Town Center shall include a more formal landscape treatment than in other areas of the community

Local and collector streets in the Town Center shall generally utilize widened sidewalks extending to the curb, with tree-wells provided for street tree planting.

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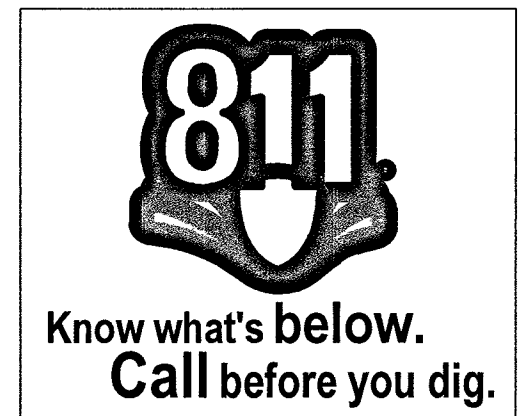


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REVISIONS No. Date Description	
DATE: APRIL 30, 2020 DRAWN BY: BF PROJ ENGR: PROJ MGR DATE: 5-13-2020	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT Approved By: Nader Shareghi Title: PUBLIC WORKS DIRECTOR	
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MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT TOWN CENTER STREETScape GUIDELINES COVER SHEET	
VTA JOB No: 05717 PLAN FILE NO: 0527	
SHEET: 1 OF 20 L-0.0	

GENERAL PLANTING NOTES:

- PLANTING INTENT FOR THE TOWN CENTER LANDSCAPE SHALL CREATE AN AREA OF SHADED, URBAN STREETS, PEDESTRIAN IN SCALE. LANDSCAPE TREATMENTS IN THE TOWN CENTER SHALL INCLUDE A MORE FORMAL LANDSCAPE TREATMENT THAN IN OTHER AREAS OF THE COMMUNITY. ALL PROJECTS WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO ROADWAY LANDSCAPE PLANS, SHALL COMPLY WITH THESE GUIDELINES. EXCEPTIONS MAY BE APPROVED BY THE MHCSO.
- REFER TO THESE GUIDELINES' PLANTING DETAILS AND SPECIFICATIONS AS WELL AS MHCSO STANDARD SPECIFICATIONS AND DETAILS (LATEST EDITIONS).
- DO NOT WILL FULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE MHCSO AND THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE MHCSO PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT THE MHCSO AND THE LANDSCAPE ARCHITECT'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- FINAL LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND THE MHCSO PRIOR TO INSTALLATION.
- MULCH SHRUB AND GROUND COVER AREAS WITH A 3" DEEP LAYER OF WOOD MULCH.
- PROVIDE ROOT CONTROL BARRIERS FOR TREES PER MHCSO STANDARD DETAILS LC-12 AND LC-13.
- PROVIDE THE REQUIRED SETBACKS BETWEEN TREES/PALMS AND ELEMENTS SUCH AS UTILITIES, I.E. GAS, ELECTRIC, SEWER, WATER AND RELATED VAULTS, STREETLIGHTS, FIRE HYDRANTS, AND SIGNAGE.
- VERIFY PROPERTY LINES PRIOR TO COMMENCING ALL OPERATIONS.
- MATCHING SIZES AND FORMS SHALL BE PROVIDED FOR EACH SPECIES OF TREE AND PALM. ALIGN TREES AND PALMS ACROSS WALKS AND ROADWAYS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE MHCSO AND THE LANDSCAPE ARCHITECT.
- REFER TO MHCSO STANDARDS FOR TREE/PALM PLANTING DISTANCE FROM STREET LIGHTS, REGULATORY SIGNAGE, AND CORNER SIGHT DISTANCE OF INTERSECTIONS AND DRIVEWAYS. CONTRACTOR TO VERIFY TREE/PALM PLANTING AND LOCATIONS ADHERE TO THE MHCSO STANDARDS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE MHCSO.
- SEE MHCSO STANDARD DETAIL LD-04, FOR DISTANCES BETWEEN TREE/PALM TRUNKS AND REGULATORY SIGNS.
- ALL STREET TREES SHALL BE INSTALLED / PLANTED PER MHCSO DETAILS AND SPECIFICATIONS.
- ALL TREE/PALM PLANTINGS ARE PROHIBITED FROM BEING PLACED WITHIN 5-FT. OF FIRE HYDRANTS, MAILBOXES AND OTHER STATIONARY STREET APPURTENANCES UNLESS APPROVED OTHERWISE BY THE PUBLIC WORKS DIRECTOR. TREES SHALL NOT BE PLANTED LESS THAN 18-FT. FROM 26' TALL LIGHT POLES NOR LESS THAN 15-FT. FROM 12' TALL LIGHT POLES. EXCEPT FOR SMALL FLOWERING TREES NEAR 26' LIGHT POLES. SMALL FLOWERING TREES (12' MAXIMUM HEIGHT) SHALL NOT BE PLANTED LESS THAN 4-FT FROM 26' TALL POLE, UNLESS APPROVED OTHERWISE BY MHCSO. FINAL TREE/PALM LOCATIONS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND THE MHCSO. NO TREE/PALM SHALL BE PLANTED WITHIN 10-FT. OF A CURB RETURN OR AS CONTROLLED BY SIGHT DISTANCE.
- ALL IRRIGATION LINES SHALL BE RESTRAINED ADHERING TO MHCSO STANDARDS FOR WATER LINES. REFER TO MHCSO DETAIL WS-17 FOR THRUST BLOCKS ON STANDARD SIZED LINES.
- REFER TO THESE GUIDELINES' IRRIGATION DETAILS AS WELL AS MHCSO STANDARD SPECIFICATIONS AND DETAILS (LATEST EDITION).
- LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY GUIDELINES AND DETAILS.
- DATE PALMS (PHOENIX DACTYLIFERA 'MACHO') SHALL BE ON A SEPARATE IRRIGATION VALVE FROM STREET TREES.

TREE ROOT BARRIER SCHEDULE:

- PROVIDE ROOT CONTROL BARRIERS PER DETAILS LC-12 & LC-13 IN MHCSO STANDARD DETAILS (ROOT BARRIER REQUIREMENTS.)
 - TYPE: UB24-2
 - MFG: DEEP ROOT (800) 458-7668
 - LENGTH: 10' LONG.
- COMMENTS:
 - SET TOP OF BARRIER FLUSH TO GRADE AND ADJACENT TO CURB, SIDEWALK, WALL, ETC. IN ACCORDANCE TO MHCSO ROOT BARRIER REQUIREMENTS FOR SELECTED TREES. REFER TO MHCSO STANDARD DETAIL LC-12.

PALM TREE NOTES:

- PALM TREES SHALL BE 20 BROWN FOOT TRUNK (MINIMUM) MATCHED. TRUNKS SHALL BE PRUNED "SHOVEL PRUNED FLAT" AND BE PRUNED TO DELIVER THE TRADITIONAL "PINEAPPLE."
- REFER TO PALM TREE PLANTING DETAIL A, THIS SHEET & IRRIGATION DETAILS C & D, SHEET L-3.0.
- PALMS SHALL BE SOURCED FROM WD YOUNG PALM TREES - (760) 347-7906, INDIO, CA OR AN EQUAL NURSERY APPROVED BY MHCSO.

NOTE:

REFER TO MOUNTAIN HOUSE COMMERCIAL, OFFICE AND INDUSTRIAL DESIGN MANUAL FOR TREE AND SHRUB PALETTE FOR ON-SITE PRIVATE DEVELOPMENT WITHIN THE TOWN CENTER.

TREE & PALM LEGEND

STREET TREES:					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENT
	ACER PLATANOIDES	NORWAY MAPLE	24" BOX	MOD	PLANT AT 30' O.C.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	24" BOX	LOW	PLANT AT 25' O.C.
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	MOD	PLANT AT 25' O.C.
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MOD	PLANT AT 25' TO 30' O.C.
	ULMUS X 'FRONTIER'	FRONTIER ELM	36" BOX	MOD	PLANT AT 30' O.C.

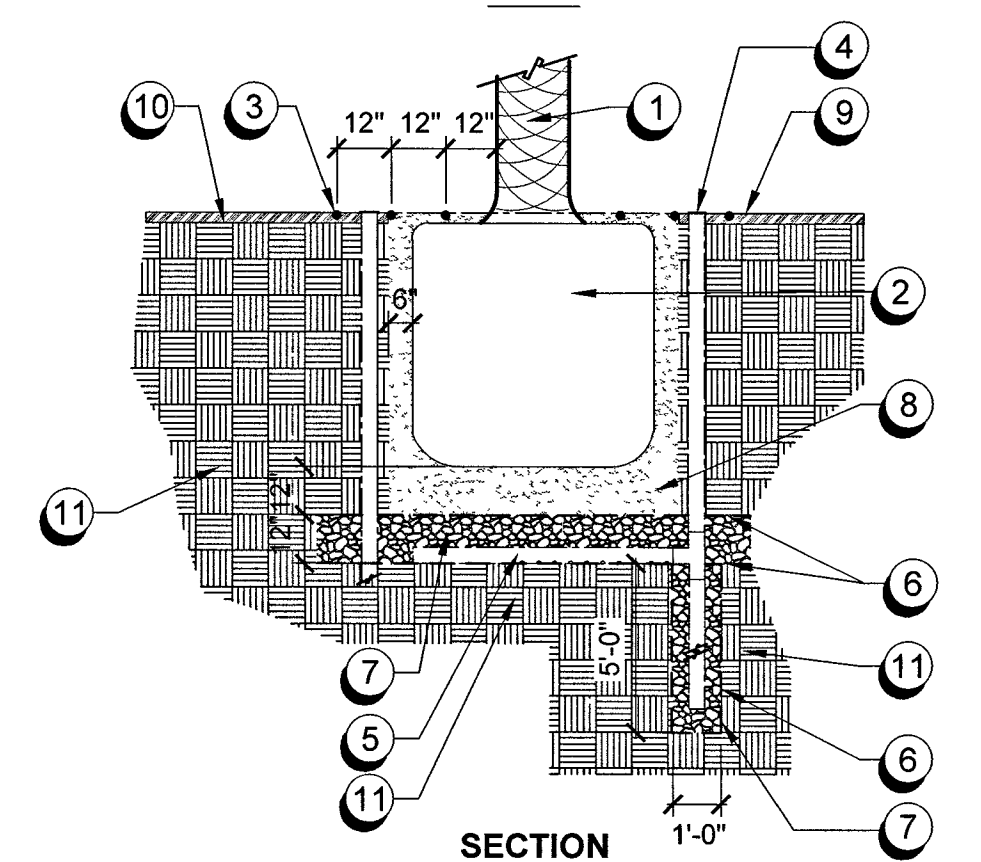
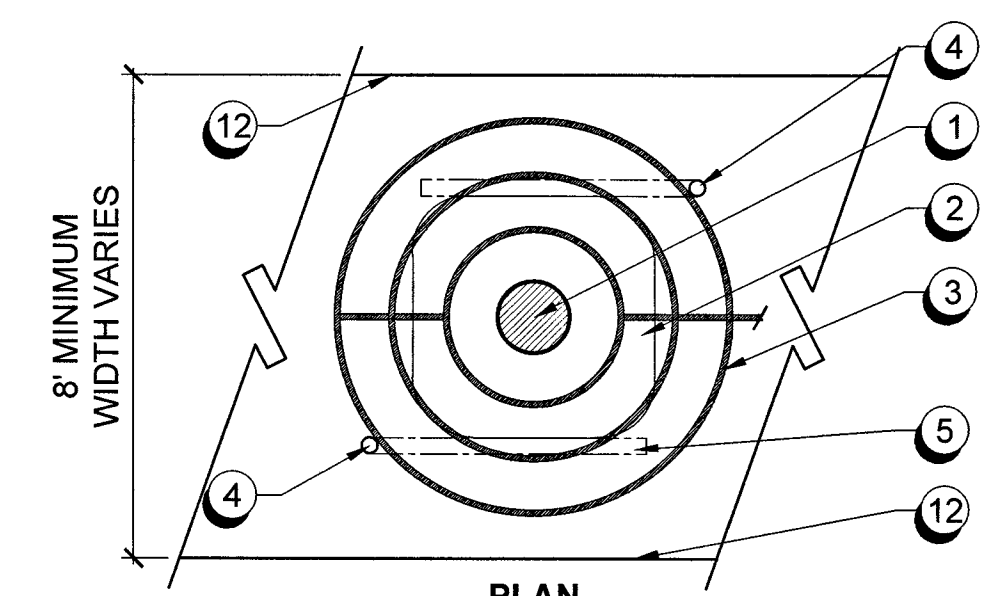
ACCENT & MEDIAN TREES:					
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENT	
ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE	24" BOX	LOW	PLANT AT 25' O.C.	
CINNAMOMUM CAMPHORA	CAMPHOR TREE	72" BOX MIN.	MOD	PLANT AT CENTER OF TRAFFIC CIRCLES	
LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24" BOX	LOW	PLANT AT 10' TO 15' O.C.	
PHOENIX DACTYLIFERA 'MACHO'	DATE PALM	20' BFT	LOW	REFER TO PALM TREE NOTES, THIS SHEET	
PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD FLOWERING PEAR	24" BOX	MOD	PLANT AT 20' O.C.	
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORNE STANDARD	24" BOX	MOD	PLANT AT 10' TO 12' O.C.	
ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	24" BOX	MOD	PLANT AT 25' O.C.	

SHRUB / GROUND COVER LEGEND

SCREEN SHRUB:					
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENT	
EUONYMUS JAPONICUS 'GRANDIFOLIUS'	BOX-LEAF EUONYMUS	5 GAL	LOW	PLANT AT 60" O.C.	

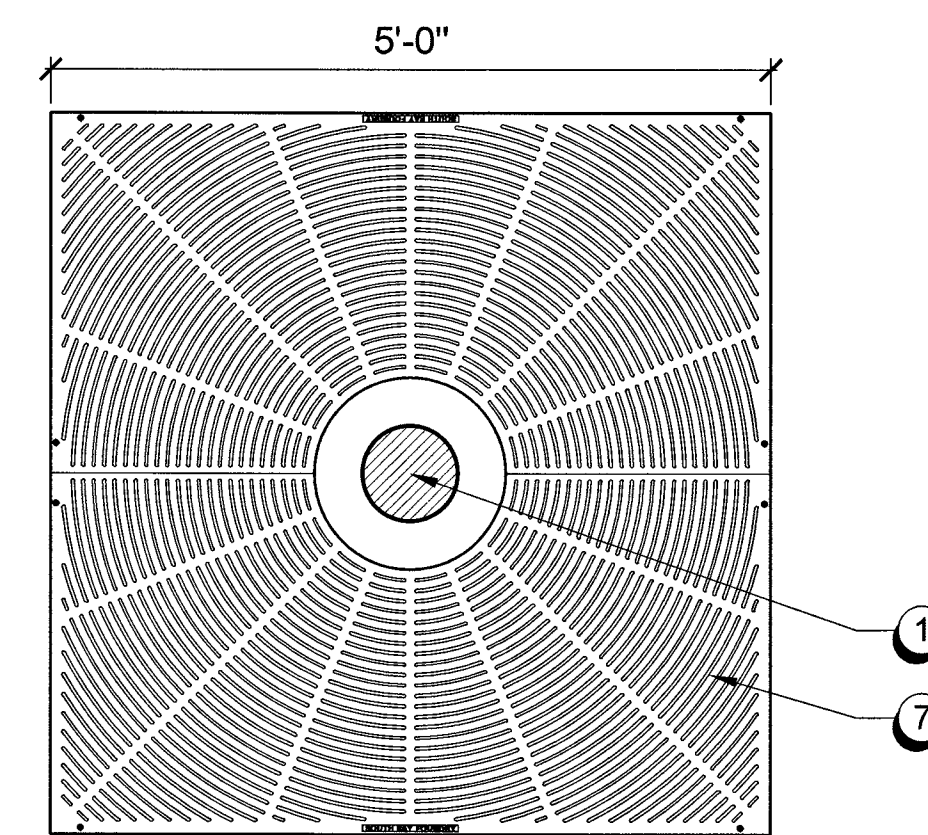
SHRUBS:					
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENT	
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW	PLANT AT 30" O.C.	
CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL	LOW	PLANT AT 48" O.C.	
DIETES VEGETA	FORTNIGHT LILY	5 GAL	LOW	PLANT AT 30" O.C.	
DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	LOW	PLANT AT 30" O.C.	
ESCALLONIA FRADESII	ESCALLONIA	5 GAL	MOD	PLANT AT 36" O.C.	
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW	PLANT AT 24" O.C.	
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	PLANT AT 24" O.C.	
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	LOW	PLANT AT 18" O.C.	
YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	5 GAL	LOW	PLANT AT 42" O.C.	

GROUNDCOVERS:					
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	COMMENT	
BOLERO PLUS	TURF	SOD	HIGH	SOD	
EUONYMUS FORTUNEI 'COLORATA'	PURPLE LEAF WINTER CREEPER	1 GAL	MOD	PLANT AT 36" O.C.	
HELIANTHEMUM NUMMULARIUM	SUN ROSE	1 GAL	LOW	PLANT AT 30" O.C.	
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW	PLANT AT 36" O.C.	

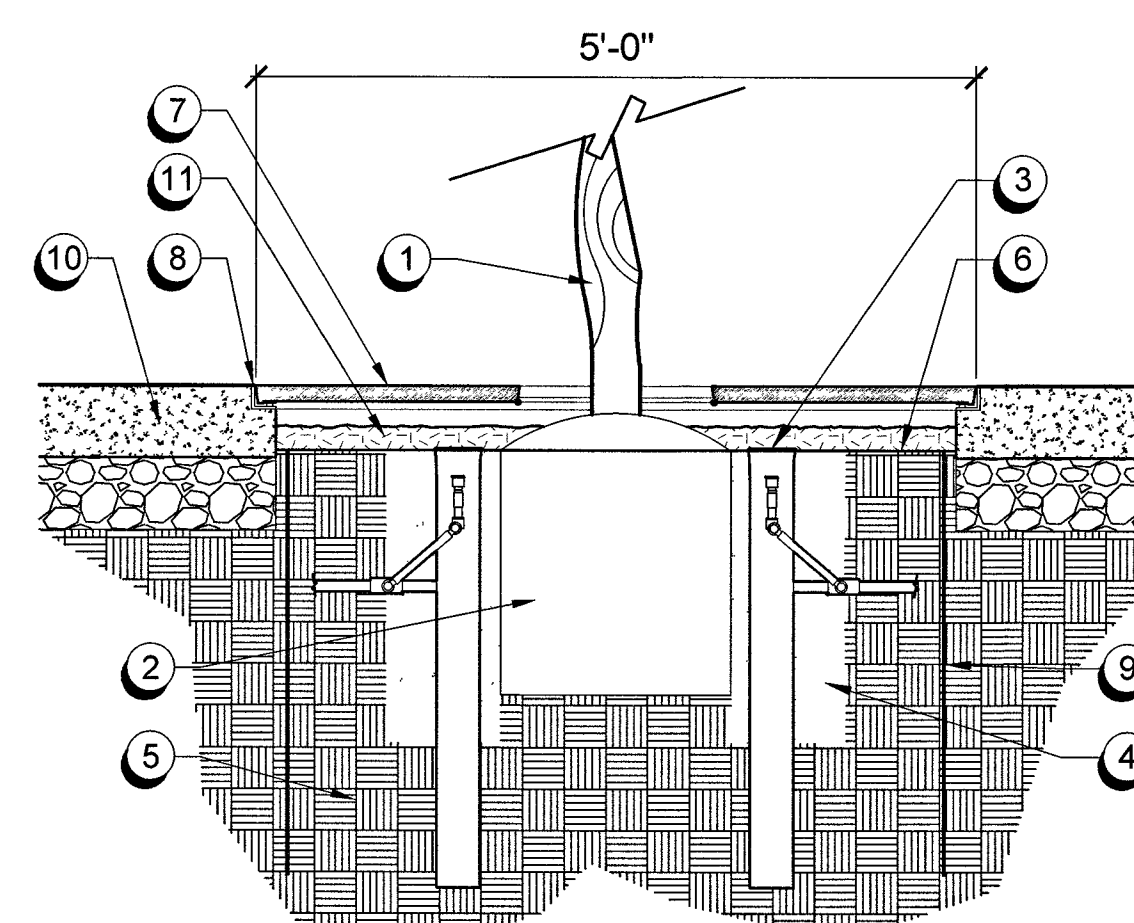


- PALM TREE.
- ROOTBALL PLANTED AT GRADE
- NETAFIM RINGS SEE PROJECT'S IRRIGATION PLANS.
- 4" RIGID STYRENE DRAIN PIPE OBSERVATION TUBE WITH REMOVABLE CAP PROVIDE TWO PER PALM
- 4" PERFORATED RIGID STYRENE DRAIN PIPE WITH FILTER SOCK INSTALL WITH HOLES FACING DOWNWARD
- FILTER FABRIC
- 3/4" DRAIN ROCK, NO FINES
- PREPARED BACKFILL, CLEAN WASHED SAND
- 2" BARK MULCH OVER SOIL NEAR PALM. NO BARK MULCH OVER SAND & PALM TREE ROOTBALL.
- FINISH GRADE AT ROOTBALL
- UNDISTURBED SUBSOIL
- CURB/HARDSCAPE

- NOTES:
- PALMS SHALL BE ABLE TO STAND UPRIGHT WITHOUT SUPPORT.
 - ALL PIPE SHALL BE RIGID DRAIN PIPE
 - PALMS SHALL BE SOURCED FROM WD YOUNG PALM TREES - (760) 347-7906, INDIO, CA OR AN EQUAL NURSERY APPROVED BY MHCSO



TREE GRATE PLAN



SECTION

- TREE.
- ROOTBALL
- DEEP ROOT WATERING TREE IRRIGATION BUBBLER PER MHCSO STD. DETAIL LI-09
- BACKFILL MIX, SEE PROJECT SPECIFICATIONS
- UNDISTURBED SUBSOIL
- FINISH GRADE
- 5' SQUARE TREE GRATE, SEE SHEET L-4.1.
- SQUARE TREE GRATE FRAME.
- ROOT BARRIER PROTECTION PER MHCSO STD DETAIL LC-13
- ADJACENT CONCRETE PAVING
- 2" OF BARK MULCH

- NOTES:
- REFER TO MHCSO STD. DETAIL LC-13 FOR ADDITIONAL TREE PLANTING REQUIREMENTS
 - TREE STAKING SHALL BE PROJECT SPECIFIC

A PALM TREE PLANTING

SCALE: 1/4" = 1'-0"

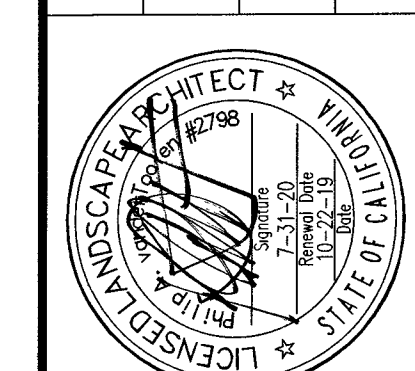
B TREE GRATE PLANTING

SCALE: 3/4" = 1'-0"

REVISIONS	Date	App

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
 Approved By: *Nader Shareghi*
 PUBLIC WORKS DIRECTOR
 Title: *5-13-2020*

DATE	BY	PROJ ENGR	PROJ MGR	INC
APRIL 30, 2020	BF			

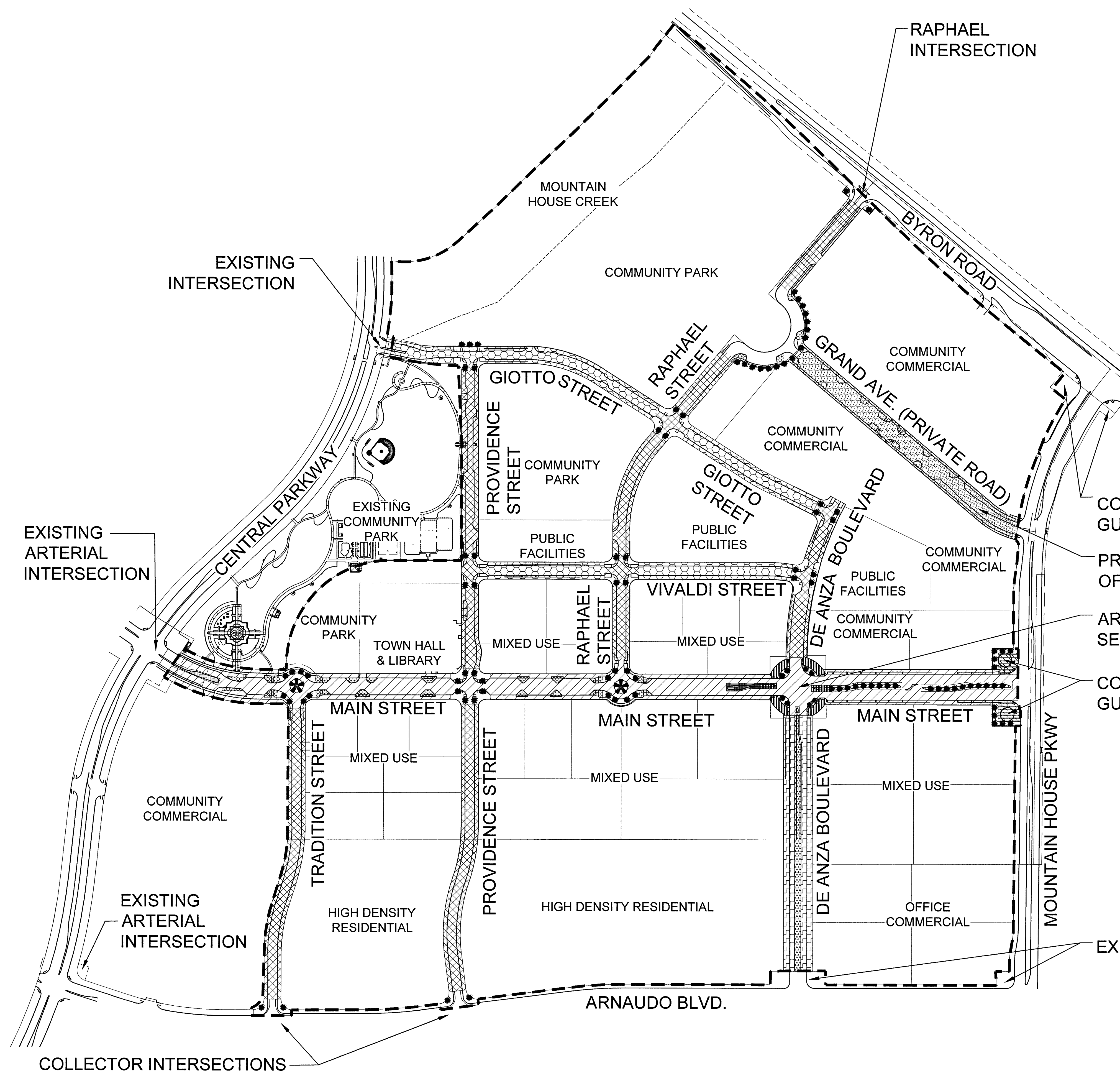


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MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
 TOWN CENTER STREETSCAPE GUIDELINES
 PLANTING NOTES, LEGENDS & DETAILS

TREE & PALM LOCATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	LOCATION
STREET TREES			
	ACER PLATANOIDES	NORWAY MAPLE	GRAND AVE (PRIVATE ROAD)
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	GIOTTO ST. & VIVALDI ST.
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	TRADITION ST., PROVIDENCE ST., RAPHAEL ST. & DE ANZA BLVD. (NORTH OF MAIN ST)
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	DE ANZA BLVD. (SOUTH OF MAIN ST)
	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD FLOWERING PEAR	MAIN ST. MEDIAN
	ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	DE ANZA BLVD. MEDIAN (SOUTH OF MAIN ST.)
	ULMUS X 'FRONTIER'	FRONTIER ELM	MAIN ST.
ACCENT TREES			
	ARBUTUS UNEDO	STRAWBERRY TREE	URBAN ALTERNATIVE INTERSECTION (MAIN ST. & DE ANZA BLVD.)
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	TRAFFIC CIRCLE MEDIAN (MAIN ST. & TRADITION ST. AND MAIN ST. & RAPHAEL ST.)
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	COMMUNITY ENTRY (MAIN ST. & MOUNTAIN HOUSE PKWY.)
	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM	MAIN ST., GIOTTO ST., VIVALDI ST., TRADITION ST., PROVIDENCE ST., RAPHAEL ST. & DE ANZA BLVD.
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORNE	MAIN ST. & RAPHAEL ST.

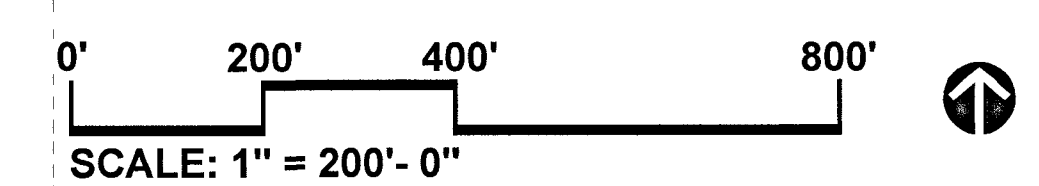


COMMUNITY ENTRY, NOT A PART OF TOWN CENTER GUIDELINES. REFER TO MHCS D DESIGN MANUAL, CHAPTER 9.

PRIVATE ROAD. REFER TO MOUNTAIN HOUSE, COMMERCIAL, OFFICE & INDUSTRIAL DESIGN MANUAL, CHAPTER 3.

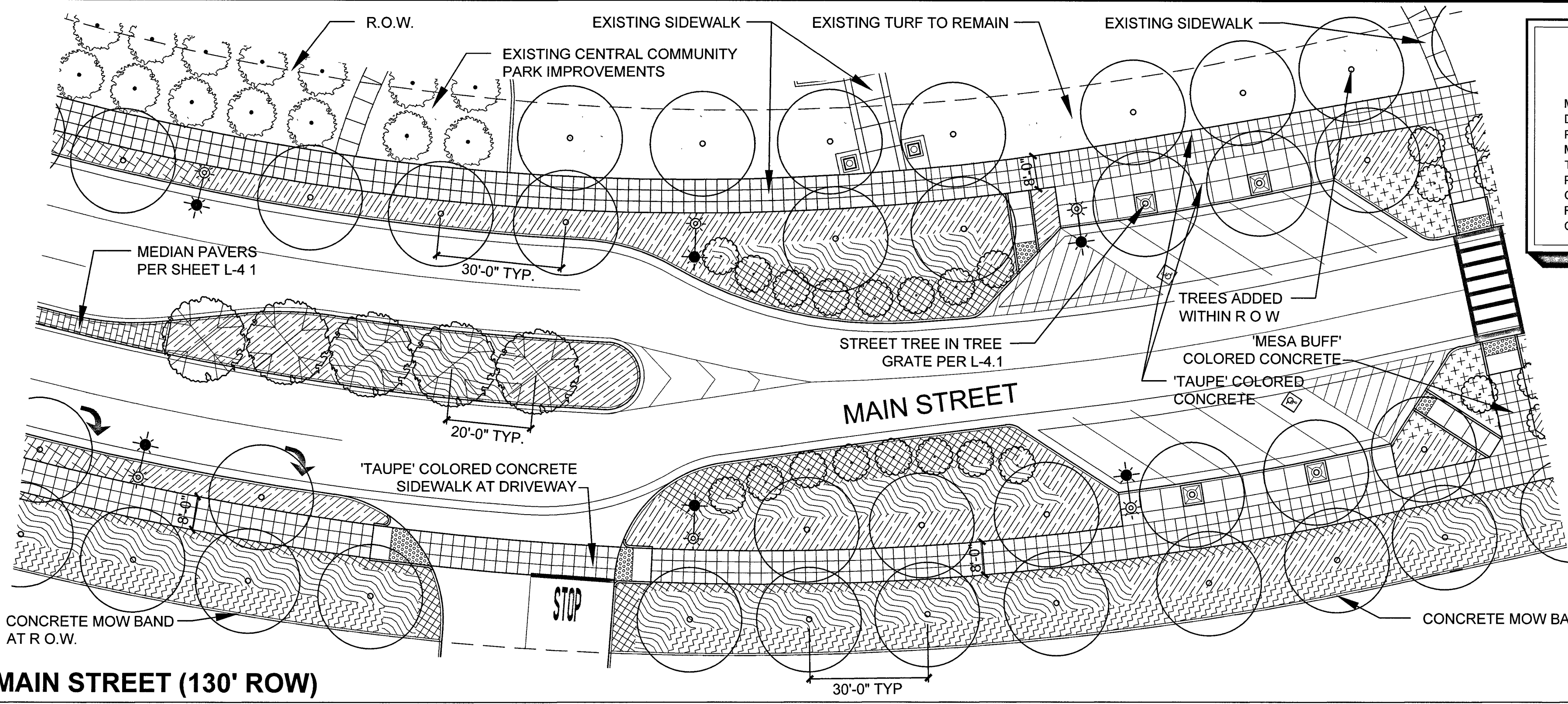
ARTERIAL INTERSECTION "URBAN ALTERNATIVE" SEE SHEET L-1.5 OF THESE GUIDELINES.

COMMUNITY ENTRY. SEE SHEET L-1.9 OF THESE GUIDELINES.



REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

REVISIONS Date App Description No	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT Approved By: <i>Nader Sharqchi</i> Title: PUBLIC WORKS DIRECTOR Date: 5-30-20	
DATE	BY
APRIL 30, 2020	BF
PROJ ENGR	PROJ MGR
MC	MC
VanderToolen & Associates LANDSCAPE ARCHITECTS 700 Yuma Valley Road Walnut Creek, CA 94598 Tel: 925.938.1100 Fax: 925.938.1101 www.vanderToolen.com	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT TOWN CENTER STREETSCAPE GUIDELINES TREE & PALM LOCATION MAP	
VTA JOB No	05717
PLAN FILE NO	0527
SHEET: 3 OF 20 L-1.1	

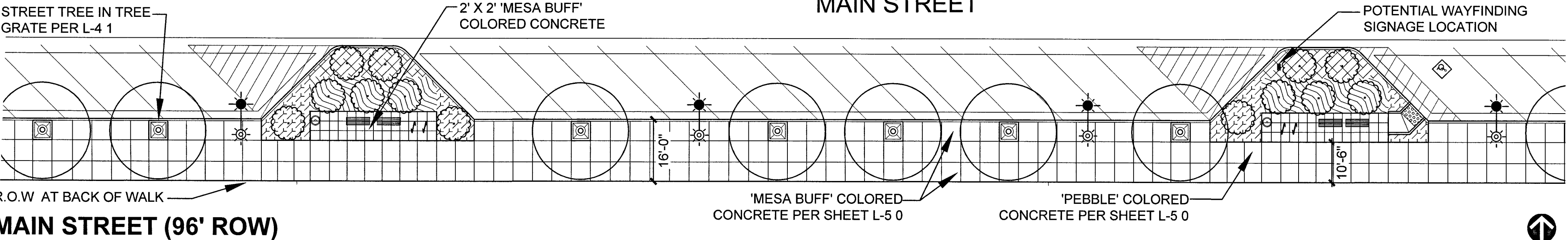
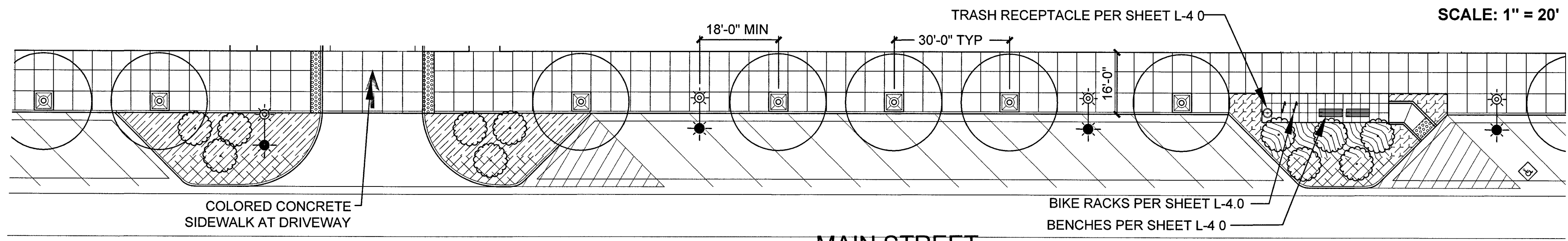


INTENT

MAIN STREET SHALL CONSIST OF REGULARLY SPACED, DECIDUOUS CANOPY TREES ALONG THE SIDEWALK, PALMS LOCATED AT STREET INTERSECTIONS AND MEDIANS, AND ROWS OR CLUSTERS OF FLOWERING TREES INTERSPERSED IN PLANTER AREAS. SCREEN PLANTING, EVERGREEN SHRUBS AND FLOWERING GROUNDCOVER ARE FORMALLY PLANTED IN ROWS TO REINFORCE THE DISTINCT URBAN STREETSCAPE CHARACTER.

MAIN STREET TREE & PALM LEGEND

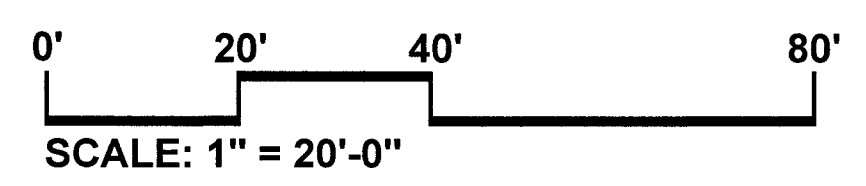
STREET TREE:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	ULMUS X 'FRONTIER'	FRONTIER ELM
ACCENT & MEDIAN TREES:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE
	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD FLOWERING PEAR
	RHAMPHOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORNE STANDARD



MAIN STREET SHRUB & GROUNDCOVER LEGEND

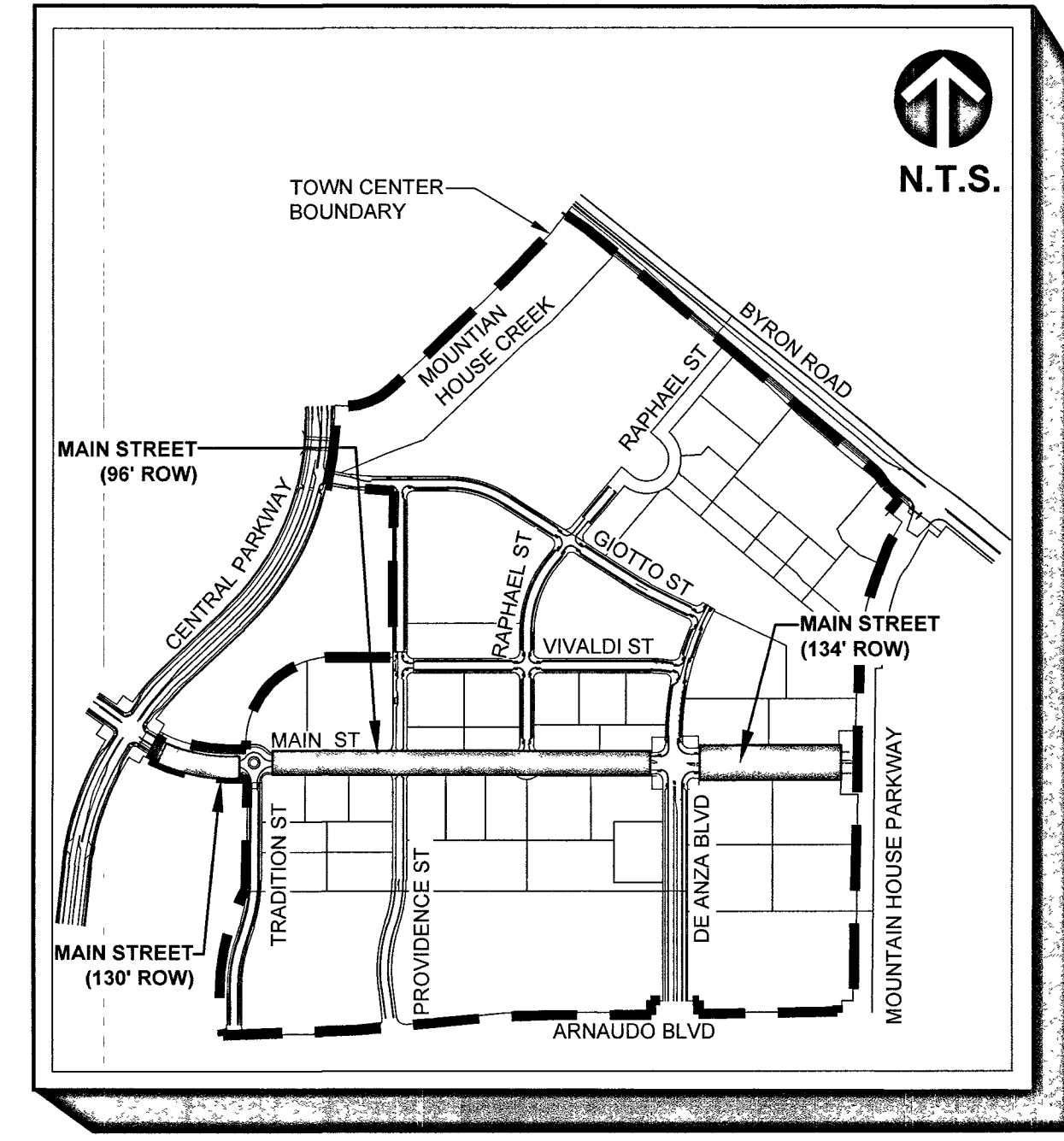
SCREEN SHRUB:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS
SHRUBS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE
	DIETS VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA
FLOWERING GROUNDCOVERS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	HELIANTHEMUM NUMMULARIUM	SUN ROSE
	MYOPORUM PARVIFOLIUM	MYOPORUM

- ABBREVIATIONS:**
- R.O.W. = RIGHT OF WAY
 - TYP. = TYPICAL
 -
 -
 -



NOTE:
LANDSCAPING MUST CONFORM WITH MHCS DISTRICT INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.



REVISIONS

No.	Date	Description

DATE: APRIL 30, 2020
DRAWN BY: BF
PROJ. ENGR:
PROJ. MGR: MC

APPROVED BY: Nader Shareghi
NADER B. SHAREGHI, R.C.S. 71837
Title: PUBLIC WORKS DIRECTOR
Date: 5-13-20

PROJECT: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT TOWN CENTER STREETSCAPE GUIDELINES

DATE: APRIL 30, 2020
DRAWN BY: BF
PROJ. ENGR:
PROJ. MGR: MC

ARCHITECT: VANDER TOOLEN & ASSOCIATES
7001 GLENVIEW AVENUE, SUITE 400
MOUNTAIN VIEW, CA 94039
PH: 925.222.2200
WWW.VTAA.COM

VTA JOB NO: 05717
PLAN FILE NO: 0527
SHEET: 4 OF 20
L-1.2

INTENT

THE DE ANZA BLVD STREETScape SOUTH OF MAIN STREET SHALL CONSIST OF REGULARLY SPACED DECIDUOUS SHADE TREES WITH FLOWERING TREES IN THE MEDIAN SHRUB PLANTING IN THE PARKWAY STRIPS SHALL CONSIST OF MASSINGS OF EVERGREEN SHRUBS THE DE ANZA BLVD STREETScape NORTH OF MAIN STREET SHALL CONSIST OF REGULARLY SPACED SHADE TREES WITH PALMS LOCATED AT INTERSECTIONS TO REINFORCE THE CHARACTER OF THE TOWN CENTER

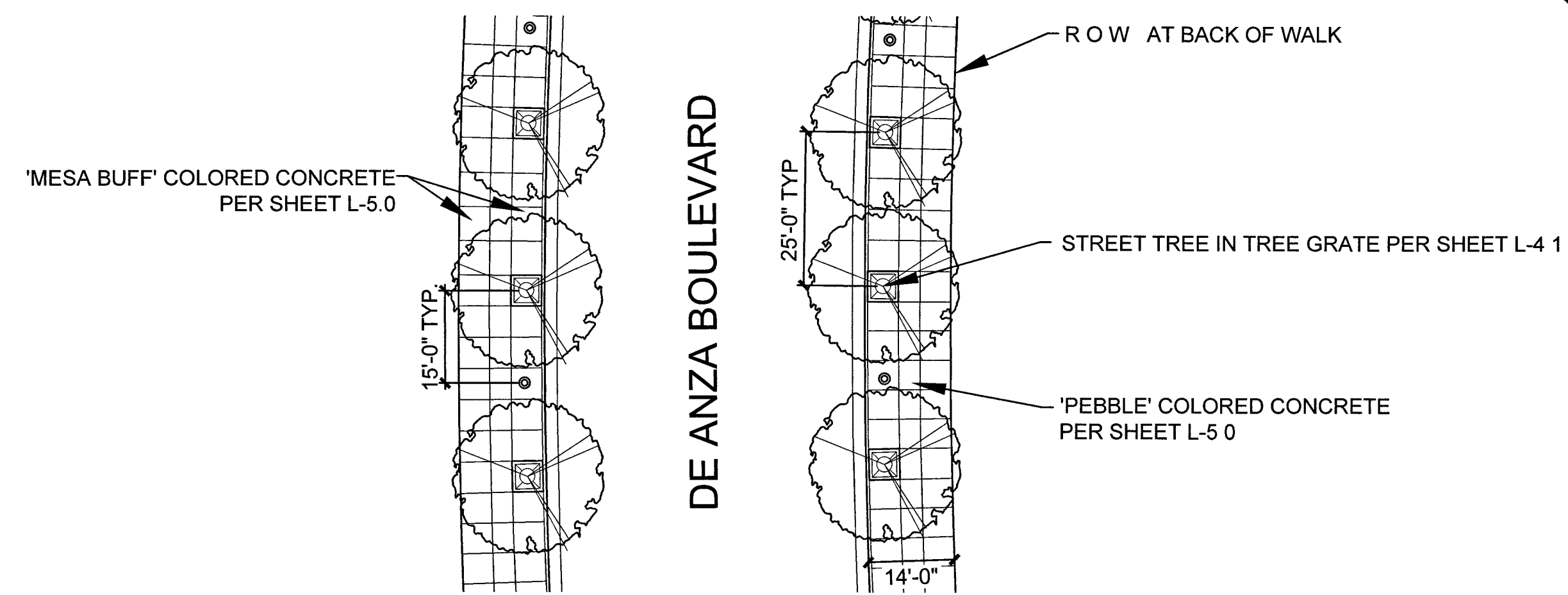
DE ANZA BOULEVARD TREE LEGEND

STREET TREES:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
MEDIAN TREE:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST

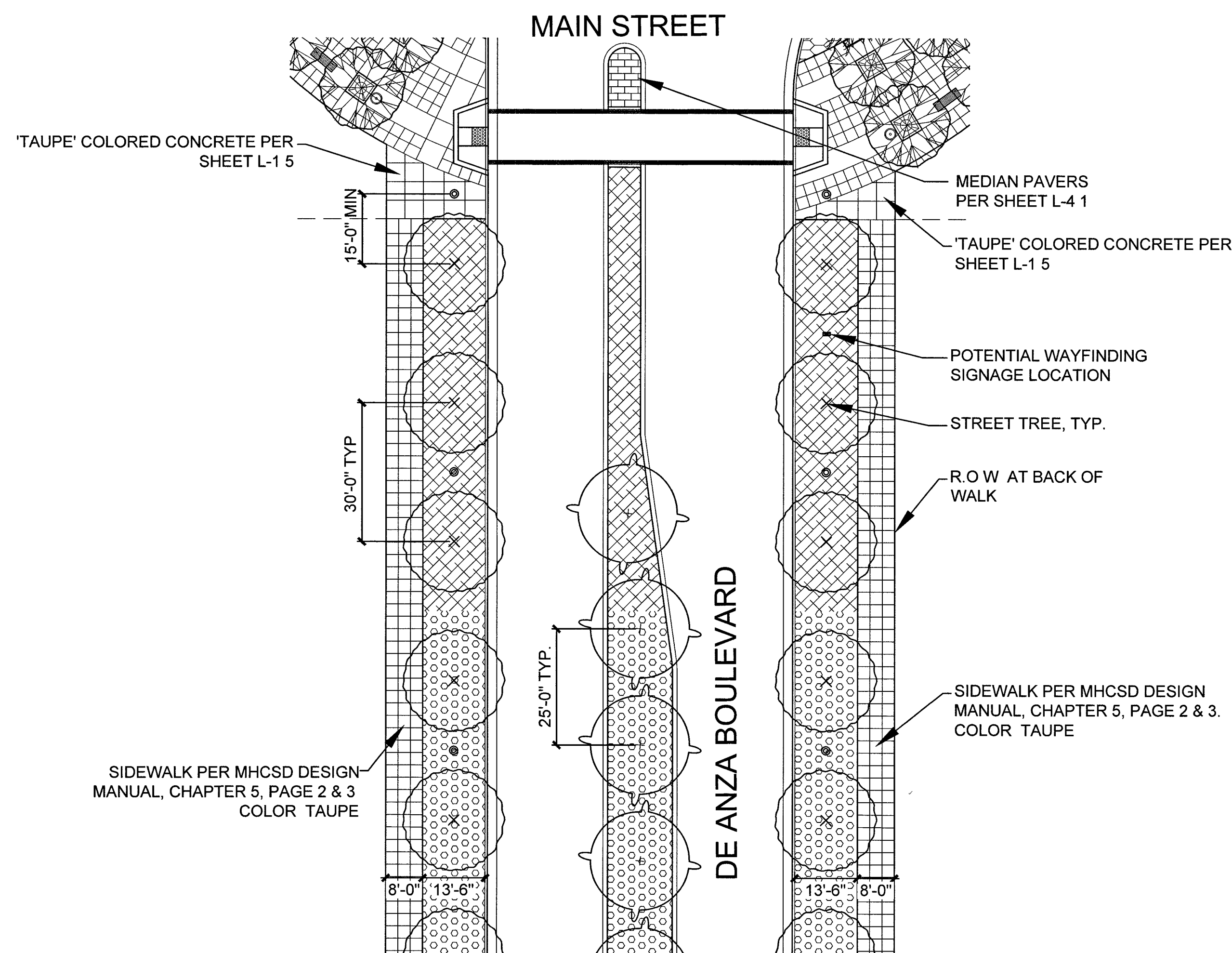
DE ANZA BOULEVARD SHRUB & GROUNDCOVER LEGEND

SHRUBS/GROUNDCOVER:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	DIETES VEGETA	FORTNIGHT LILY
	BOLERO PLUS*	TURF

* TURF PLANTING IS A DESIGN OPTION AND NOT A REQUIREMENT.
* TURF PLANTING LIMITED TO PARKWAY STRIPS ONLY. NO TURF PLANTING IN MEDIAN.



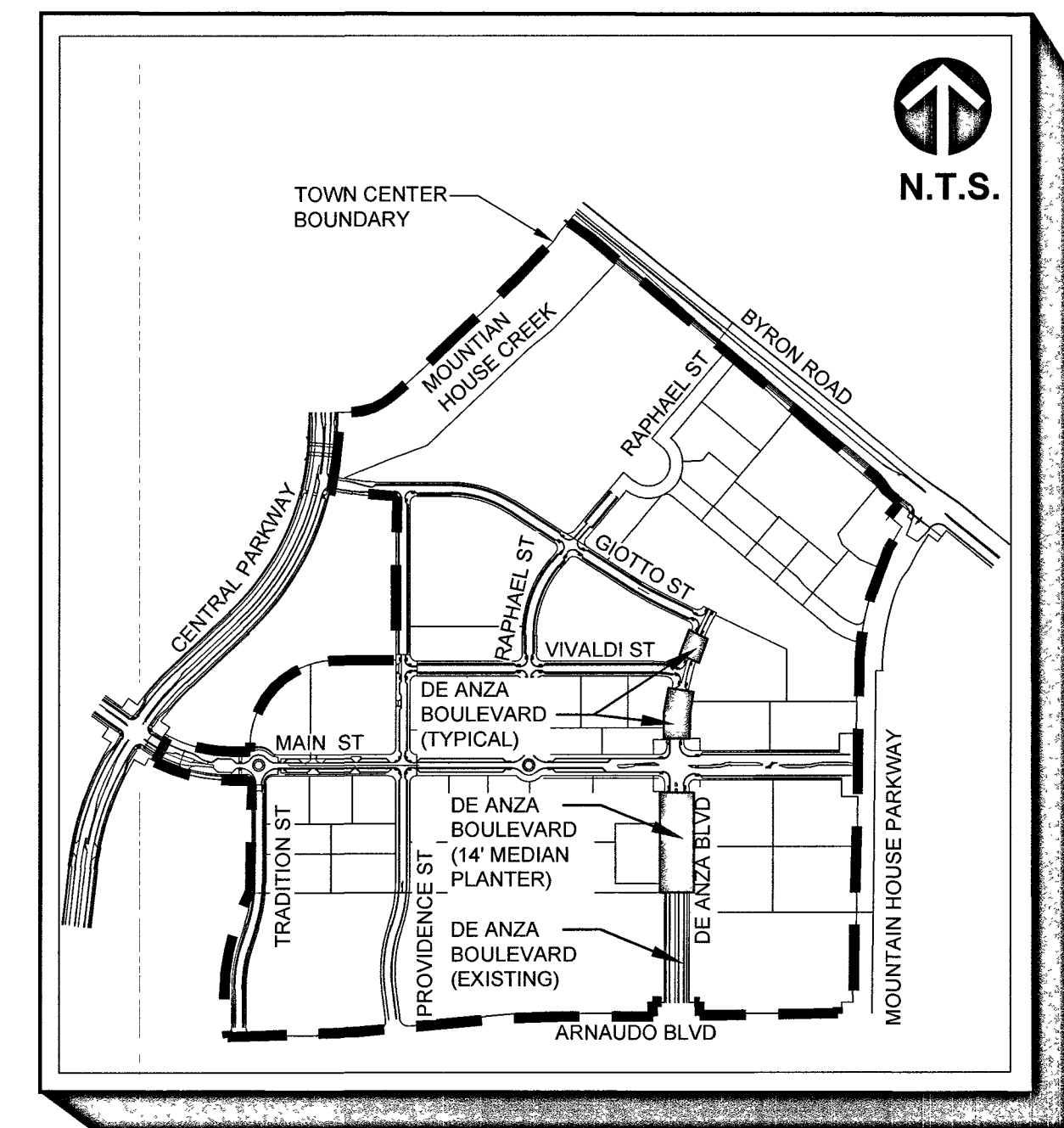
DE ANZA BOULEVARD - NORTH OF MAIN STREET
SCALE: 1" = 20'



DE ANZA BOULEVARD - SOUTH OF MAIN STREET
SCALE: 1" = 20'

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- = STREET LIGHTS
- = TREE GRATE
- = ADA ACCESSIBLE RAMPS



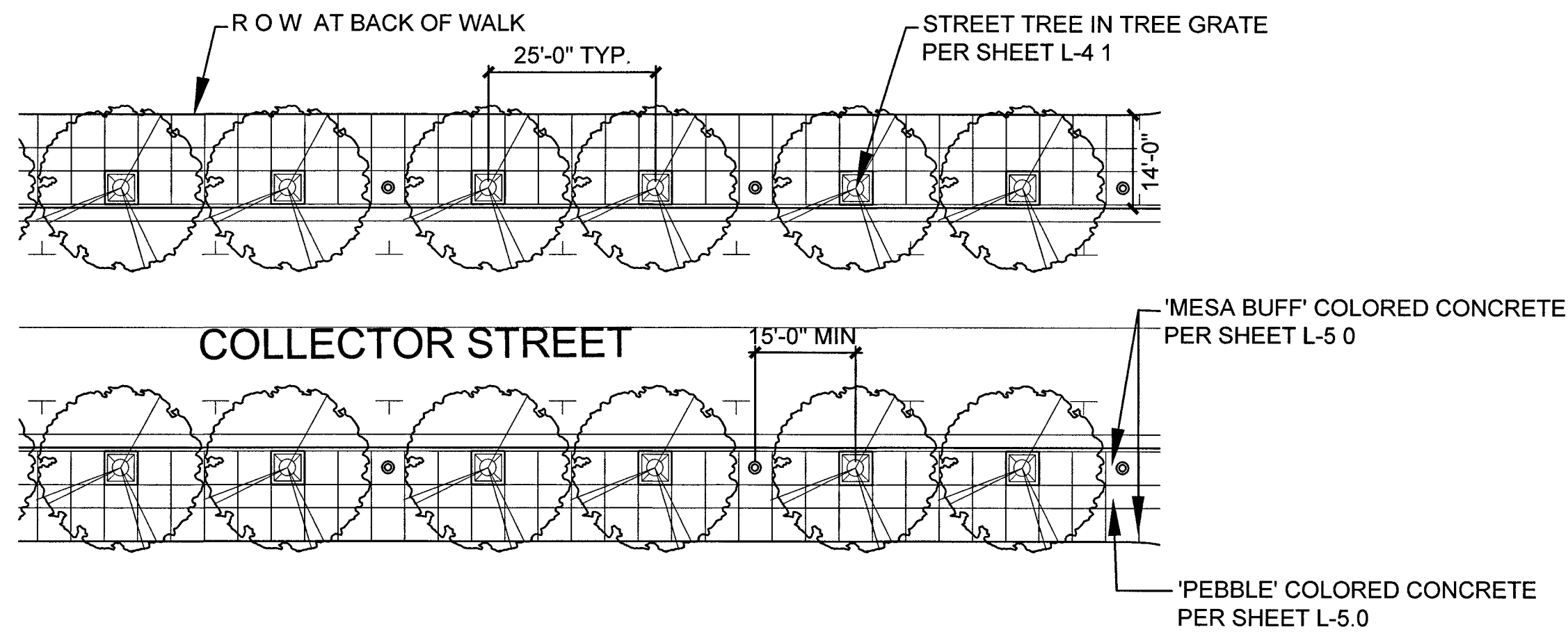
SCALE: 1" = 20'-0"

NOTE:

LANDSCAPING MUST CONFORM WITH MHCS DESIGN INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

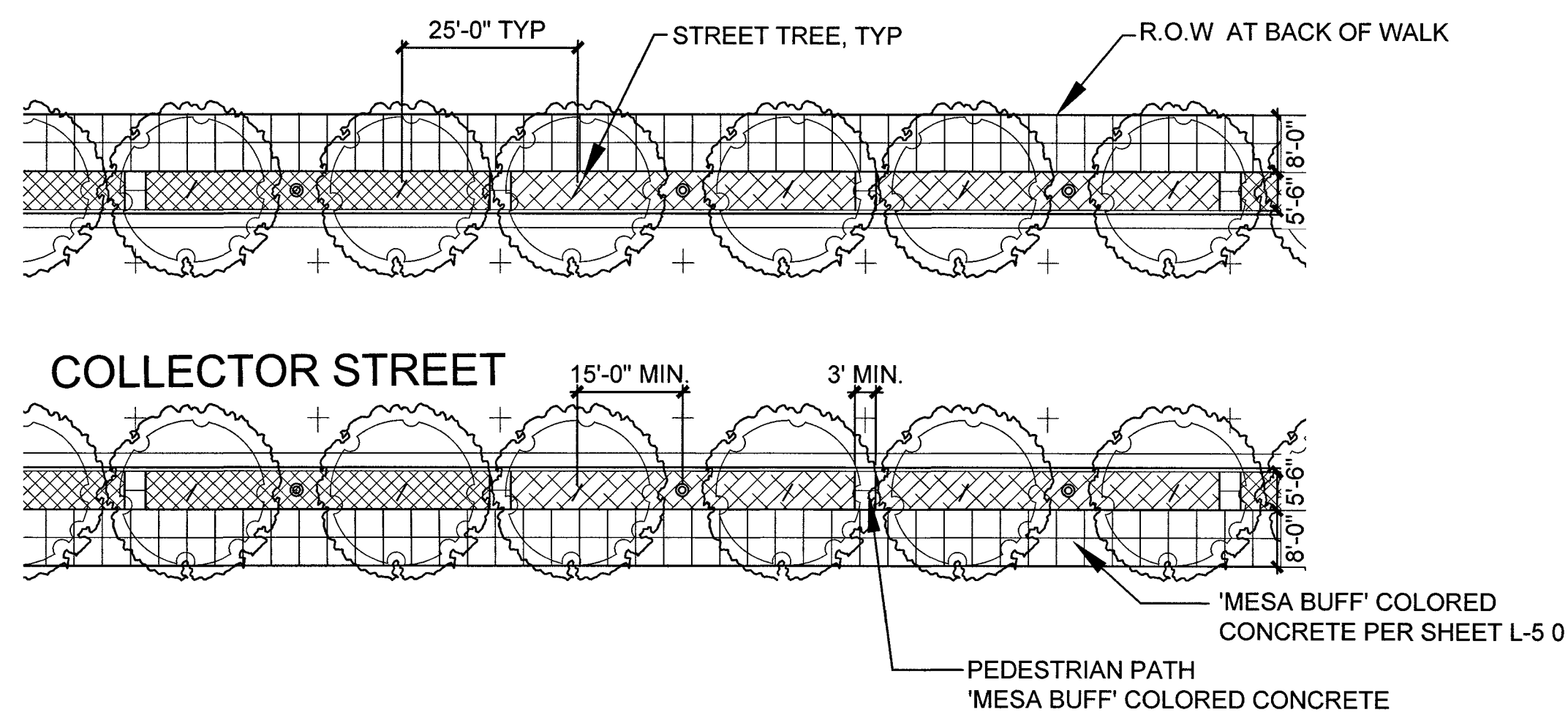
• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p> <p>INC: [Signature]</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No</th> <th>Descriptions</th> <th>Date</th> <th>App</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No	Descriptions	Date	App					<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p> <p>INC: [Signature]</p>	<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p> <p>INC: [Signature]</p>	<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p> <p>INC: [Signature]</p>	<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p> <p>INC: [Signature]</p>
No	Descriptions	Date	App										
<p>LANDSCAPE ARCHITECT</p> <p>LANDSCAPE ARCHITECTS</p> <p>700 Yuba Street, Suite 200</p> <p>Yuba City, TX 75901</p> <p>PH: 707.228.2799</p> <p>WWW.VANDERTOOLEN.COM</p>													
<p>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</p> <p>TOWN CENTER STREETScape GUIDELINES</p> <p>DE ANZA BOULEVARD</p>													
<p>SHEET: 5 OF 20</p> <p>L-1.3</p>													



COLLECTOR STREET WITH TREE GRATES (TYPICAL)

SCALE: 1" = 20'



ALTERNATIVE COLLECTOR STREET WITH PARKWAY STRIP

LOCATIONS TO BE APPROVED BY MHCS D.

SCALE: 1" = 20'

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- = STREET LIGHTS
- = TREE GRATE
- = ADA ACCESSIBLE RAMPS

INTENT

TREES IN COLLECTOR STREETS SHALL CREATE A SHADED PEDESTRIAN-SCALED ENVIRONMENT CONSISTING OF DECIDUOUS TREES, AND WITHIN PARKING STRIPS, MASSINGS OF EVERGREEN SHRUBS AND ORNAMENTAL OR FLOWERING GROUND COVER. THE TREES SHALL BE REGULARLY SPACED WITH PALMS LOCATED AT INTERSECTIONS TO REINFORCE THE CHARACTER OF THE TOWN CENTER.

COLLECTOR STREET TREE LEGEND

EAST/WEST STREET TREE:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
NORTH/SOUTH STREET TREE:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE

NORTH/SOUTH COLLECTOR STREET SHRUB & GROUND COVER LEGEND

TRADITION STREET, PROVIDENCE STREET & RAPHAEL STREET

SHRUBS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
GROUNDCOVERS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE LEAF WINTER CREEPER
	MYOPORUM PARVIFOLIUM	MYOPORUM
	BOLERO PLUS*	TURF

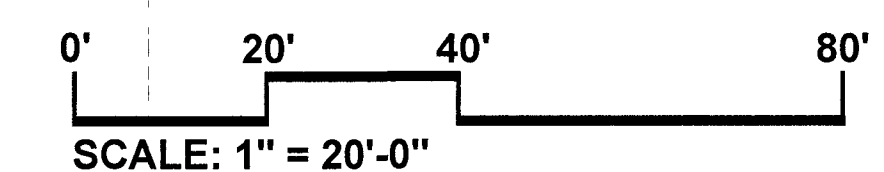
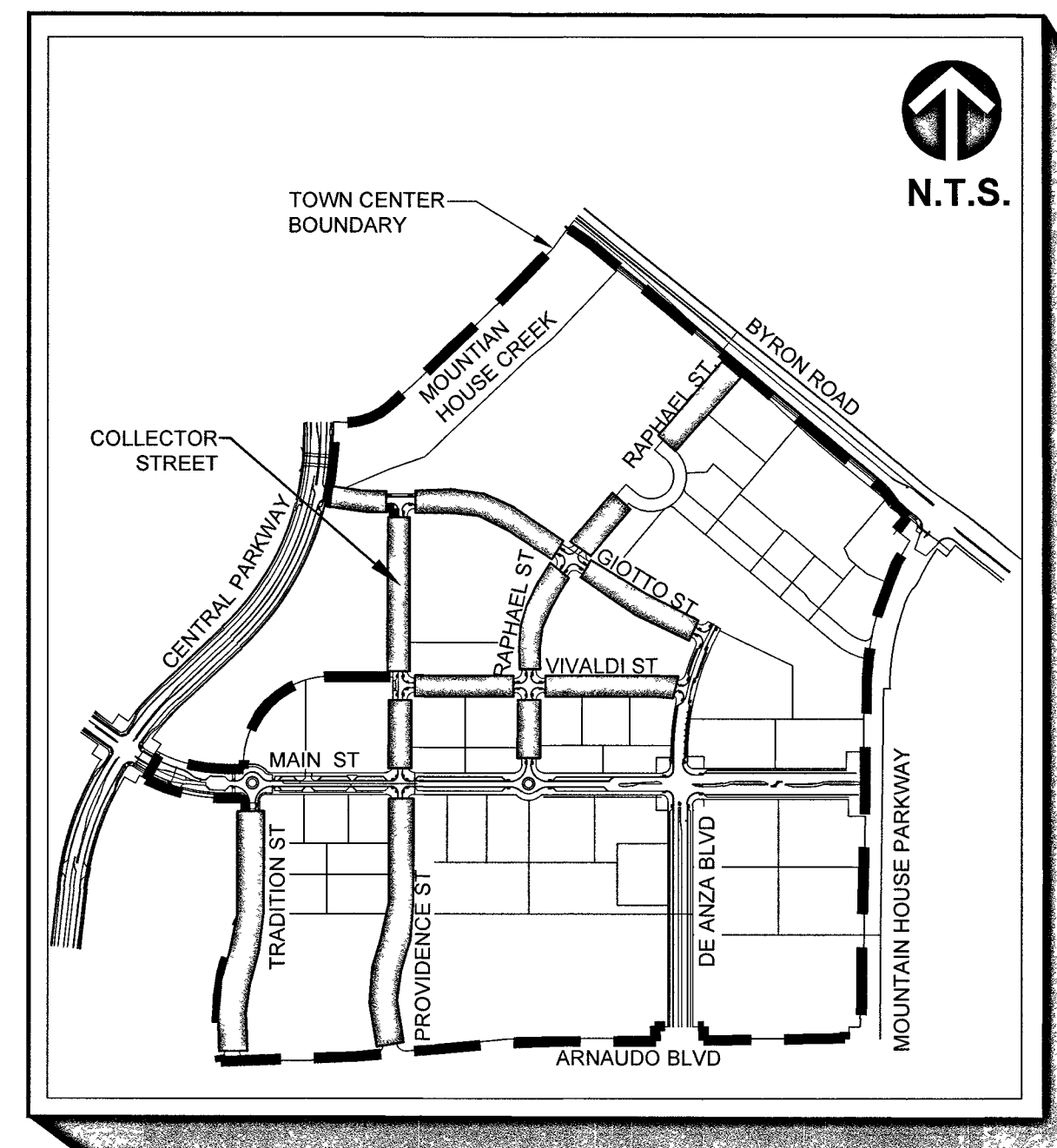
* TURF PLANTING IS A DESIGN OPTION AND NOT A REQUIREMENT.

EAST/WEST COLLECTOR STREET SHRUB & GROUND COVER LEGEND

VIVALDI STREET & GIOTTO STREET

SHRUBS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	DIETES VEGETA	FORTNIGHT LILY
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
GROUNDCOVER:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	HELIANTHEMUM NUMMULARIUM	SUN ROSE
	BOLERO PLUS*	TURF

* TURF PLANTING IS A DESIGN OPTION AND NOT A REQUIREMENT.



SCALE: 1" = 20'-0"

REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

REVISIONS

No	Description	Date	App

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

Approved By: *Nader Sharghi*
NADER B. SHARGHI, P.E. #41037

Title: PUBLIC WORKS DIRECTOR
 Date: **5-13-20**

DATE: APRIL 30, 2020
 DRAWN BY: BF
 PROJ. ENGR: [blank]
 PROJ. MGR: MC

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTS
 700 Yuba Valley Road
 Walnut Creek, CA 94598
 Tel: 925.224.1305
 www.vanderpool.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

TOWN CENTER STREETSCAPE GUIDELINES

COLLECTOR STREETS

VTA JOB No 05717
 PLAN FILE NO 0527
 SHEET: 6 OF 20
L-1.4

INTENT

THE INTERSECTION OF MAIN STREET AND DE ANZA BLVD PROVIDES AN URBAN, FORMAL STATEMENT THAT REINFORCES THE CHARACTER OF THE TOWN CENTER. PLANTING SHALL CONSIST OF A DOUBLE ROW OF FLOWERING EVERGREEN TREES, PALMS AND EVERGREEN SHRUB MASSES AT THE CORNERS.

ARTERIAL INTERSECTION - URBAN ALTERNATIVE TREE LEGEND

MAIN STREET & DE ANZA BOULEVARD

STREET TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
	ULMUS X 'FRONTIER'	FRONTIER ELM

ACCENT & MEDIAN TREES:

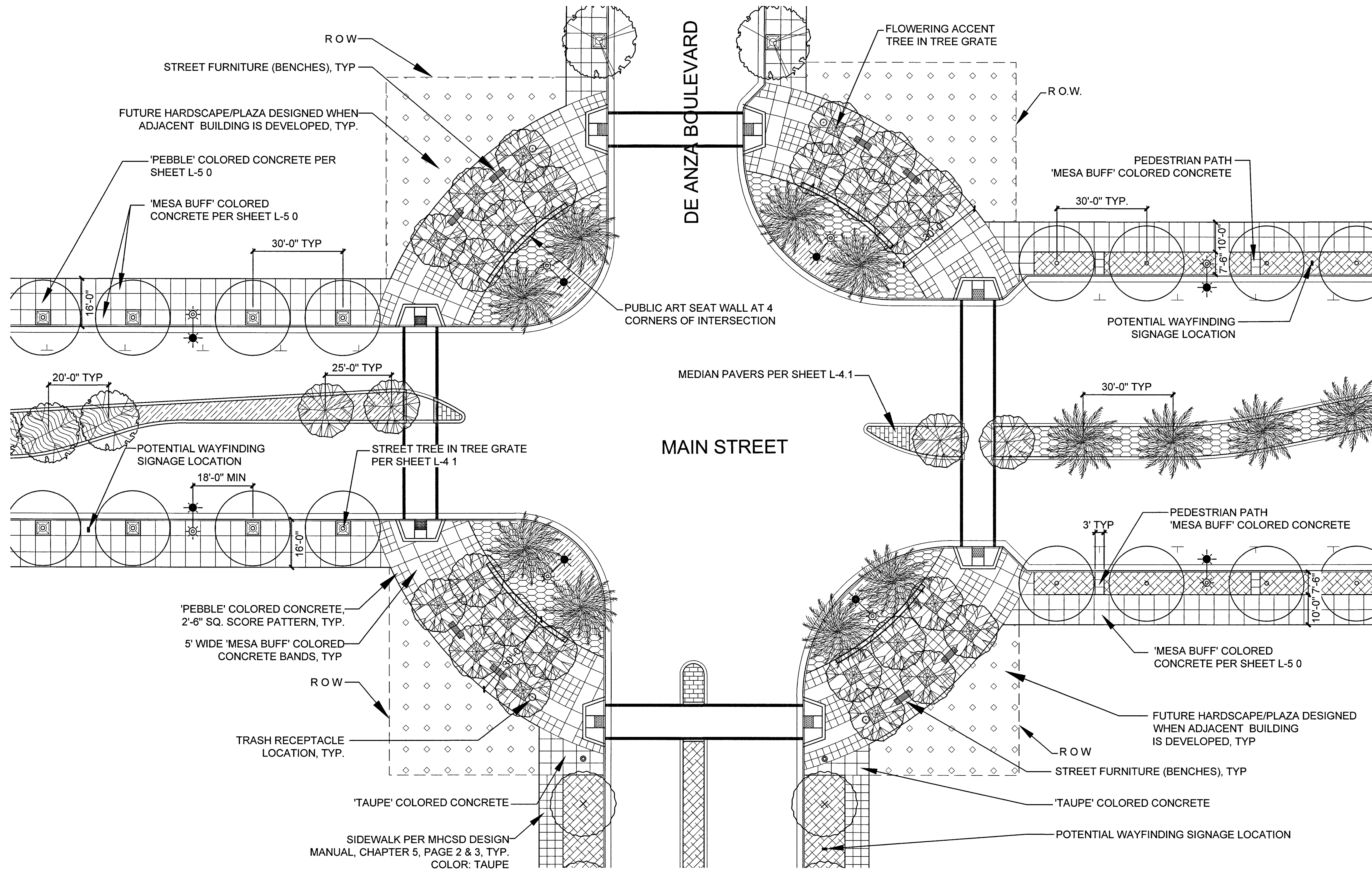
SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE
	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD FLOWERING PEAR

ARTERIAL INTERSECTION - URBAN ALTERNATIVE SHRUB LEGEND

MAIN STREET & DE ANZA BOULEVARD

SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE
	DIETS VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA

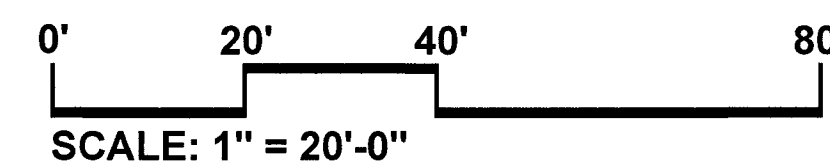


ARTERIAL INTERSECTION - URBAN ALTERNATIVE

SCALE: 1" = 20'

ABBREVIATIONS:

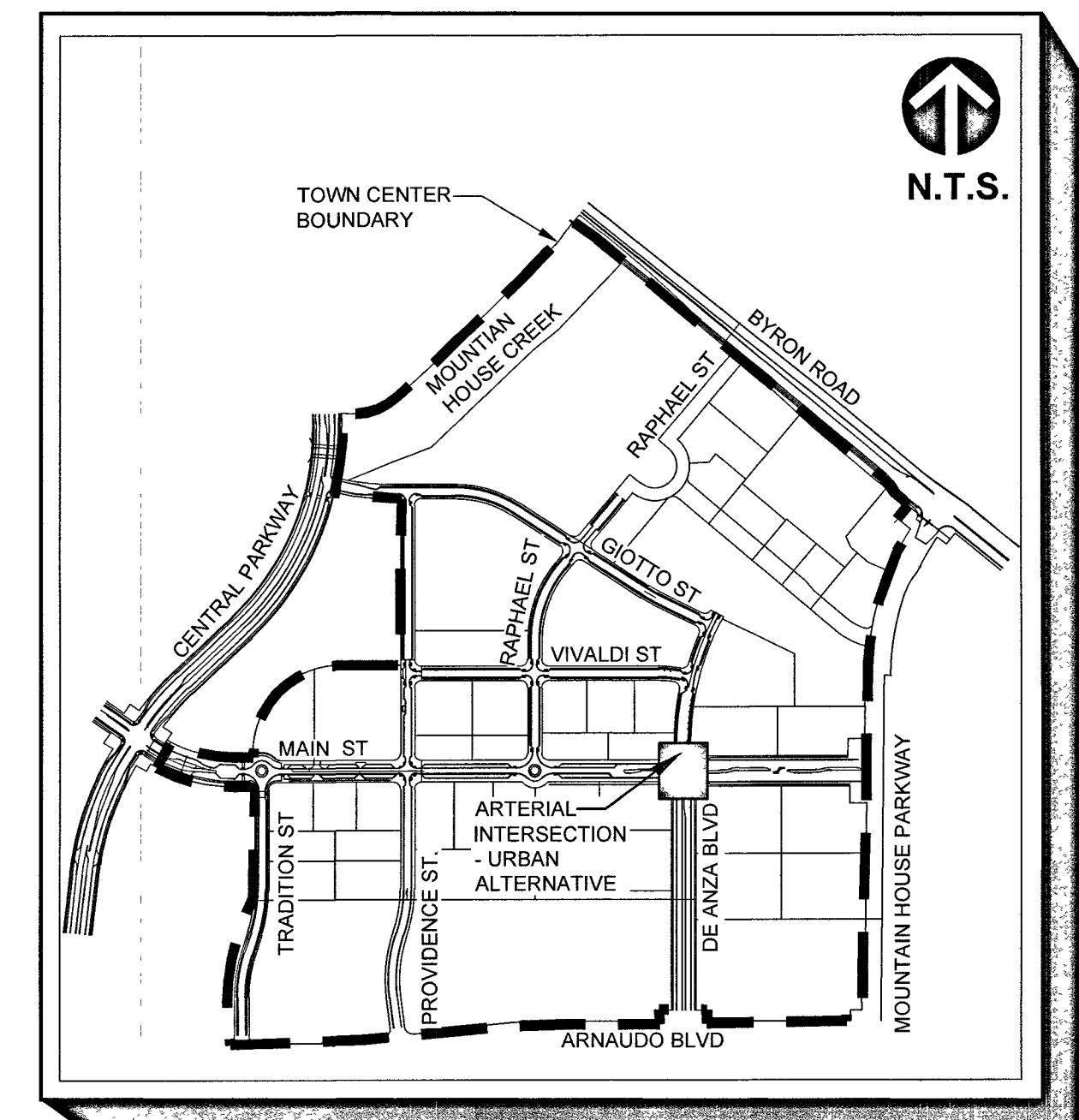
- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- = STREET LIGHTS
- = TREE GRATE
- = ADA ACCESSIBLE RAMPS



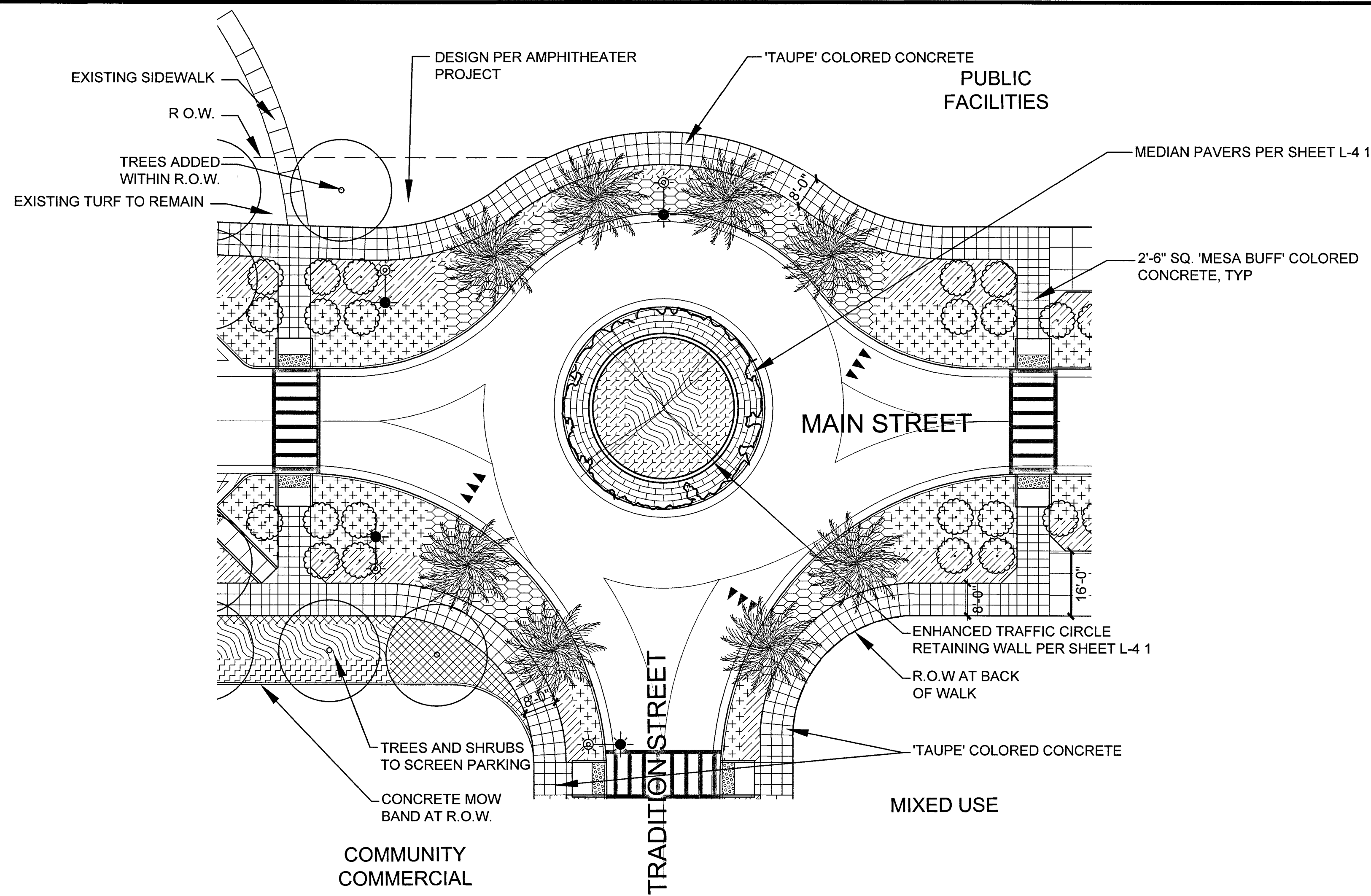
NOTE:

LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

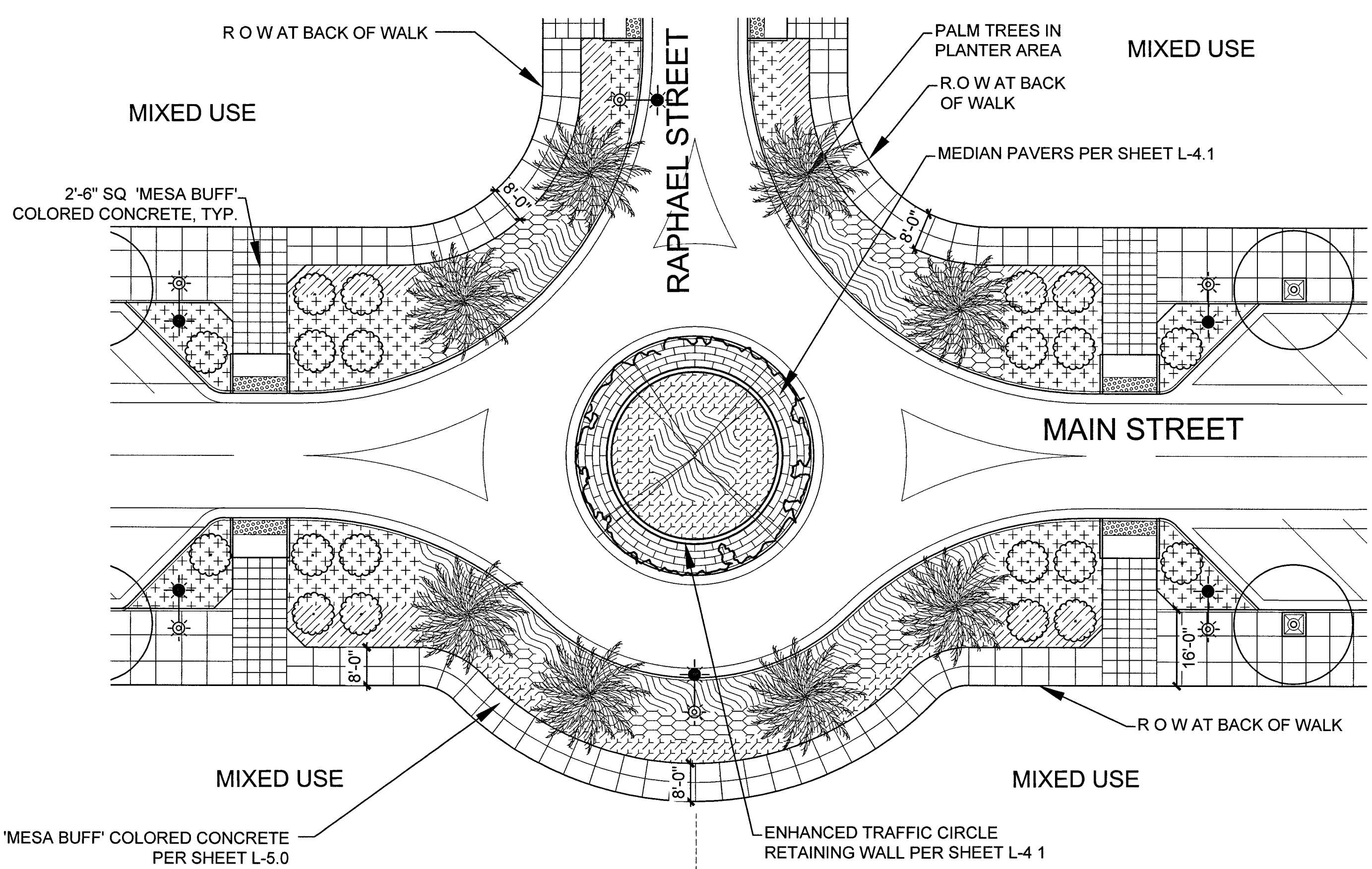
- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.



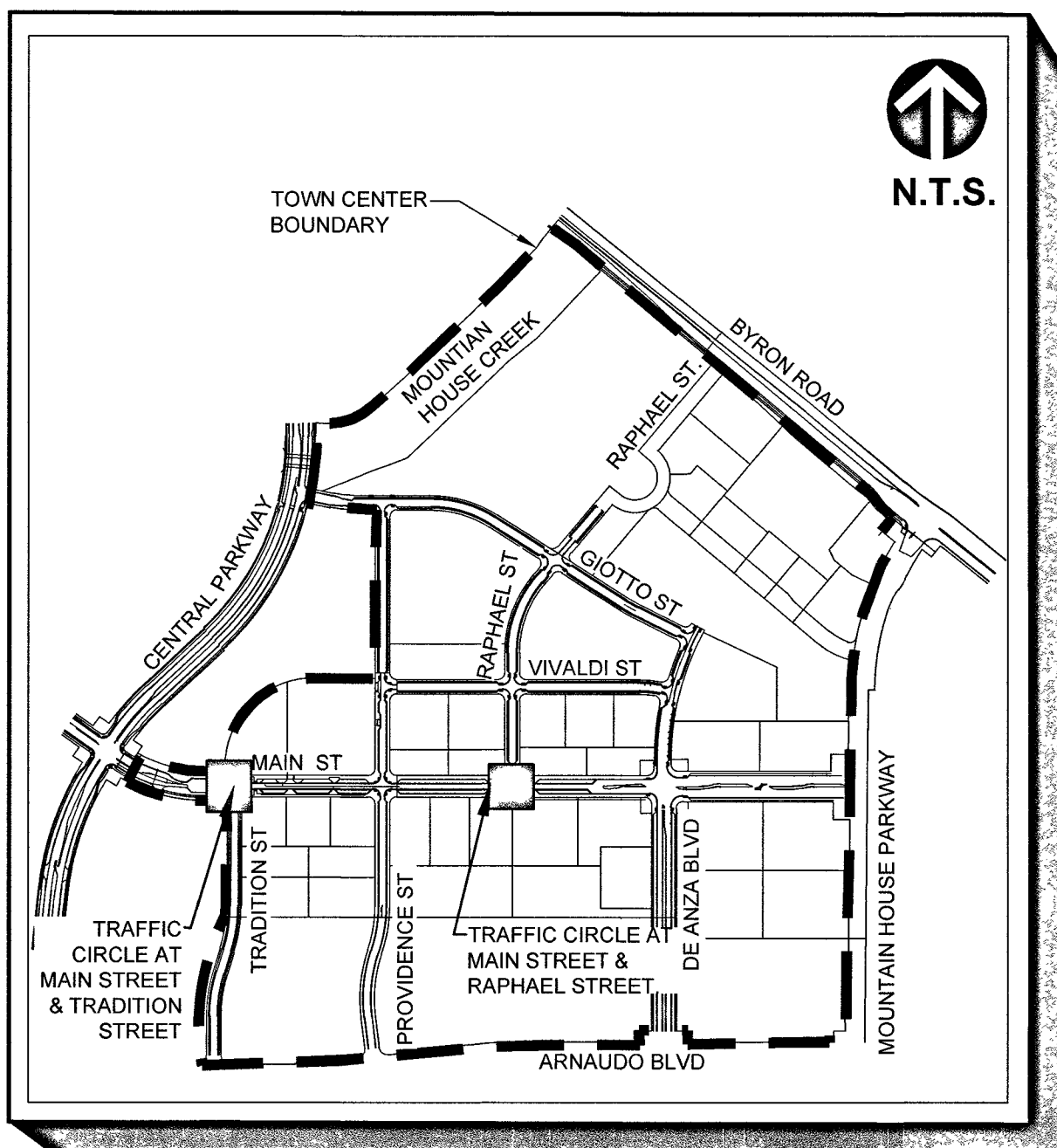
<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Date</th> <th>App</th> <th>Descriptions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Date	App	Descriptions					<p>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</p> <p>Approved By: <i>Nader Shareghi</i></p> <p>NAADER B. SHAREGHI, RCE #1837</p> <p>Title: PUBLIC WORKS DIRECTOR</p> <p>Date: 5-13-20</p>	<p>DATE: APRIL 30, 2020</p> <p>DRAWN BY: BF</p> <p>PROJ ENGR: [Signature]</p> <p>PROJ MGR: [Signature]</p>	<p>LANDSCAPE ARCHITECT</p> <p>[Signature]</p> <p>STATE OF CALIFORNIA</p> <p>LANDSCAPE ARCHITECT NO. 107798</p>	<p>VanderToolen & Associates</p> <p>LANDSCAPE ARCHITECTS</p> <p>700 Yuba Valley Street</p> <p>Walnut Creek, CA 94596</p> <p>PH: 925.937.4100</p> <p>WWW.VTAA.COM</p>
No	Date	App	Descriptions										
<p>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</p> <p>TOWN CENTER STREETSCAPE GUIDELINES</p> <p>ARTERIAL INTERSECTION - URBAN ALTERNATIVE</p>													
<p>VTA JOB No 05717</p> <p>PLAN FILE NO 0527</p> <p>SHEET: 7 OF 20</p> <h1 style="text-align: right;">L-1.5</h1>													



TRAFFIC CIRCLE AT MAIN STREET & TRADITION STREET
SCALE: 1" = 20'



TRAFFIC CIRCLE AT MAIN STREET & RAPHAEL STREET
SCALE: 1" = 20'



- ABBREVIATIONS:**
- R.O.W. = RIGHT OF WAY
 - TYP. = TYPICAL
 - = STREET LIGHTS
 - = TREE GRATE
 - = ADA ACCESSIBLE RAMPS

MAIN STREET TRAFFIC CIRCLES TREE LEGEND

**MAIN STREET & TRADITION STREET
MAIN STREET & RAPHAEL STREET**

STREET TREE:

SYMBOL	BOTANICAL NAME	COMMON NAME
	ULMUS X 'FRONTIER'	FRONTIER ELM

ACCENT TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORNE STANDARD

MAIN STREET TRAFFIC CIRCLES SHRUB & GROUNDCOVER LEGEND

**MAIN STREET & TRADITION STREET
MAIN STREET & RAPHAEL STREET**

SCREEN SHRUB:

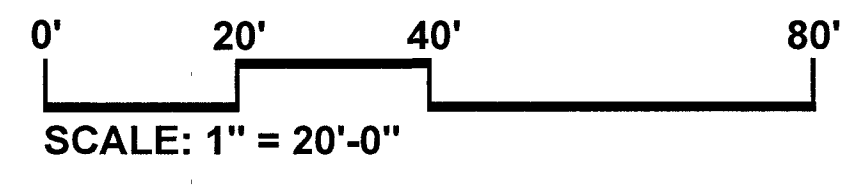
SYMBOL	BOTANICAL NAME	COMMON NAME
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS

SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME
	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA

FLOWERING GROUNDCOVERS:

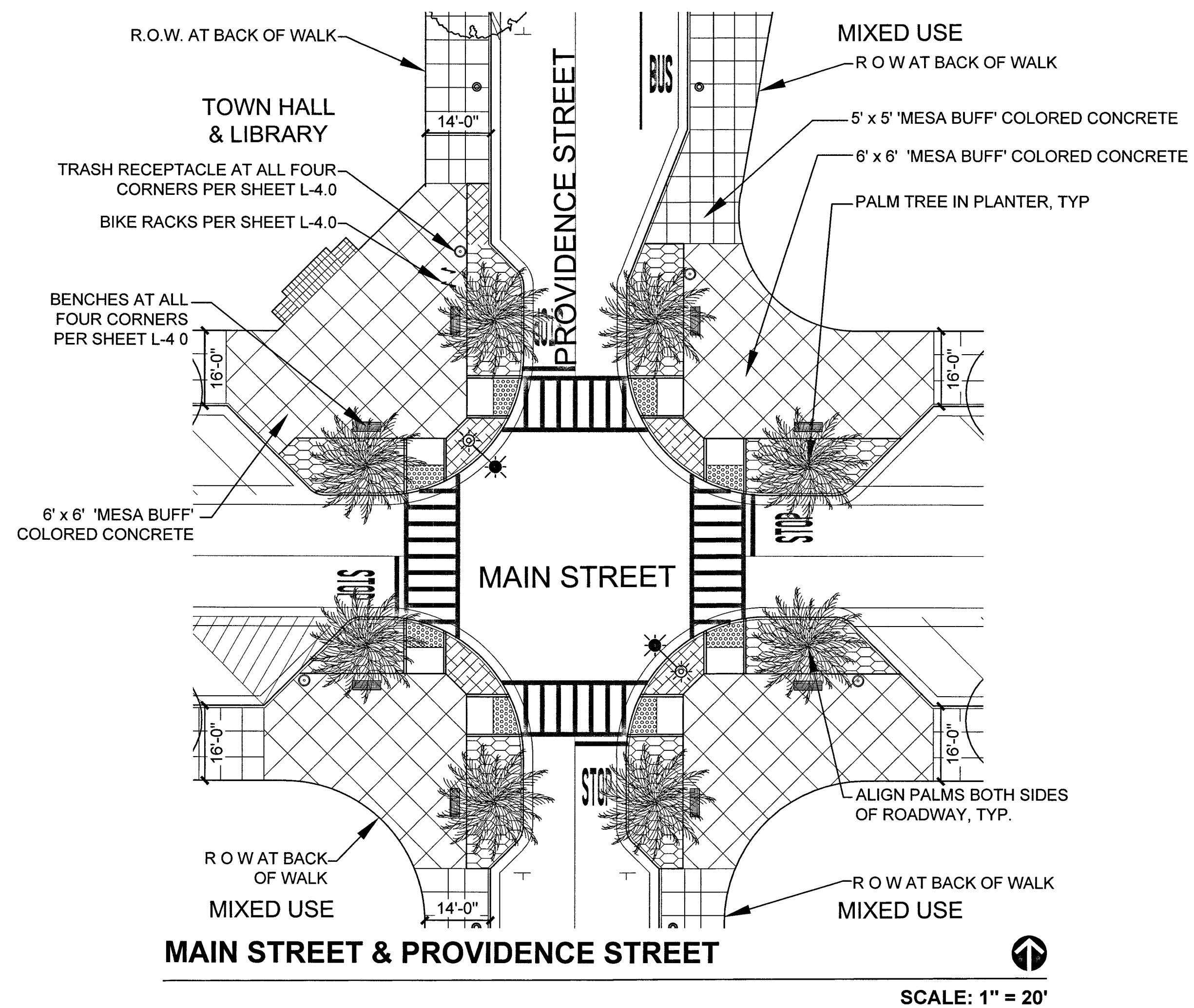
SYMBOL	BOTANICAL NAME	COMMON NAME
	HELIANTHEMUM NUMMULARIUM	SUN ROSE
	MYOPORUM PARVIFOLIUM	MYOPORUM



NOTE:
LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

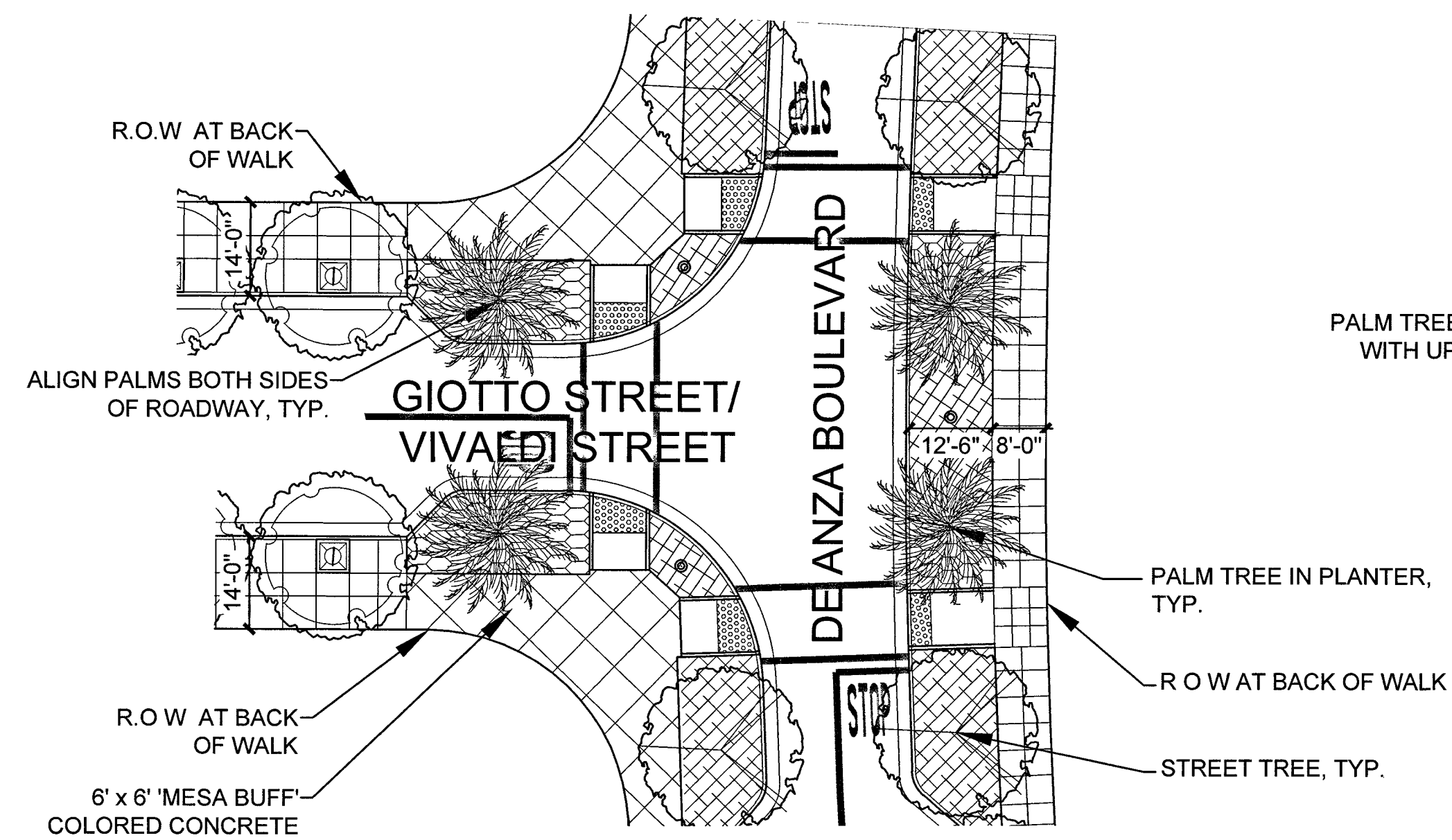
• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

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No.	Descriptions	Date	App.										
<p>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</p>													
<p>Approved By: <i>Nader Sharafchi</i> NADER B. SHARAFCHI, RCE #37 PUBLIC WORKS DIRECTOR</p>													
<p>Title: 5-13-20 Date: 5-13-20</p>													
<p>LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECTS</p>													
<p>Vander Toolen & Associates 700 Walnut Creek Walnut Creek, CA 94596 Napa, CA 94550 www.vta-arch.com PH: 925.938.8100 FAX: 925.938.8101</p>													
<p>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</p>													
<p>TOWN CENTER STREETSCAPE GUIDELINES</p>													
<p>MAIN STREET TRAFFIC CIRCLES</p>													
<p>VTA JOB NO: 05717 PLAN FILE NO: 0527</p>													
<p>SHEET: 8 OF: 20</p>													
<p>L-1.6</p>													



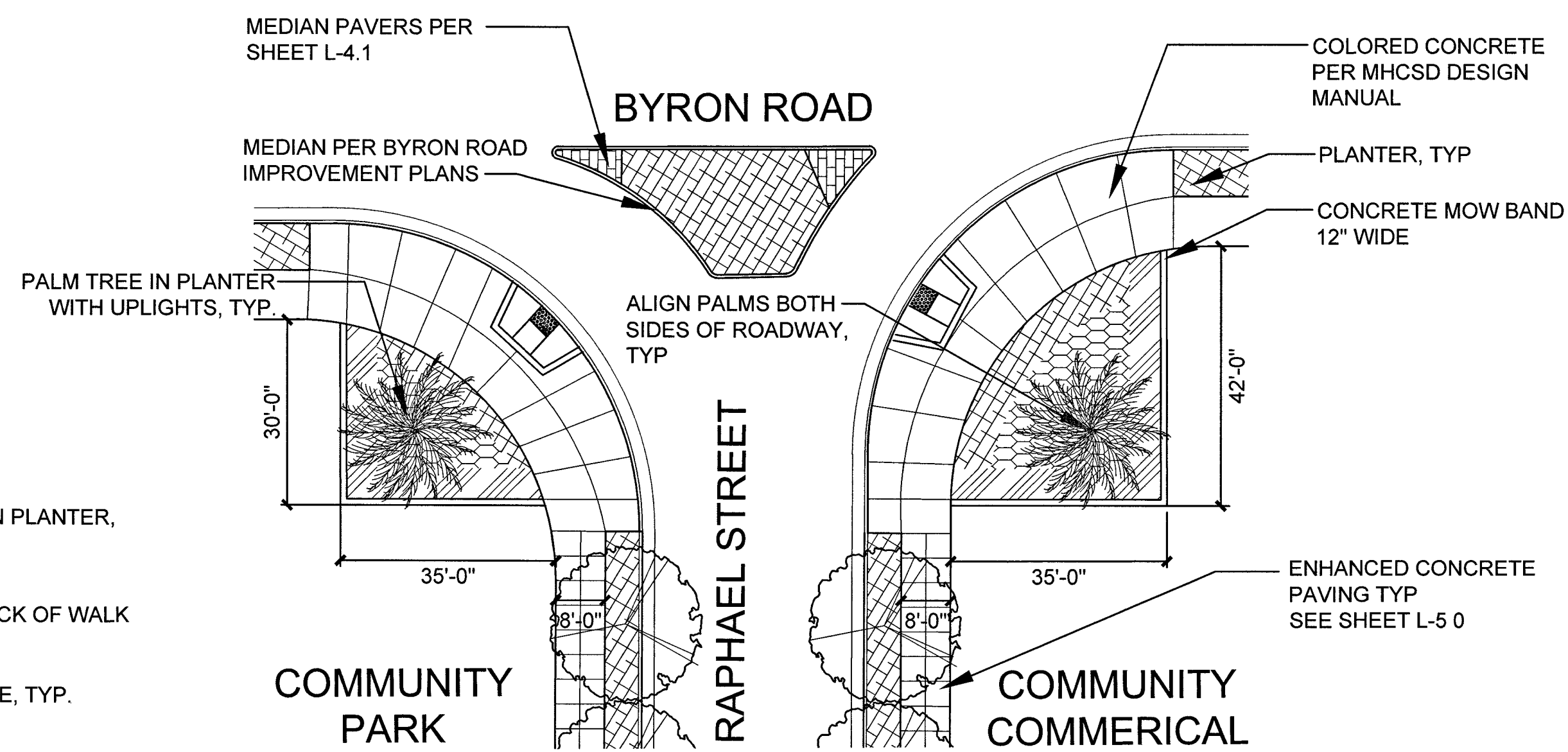
MAIN STREET & PROVIDENCE STREET

SCALE: 1" = 20'



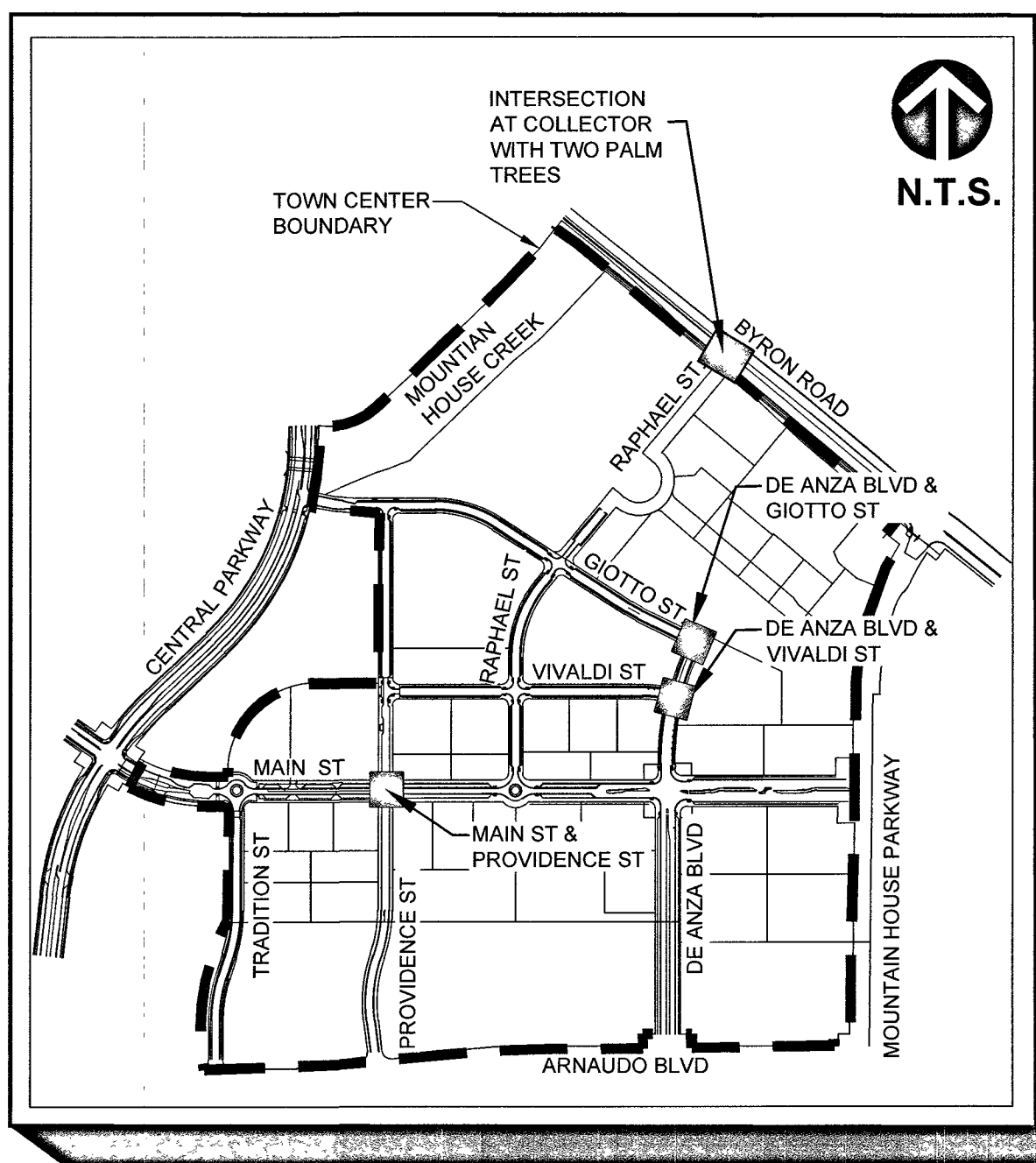
DE ANZA BOULEVARD & GIOTTO STREET/VIVALDI STREET (TYPICAL)

SCALE: 1" = 20'



**INTERSECTION WITH TWO PALM TREES
RAPHAEL STREET AT BYRON ROAD**

SCALE: 1" = 20'



SCALE: 1" = 20'-0"

REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- [Symbol] = STREET LIGHTS
- [Symbol] = TREE GRATE
- [Symbol] = ADA ACCESSIBLE RAMP

NOTES:

1. FOR ARNAUDO BOULEVARD PLANTING REFER TO MHCS DESIGN MANUAL, CHAPTER THREE, PAGES 10 AND 18.
2. LANDSCAPING MUST CONFORM WITH MHCS INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04

**ARTERIAL & COLLECTOR
INTERSECTION TREE & PALM LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
[Symbol]	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
[Symbol]	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE

**ARTERIAL & COLLECTOR
INTERSECTION SHRUB LEGEND**

SCREEN SHRUB:		
SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	ESCALLONIA FRADESII	ESCALLONIA
SHRUBS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
[Symbol]	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY

REVISIONS

No	Date	App	Descriptions

DATE: APRIL 30, 2020
 DRAWN BY: BF
 PROJ ENGR: [Signature]
 PROJ MGR: [Signature]
 MC

APPROVED BY: *Nader Sharqeh*
 NADER B. SHARQEH, P.E.
 PUBLIC WORKS DIRECTOR

DATE: 5-13-20

DATE: APRIL 30, 2020
 DRAWN BY: BF
 PROJ ENGR: [Signature]
 PROJ MGR: [Signature]
 MC

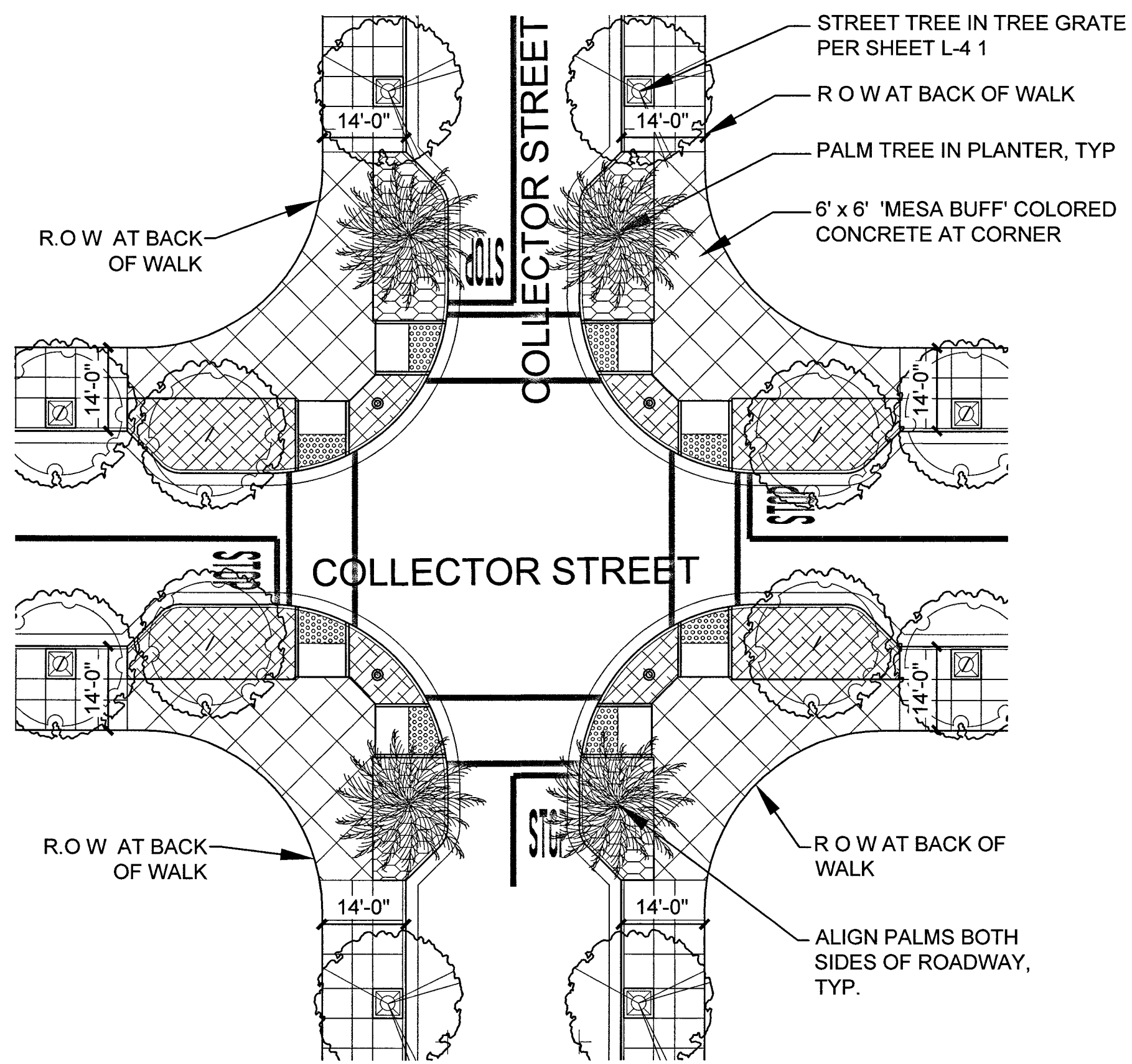
LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECTS
 VANDER TOOLEN & ASSOCIATES
 700 YARNER VALLEY BLVD #275
 WALNUT CREEK, CA 94598
 TEL: 925.938.1100 FAX: 925.938.1101
 WWW.VTAA.COM

MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT

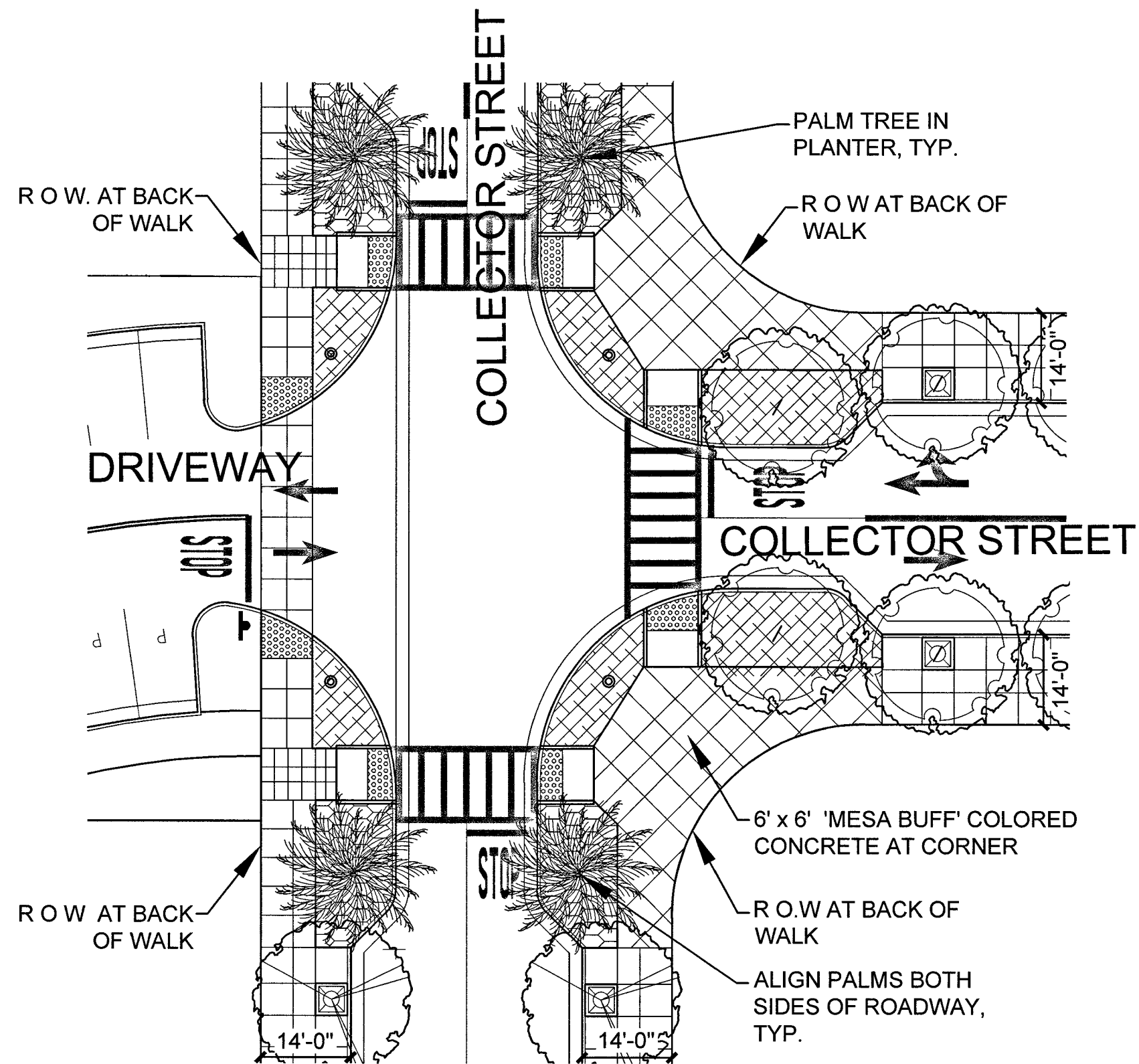
TOWN CENTER STREETSCAPE GUIDELINES

ARTERIAL & COLLECTOR INTERSECTIONS

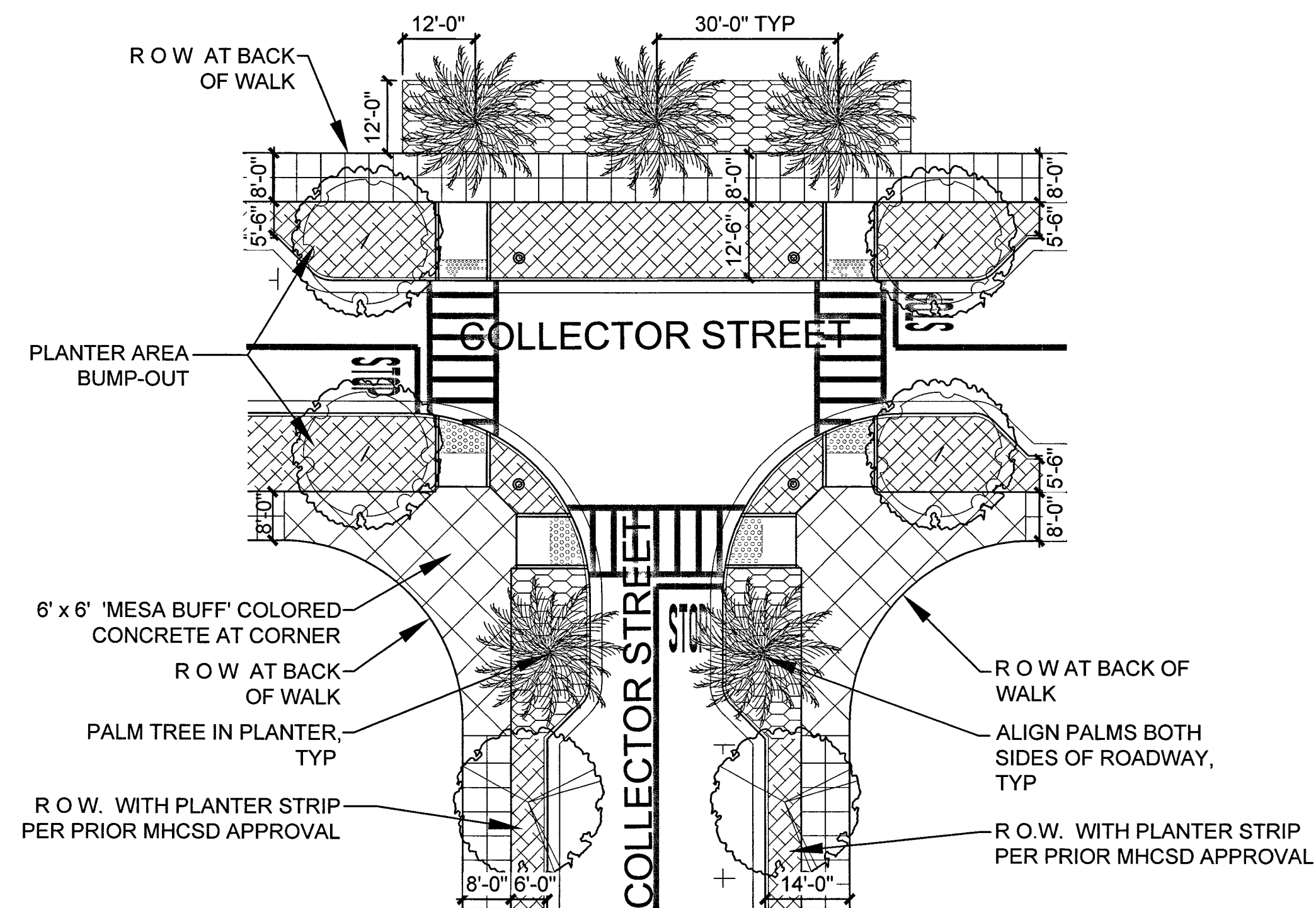
VTA JOB No 05717
 PLAN FILE NO 0527
 SHEET: 9 OF 20
L-1.7



INTERSECTION AT COLLECTOR STREET - 4 WAY
(TYPICAL) SCALE: 1" = 20'



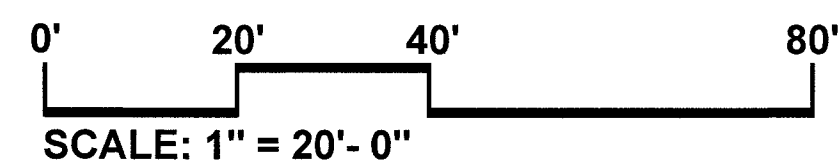
INTERSECTION WITH DRIVEWAY SCALE: 1" = 20'



INTERSECTION AT COLLECTOR STREET - 3 WAY
SCALE: 1" = 20'

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- [Symbol] = STREET LIGHTS
- [Symbol] = TREE GRATE
- [Symbol] = ADA ACCESSIBLE RAMPS



NOTE:
LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

**COLLECTOR STREET INTERSECTION
TREE & PALM LEGEND**

PROVIDENCE STREET & VIVALDI STREET
RAPHAEL STREET & VIVALDI STREET
PROVIDENCE STREET & GIOTTO STREET
RAPHAEL STREET & GIOTTO STREET

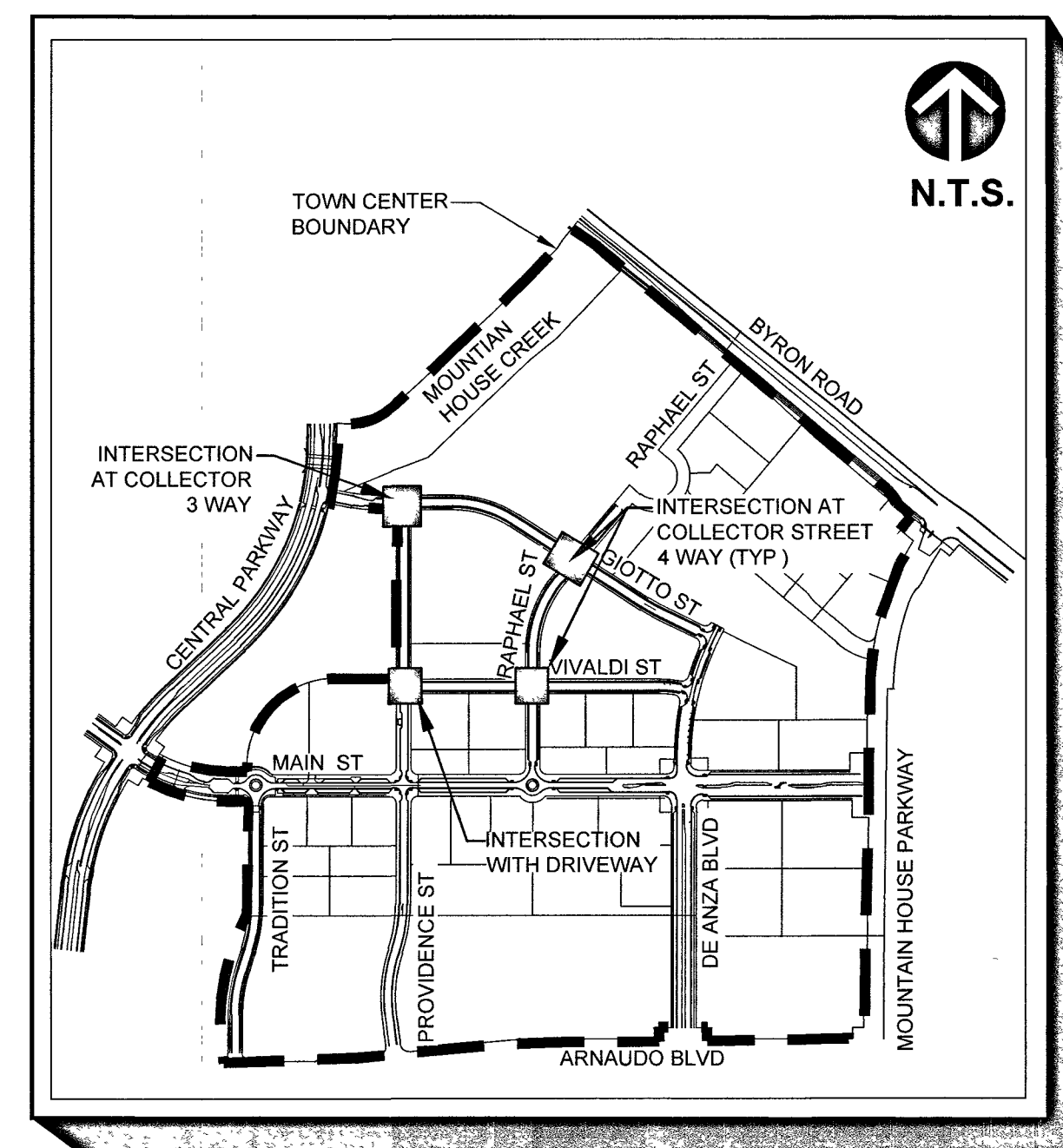
SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
[Symbol]	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
[Symbol]	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE

**COLLECTOR STREET INTERSECTION
SHRUB LEGEND**

PROVIDENCE STREET & VIVALDI STREET
RAPHAEL STREET & VIVALDI STREET
PROVIDENCE STREET & GIOTTO STREET
RAPHAEL STREET & GIOTTO STREET

SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
[Symbol]	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY



Date: 5-5-20

REVISIONS

No.	Descriptions	Date	App.

PROJECT INFORMATION

DATE: APRIL 30, 2020
DRAWN BY: BF
PROJ. ENGR: [Signature]
PROJ. MGR: [Signature]

APPROVALS

Approved By: *Nader Shareghi*
Title: PUBLIC WORKS DIRECTOR

COMMUNITY SERVICES DISTRICT

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

DATE

DATE: APRIL 30, 2020

PROFESSIONAL SEAL

[Professional Seal]

LANDSCAPE ARCHITECT

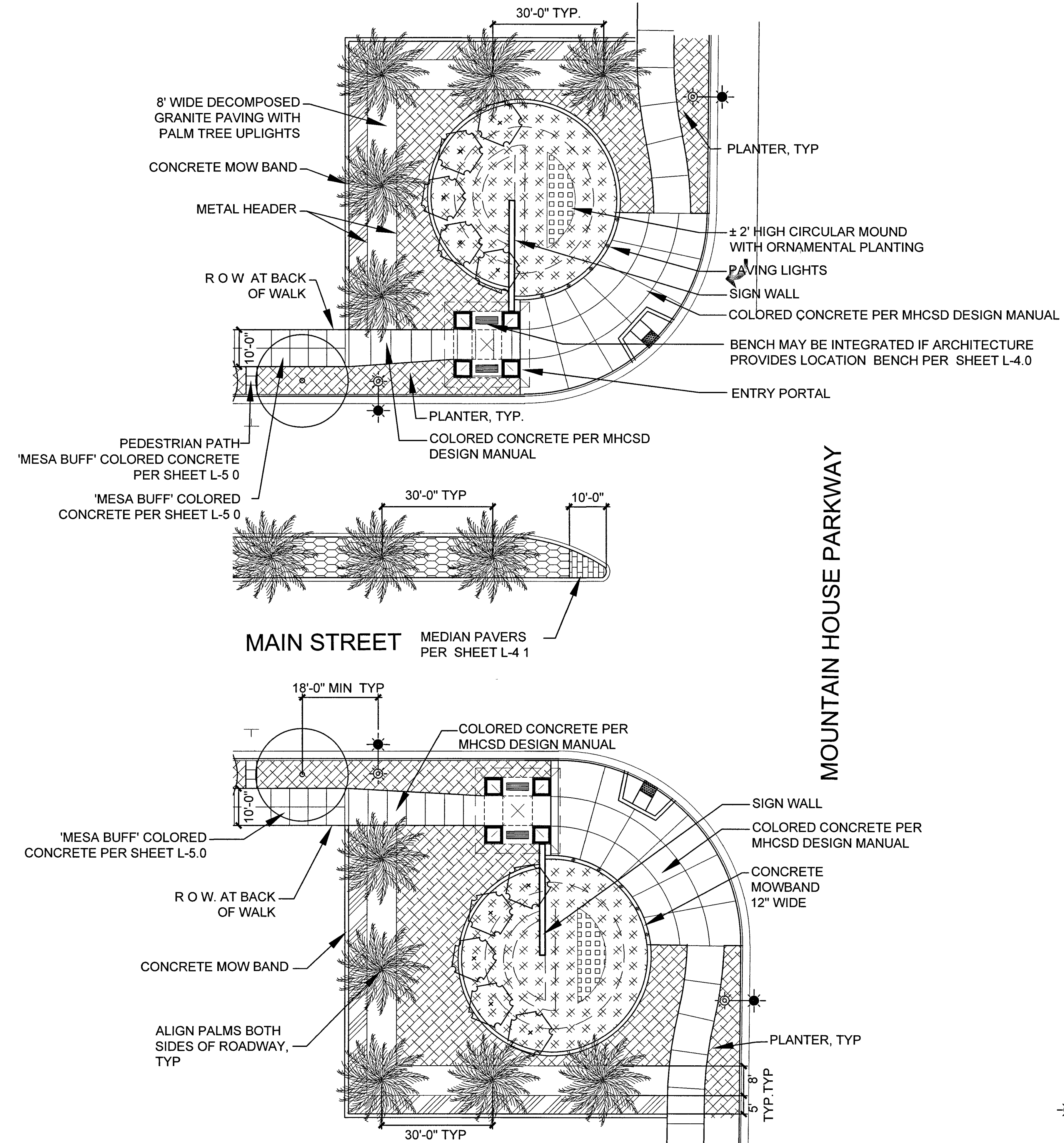
VanderToolen & Associates
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700 Wilshire Blvd, Suite 275
Los Angeles, CA 90017
Tel: 213.223.2299
Fax: 213.223.2298
www.vander-toolen.com

TOWN CENTER STREETSCAPE GUIDELINES

COLLECTOR STREET INTERSECTIONS

VTA JOB No: 05717
PLAN FILE NO: 0527
SHEET: 10 OF: 20

L-1.8



COMMUNITY ENTRY AT MAIN ST & MOUNTAIN HOUSE PARKWAY

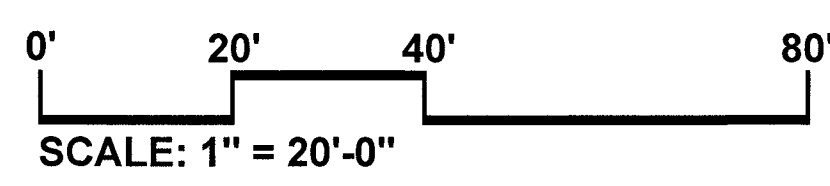
SCALE: 1" = 20'

COMMUNITY ENTRY NOTES:

- REFER TO MHCS DESIGN MANUAL CHAPTER 9, PAGES 6 AND 7 FOR ADDITIONAL INFORMATION.
- PALM TREES AT COMMUNITY ENTRY TO BE UPLIT PER MHCS DESIGN MANUAL CHAPTER 9, PAGE 7.

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- [Symbol] = STREET LIGHTS
- [Symbol] = TREE GRATE
- [Symbol] = ADA ACCESSIBLE RAMPS



NOTE:

LANDSCAPING MUST CONFORM WITH MHCS DESIGN MANUAL INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

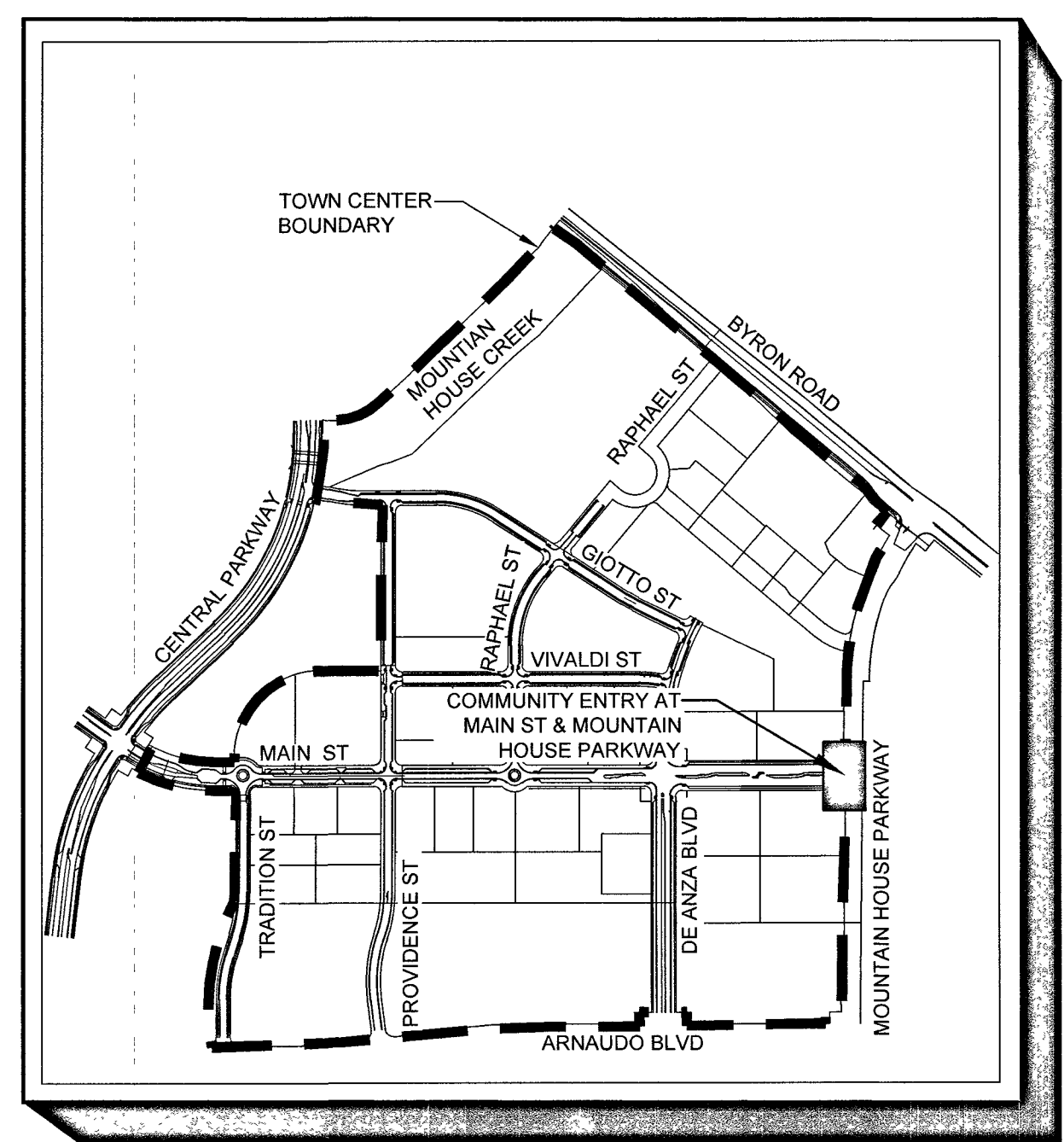
- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

COMMUNITY ENTRY TREE & PALM LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE
[Symbol]	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
[Symbol]	ULMUS X 'FRONTIER'	FRONTIER ELM

COMMUNITY ENTRY SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	ESCALLONIA FRADESII	ESCALLONIA
[Symbol]	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
[Symbol]	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
[Symbol]	TULBAGHIA VIOLACEA	SOCIETY GARLIC
[Symbol]	EUONYMUS FORTUNEI 'COLORATA'	PURPLE LEAF WINTER CREEPER



Date: 5-5-20

Title: PUBLIC WORKS DIRECTOR

Date: 5-13-20

Approved By: *Nader Shareghi*
NADER B. SHAREGHI, P.E. 47837

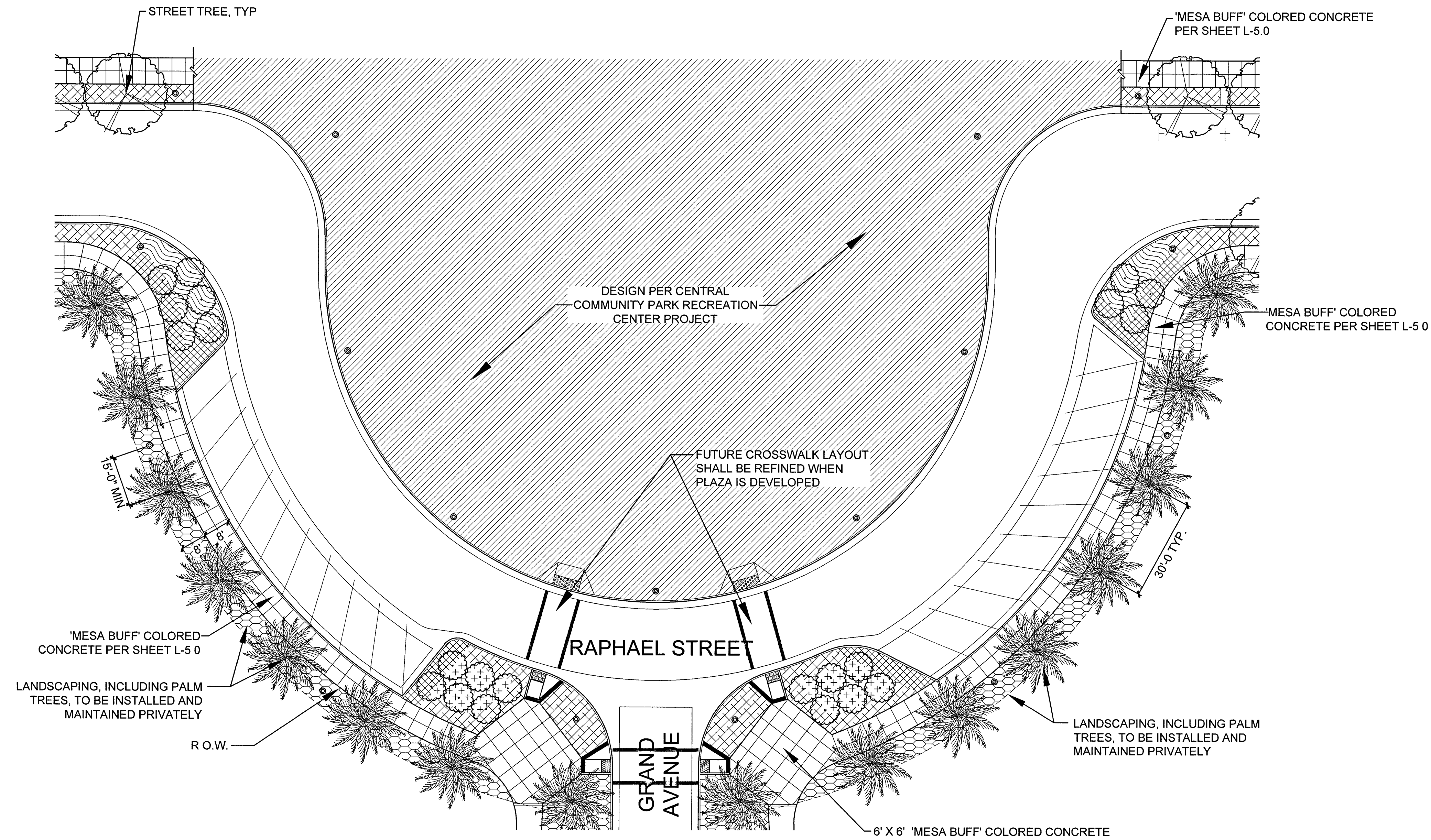
MOUNTAIN HOUSE DISTRICT
COMMUNITY SERVICES DISTRICT

DATE: APRIL 30, 2020
DRAWN BY: BF
PROJ ENGR:
PROJ MGR: MC

VTA
 VALLEJO TRANSPORTATION AUTHORITY
 700 Yegorova Valley Rd
 Walnut Creek, CA 94596
 Tel: 925.224.2529
 Fax: 925.224.1800
 www.vta.net

MOUNTAIN HOUSE DISTRICT
COMMUNITY SERVICES DISTRICT
TOWN CENTER STREETSCAPE GUIDELINES
MAIN STREET COMMUNITY ENTRY

VTA JOB NO: 05717
PLAN FILE NO: 0527
SHEET: 11 OF: 20
L-1.9



TREE & PALM LEGEND

STREET TREE:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
ACCENT TREES:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	PHOENIX DACTYLIFERA 'MACHO'	DATE PALM
	RHAMPHOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORNE STANDARD

SHRUB & GROUNDCOVER LEGEND

RAPHAEL STREET AT GRAND AVENUE

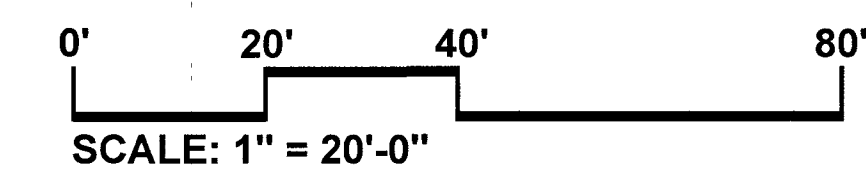
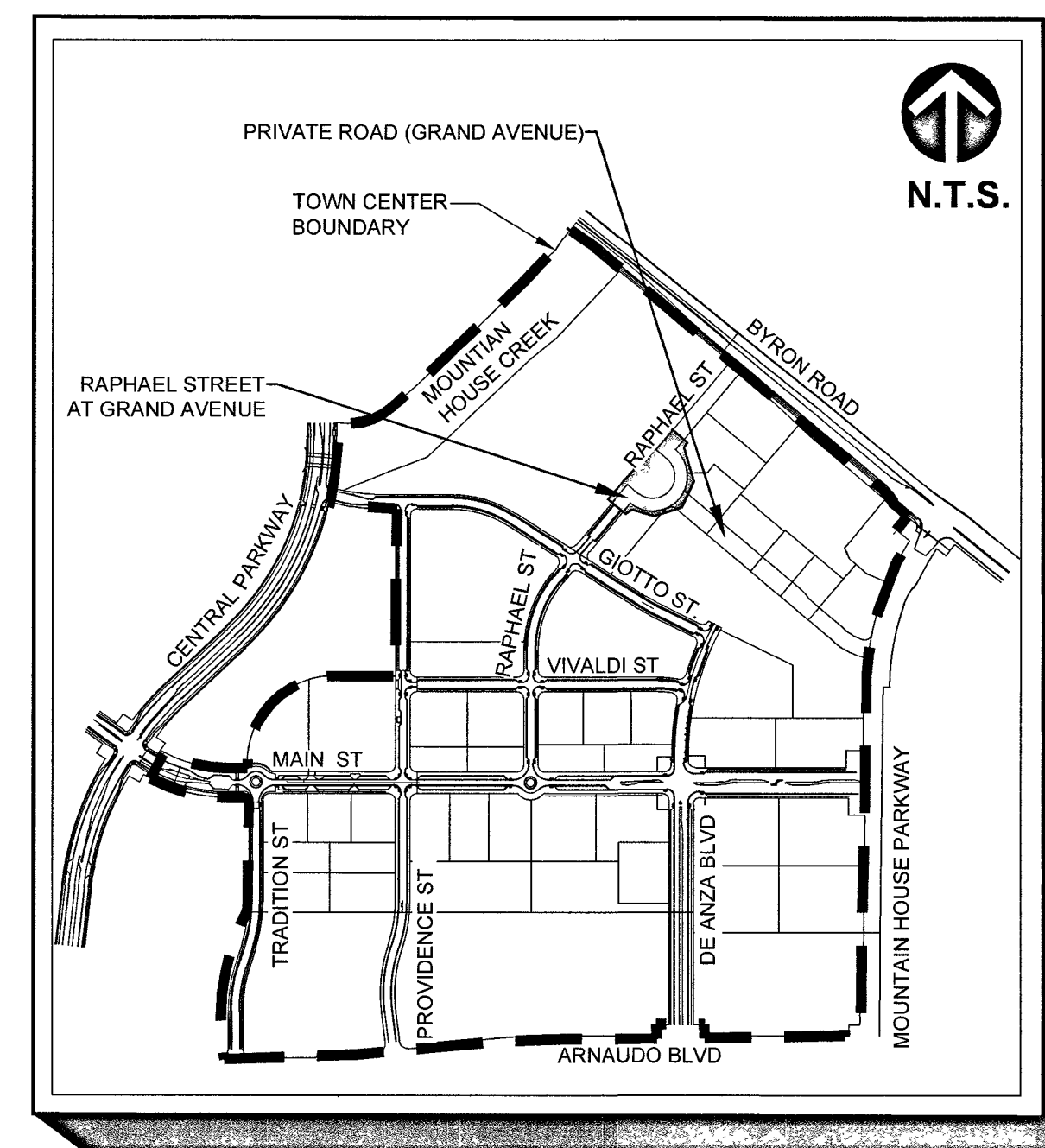
SHRUBS:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY
	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA
GROUNDCOVER:		
SYMBOL	BOTANICAL NAME	COMMON NAME
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE LEAF WINTER CREEPER

RAPHAEL STREET AT GRAND AVENUE (PRIVATE ROAD)

SCALE: 1" = 20'

ABBREVIATIONS:

- R.O.W. = RIGHT OF WAY
- TYP. = TYPICAL
- = STREET LIGHTS
- = TREE GRATE
- = ADA ACCESSIBLE RAMPS



NOTE:
LANDSCAPING MUST CONFORM WITH MHCS DISTRICT INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03, AND LD-04.

• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

Date: 5-18-20

Title: PUBLIC WORKS DIRECTOR

Approved By: *Nader Shareghi*
NADER B. SHAREGI, RC 067837

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

DATE: APRIL 30, 2020
DRAWN BY: AC
PROJ. ENGR.
PROJ. MGR. INC.

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7000 Regency Center, Suite 225
Walnut Creek, CA 94598
Tel: 925-938-2299
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www.vtaarchitects.com

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

TOWN CENTER STREETSCAPE GUIDELINES

RAPHAEL STREET AT GRAND AVENUE

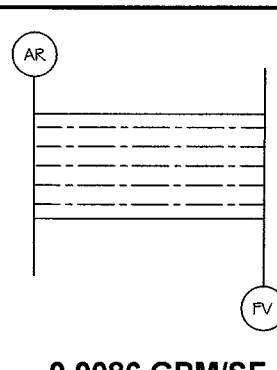
LANDSCAPE IRRIGATION NOTES:

1. WATER USE CALCULATIONS MUST BE COMPLETED PER MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), AB1881 AND STATE WATER RESOURCES CONTROL BOARD DROUGHT EMERGENCY WATER CONSERVATION GUIDELINES. IRRIGATION DESIGN MUST CONFORM WITH MANDATED WATER USE REDUCTION.
2. REFER TO MHCS D STANDARD DETAILS, NOTES AND SPECIFICATIONS.
3. *EQUIPMENT SHOWN IN LEGENDS ARE THE PREFERRED MANUFACTURER AND MODEL. SUBSTITUTIONS TO IRRIGATION EQUIPMENT MUST BE SUBMITTED FOR CONSIDERATION AND APPROVED BY MHCS D.


OVERHEAD SPRAY LEGEND

*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	DETAIL
HUNTER	MP ROTATOR PROS-12-CV-MP	12" POP-UP SHRUB & GROUND COVER LOW VOLUME ROTARY MULTI-STREAM W/ 20° TRAJECTORY	MHCS D DETAIL LI-10
HUNTER	MP ROTATOR PROS-06-CV-MP	6" POP-UP TURF LOW VOLUME ROTARY MULTI-STREAM W/ 20° TRAJECTORY	MHCS D DETAIL LI-10


TURF SUB-SURFACE DRIP LEGEND

SYMBOL	*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	DETAIL
	HUNTER	ECO-MAT (17MM) INLINE CHECK VALVE HCV-HC-50F AIR RELIEF VALVE PLD-AVR FLUSH VALVE PLD-BV	SUB-SURFACE PRESSURE COMPENSATING FLEECE WRAPPED POLYETHYLENE DRIP TUBING SET 14" O.C. SPACING WITH 0.6 GPH EMITTERS AT 12" O.C. SPACING, BUILT-IN CHECK VALVE (TO 5 FOOT OF HEAD) AND FLEECE IRRIGATION MAT. INSTALL AIR/VACUUM RELIEF VALVE IN A 6" ROUND VALVE BOX AT THE HIGHEST POINT(S) OF THE SYSTEM. INSTALL FLUSH VALVE IN A 10" ROUND VALVE BOX AT THE LOWEST POINT(S) OF THE SYSTEM.	DTL. F, SHT. L-3.0, DTL. A, B & C, SHT. L-3.1
			0.0086 GPM/SF	

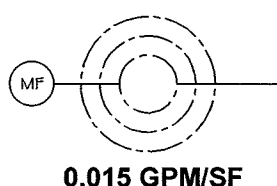
BUBBLER IRRIGATION LEGEND

SYMBOL	*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	DETAIL
	RAINBIRD	PCT-05 W/PA-80 ADAPTER ON A	LOW FLOW BUBBLER W/ ADAPT ON 4" POP UP BODY. SPACING BASED UPON PLANT MATERIAL; ONE BUBBLER PER PLANT.	LI-10, DTL. A & B, SHT. L-3.0
	HUNTER	PROS-04-CV		
	RAINBIRD	SR-050 1/2" (15/21)	BUBBLER FILTER SCREEN	
			0.08 GPM/HEAD	






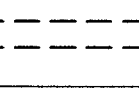

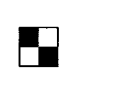


TREE BUBBLER IRRIGATION LEGEND

SYMBOL	*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	DETAIL
	TORO	FB-50-PC	0.5 GPM PRESSURE COMPENSATING, WITH CHECK VALVE, DEEP WATERING TREE BUBBLER ASSEMBLY IN PERFORATED PIPE. TWO AT EACH 24" BOX & 36" BOX TREE. FOR BOX TREE GREATER THAN 36", ADDITIONAL TREE BUBBLERS ARE REQUIRED & SHALL BE PLAN SPECIFIC. INSTALL PER DETAIL.	MHCS D DETAIL LI-09
			1.0 GPM TOTAL	

PALM TREE IRRIGATION LEGEND

SYMBOL	*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	DETAIL
	NETAFIM	TLCV-09-12 (17MM) MANUAL FLUSH VALVE TLSOV	TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIP LINE WITH BUILT-IN CHECK VALVE. 0.9 GPH EMITTERS AT 12" O.C. DRIP LINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.	DTL. C & D, SHT. L-3.0
			0.015 GPM/SF	

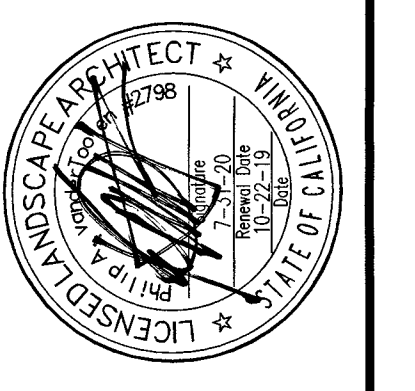
IRRIGATION EQUIPMENT LEGEND

SYMBOL	*PREFERRED MANUF.	*PREFERRED MODEL	DESCRIPTION	MHCS D STD. DETAIL / DETAIL REF.
	BADGER	WATER METER PER MHCS D	WATER METER, SIZE PER PLAN, W/ SERVICE LINE PROVIDED AT IRRIGATION POINT OF CONNECTION.	LI-01
	FEBCO	825Y-BV	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ENCLOSURE. INSTALL AND TEST PER MHCS D REQUIREMENTS. ADHERE TO ALL STATE & LOCAL CODES.	LI-02 LI-03
	SUPERIOR	3100	NORMALLY OPEN MASTER VALVE. MASTER VALVE IS CONVENTIONALLY WIRED TO CONTROLLER. WIRE TO BE INSTALLED WITHIN A 1" PVC SCH 40 CONDUIT.	LI-04
	NETAFIM	36OCT02GAL0.1	DOUBLE-BEAM ULTRASONIC FLOW SENSOR. FLOW SENSOR IS WIRED DIRECTLY TO CONTROLLER. WIRE TO BE INSTALLED WITHIN A 1" PVC SCH 40 CONDUIT.	DTL. E, SHT. L-3.0
	NIBCO	T-113-LF	LEAD FREE ISOLATION GATE VALVE, SAME SIZE AS MAINLINE.	LI-05, LI-15
	RAINBIRD	33 DNP	3/4" QUICK COUPLER VALVE.	LI-06, LI-15
	HYDROPOINT WEATHERTRAK	WT2W-LSP	HYDROPOINT SURGE PROTECTOR.	N/A
	APPROVED	SCH 40/ CL 315	SCH 40 IRRIGATION MAINLINE (2" AND SMALLER) CLASS 315 IRRIGATION MAINLINE (2.5" AND LARGER)	LI-07 LI-08
	APPROVED	SCH 40	IRRIGATION LATERAL LINE. LATERAL PIPE DOWNSTREAM OF 1" PIPE TO BE MINIMUM 3/4" SIZE.	LI-07 LI-08
	APPROVED	SCH. 40	PIPE & WIRE SLEEVING UNDER ALL PAVING. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.	N/A
	HYDROPOINT WEATHERTRAK	WTPRO3-C-2W-SPT	WEATHERTRAK ET PRO3 2-WIRE CONTROLLER WITH HEAVY DUTY, SLOPE TOP, TOP-ENTRY STAINLESS STEEL ENCLOSURE.	LI-14
	HUNTER	HY-151	ELECTRIC BRASS REMOTE CONTROL VALVE W/ FILTER, AC SOLENOID AND SINGLE STATION VALVE DECODER.	LI-15, LI-19
	TORO	220-27 SERIES W/ EZR-100 & TORO MODEL 911 SOLENOID	NOTE: SHALL BE USED ON SYSTEMS WITH GREATER THAN 6 GPM.	
	HYDROPOINT WEATHERTRAK	2-WIRE STATION DECODER WT2W-SVD-11	ALL DRIP & BUBBLER RCVS SHALL INCLUDE A PRESSURE REGULATOR PER THE FOLLOWING SPECIFICATION: EZR-100 (5-100 PSI PRESSURE REGULATION MODULE)	
	RAINBIRD	QKCHK-100	ELECTRIC REMOTE CONTROL VALVE W/ FILTER, AC SOLENOID AND SINGLE STATION VALVE DECODER.	LI-15, LI-19
	RAINBIRD	100-PEB SERIES W/ AC SOLENOID	NOTE: SHALL BE USED ON SYSTEMS WITH LESS THAN 6 GPM.	
	HUNTER	PRL403F3F	ALL DRIP & BUBBLER RCVS SHALL INCLUDE A PRESSURE REGULATOR PER THE FOLLOWING SPECIFICATION: HUNTER PRL403F3F PRESSURE REGULATOR LOW FLOW	
	HYDROPOINT WEATHERTRAK	2-WIRE STATION DECODER WT2W-SVD-11		
	TORO	220-26 SERIES W/ TORO MODEL 911 SOLENOID	ELECTRIC BRASS REMOTE CONTROL VALVE W/ AC SOLENOID AND SINGLE STATION VALVE DECODER.	LI-11, LI-15
	HYDROPOINT WEATHERTRAK	2-WIRE STATION DECODER WT2W-SVD-11	NOTE: SHALL BE USED ON SYSTEMS WITH GREATER THAN 6 GPM.	
	RAINBIRD	100-PEB SERIES W/ AC SOLENOID	ELECTRIC REMOTE CONTROL VALVE W/ AC SOLENOID AND SINGLE STATION VALVE DECODER.	LI-11, LI-15
	HYDROPOINT WEATHERTRAK	2-WIRE STATION DECODER WT2W-SVD-11	NOTE: SHALL BE USED ON SYSTEMS WITH LESS THAN 6 GPM.	

REVISED 5-5-20

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
Approved By: *Nader Sharifi*
NADER B. SHARIFI, REG. #47837
PUBLIC WORKS DIRECTOR
Date: 5-13-20

DATE: APRIL 30, 2020
DRAWN BY: BF
PROJ. ENGR:
PROJ. MGR. MC

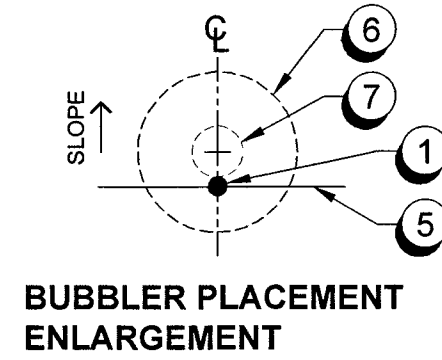


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MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
TOWN CENTER STREETSCAPE GUIDELINES
IRRIGATION NOTES & LEGENDS

BUBBLER LATERAL PIPE SIZING CHART

G.P.M.	QTY OF PCT-05 BUBBLERS	PIPE SIZE
0-6	0-75	3/4"
7-12	76-150	1"
13-20	151-250	1-1/4"
21-30	251-375	1-1/2"
31-40	376-500	2"



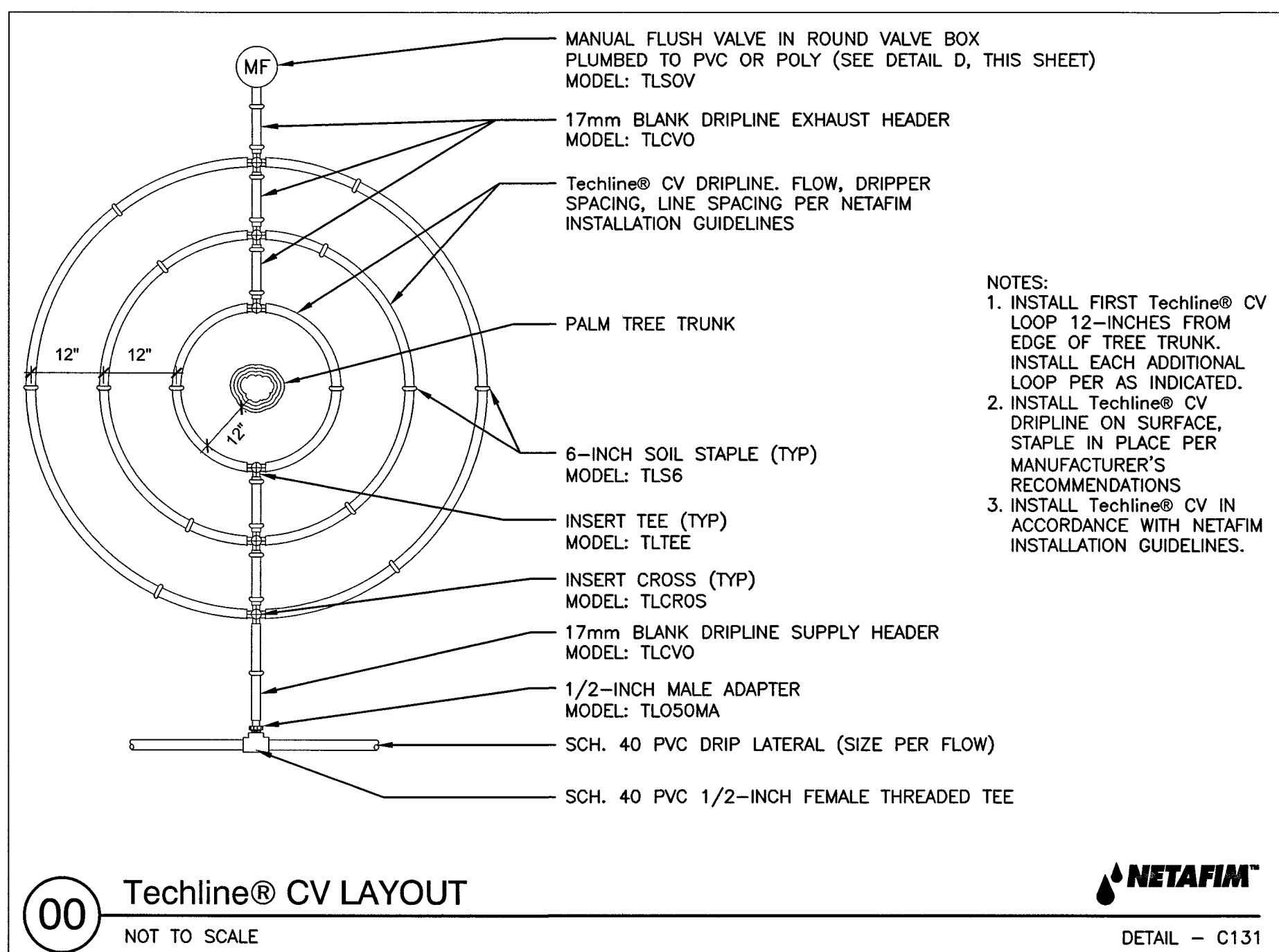
BUBBLER PLACEMENT ENLARGEMENT

- POP-UP BUBBLER LOCATION, PLACE BUBBLER ASSEMBLY UPHILL AND ADJACENT TO ROOTBALL, REFER TO BUBBLER PLACEMENT ENLARGEMENT. INSTALL PER MHCSO STD. DETAIL LI-10, W/ HUNTER PROS-04-CV 4" POP-UP W/ PA-80 ADAPTER AND RAINBIRD PCT-05 NOZZLE.
- DRIP/ BUBBLER REMOTE CONTROL VALVE
- IRRIGATION MAINLINE
- PRIMARY IRRIGATION LATERAL, REFER TO BUBBLER LATERAL PIPE SIZING CHART FOR SIZE
- BUBBLER SYSTEM IRRIGATION LATERAL, REFER TO BUBBLER LATERAL PIPE SIZING CHART FOR SIZE
- SHRUB/ GROUNDCOVER PLANTING.
- SHRUB ROOTBALL
- BOUNDARY BETWEEN PLANTS OF DIFFERENT TYPES AND SPACING.
- EDGE OF PAVEMENT.
- WALL/FENCE.
- TREE TRUNK & WATERING BASIN LATERAL & BUBBLERS SHALL NOT BE PLACED WITHIN WATERING BASIN
- VINE, TYPICAL

NOTE:
 - BUBBLERS SHALL NOT BE PLACED WITHIN 18" OF PAVING PER MHCSO DETAIL LC-10
 - ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS.

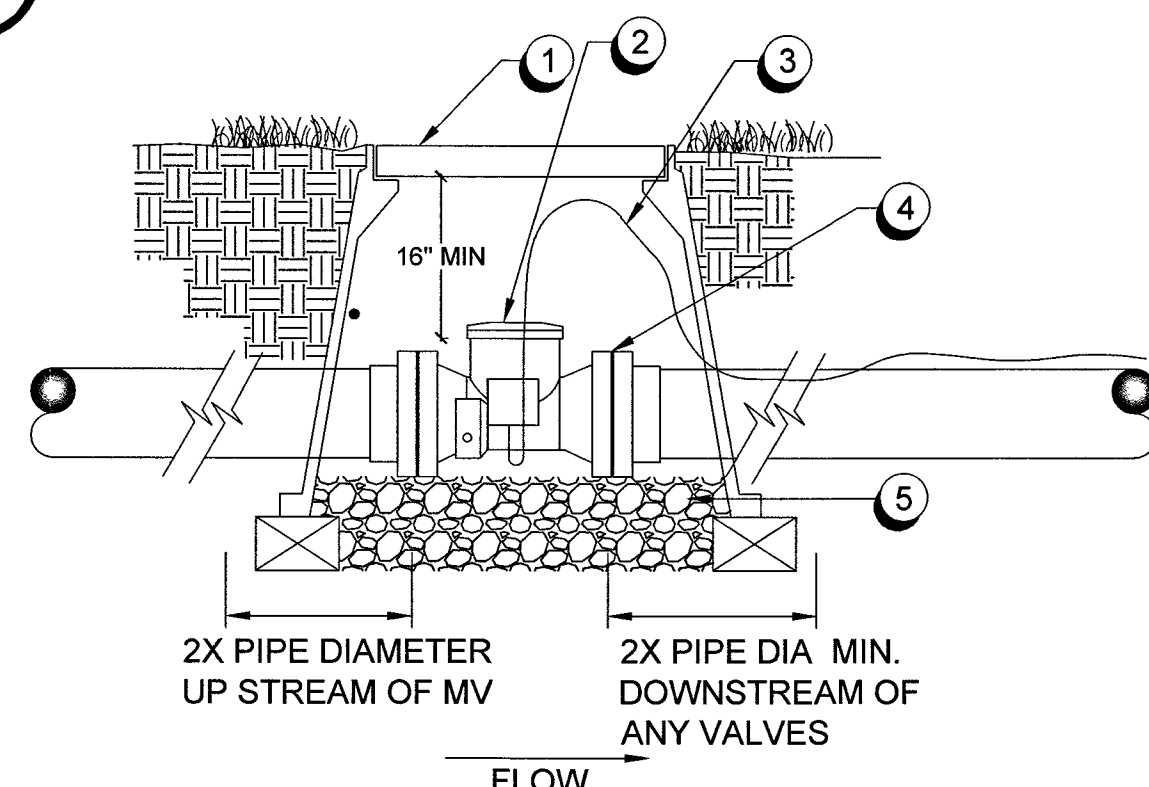
BUBBLER SYSTEM LAYOUT & PIPE SIZING AT TRIANGULAR SHRUB/ GROUNDCOVER PLANTINGS

A N.T.S.



00 Techline® CV LAYOUT
NOT TO SCALE
DETAIL - C131

C NETAFIM PALM TREE RING

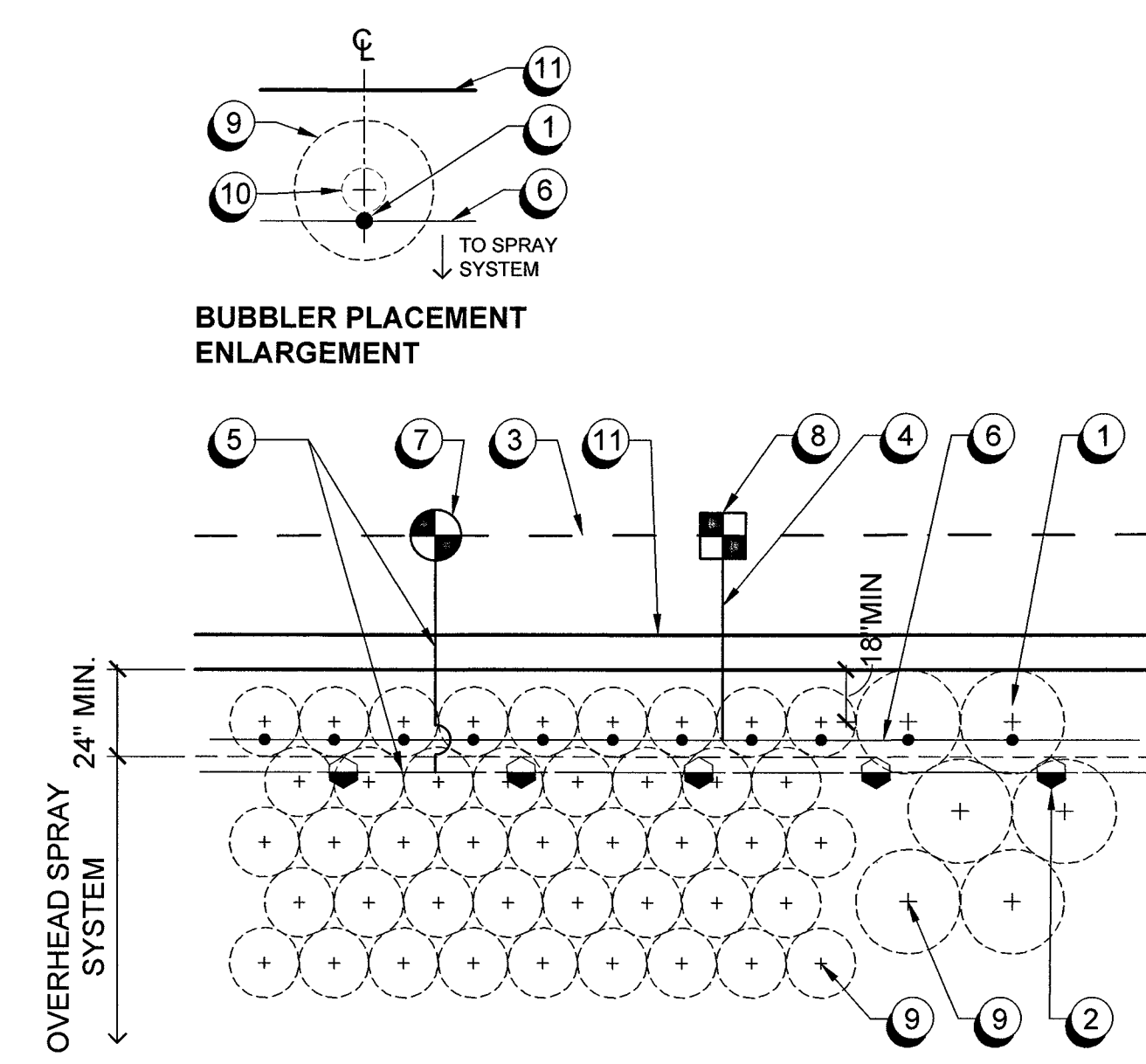


- RECTANGULAR VALVE BOX INSTALL PER MHCSO STD. DETAIL LI-11. STAMP LID WITH 'FS' PROVIDE EXTENSIONS AS REQUIRED TO ACHIEVE DEPTH
- NETAFIM OCTAVE FLOW SENSOR.
- PAIGE CABLE FROM SENSOR LEADS TO CONTROLLER SENSOR INPUT TERMINALS
- SCH 80 SOC. X FLANGE FITTING MATCH FOUR BOLT FLANGE ON FLOW SENSOR. PROVIDE GASKET AND STAINLESS STEEL HARDWARE
- 3/4" CLEAN CRUSHED ROCK 6" DEEP BELOW SENSOR (NO SOIL IN VALVE BOX)

NOTE:
 1 REFER TO MHCSO STD. DETAIL LI-11 FOR VALVE BOX INSTALLATION REQUIREMENTS.
 2 REFER TO MHCSO STD. DETAIL LI-04 MASTER VALVE/ FLOW ASSEMBLY FOR ADDITIONAL REQUIREMENTS (EX WIRE MESH FABRIC).
 3 FLOW SENSOR IS TO BE WIRED DIRECTLY TO CONTROLLER AND IS NOT TO BE INSTALLED ON THE 2-WIRE PATH.
 4. 2" FLOW RANGE = 0.5 GPM- 250GPM

E OCTAVE FLOW SENSOR
SCALE: N.T.S.

B N.T.S.

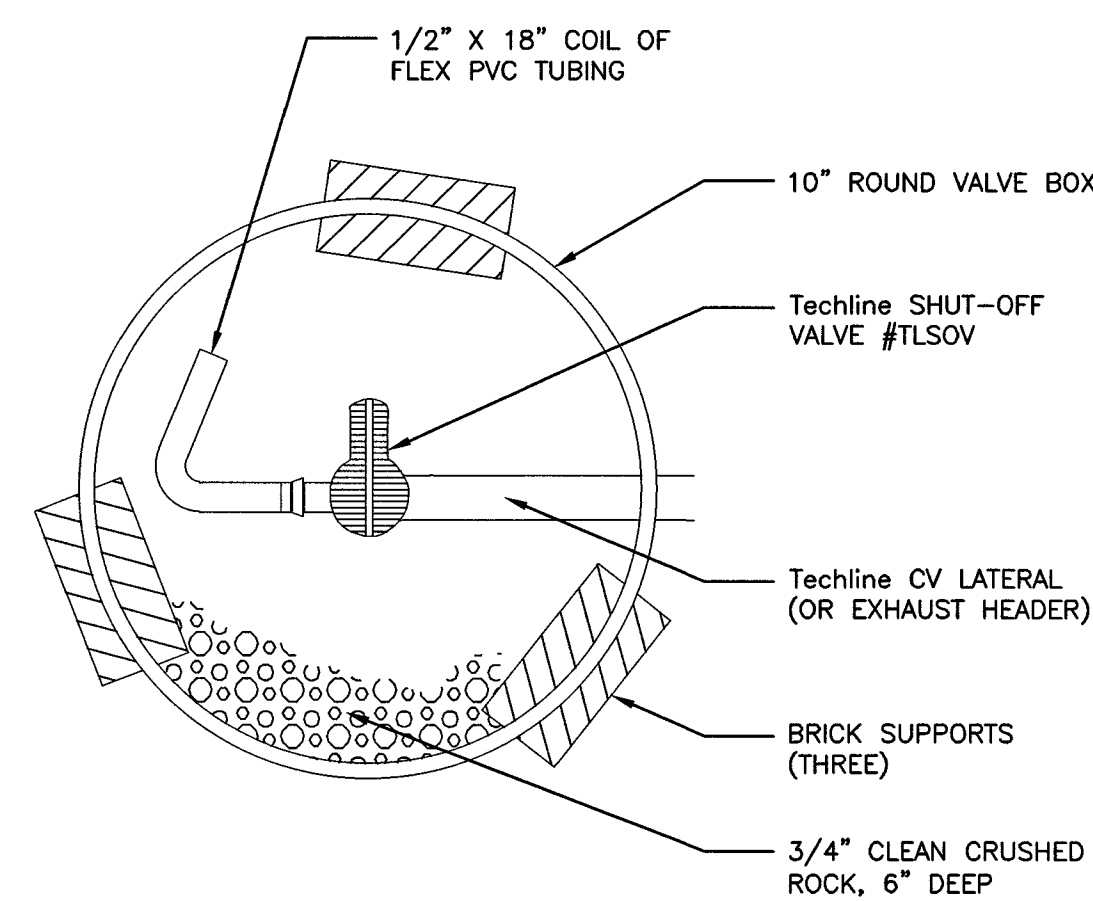


BUBBLER SYSTEM LAYOUT ADJACENT TO OVERHEAD SPRAY SYSTEM

- POP-UP BUBBLER PLACE BUBBLER ASSEMBLY UPHILL AND ADJACENT TO ROOTBALL, REFER TO BUBBLER PLACEMENT ENLARGEMENT. INSTALL PER MHCSO STD. DETAIL LI-10, W/ HUNTER PROS-04-CV 4" POP-UP W/ PA-80 ADAPTER AND RAINBIRD PCT-05 NOZZLE.
- POP-UP MULTI STREAM MP ROTATOR.
- IRRIGATION MAINLINE
- PRIMARY IRRIGATION LATERAL SIZE PER DETAIL A, THIS SHEET
- SPRAY SYSTEM IRRIGATION LATERAL.
- BUBBLER SYSTEM IRRIGATION LATERAL SIZE PER DETAIL A, THIS SHEET
- REMOTE CONTROL VALVE.
- DRIP/BUBBLER REMOTE CONTROL VALVE.
- SHRUB/ GROUNDCOVER PLANTING
- SHRUB ROOTBALL.
- CURB/EDGE OF PAVEMENT.

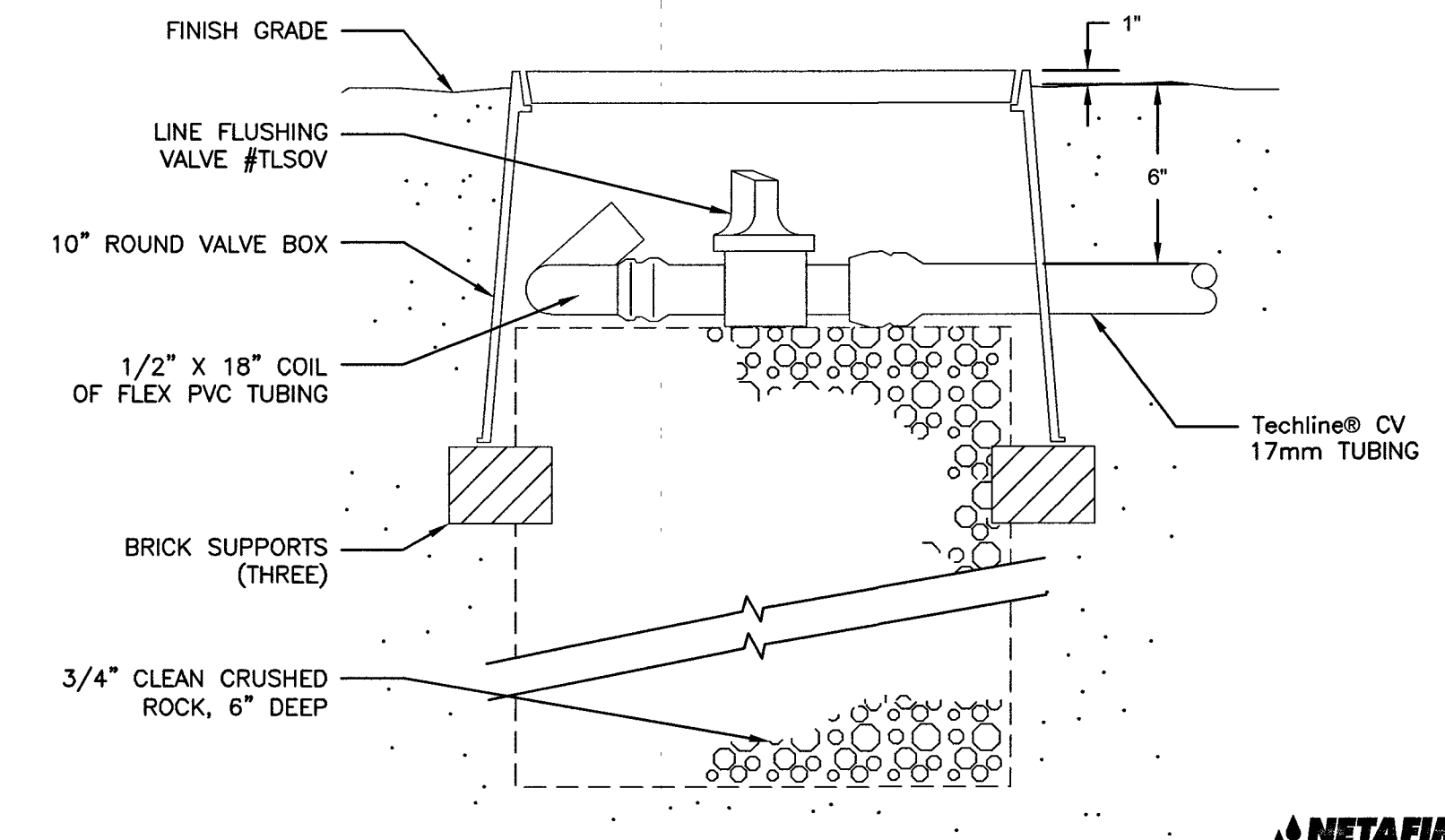
NOTE:
 - BUBBLERS SHALL NOT BE PLACED WITHIN 18" OF PAVING PER MHCSO DETAIL LC-10.
 - ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS

B N.T.S.

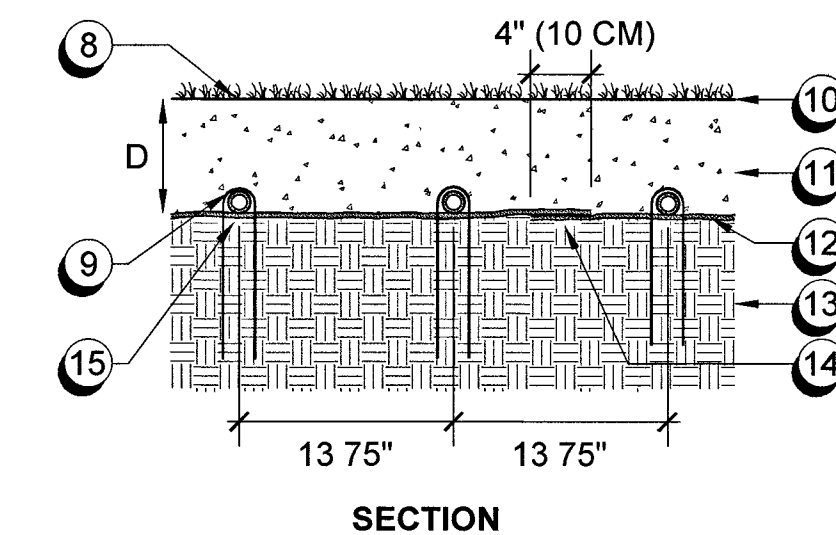
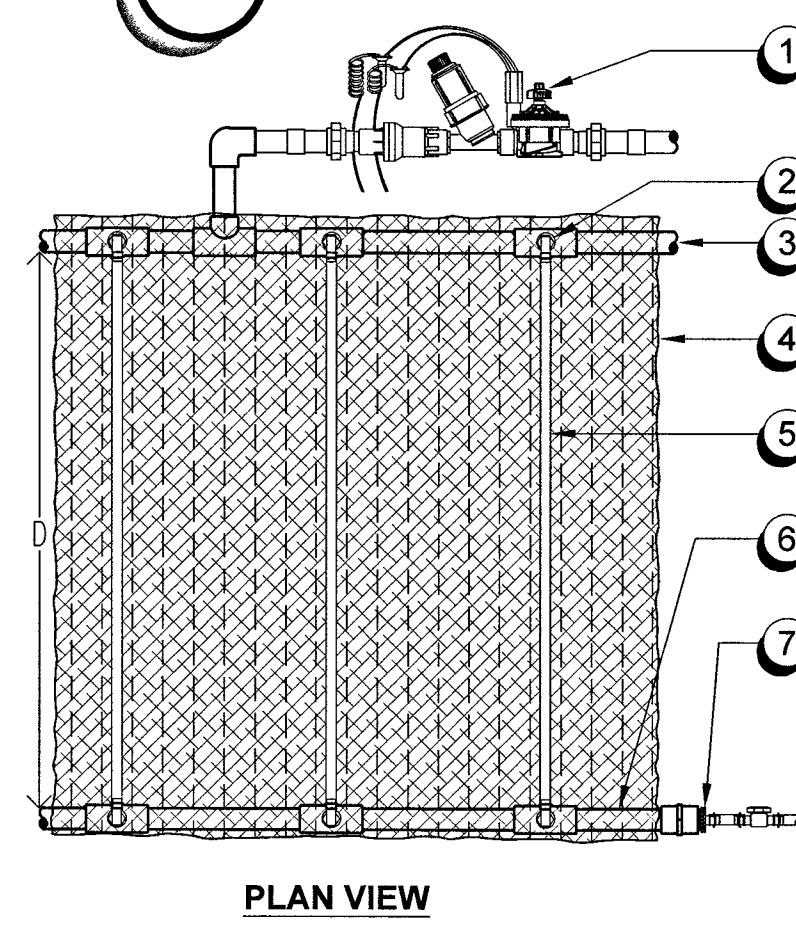


00 Techline CV MANUAL LINE FLUSH VALVE
NOT TO SCALE
DETAIL - D111

D NETAFIM MANUAL LINE FLUSH VALVE - PLAN & SECTION



00 MANUAL LINE FLUSHING VALVE TISOV PLUMBED TO TUBING
NOT TO SCALE
DETAIL - D211



NOTE:
 1 SEE HUNTER SPECIFICATIONS FOR ALLOWABLE LENGTH OF TUBING RUN
 2. ECO MAT INSTALLATION DEPTH (D). 5" - 6"

- REFER TO IRRIGATION EQUIPMENT LEGEND ON SHEET L-2.0 FOR VALVE AND FILTER
- PVC / TUBING CONNECTION
- PVC SUPPLY HEADER, SIZE PER VALVE GPM REFER TO SUPPLY/DISCHARGE HEADER PIPE SIZING CHART, THIS DETAIL
- ECO MAT SUBSURFACE IRRIGATION MAT
- DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE.
- PVC DISCHARGE HEADER, SIZE PER VALVE GPM REFER TO SUPPLY/DISCHARGE HEADER PIPE SIZING CHART, THIS DETAIL.
- MANUAL FLUSH VALVE - REFER TO DETAIL C, SHEET L-3.1
- TURF GRASS - SODDED
- SOD STAKE INSTALLED 8 FT ON CENTER OVER TUBING
- FINISHED GRADE
- AMENDED SOIL.
- ECO MAT SUBSURFACE IRRIGATION ON SUBGRADE.
- SITE SOIL.
- OVERLAP MAT 4" (10cm).
- 17mm DRIP LINE TUBING, POLYPROPYLENE FLEECE WRAPPED

SUPPLY/DISCHARGE HEADER PIPE SIZING CHART

G.P.M.	SCH. 40 PVC PIPE SIZE
0 - 6	3/4"
7-12	1"
13-20	1-1/4"
21-30	1-1/2"
31-40	2"

F ECO-MAT DRIP IRRIGATION MATTING
SCALE: N.T.S.

REVISIONS

No	Description	Date	App

DATE APRIL 30, 2020
DRAWN BY B.F.
PROJ ENGR
PROJ MGR MC

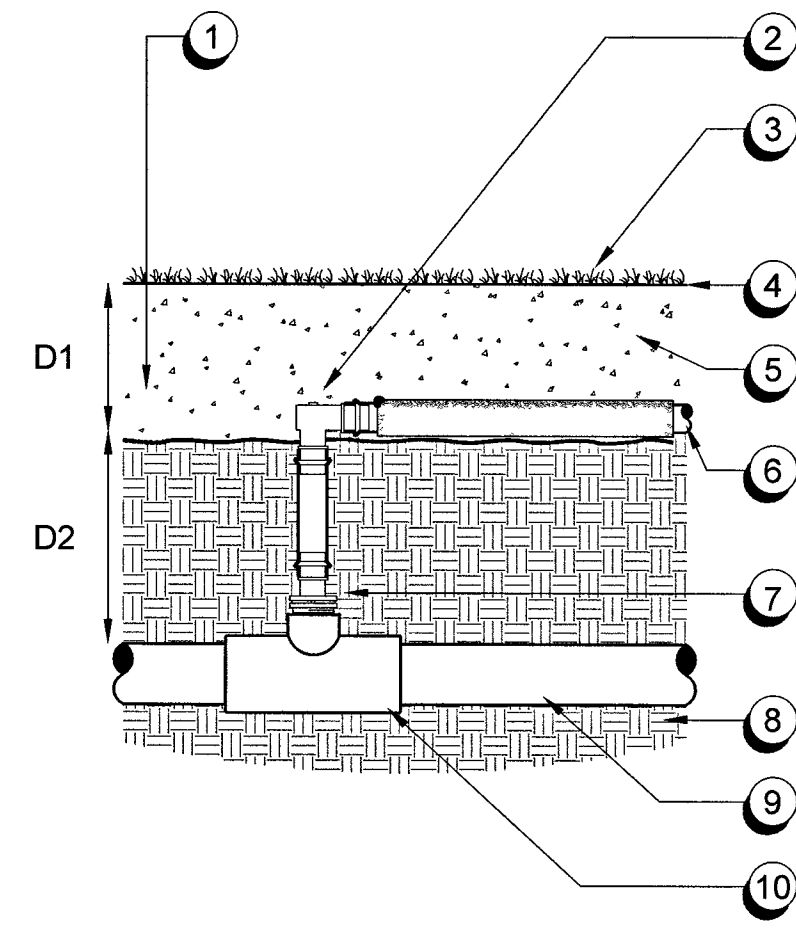
APPROVED BY *Nader Sharghi*
 NADER B. SHARGHI, P.E. #1537
 PUBLIC WORKS DIRECTOR
 Date **5-13-20**

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

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 www.nsa-landscapes.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
TOWN CENTER STREETSCAPE GUIDELINES
IRRIGATION DETAILS

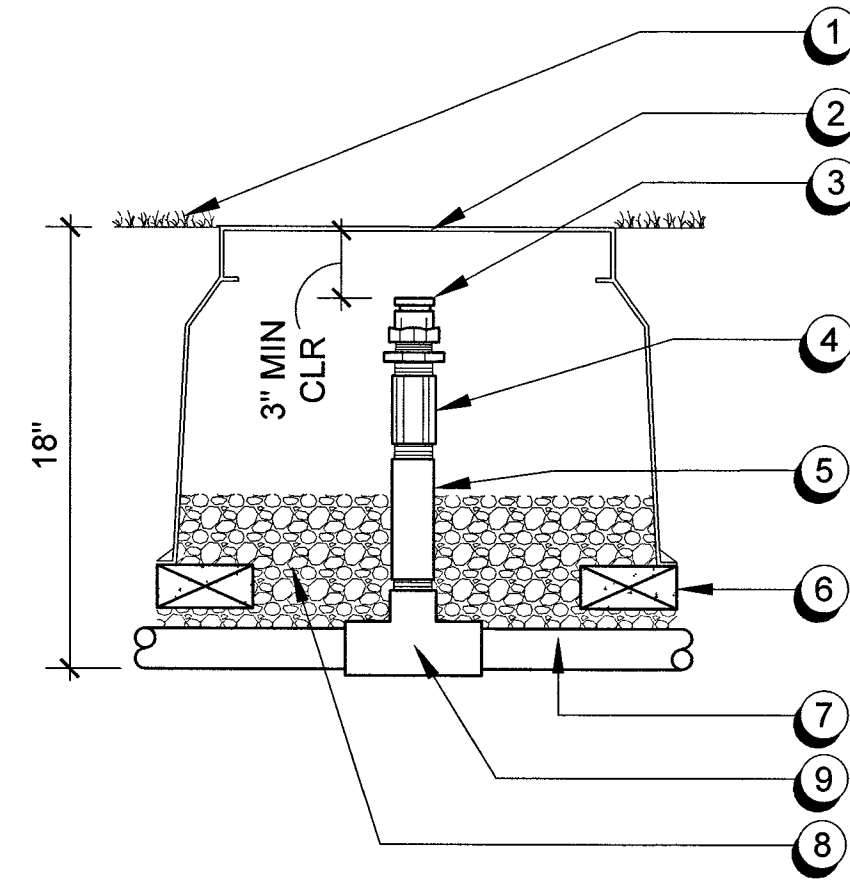
VTA JOB No 05717
 PLAN FILE NO 0527
 SHEET: 14 OF: 20
L-3.0



D1 - ECO MAT DEPTH (TURF) 5"-6"
D2 - 13" OR PER PLANS

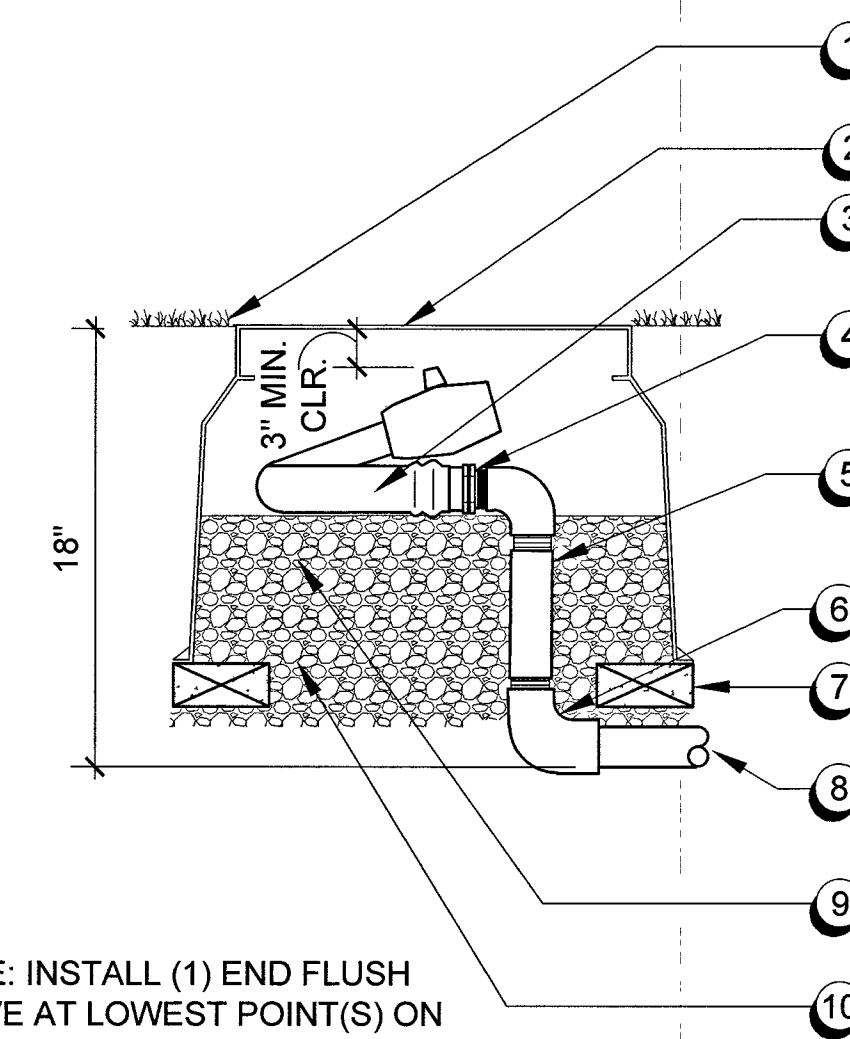
A ECO-MAT RISER CONNECTION
SCALE: NTS

- 1 OVERLAP ECO MAT OVER CONNECTION AND TO EDGE OF PLANTED AND IRRIGATED AREA
- 2 PLD-ELB, 17mm BARB X BARB 90 DEGREE ELL
- 3 TURF GRASS, SEE PLANTING PLAN
- 4 FINISHED GRADE
- 5 AMENDED SOIL
- 6 ECO MAT SUBSURFACE IRRIGATION MAT WITH 17mm DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE
- 7 PLD-075, 17mm BARB X 3/4" MIPT ADAPTER, W/ 8" OF BLANK PLD TUBING
- 8 SITE SOIL
- 9 PVC LATERAL LINE
- 10 PVC SST SCH. 80 TEE FITTING



- 1 FINISH GRADE
 - 2 6" ROUND VALVE BOX
 - 3 AIR/VACUUM RELIEF VALVE
 - 4 1/2" PVC COUPLING (TXT)
 - 5 1/2" SCH 80 RISER (LENGTH AS REQUIRED)
 - 6 BRICK SUPPORTS (3)
 - 7 PVC LATERAL LINE
 - 8 3/4" CLEAN CRUSHED ROCK, 6" DEPTH MIN
 - 9 PVC SST SCH. 80 TEE FITTING
- NOTE: INSTALL (1) AIR RELIEF VALVE AT HIGHEST POINT(S) ON EACH BRANCH OF THE SYSTEM

B ECO-MAT AIR RELIEF VALVE
SCALE: NTS



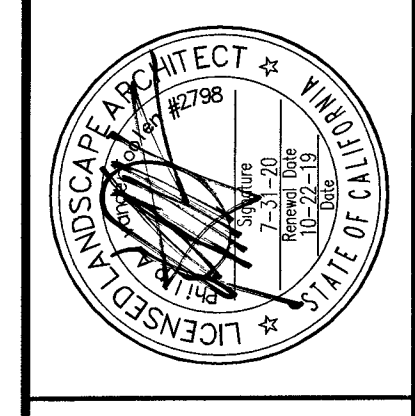
- 1 FINISH GRADE
 - 2 10" ROUND VALVE BOX
 - 3 1/2" X 18" COIL OF EXCALIBUR (FLEX PVC) TUBING WITH 1/2" BALL VALVE
 - 4 1/2" FTP X BARB ADAPTER FITTING TO ACCEPT EXCALIBUR TUBING.
 - 5 1/2" SCH 80 RISER (LENGTH AS REQUIRED)
 - 6 1/2" SxT SCH 80 ELL
 - 7 BRICK SUPPORTS (3)
 - 8 1/2" SCH 40 PVC PIPE FROM PVC SUPPLY OR EXHAUST HEADER.
 - 9 3/4" CLEAN CRUSHED ROCK BELOW BALL VALVE, 6" DEPTH MIN.
 - 10 3/4" CLEAN CRUSHED ROCK 6" DEPTH MIN
- NOTE: INSTALL (1) END FLUSH VALVE AT LOWEST POINT(S) ON EACH BRANCH OF THE SYSTEM

C ECO-MAT END FLUSHING VALVE
SCALE: NTS

REVISIONS	
No	App

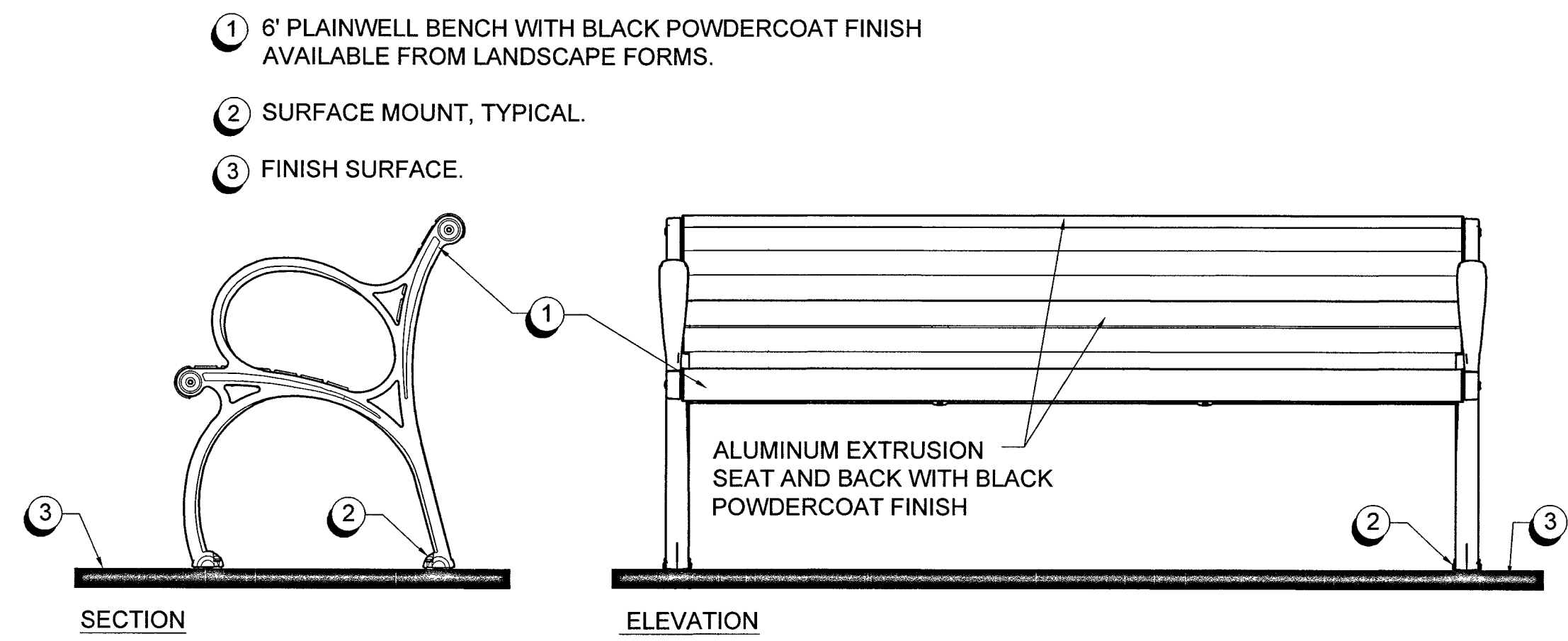
DATE: APRIL 30, 2020
 DRAWN BY: BF
 PROJ ENGR:
 PROJ. MGR: MC

DATE: APRIL 30, 2020
 DRAWN BY: BF
 PROJ ENGR:
 PROJ. MGR: MC

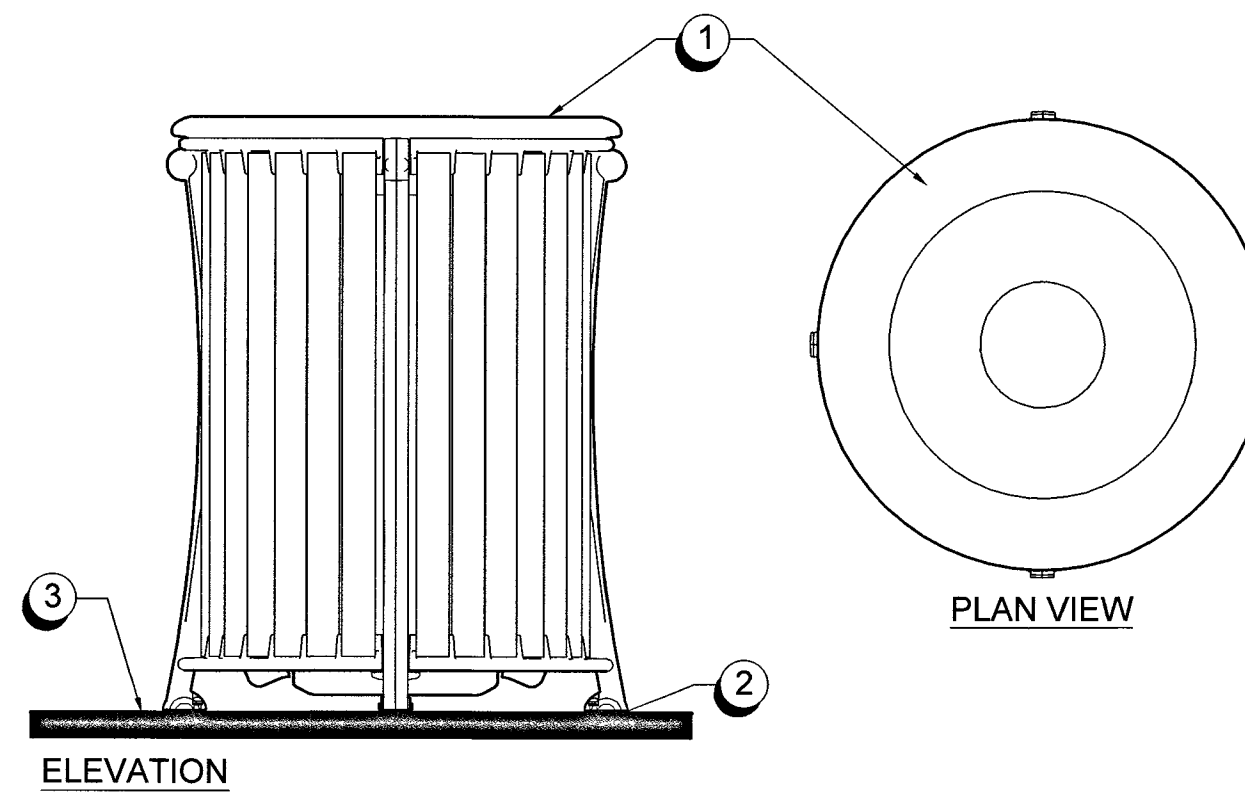


VanderToolen + Associates
 LANDSCAPE ARCHITECTS
 700 Yuba Valley Road
 Walnut Creek, CA 94596
 Tel: 925.934.1100

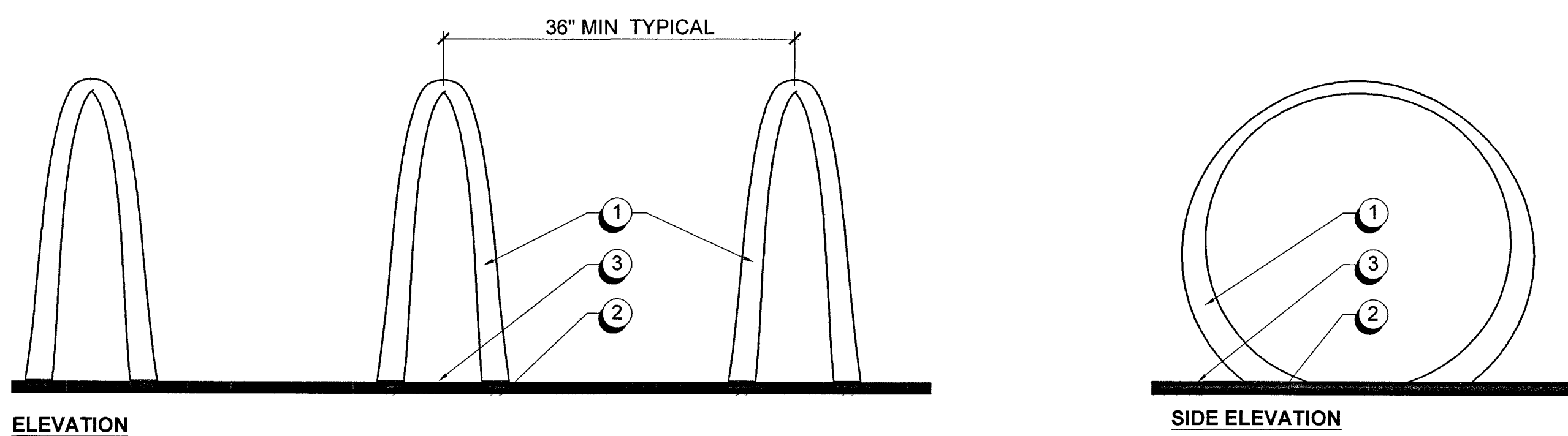
MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT
 TOWN CENTER STREETSCAPE GUIDELINES
 IRRIGATION DETAILS



A PLAINWELL BENCH
SCALE: 1" = 1' - 0"



B PLAINWELL LITTER RECEPTACLE
SCALE: 1" = 1' - 0"



ELEVATION

SIDE ELEVATION

- ① "LOOP" BICYCLE RACK, CAST ALUMINUM WITH BLACK POWDERCOAT FINISH. AVAILABLE FROM LANDSCAPE FORMS
- ② SURFACE MOUNT, TYPICAL
- ③ FINISH SURFACE

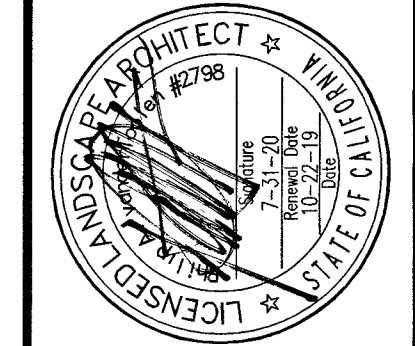
C LOOP BIKE RACK
SCALE: 1" = 1' - 0"

- ① 35 GALLON PLAINWELL LITTER RECEPTACLE WITH BLACK POWDERCOAT FINISH AVAILABLE FROM LANDSCAPE FORMS.
- ② SURFACE MOUNT, TYPICAL
- ③ FINISH SURFACE

REVISIONS	
No	Date App

MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT
 Approved By: *Nabeel Shareghi*
 NABEEL SHAREGHI, REG #17837
 Title: PUBLIC WORKS DIRECTOR
 Date: 5-13-20

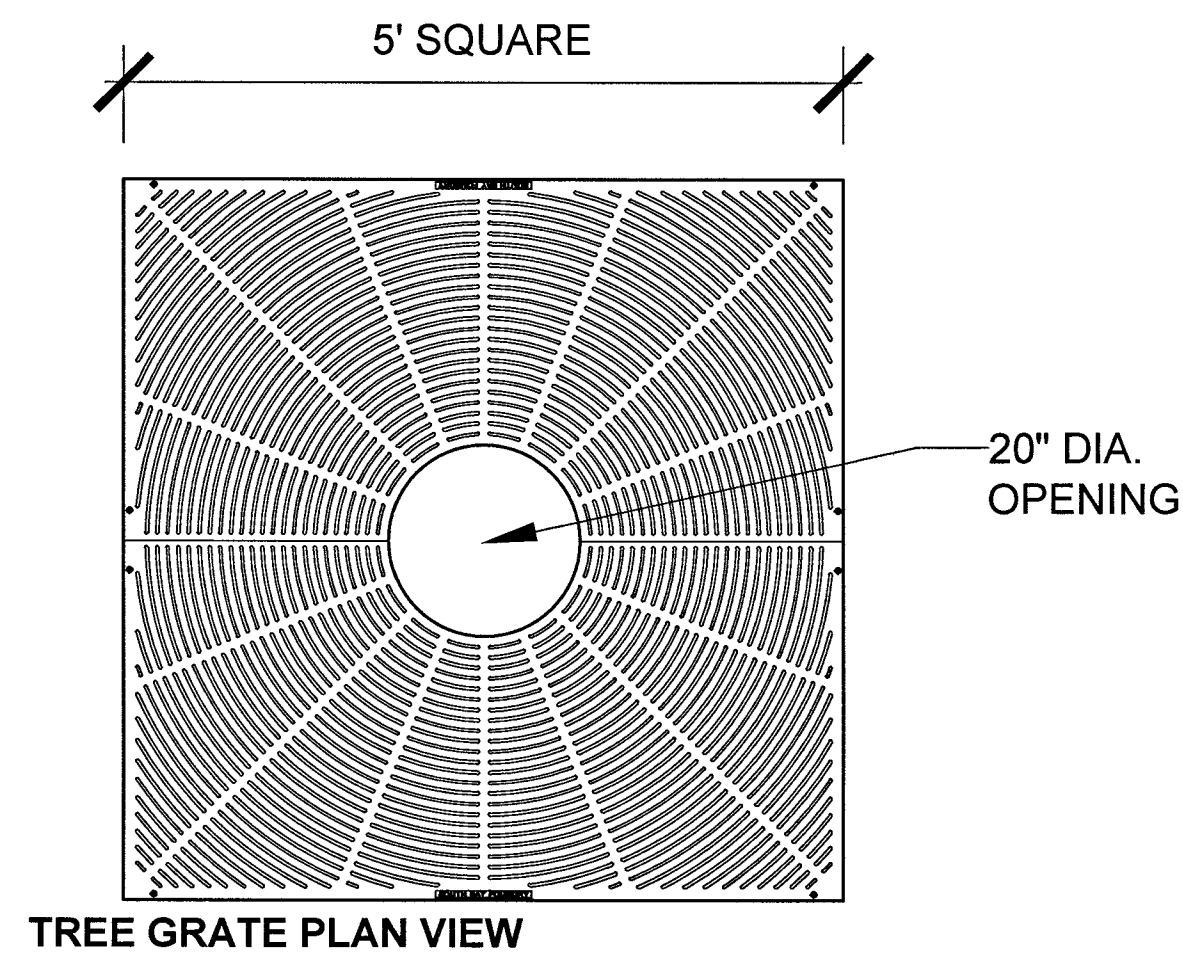
DATE	APRIL 30, 2020
DRAWN BY	BF
PROJ ENGR	
PROJ MGR	MC



vanderToelen • Associates
LANDSCAPE ARCHITECTS
 700 Yuba Valley Road
 Walnut Creek, CA 94596
 Tel: 925.938.2299
 www.vta.com

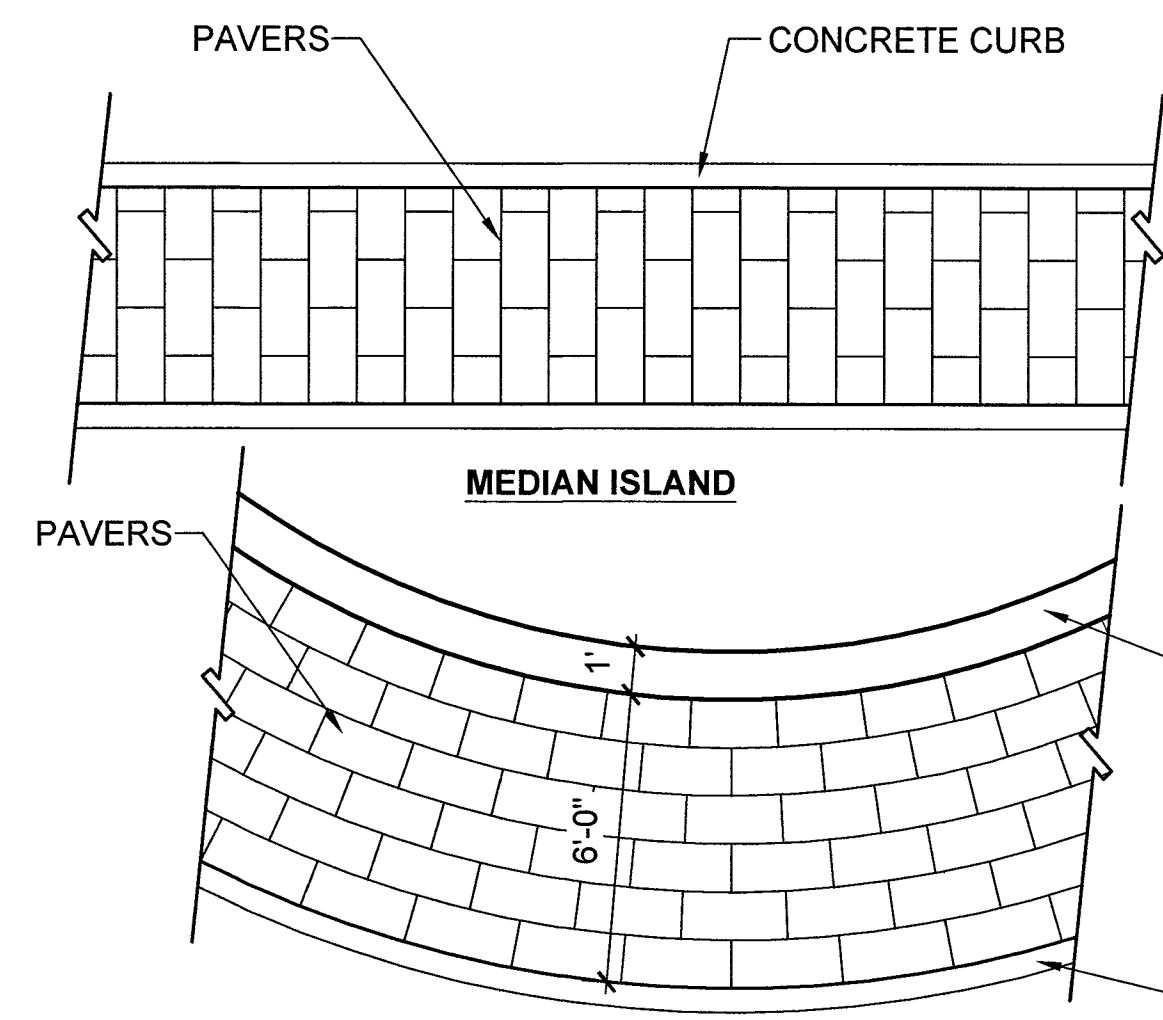
MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT
 TOWN CENTER STREETSCAPE GUIDELINES
 STREET FURNITURE

VTA JOB NO 05717
 PLAN FILE NO 0527



TREE GRATE PLAN VIEW

MANUFACTURER: SOUTH BAY FOUNDRY INCORPORATED
 MODEL : SP - 60" x 60", DUCTILE IRON SQUARE

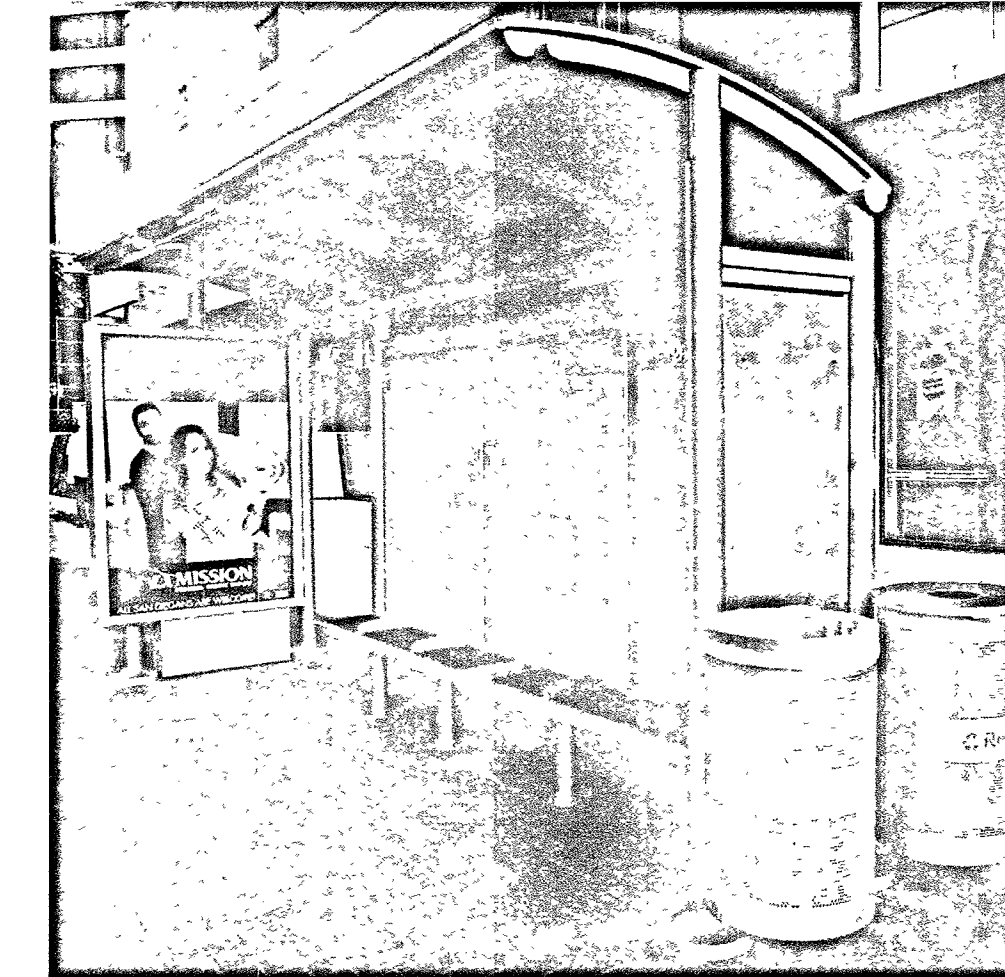


TRAFFIC CIRCLE

PAVERS:
 'OLD WORLD PAVER' AVAILABLE THROUGH BELGARD
 PAVERS (1-877-235-4873). PATTERN SHALL BE 3-PIECE
 MODULAR RUNNING BOND WITH ALL THREE SIZES EQUAL
 QTY. COLORS SHALL BE 'OLD WORLD TOSCANA AND
 VICTORIAN BLEND' WITH NON-SEALED FINISH. REFER TO
 MHCS D STANDARD DETAIL LC-03 AND SC-19.

ENHANCED TRAFFIC CIRCLE RETAINING WALL.
 MHCS D STD. DETAIL SC-19
 POURED IN PLACE COLORED CONCRETE WITH
 FORMLINER PATTERN.
 COLOR: 'MESA BUFF'.

CONCRETE CURB.

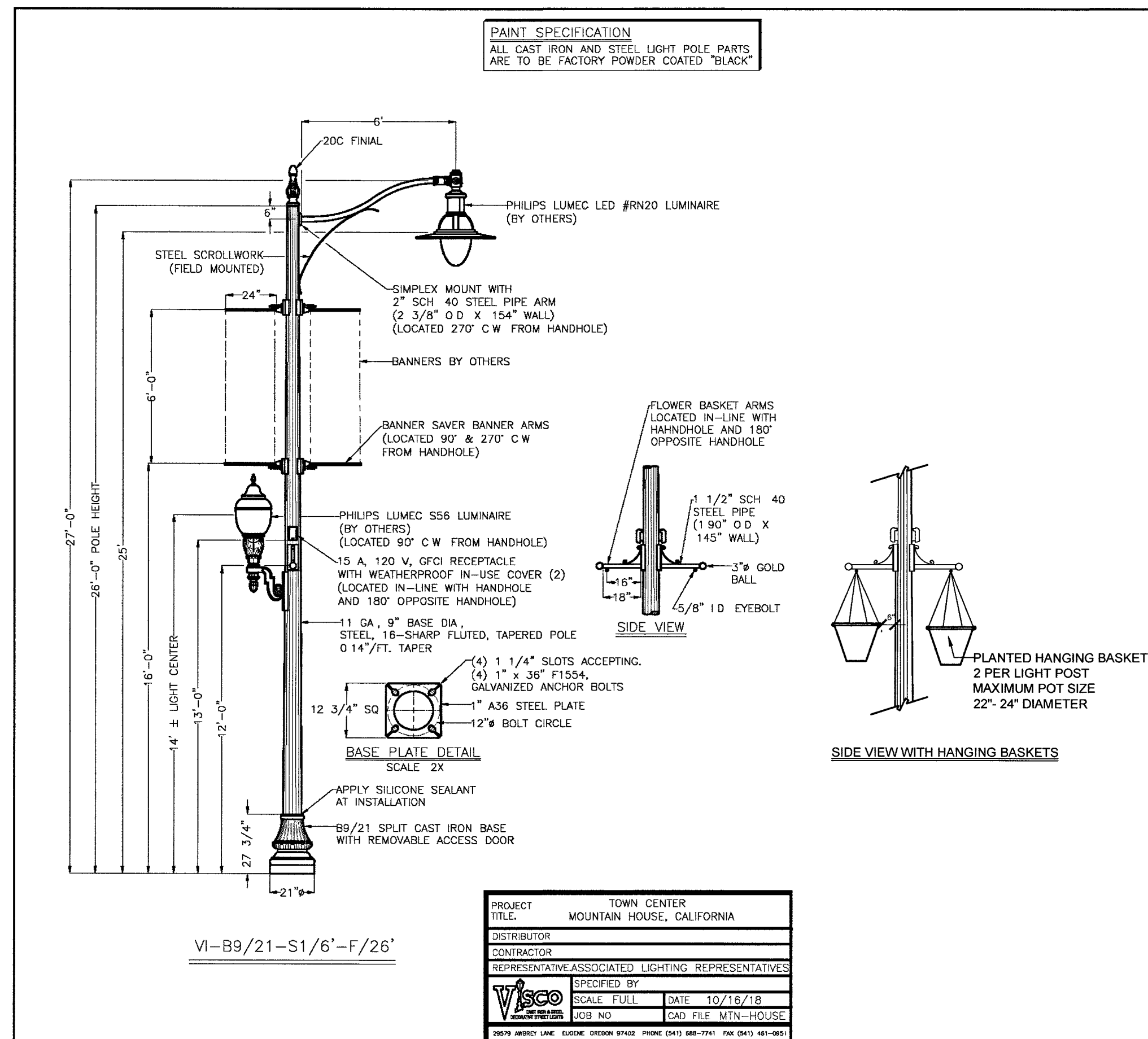


MANUFACTURER: TOLAR MANUFACTURING www.tolarmfg.com
 MODEL: (26800-01) TOLAR SIGNATURE SUNSET ADVERTISING TRANSIT SHELTER
 SIZE: 5' X 17'

A TREE GRATE
 N.T.S.

B MEDIAN ISLAND & TRAFFIC CIRCLE PAVERS
 SCALE: NTS

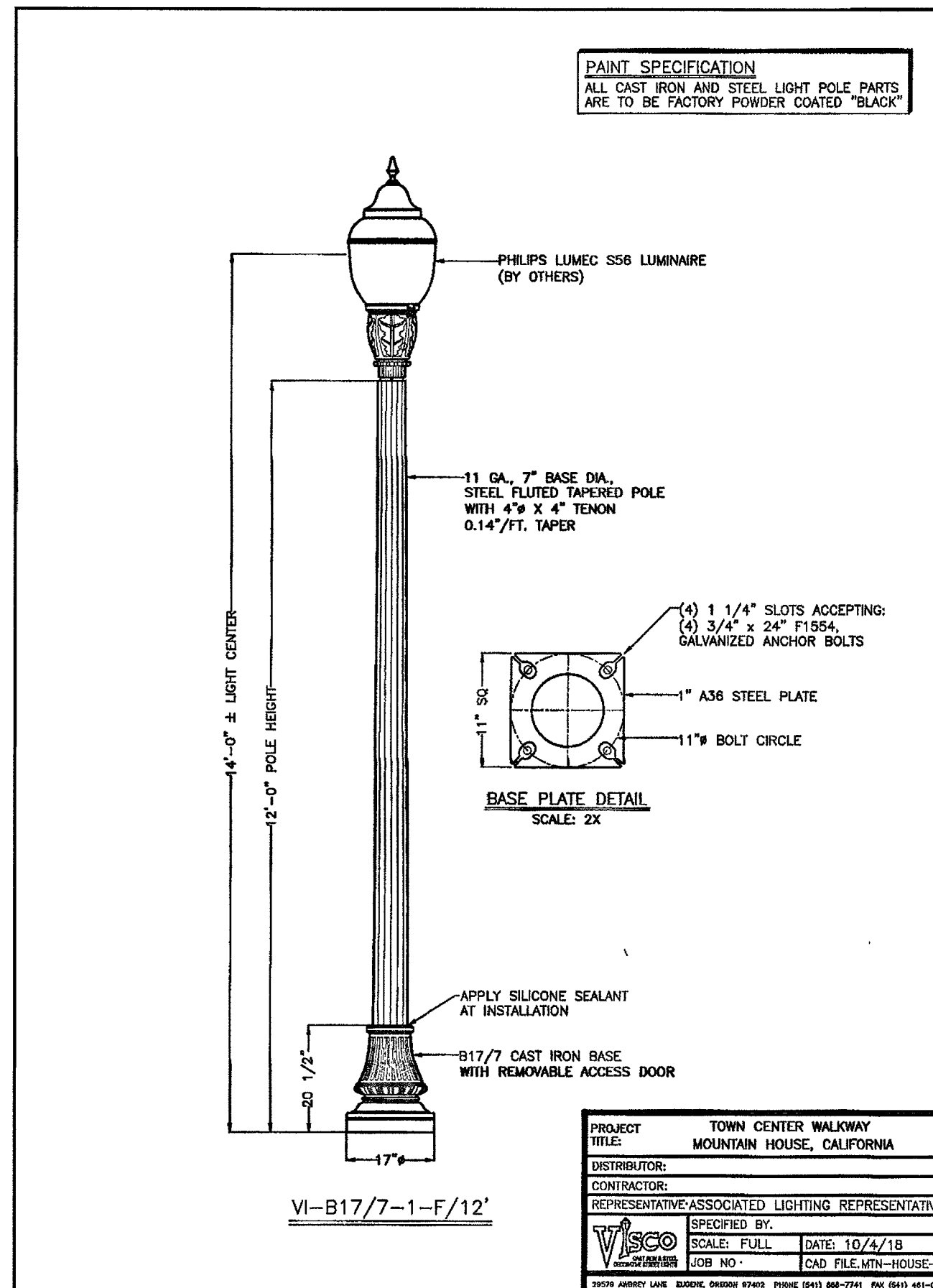
C BUS SHELTER
 N.T.S. BUS SHELTER SHALL BE A SEPARATE SUBMITTAL APPROVED BY MHCS D



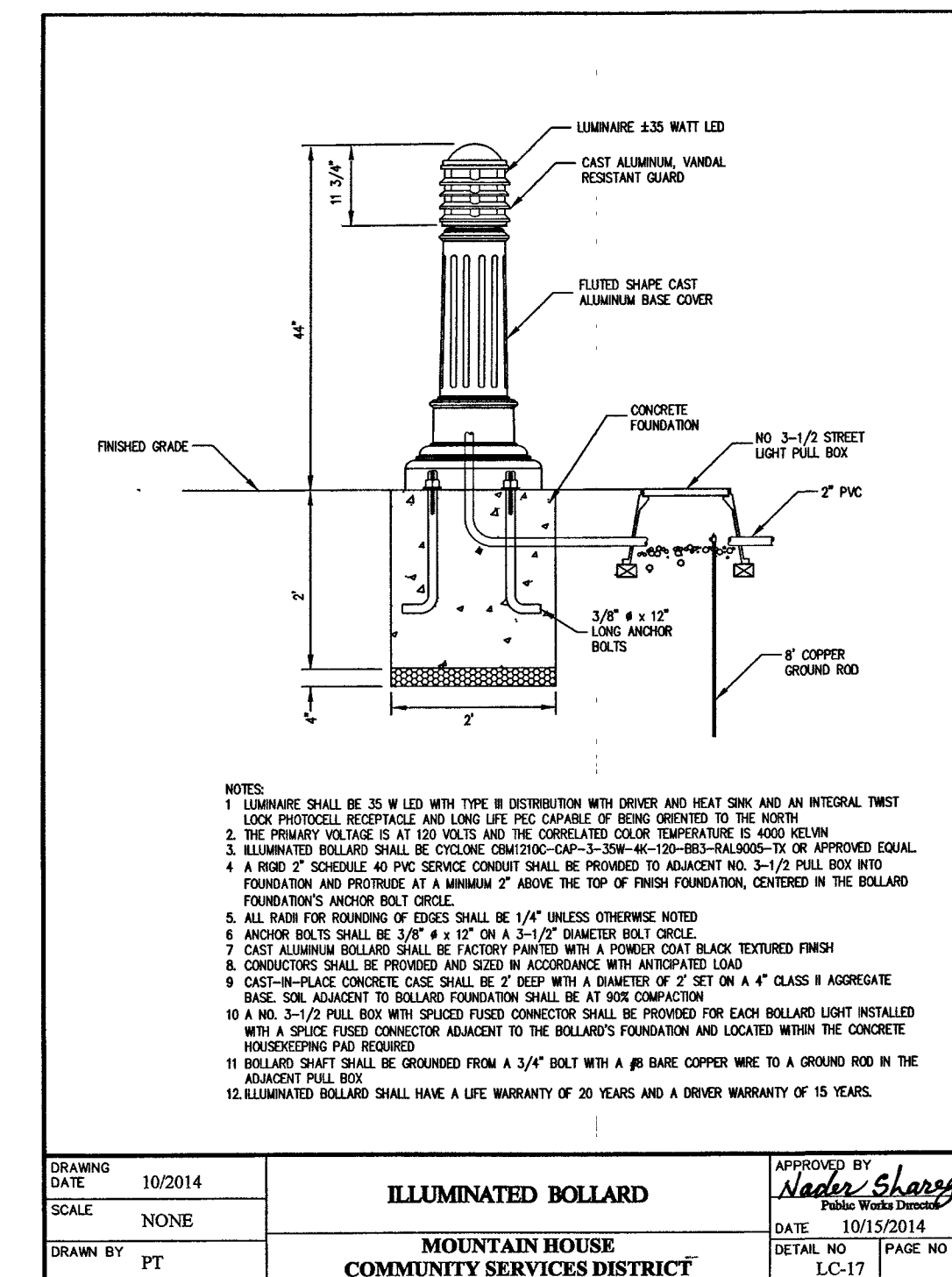
MAIN STREET ONLY

PAINT SPECIFICATION
 ALL CAST IRON AND STEEL LIGHT POLE PARTS
 ARE TO BE FACTORY POWDER COATED "BLACK"

PAINT SPECIFICATION
 ALL CAST IRON AND STEEL LIGHT POLE PARTS
 ARE TO BE FACTORY POWDER COATED "BLACK"



LIGHT POLE, TYPICAL



ILLUMINATED BOLLARD
 MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT

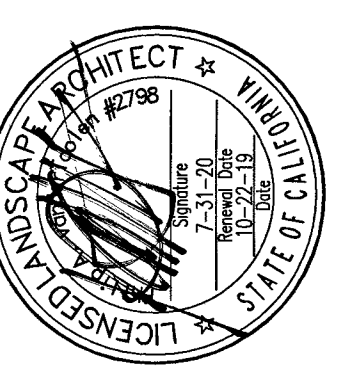
D LIGHT POLES
 N.T.S.

E ILLUMINATED BOLLARD
 N.T.S. SEE MHCS D DETAIL LC-17.

REVISED 5/5/20

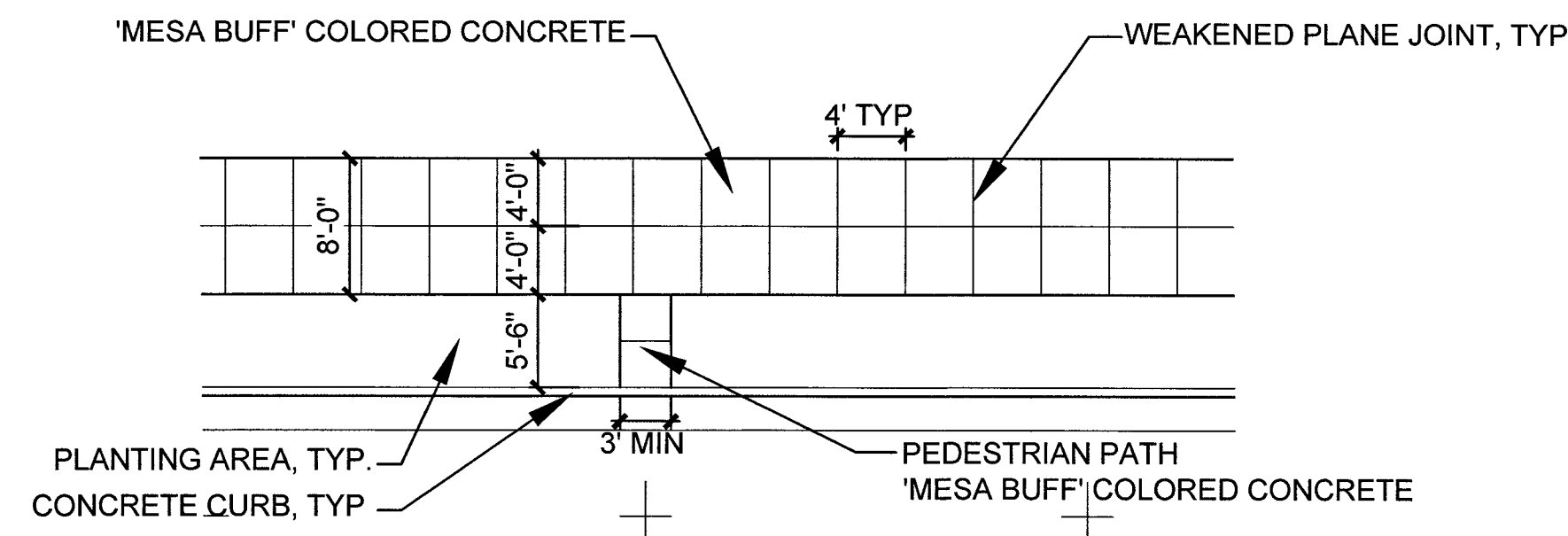
REVISIONS	No	Description	Date	App

DATE	APRIL 30, 2020
DRAWN BY	BF
PROJ ENGR	
PROJ MGR	MC



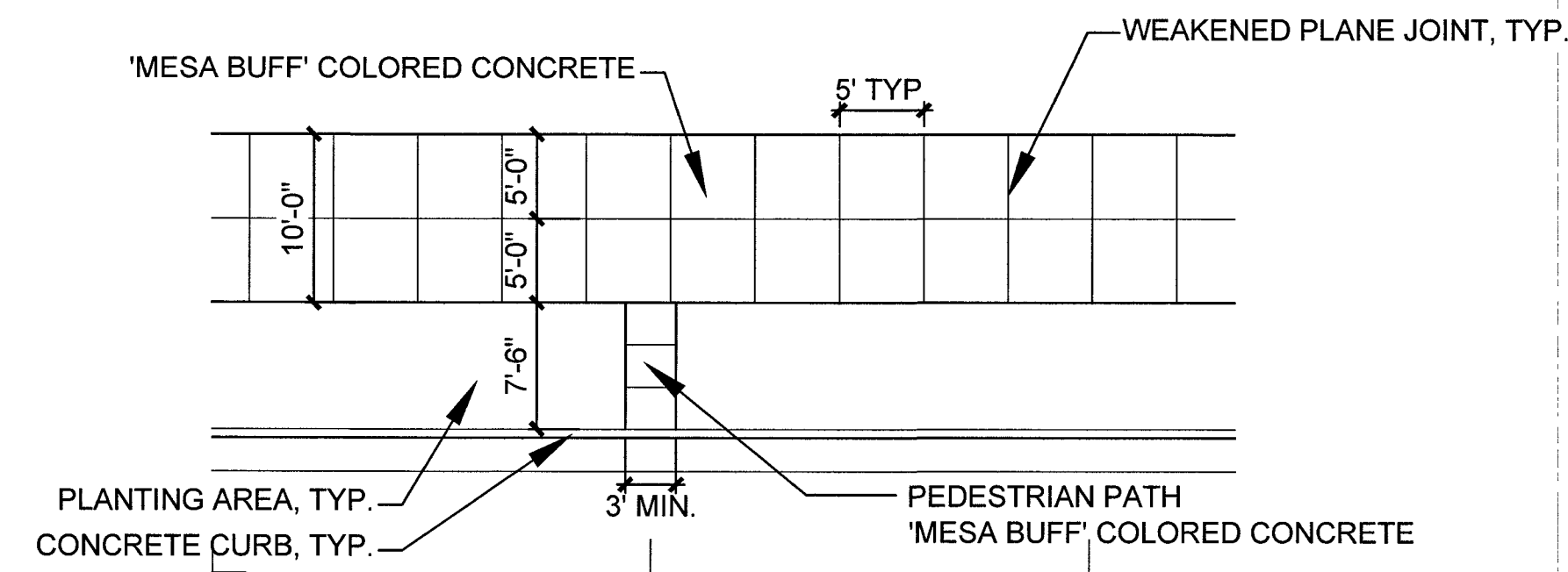
WARD TOOLEY & ASSOCIATES
 LANDSCAPE ARCHITECTS
 700 Yuba Valley Road
 Walnut Creek, CA 94596
 TEL: 925.924.1805
 WWW.WTAA.COM

MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT
 TOWN CENTER STREETScape GUIDELINES
 STREET FURNITURE



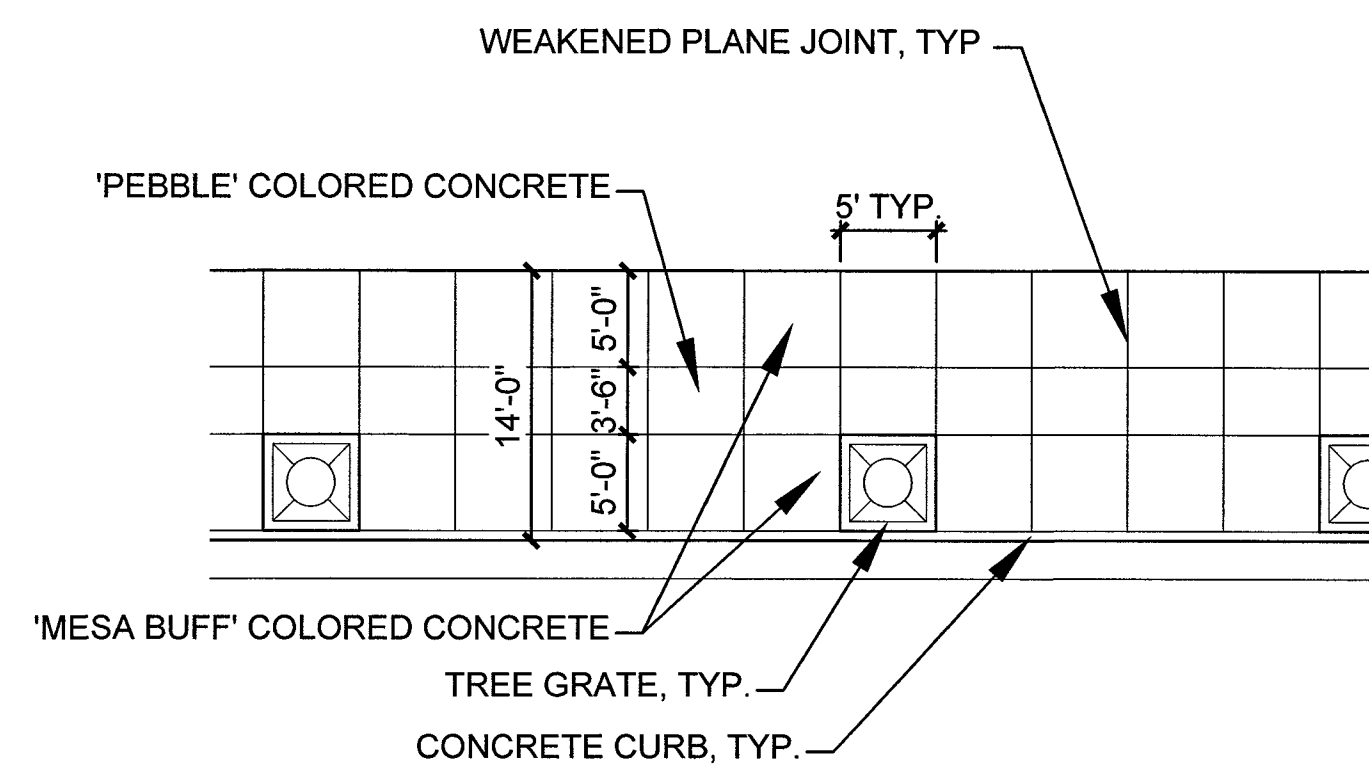
SIDEWALK PAVING - 8' WIDE

SCALE: 1" = 10'



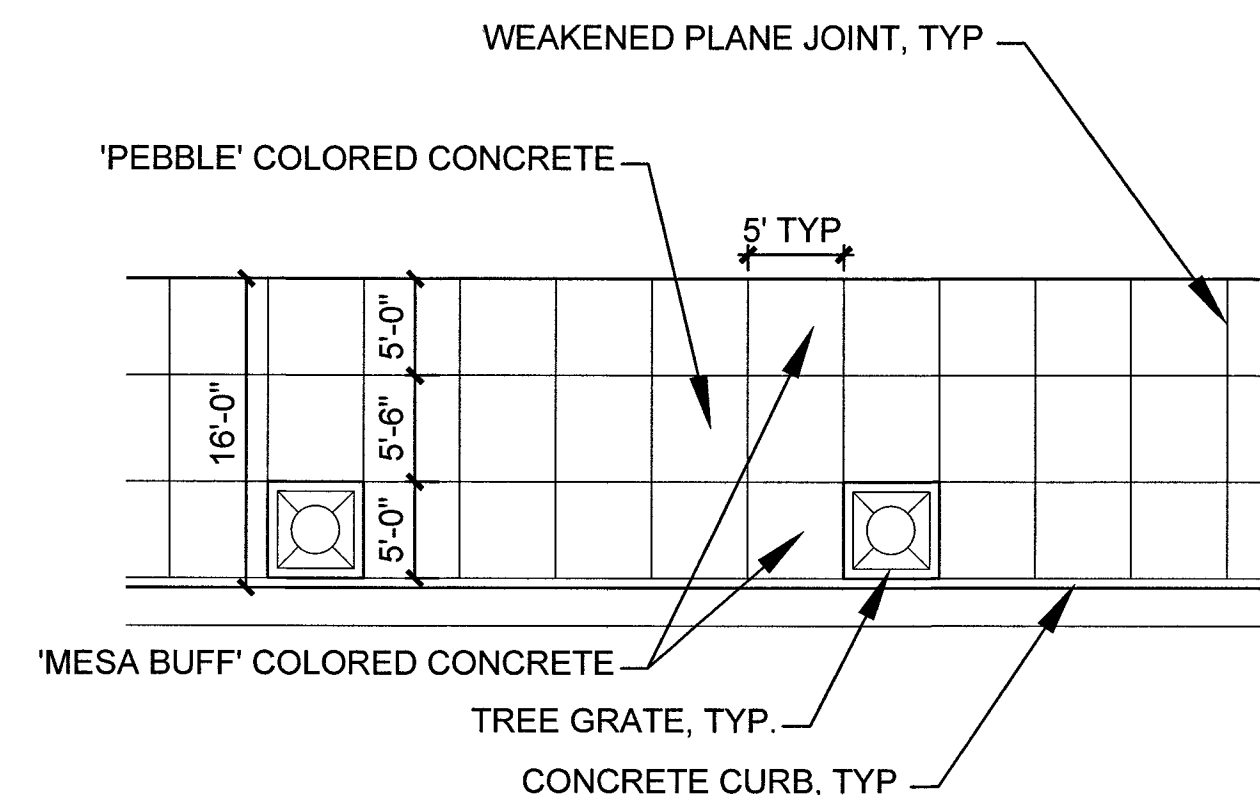
SIDEWALK PAVING - 10' WIDE

SCALE: 1" = 10'



SIDEWALK PAVING - 14' WIDE

SCALE: 1" = 10'

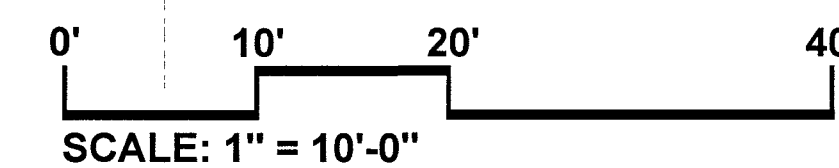


SIDEWALK PAVING - 16' WIDE

SCALE: 1" = 10'

NOTE:

1. REFER TO MHCSO STD. DETAILS FOR ADDITIONAL INFORMATION.
2. MHCSO TO CONFIRM ALL SIDEWALK / PLANTER DIMENSIONS AND LOCATIONS.



SIDEWALK NOTES:

MATERIAL: INTEGRAL COLOR CONCRETE.

WIDTH: VARIES, SEE PLANS.

COLOR: VARIES, SEE PLANS.

FINISH: MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.

SCORING: VARIES, SEE PLANS.

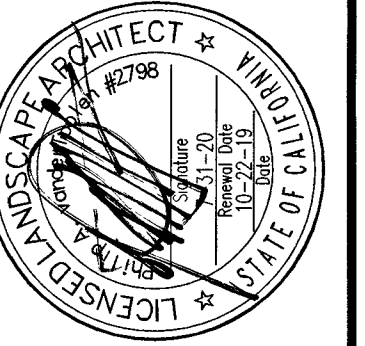
TREE GRATES: 60" (5'-0") SQUARE. SEE PLANS FOR LOCATIONS AND SPACING.

5/5/20

REVISIONS	No	Descriptions	Date	App

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
 Approved By: *Nader Sharegh*
 NADER B. SHAREGH, P.E. (P) 687
 Title: PUBLIC WORKS DIRECTOR
 Date: 5-13-20

DATE	DATE	DRAWN BY	PROJ. ENGR.	PROJ. MGR.	MC
APRIL 30, 2020	AC				

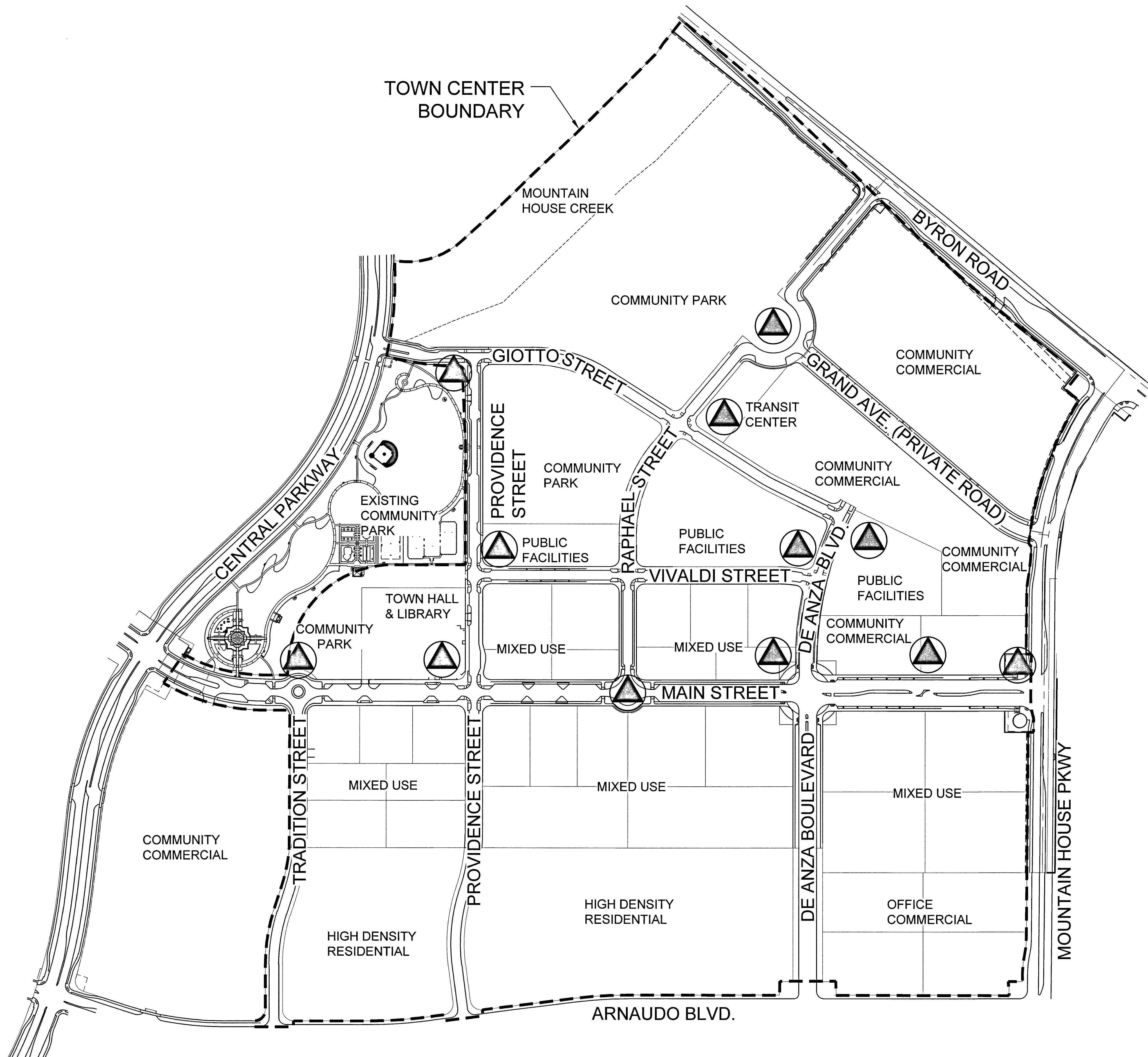


VanderToelen & Associates
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 www.vta.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
TOWN CENTER STREETSCAPE GUIDELINES
CONCRETE PAVING LAYOUT

VTA JOB No 05717
 PLAN FILE NO 0527

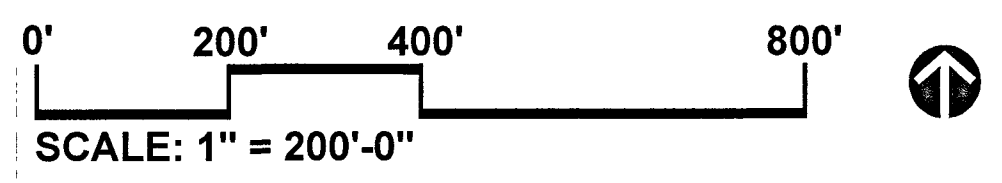
SHEET: 18 OF 20
L-5.0



△ PUBLIC ART LOCATIONS

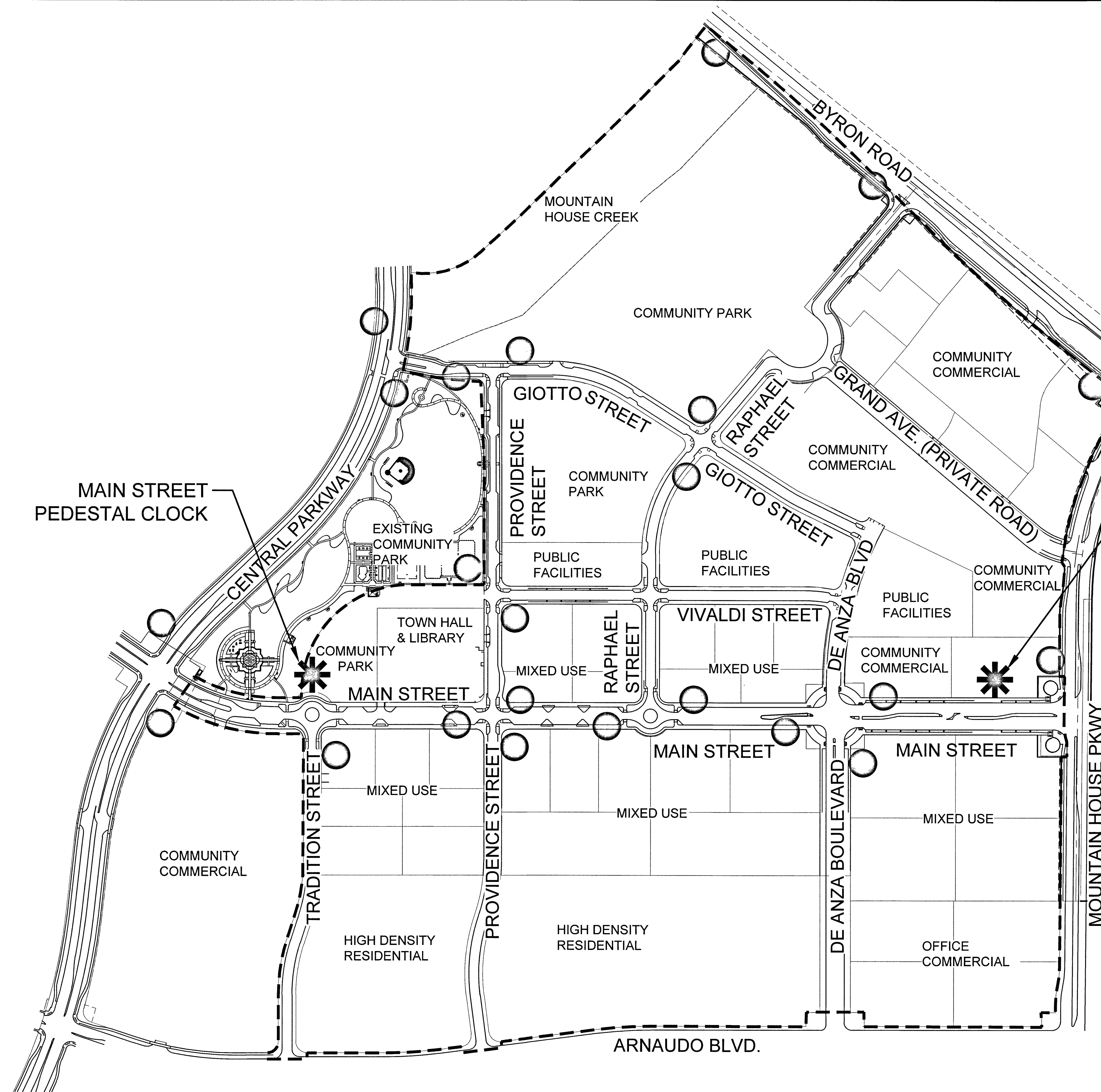
THE INTENT OF THE PUBLIC ART LOCATION MAP IS TO INDICATE LOCATIONS FOR PUBLIC ART WITHIN THE TOWN CENTER.

REFER TO MOUNTAIN HOUSE SPECIFIC PLAN II, CHAPTER 4, DESIGN AND DEVELOPMENT, 4.2.7 PUBLIC ART AND MONUMENTS AND FIGURE 4.11 FOR INFORMATION AND REQUIREMENTS.



06 5.5/20

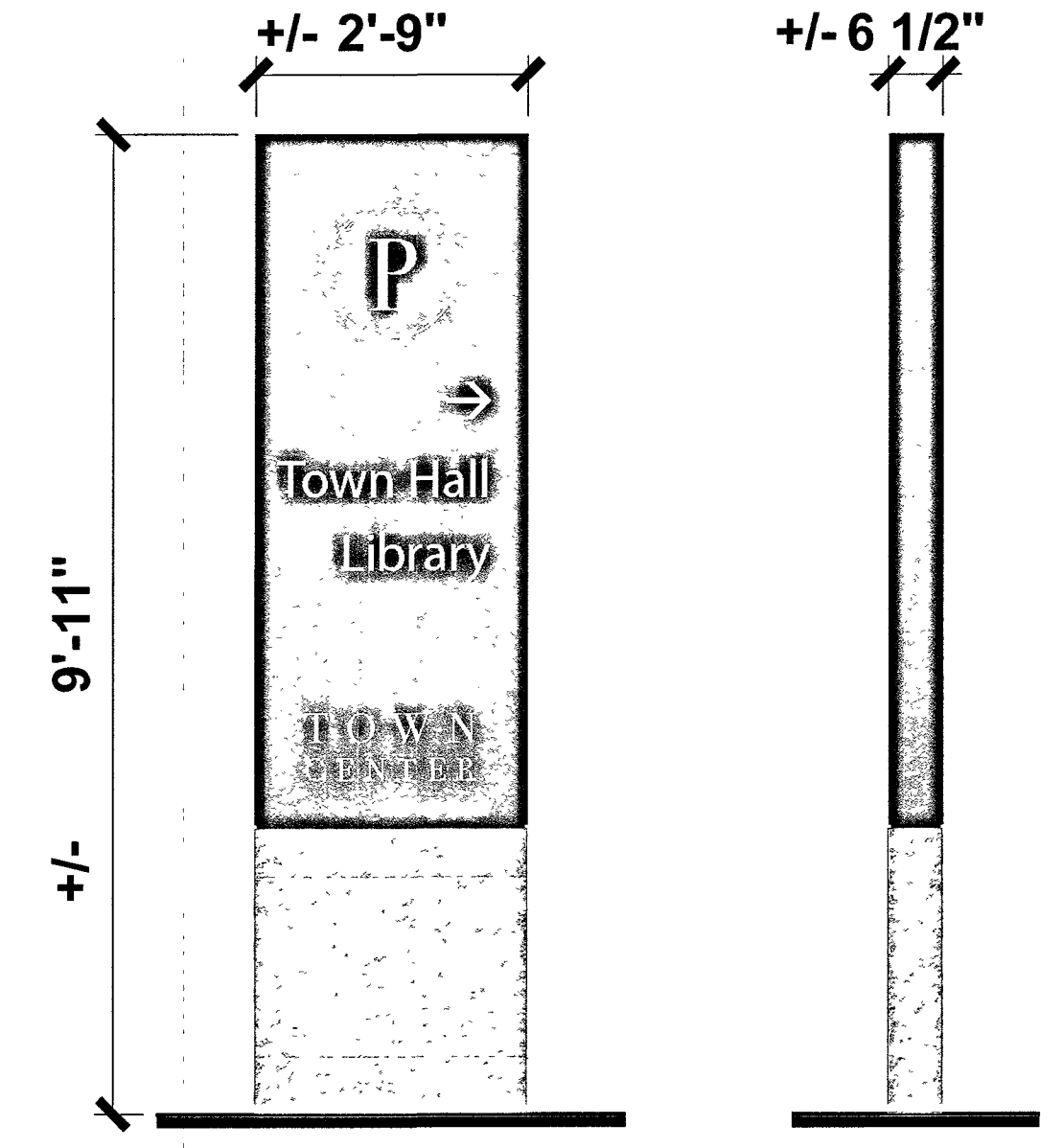
REVISIONS No. Descriptions Date App.			
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT		Approved By: <i>Nader Sharghi</i> <small>NADER B. SHARGI, RCE #1837</small>	Title: PUBLIC WORKS DIRECTOR Date: 5-13-20
DATE: APRIL 30, 2020 DRAWN BY:	PROJ. ENGR:	PROJ. MGR:	INC:
vanderToolen & Associates VTA LANDSCAPE ARCHITECTS <small>700 Yuba Street, Suite 200 Yuba City, CA 95695 Phone: (209) 885-5858 Fax: (209) 885-5859 www.vanderToolen.com</small>			
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT		TOWN CENTER STREETSCAPE GUIDELINES	
PUBLIC ART LOCATION EXHIBIT			
VTA JOB No 05717		PLAN FILE NO 0527	
SHEET: 19 OF: 20			
L-6.0			



MAIN STREET PEDESTAL CLOCK

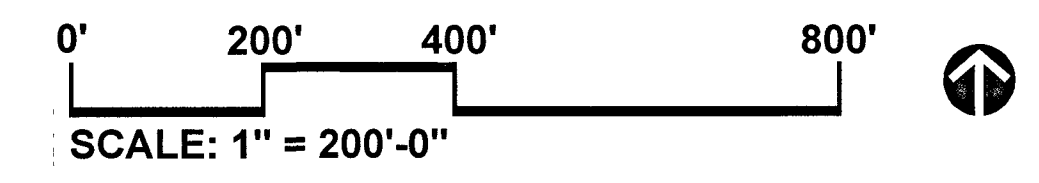
MAIN STREET ELECTRONIC BILLBOARD

○ WAYFINDING SIGNAGE, TYP.



(A) WAYFINDING SIGNAGE N.T.S.
THIS DETAIL IS AN ILLUSTRATION TO DEPICT THE TYPICAL DESIGN.

- NOTES:
1. REFER TO 'MOUNTAIN HOUSE TOWN CENTER WAYFINDING SIGNAGE - DESIGN INTENT' PACKAGE BY SQUARE PEG DESIGN, FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 2. REFER TO MOUNTAIN HOUSE COMMERCIAL, OFFICE & INDUSTRIAL DESIGN MANUAL, CHAPTER 3, FOR GENERAL SIGNAGE ON PRIVATE PROPERTY.
 3. ALL SIGNAGE SHALL BE PLACED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY AND NOT ON PRIVATE PROPERTY.



05/5/20

REVISIONS	No	Description	Date	App
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT				
DATE: APRIL 30, 2020		DRAWN BY:		PROJ ENGR:
DATE: APRIL 30, 2020		DRAWN BY:		PROJ MGR:
DATE: APRIL 30, 2020		DRAWN BY:		INC:
VTA JOB No 05717 PLAN FILE NO 0527 SHEET: 20 OF 20 L-7.0				

Approved By: **Nader Sharghi**
 Title: PUBLIC WORKS DIRECTOR
 Date: **5-19-20**

TOWN CENTER STREETSCAPE GUIDELINES

PLACEMAKING & WAYFINDING EXHIBIT