

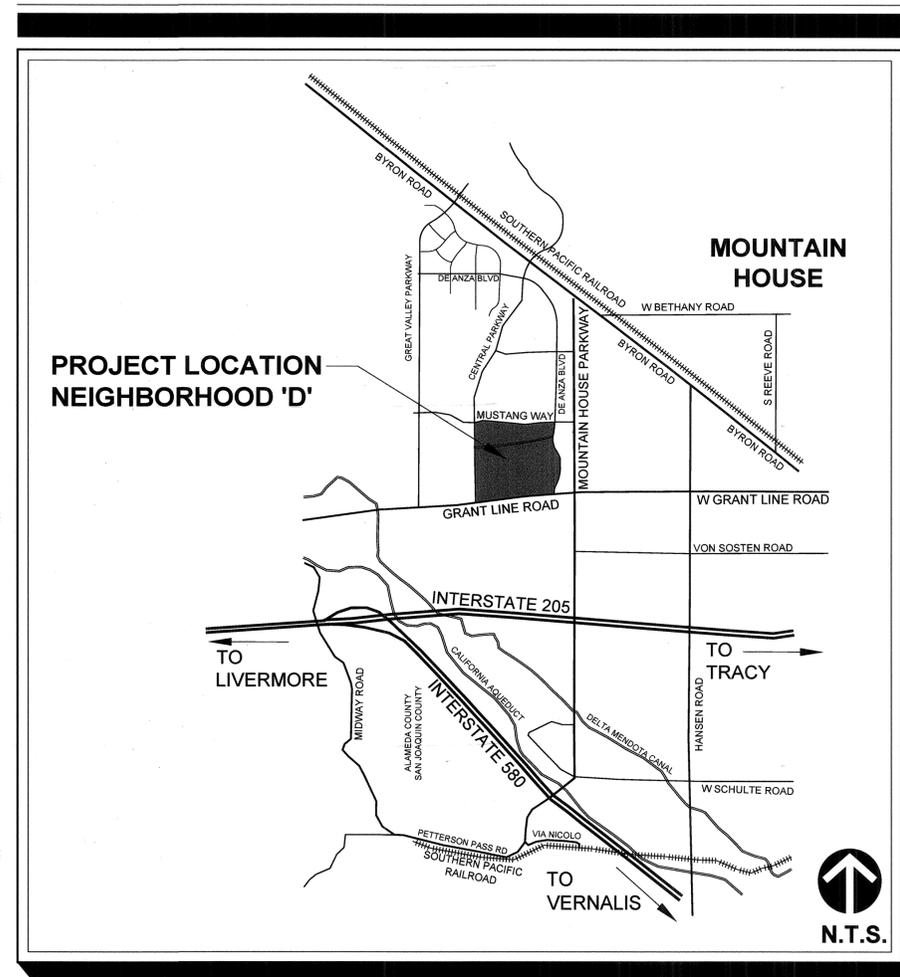
# NEIGHBORHOOD 'D' (THEME: ITALIANATE) IN-TRACT LANDSCAPE GUIDELINES

## MOUNTAIN HOUSE, CALIFORNIA

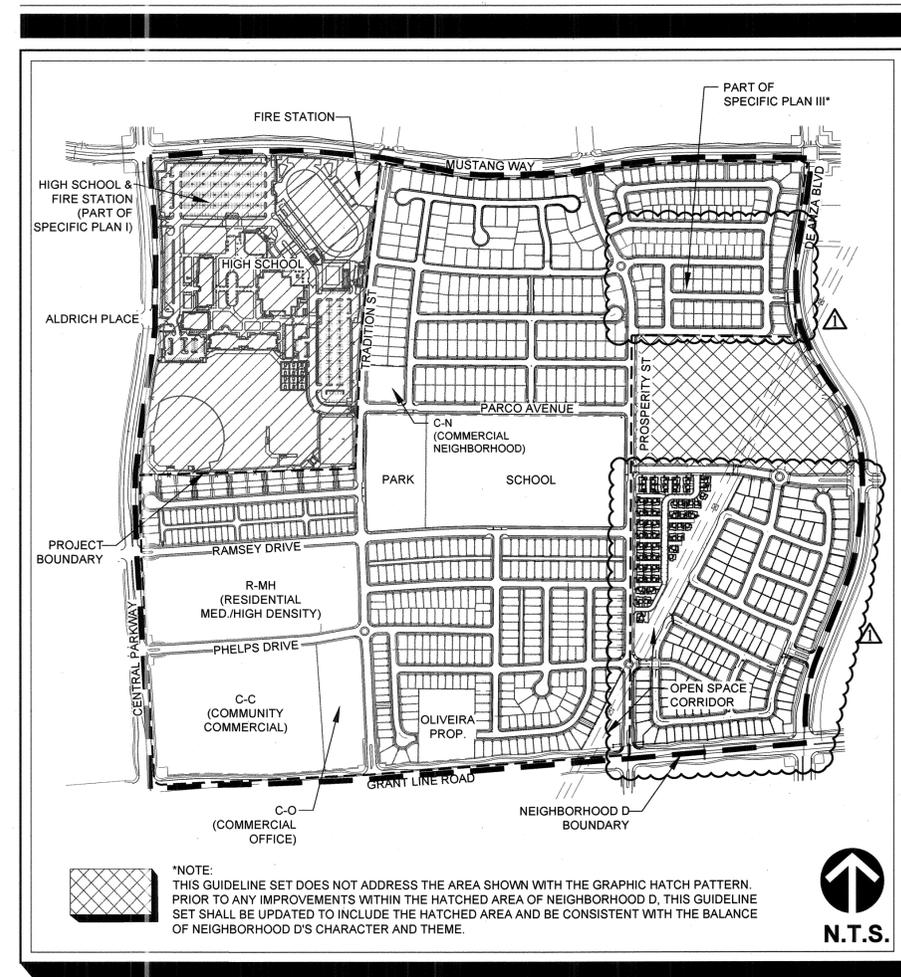
### TABLE OF CONTENTS

COVER SHEET	L-0.0
PLANTING NOTES & LEGENDS	L-1.0
TREE LOCATION INDEX MAP	L-1.1
TYPICAL TREE LAYOUT	L-1.2
TYPICAL TREE LAYOUT	L-1.3
TYPICAL TREE LAYOUT	L-1.4
TYPICAL TREE LAYOUT	L-1.5
TYPICAL TREE LAYOUT	L-1.6
TYPICAL TREE LAYOUT & VIEW FENCE	L-1.7
ENLARGEMENT / DETAIL	
IRRIGATION NOTES & LEGENDS	L-2.0
TYPICAL IRRIGATION PLAN	L-2.1
IRRIGATION DETAILS	L-3.0

VICINITY MAP



SITE MAP



### CONSULTANTS:

SPECIFIC PLAN II  
CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
6111 BOLLINGER CANYON RD, SUITE 150  
SAN RAMON, CA 94583  
TEL: 925.866.0322

SPECIFIC PLAN III  
CIVIL ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.  
5142 FRANKLIN DR., STE B  
PLEASANTON, CA 94588  
925.225.0690



REVISIONS	No.	Descriptions	Date	App.
	1	SP11 ADDITION	11/29/17	

Approved By: *Nader B. Shareghi*  
NADER B. SHAREGHI, PCE 4787 EXR 12-31-17  
Title: PUBLIC WORKS DIRECTOR  
Date: 12-12-17

DATE: FEB 11, 2016  
DRAWN BY: KG  
PROJ ENGR: BG  
PROJ MGR: PV

VIA LANDSCAPE ARCHITECTS  
VIA LANDSCAPE ARCHITECTS  
Walter S. Wainwright  
18111 W. Alameda Ave., Suite 100  
Westminster, CO 80038  
www.viaarch.com

MOUNTAIN HOUSE  
COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'D'  
IN-TRACT LANDSCAPE GUIDELINES  
COVER SHEET

VTA JOB No. 03817  
PLAN FILE NO. 0444  
SHEET: 1 OF: 12  
**L-0.0**

## GENERAL PLANTING NOTES

- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL PLANTING INFORMATION, INCLUDING MHCS STANDARD SPECIFICATIONS AND DETAILS (LATEST EDITIONS).
- CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO VERIFY EXISTING LOCATIONS OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES. TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES, PIPES, OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF LANDSCAPE ARCHITECT FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- COORDINATE OTHER CONTRACTOR'S WORK RELATED TO PROPER EXECUTION OF CONTRACTOR'S WORK.
- OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER PRIOR TO BEGINNING PLANTING OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1/10TH OF AN INCH FROM SPECIFIED GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET TO THE PROPER ELEVATION RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.
- EXISTING SITE SOIL MAY BE USED IN PLANTING AREAS, HOWEVER, IT MUST BE AMENDED AS INDICATED IN THE HORTICULTURAL SOILS REPORT. SHOULD IMPORT SOIL BE NECESSARY TO BRING SITE TO SPECIFIED FINISH GRADES, INDICATE SOURCE LOCATION. ENSURE THAT IMPORT SOIL IS OF A SANDY LOAM NATURE, CONTAINING NO TOXIC CHEMICALS OR ELEMENTS THAT MIGHT INHIBIT OR RETARD NORMAL PLANT GROWTH. SUBMIT SOIL TEST RESULTS OF IMPORT SOIL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERING SOIL TO SITE.
- SUBMIT PHOTOS OF EACH TREE SPECIES TO LANDSCAPE ARCHITECT AND MHCS FOR APPROVAL. TREES MAY, HOWEVER, BE HAND-TAGGED BY THE LANDSCAPE ARCHITECT AT A NURSERY SELECTED BY LANDSCAPE ARCHITECT. IN ANY CASE, TREES OF A SIMILAR SPECIES AND VARIETY ARE TO HAVE MATCHING FORM.
- PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE MHCS PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT LANDSCAPE ARCHITECT'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND THE MHCS PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING PIT EXCAVATION:
  - SHRUBS- PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS.
  - TREES- STAKE OR FLAG CENTERPOINT OF TREE.
- NOTIFY LANDSCAPE ARCHITECT IN SUFFICIENT TIME TO PERFORM A REQUIRED SITE OBSERVATION VISIT. REFER TO SPECIFICATIONS FOR SPECIFIC SITE VISIT NOTIFICATION TASKS AND TIMES. INSUFFICIENT NOTIFICATION TIME GIVEN LANDSCAPE ARCHITECT MAY REQUIRE THE SITE VISIT TO BE CANCELED, OR POSSIBLY, MAKE CONTRACTOR RESPONSIBLE TO COMPENSATE LANDSCAPE ARCHITECT FOR OVERTIME.
- BE RESPONSIBLE TO FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT MHCS AND LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO MHCS LANDSCAPE ARCHITECT IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S OWN LIABILITY TO RELOCATE PLANT MATERIALS.
- ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVERS AND SHRUB AREAS WITH METAL HEADER EDGING- REFER TO DRAWINGS AND APPLICABLE MHCS DETAIL(S).
- TRIANGULAR SPACE GROUNDCOVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS- REFER TO PLANTING DETAILS.
- PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING INSTALLATION FOR LANDSCAPE ARCHITECT AND THE MHCS REVIEW BEFORE PERFORMING TREE STAKING AND GUYING OPERATIONS- REFER TO PLANTING DETAILS.
- EXCAVATE PLANT PITS TO SPECIFIED DIMENSIONS PER PLANTING DETAILS.
- MULCH SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF) WITH A 3" DEEP LAYER OF WOOD MULCH. SEE SPECIFICATIONS FOR REQUIREMENTS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO PLACEMENT.
- DO NOT PLANT TREES CLOSER THAN 4' TO FIXED EDGE SUCH AS SIDEWALKS AND WALLS, UNLESS INDICATED OTHERWISE ON DRAWINGS.
- PROVIDE ROOT CONTROL BARRIERS FOR TREES PER MHCS STANDARD DETAILS LC-12 AND LC-13.
- ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 2" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1" ABOVE FINISH GRADE.
- INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINATE VIEW OF PUBLIC.
- PROVIDE THE REQUIRED SETBACKS BETWEEN TREES AND ELEMENTS SUCH AS UTILITIES, I.E. GAS, ELECTRIC, SEWER, WATER AND RELATED VAULTS, STREETLIGHTS, FIRE HYDRANTS, AND SIGNAGE.
- REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.
- VERIFY PROPERTY LINES PRIOR TO COMMENCING ALL OPERATIONS.
- KEEP TURF 2' CLEAR OF TREE TRUNKS.
- MATCHING SIZES AND FORMS SHALL BE PROVIDED FOR EACH SPECIES OF TREE INSTALLED ON A GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS AND ROADWAYS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
- PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY.
- REFER TO MHCS STANDARDS FOR TREE PLANTING DISTANCE FROM STREET LIGHTS, REGULATORY SIGNAGE, AND CORNER SIGHT DISTANCE OF INTERSECTIONS AND DRIVEWAYS. CONTRACTOR TO VERIFY TREE PLANTING AND LOCATIONS ADHERE TO THE MHCS STANDARDS. REPORT ANY DISCREPANCIES TO OWNER, LANDSCAPE ARCHITECT AND THE MHCS.
- PER DETAIL LD-04, THE DISTANCE BETWEEN TREE TRUNK AND REGULATORY SIGNS SHALL BE 11' MIN. REFER TO DETAIL PRIOR TO PLANTING TREES NEAR REGULATORY SIGNS.
- PROVIDE 10' MINIMUM CLEARANCE FROM TREES TRUNK TO ADJACENT STREET LIGHTS. REFER TO MHCS STANDARD DETAIL LC-13, NOTE 2.
- ALL PLANTINGS SHALL ADHERE TO SPACING REQUIREMENTS AS SHOWN IN MHCS DETAILS LD-01 THROUGH LD-04. THIS MAY REQUIRE ADJUSTMENTS IN THE FIELD WITH THE APPROVAL OF THE MHCS INSPECTOR, E.G. LANDSCAPING MAY NEED TO BE ADJUSTED TO AVOID EXISTING TRAFFIC SIGNS AND FOR CLEARANCE ISSUES.
- AFTER FINE GRADING OPERATIONS HAVE BEEN COMPLETED AND PRIOR TO BEGINNING SOIL PREPARATION, TAKE A MINIMUM OF (3) HORTICULTURAL SOIL SAMPLES WHERE SOIL CONDITIONS OR PLANT TYPES VARY, I.E. TURF, SHRUB, SLOPES, ETC. AT THE MIDPOINT OF EACH COLLECTOR STREET. SOIL SAMPLES ARE TO BE COLLECTED AND TESTED BY A QUALIFIED SOIL TESTING LABORATORY (CURRENT MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABS) AND A WRITTEN REPORT PREPARED WHICH INCLUDES RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZATION, PLANTING BACKFILL MIXES AND MAINTENANCE. SUBMIT A COPY OF THE REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL STREET TREES SHALL BE INSTALLED / PLANTED PER MHCS DETAILS AND SPECIFICATIONS.
- ALL 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 MANAGER. TREES SHALL NOT BE PLANTED CLOSER THAN 8-FT. FROM A STOP SIGN. TREES SHALL NOT BE PLANTED LESS THAN 10-FT. FROM TYPE B LIGHT POLES NOR LESS THAN 20-FT. FROM TYPE A LIGHT POLES IN MEDIANS. NO TREE SHALL BE PLANTED WITHIN 10-FT. OF A CURB RETURN OR AS CONTROLLED BY SIGHT DISTANCE.
- ALL IRRIGATION LINES SHALL BE RESTRAINED ADHERING TO MHCS STANDARDS FOR WATER LINES. PLEASE REFER TO MHCS DETAIL WS-17 FOR THRUST BLOCKS ON STANDARD SIZED LINES.
- SEE MHCS STANDARD DETAILS LI-16, LI-17 & LI-18 FOR MHCS IRRIGATION STANDARDS.
- LANDSCAPING MUST CONFORM WITH MHCS INTERSECTION VISIBILITY GUIDELINES DETAILS LD-01, LD-02, LD-03, AND LD-04.
- ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE A LOT LINE.

## TREE ROOT BARRIER SCHEDULE:

- PROVIDE ROOT CONTROL BARRIERS PER DETAILS LC-12 & LC-13 IN MHCS STANDARD DETAILS (ROOT BARRIER REQUIREMENTS. SEE BELOW FOR ABBREVIATED LIST RELATIVE TO THIS PROJECT.)
- 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 MHCS ROOT BARRIER REQUIREMENTS FOR SELECTED TREES. SEE DETAIL LC-12.

## PARKWAY TURF AMENDMENT:

REQUIREMENTS FOR PARKWAYS RECEIVING ECO-MAT DRIP MATTING:

- ALL SOIL WITHIN PARKWAY SHALL BE REMOVED TO THE DEPTH OF THE ECO-MAT (5'-6").
- REMOVED SOIL SHALL BE THOROUGHLY MIXED WITH THE AMENDMENTS DESCRIBED IN THE LANDSCAPE ARCHITECTS SPECIFICATIONS. INSURE ANY ROCKS OR DEBRIS LARGER THAN 2", AND ANY SHARP EDGED ROCKS OR DEBRIS ARE REMOVED.
- BEFORE INSTALLING ECO-MAT, RAKE IN TO THE SUB-SOIL, TO A DEPTH OF 1", THE AMENDMENTS DESCRIBED IN THE LANDSCAPE ARCHITECTS SPECIFICATIONS.
- INSTALL ECO-MAT ON SUBSOIL AS DETAILED.
- INSTALL AMENDED, (PREVIOUSLY REMOVED), SOIL OVER ECO-MAT TO REQUIRED GRADE LEVEL. COMPACTING SOIL TO 80-85% IN 3" LIFTS. MEET REQUIRED SLOPE GRADES TO DRAIN. DO NOT OPERATE COMPACTION MACHINERY DIRECTLY ON ECO-MAT.
- REVIEW AND FOLLOW MANUFACTURERS INSTALLATION SPECIFICATIONS.

## TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION/ COMMENT
<b>COLLECTOR STREET TREES (6' PARKWAY PLANTER)</b>				
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	COLLECTOR STREET TREE
	QUERCUS SUBER	CORK OAK	48" BOX	ROUND-A-BOUT TREE
<b>NEIGHBORHOOD ACCENT TREE</b>				
	LAGERSTROEMIA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	ACCENT TREE
<b>CUL DE SAC AND KNUCKLE</b>				
	SAPHORA JAPONICA 'REGENT'	JAPANESE PAGODA TREE	24" BOX	CUL DE SAC AND KNUCKLE TREE
<b>LOCAL STREET TREES (4' PARKWAY PLANTER)</b>				
	KOELREUTARIA PANICULATA	GOLDENRAIN TREE	24" BOX	LOCAL STREET TREES NORTH/SOUTH
	TILIA CORDATA	LITTLE-LEAF LINDEN	24" BOX	LOCAL STREET TREES EAST/WEST
<b>ALLEY (3' PARKWAY PLANTER) &amp; PASEO TREES</b>				
	ACER RUBRUM 'COLUMNARE'	COLUMNARE RED MAPLE	24" BOX	ALLEY TREES
	NYSSA SYLVATICA	SOUR GUM	24" BOX	PASEO TREES
<b>PEDESTRIAN CONNECTION TREES</b>				
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	PEDESTRIAN CONNECTION TERMINUS AT COLLECTOR
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	PEDESTRIAN CONNECTION TERMINUS AT ARTERIAL
	QUERCUS ROBUR 'FASTIGATA'	ENGLISH OAK	24" BOX	PEDESTRIAN CONNECTION TO COLLECTOR AND ARTERIAL (ALONG WALKWAY)
	LAGERSTROEMIA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	PEDESTRIAN CONNECTION LOCAL TO LOCAL
<b>BACKYARD TREE</b>				
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24" BOX	CENTRAL PARKWAY (WHERE APPLICABLE)
	QUERCUS ILEX	HOLLY OAK	24" BOX	MUSTANG WAY & GRANT LINE ROAD
	ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	24" BOX	DE ANZA BOULEVARD

## SHRUB / GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
	BOLERO PLUS	TURF	SODED	DELTA BLUE GRASS COMPANY - (800) 637-8873
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	TWO PER STREET TREE PLANTER
	SHRUBS - SEPARATE SUBMITTAL	-	-	SEPARATE SUBMITTAL SETS. SHRUBS TO BE SELECTED FROM MHCS SINGLE FAMILY RESIDENTIAL DESIGN MANUAL.
	STABILIZED DECOMPOSED GRANITE (PATH AT SCHOOL & PARK)	STABILIZED DECOMPOSED GRANITE (PATH AT SCHOOL & PARK)	-	THE USE OF DECOMPOSED GRANITE IS SUBJECT TO REVIEW AND APPROVAL BY THE MHCS DURING THE IN-TRACT LANDSCAPE IMPROVEMENT PLAN PROCESS. AN ALTERNATE MATERIAL MAY BE SELECTED BY THE MHCS IN-LIEU OF DECOMPOSED GRANITE.

REVISIONS	Date	App.
No.	Description	

DATE: FEBRUARY 11, 2018  
 DRAWN BY: KG  
 PROJ. ENGR: BG  
 PROJ. MGR: PV

APPROVED BY: *Nader Shareghji*  
 NADER B. SHAREGHJI, P.E. 47867 EXP. 12/31/17  
 PUBLIC WORKS DIRECTOR



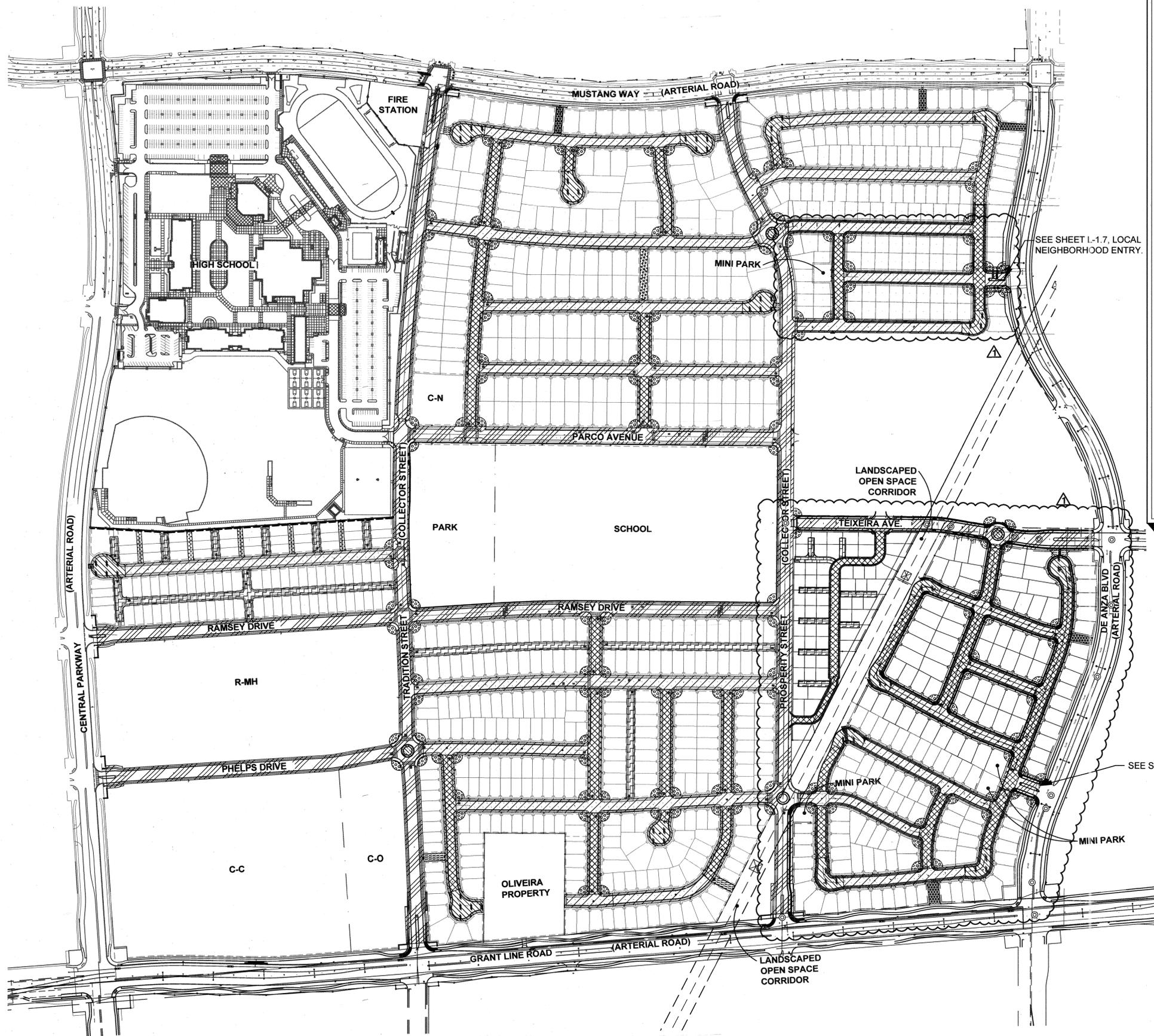
vanderToelen Associates  
**LANDSCAPE ARCHITECTS**  
 700 Wilshire Blvd., Suite 200  
 Los Angeles, CA 90017  
 Phone: 310.451.9558  
 Fax: 310.451.9559  
 www.vandertoolen.com

**Mountain House Developers LLC.**  
 230 S. STERLING DRIVE, SUITE 246  
 MOUNTAIN HOUSE, CA 95391  
 209.689.0201

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'D'  
 IN-TRACT LANDSCAPE GUIDELINES  
 PLANTING NOTES & LEGENDS

DATE: 3/18/18  
 Title: 4-20-16

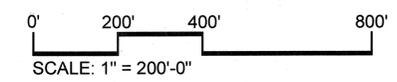
VTA JOB No. 00715  
 PLAN FILE NO. 0444  
 SHEET: 2 OF 12  
**L-1.0**



### TREE LOCATION LEGEND

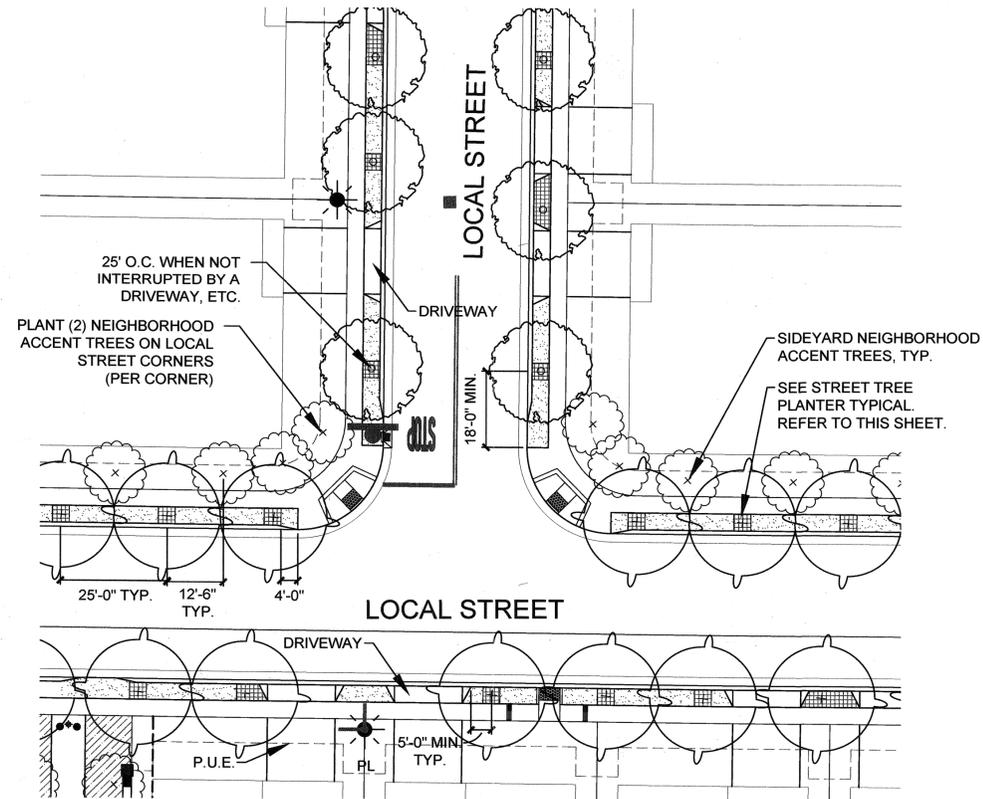
SYMBOL	LOCATION	BOTANICAL NAME	COMMON NAME
<b>COLLECTOR STREET TREES (6' PARKWAY PLANTER)</b>			
	COLLECTOR STREET :	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
	ROUND-A-BOUT :	QUERCUS SUBER	CORK OAK
<b>NEIGHBORHOOD ACCENT TREE</b>			
	INTERSECTION CORNER :	LAGERSTROEMIA 'NATCHEZ'	GRAPE MYRTLE
<b>CUL DE SAC AND KNUCKLE</b>			
	CUL DE SAC AND KNUCKLE :	SAPHORA JAPONICA 'REGENT'	JAPANESE PAGODA TREE
<b>LOCAL STREET TREES (4' PARKWAY PLANTER)</b>			
	LOCAL NORTH/SOUTH STREET :	KOELREUTARIA PANICULATA	GOLDENRAIN TREE
	LOCAL EAST/WEST STREET :	TILIA CORDATA	LITTLE-LEAF LINDEN
<b>ALLEY (3' PARKWAY PLANTER) &amp; PASEO TREES</b>			
	ALLEY :	ACER RUBRUM 'COLUMNARE'	COLUMNARE RED MAPLE
	PASEO :	NYSSA SYLVATICA	SOUR GUM
<b>PEDESTRIAN CONNECTION TREES</b>			
	PED. CONNECTION TO COLLECTOR TERMINUS: ALONG WALKWAY :	CERCIS CANADENSIS QUERCUS ROBUR 'FASTIGATA'	EASTERN REDBUD ENGLISH OAK
	PEDESTRIAN CONNECTION LOCAL TO LOCAL :	LAGERSTROEMIA 'NATCHEZ'	GRAPE MYRTLE
	PED. CONNECTION TO ARTERIAL TERMINUS: ALONG WALKWAY :	PRUNUS C. 'KRAUTER VESUVIUS' QUERCUS ROBUR 'FASTIGATA'	PURPLE LEAF PLUM ENGLISH OAK

**NOTE:**  
LANDSCAPING MUST CONFORM WITH MHCD INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.



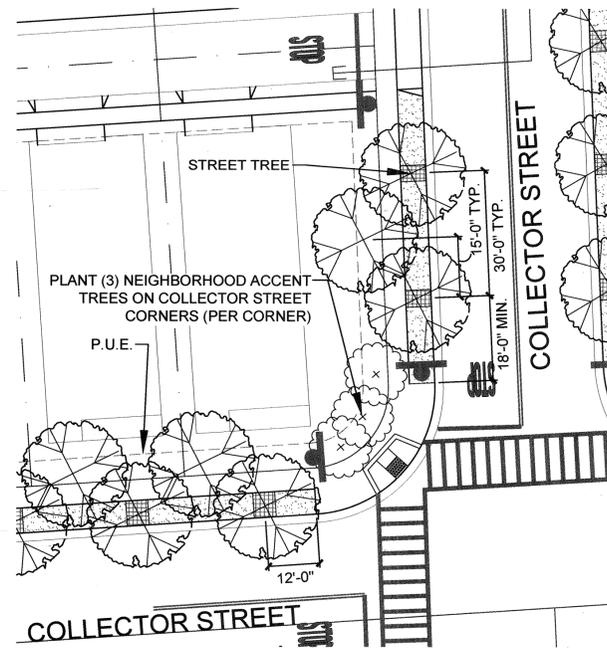
• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

<b>REVISIONS</b> No. 1 Description: SP III ADDITION Date: 11/29/17	<b>DATE:</b> FEB. 11, 2016 <b>DRAWN BY:</b> KG <b>PROJ. ENGR.:</b> BG <b>PROJ. MGR.:</b> PV	<b>APPROVED BY:</b> <i>Nader Shaugh</i> NADER E. SHARREHI, P.E. 4/8/87 EXP. 12/31/17 PUBLIC WORKS DIRECTOR	<b>REVISIONS</b> No. 1 Description: SP III ADDITION Date: 11/29/17
<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b> <b>IN-TRACT LANDSCAPE GUIDELINES</b> <b>TREE LOCATION INDEX MAP</b>			
<b>NEIGHBORHOOD 'D'</b>			
<b>LANDSCAPE ARCHITECT</b>  VTA LANDSCAPE ARCHITECT WALTER TOULON & ASSOCIATES 1000 W. WALNUT CREEK SACRAMENTO, CA 95811 TEL: 916.486.1000 FAX: 916.486.1001 WWW.VANDERTOULON.COM			
vTA JOB No. 03617 PLAN FILE NO. 0444 <b>SHEET: 3 OF: 12</b> <span style="font-size: 2em; font-weight: bold;">L-1.1</span>			



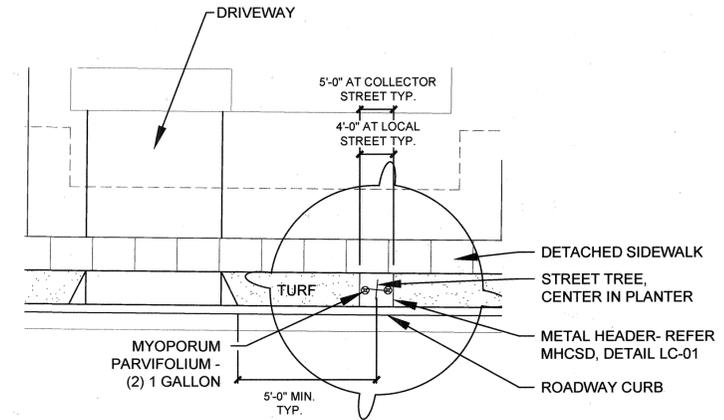
**IN-TRACT CORNER LOT TREE SPACING (TYPICAL)**

SCALE: 1" = 20'



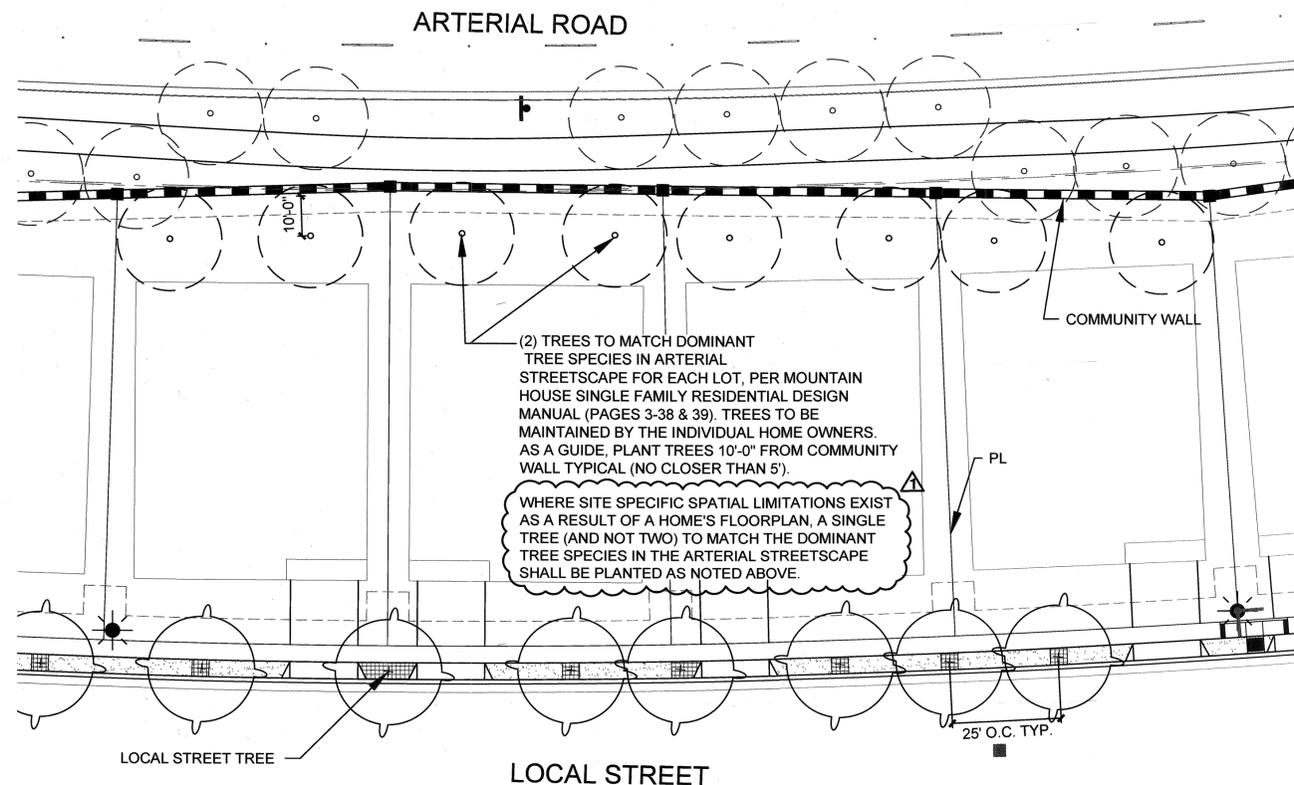
**CORNER LOT SIDE YARD TREE SPACING AT COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'



**STREET TREE PLANTER (TYPICAL)**

SCALE: 1" = 10'



**BACKYARD TREE SPACING FOR LOTS ADJACENT TO ARTERIALS (TYPICAL)**

SCALE: 1" = 20'

**ABBREVIATIONS:**

- PL = PROPERTY LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- TYP. = TYPICAL
- O.C. = ON CENTER
- EQ. = EQUAL
- MIN. = MINIMUM
- CLR. = CLEAR
- ☀ = STREET LIGHT

**NOTE:**  
LANDSCAPING MUST CONFORM WITH MHCS D INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.

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

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOU TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	CUL DE SAC AND KNUCKLE TREE SAPHORA JAPONICA 'REGENT'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	ALLEY TREE ACER RUBRUM 'COLUMNARE'
	PASEO TREE NYSSA SYLVATICA
	PED. CONNECTOR TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTOR TO LOCAL LAGERSTROEMIA 'NATCHEZ'
	PED. CONNECTOR TERMINUS AT ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO COLLECTOR & ARTERIAL (ALONG WALKWAY) QUERCUS R. 'FASTIGATA'
	BACK YARD TREE CENTRAL PKWY: CELTIS AUSTRALIS GRANT LINE ROAD: QUERCUS ILEX MUSTANG WAY: QUERCUS ILEX DE ANZA BLVD.: ROBINIA A. 'PURPLE ROBE'
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	SHRUBS - SEPARATE SUBMITTAL
	PATH AT SCHOOL AND PARK

REVISIONS

No.	Descriptions	Date	App.
1	SP III ADDITION	11/29/17	

DATE: FEB 11, 2016

DATE: 12-12-17

DATE: 12-12-17

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

Approved By: *Nader Shargh*  
NADER B. SHARGH, ROE #67 BPC 12-31-17

Title: PUBLIC WORKS DIRECTOR

DATE: FEB 11, 2016

DRAWN BY: KG

PROJ ENGR: BG

PROJ MGR: PV

LANDSCAPE ARCHITECT \* VARIOUS STATES \* LICENSED

VIA LANDSCAPE ARCHITECTS

West Sacramento, CA

1000 Creekside Blvd., Suite 1000

West Sacramento, CA 95691

Phone: (916) 922-1100

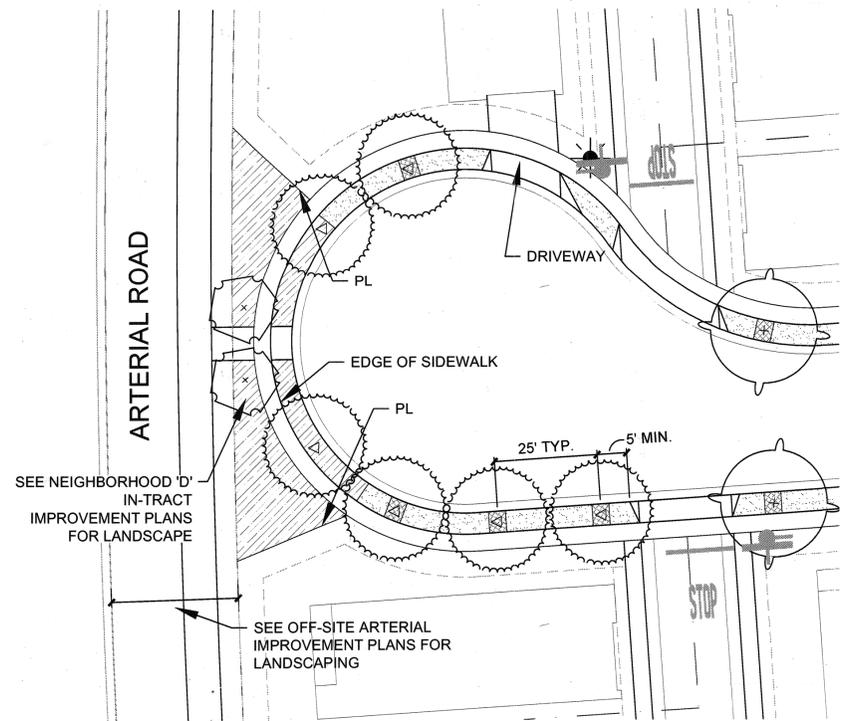
www.vialandscape.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

NEIGHBORHOOD 'D'

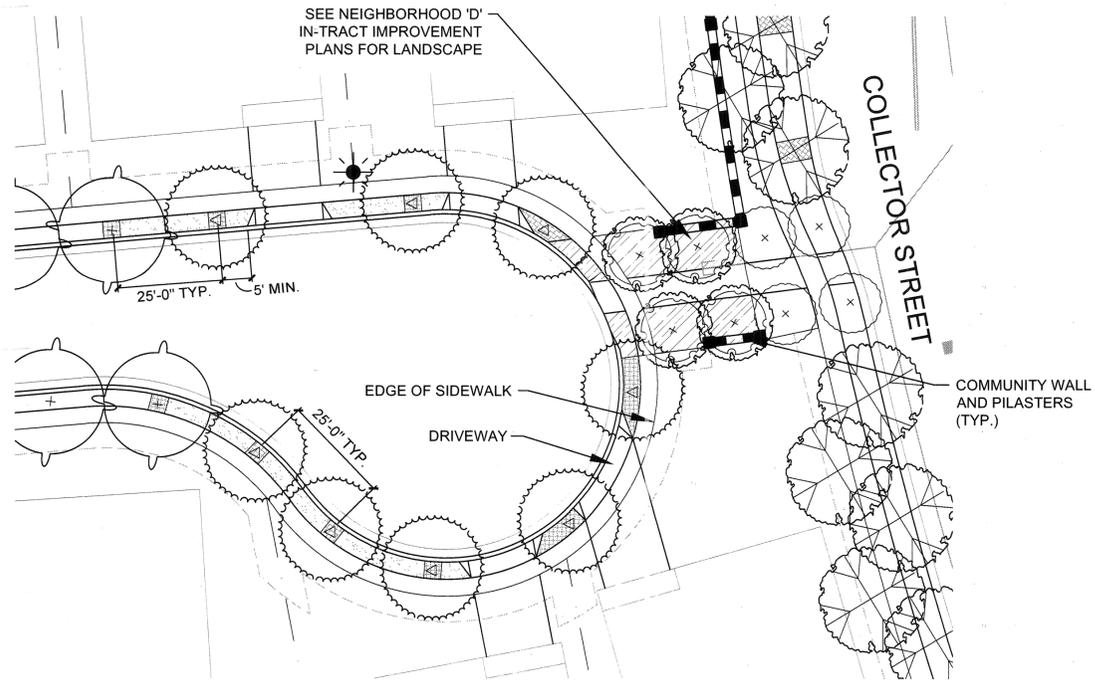
IN-TRACT LANDSCAPE GUIDELINES

TYPICAL TREE LAYOUT



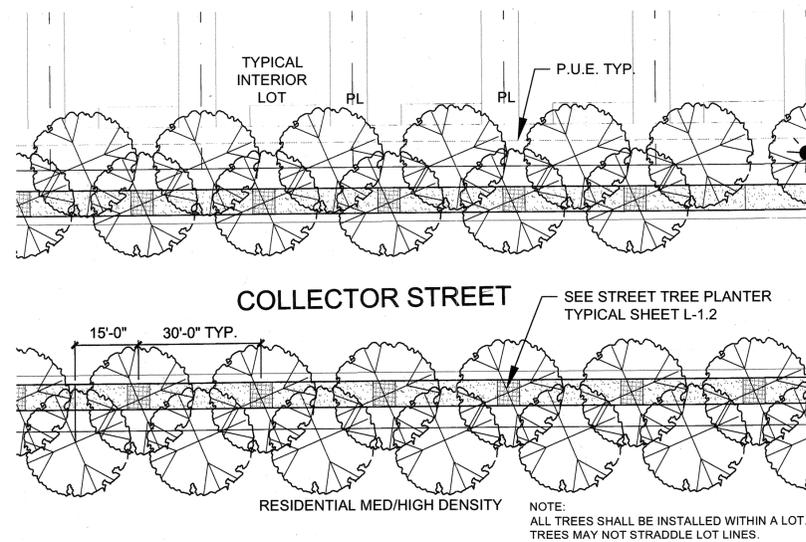
**CUL-DE-SAC PEDESTRIAN CONNECTION AT ARTERIAL ROAD (TYPICAL)**

SCALE: 1" = 20'



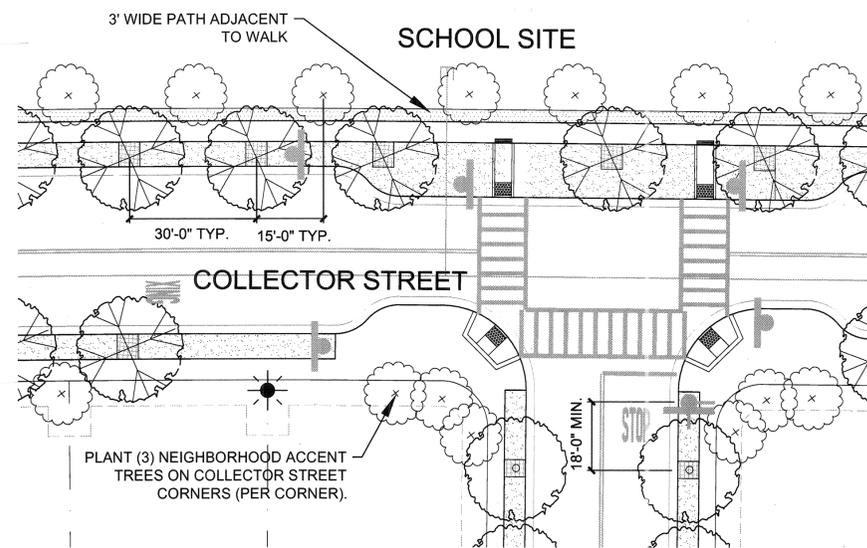
**CUL-DE-SAC PLANTING SCHEME/ PEDESTRIAN CONNECTION AT COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'



**COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'



**COLLECTOR STREET AT SCHOOL LOOP ROAD (TYPICAL)**

SCALE: 1" = 20'

- ABBREVIATIONS:**
- PL = PROPERTY LINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - TYP. = TYPICAL
  - O.C. = ON CENTER
  - EQ. = EQUAL
  - MIN. = MINIMUM
  - CLR. = CLEAR



**NOTE:**  
LANDSCAPING MUST CONFORM WITH MHCS  
INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03  
AND LD-04. FOR NEIGHBORHOOD ENTRIES AND  
PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE  
PLANS.

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

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOU TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	CUL DE SAC AND KNUCKLE TREE SAPHORA JAPONICA 'REGENT'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	ALLEY TREE ACER RUBRUM 'COLUMNARE'
	PASEO TREE NYSSA SYLVATICA
	PED. CONNECTOR TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTOR TO LOCAL LAGERSTROEMIA 'NATCHEZ'
	PED. CONNECTOR TERMINUS AT ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO COLLECTOR & ARTERIAL (ALONG WALKWAY) QUERCUS R. 'FASTIGATA'
	BACK YARD TREE CENTRAL PKWY: GRANT LINE ROAD: MUSTANG WAY: DE ANZA BLVD.:
	CELTIS AUSTRALIS QUERCUS ILEX QUERCUS ILEX ROBINIA A. 'PURPLE ROBE'
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	SHRUBS - SEPARATE SUBMITTAL
	PATH AT SCHOOL AND PARK

REVISIONS

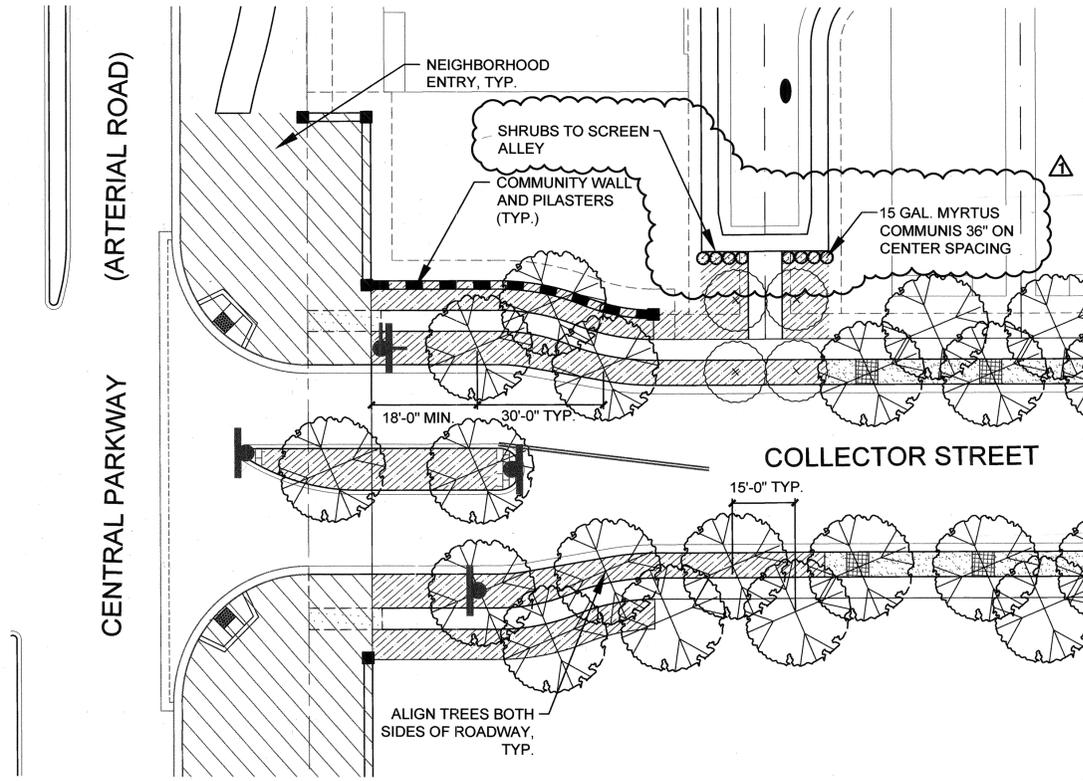
No.	Descriptions	Date	App.

DATE: FEBRUARY 11, 2016  
DRAWN BY: KG  
PROJ. ENGR: BG  
PROJ. MGR: PV

APPROVED BY: *Mader, Shereef*  
MADER, B. SHEREEF, RCE 7637  
PUBLIC WORKS DIRECTOR  
DATE: 4-20-16

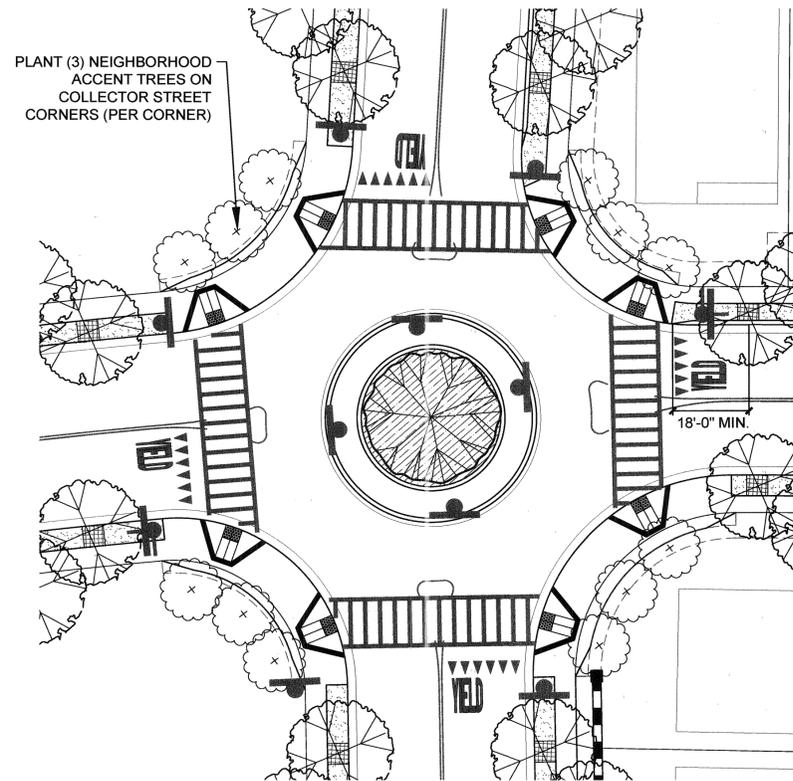
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'D' IN-TRACT LANDSCAPE GUIDELINES  
TYPICAL TREE LAYOUT

VTA JOB No. 00715  
PLAN FILE NO. 0444  
SHEET: 5 OF 12  
**L-1.3**



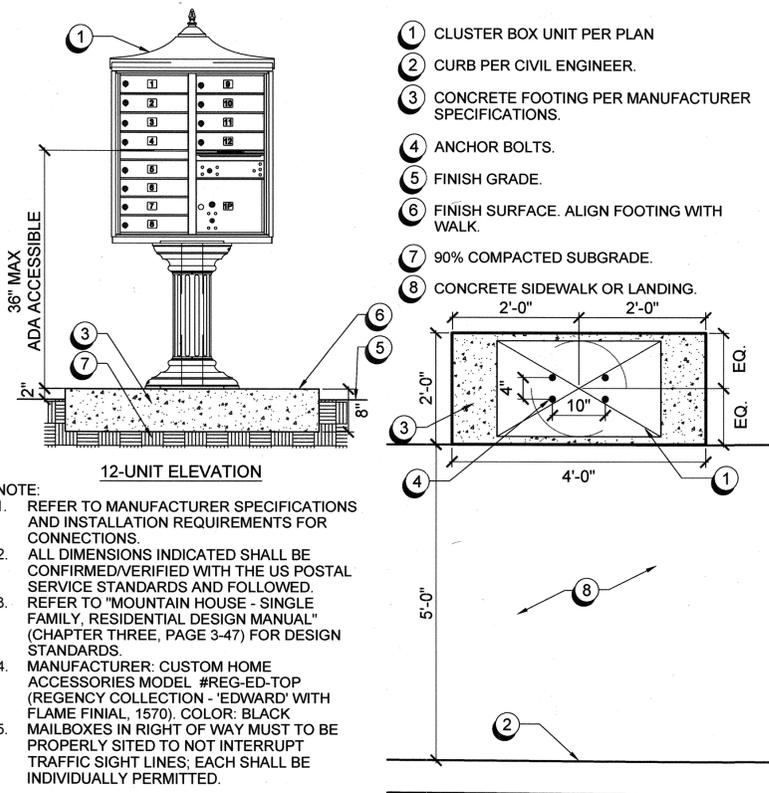
NEIGHBORHOOD ENTRY AT COLLECTOR STREET (TYPICAL)

SCALE: 1" = 20'



ROUND-A-BOUT AT COLLECTOR STREET (TYPICAL)

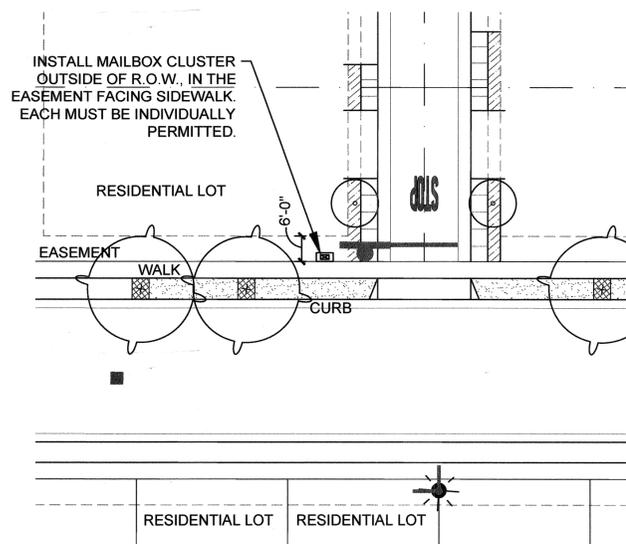
SCALE: 1" = 20'



- NOTE:
- REFER TO MANUFACTURER SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR CONNECTIONS.
  - ALL DIMENSIONS INDICATED SHALL BE CONFIRMED/VERIFIED WITH THE US POSTAL SERVICE STANDARDS AND FOLLOWED.
  - REFER TO "MOUNTAIN HOUSE - SINGLE FAMILY, RESIDENTIAL DESIGN MANUAL" (CHAPTER THREE, PAGE 3-47) FOR DESIGN STANDARDS.
  - MANUFACTURER: CUSTOM HOME ACCESSORIES MODEL #REG-ED-TOP (REGENCY COLLECTION - 'EDWARD' WITH FLAME FINIAL, 1570). COLOR: BLACK
  - MAILBOXES IN RIGHT OF WAY MUST BE PROPERLY SITED TO NOT INTERRUPT TRAFFIC SIGHT LINES; EACH SHALL BE INDIVIDUALLY PERMITTED.

PEDESTAL MOUNTED CLUSTER BOX UNITS (CBU)

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



CLUSTER BOX UNIT LOCATION (TYPICAL)

SCALE: 1" = 20'

ABBREVIATIONS:

- PL = PROPERTY LINE  
P.U.E. = PUBLIC UTILITY EASEMENT  
TYP. = TYPICAL  
O.C. = ON CENTER  
EQ. = EQUAL  
MIN. = MINIMUM  
CLR. = CLEAR
- ☀ = STREET LIGHT

NOTE:  
LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.

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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOUT TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	CUL DE SAC AND KNUCKLE TREE SAPHORA JAPONICA 'REGENT'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	ALLEY TREE ACER RUBRUM 'COLUMNARE'
	PASEO TREE NYSSA SYLVATICA
	PED. CONNECTOR TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTOR TO LOCAL LAGERSTROEMIA 'NATCHEZ'
	PED. CONNECTOR TERMINUS AT ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO COLLECTOR & ARTERIAL (ALONG WALKWAY) QUERCUS R. 'FASTIGATA'
	BACK YARD TREE CENTRAL PKWY: CELTIS AUSTRALIS GRANT LINE ROAD: QUERCUS ILEX MUSTANG WAY: QUERCUS ILEX DE ANZA BLVD.: ROBINIA A. 'PURPLE ROBE'
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	SHRUBS - SEPARATE SUBMITTAL
	PATH AT SCHOOL AND PARK

REVISIONS

No.	Description	Date	App.
1	SP III ADDITION	11/28/17	

MOUNTAIN HOUSE  
COMMUNITY SERVICES DISTRICT

Approved By: *Nader Shargh*  
NADER B. SHARGH, RCE #1567 EXP. 12-31-17

Title: PUBLIC WORKS DIRECTOR  
Date: 12-12-17

DATE: FEB. 11, 2016

DRAWN BY: KG

PROJ. ENGR: BG

PROJ. MGR: PV



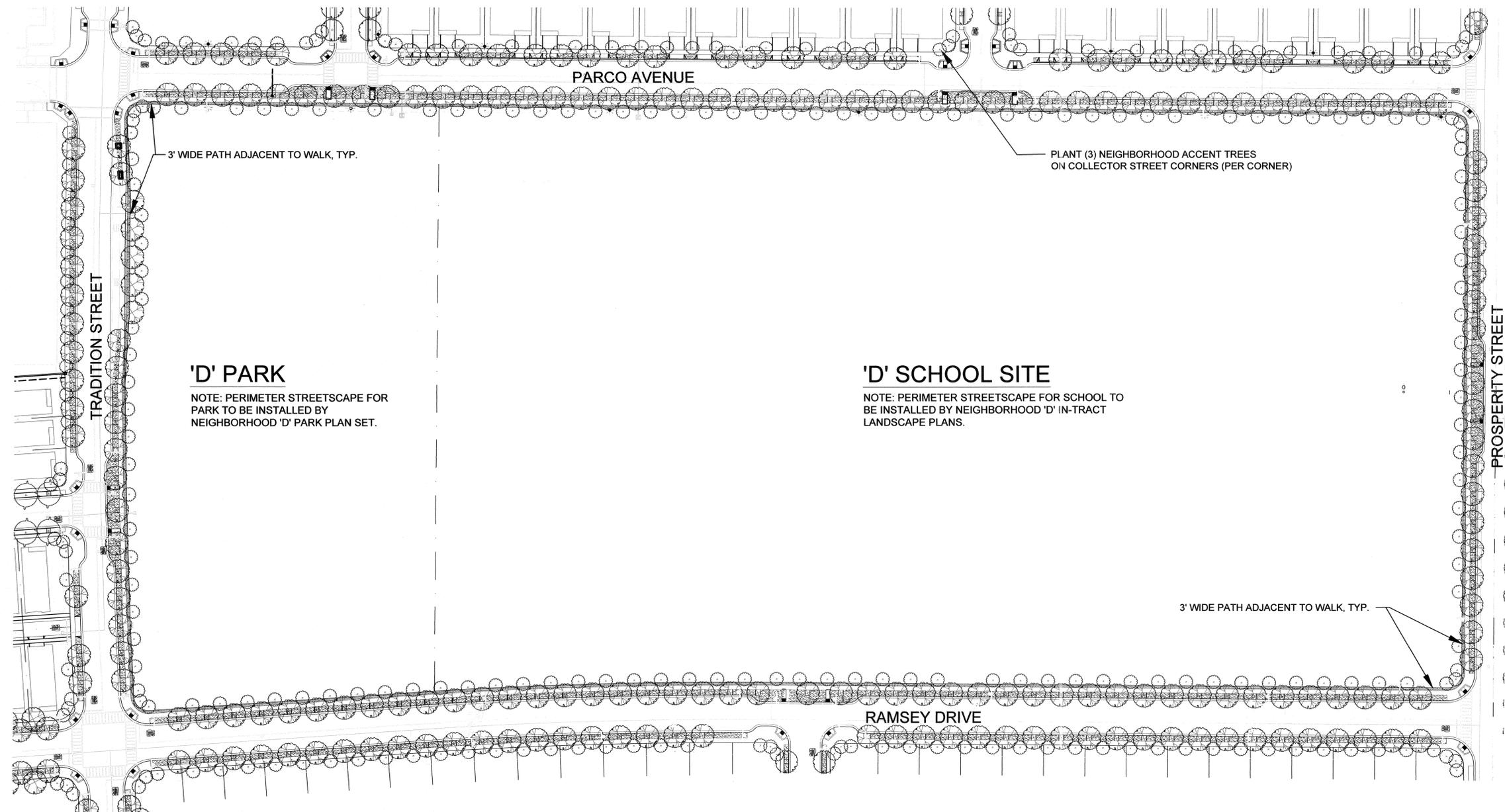
MOUNTAIN HOUSE  
COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'D'  
IN-TRACT LANDSCAPE GUIDELINES  
TYPICAL TREE LAYOUT

VTA JOB No. 03617

PLAN FILE NO. 0444

SHEET: 6 OF 12

L-1.4



**'D' PARK**  
 NOTE: PERIMETER STREETScape FOR PARK TO BE INSTALLED BY NEIGHBORHOOD 'D' PARK PLAN SET.

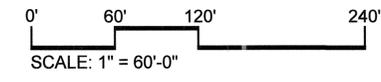
**'D' SCHOOL SITE**  
 NOTE: PERIMETER STREETScape FOR SCHOOL TO BE INSTALLED BY NEIGHBORHOOD 'D' IN-TRACT LANDSCAPE PLANS.

**SCHOOL / PARK LOOP ROAD TREE SPACING**

SCALE: 1" = 60'

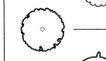
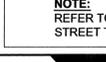
- ABBREVIATIONS:**  
 PL = PROPERTY LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 TYP. = TYPICAL  
 O.C. = ON CENTER  
 EQ. = EQUAL  
 MIN. = MINIMUM  
 CLR. = CLEAR  
 = STREET LIGHT

**NOTE:**  
 LANDSCAPING MUST CONFORM WITH MHCS D INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.



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

**PLANTING LEGEND**

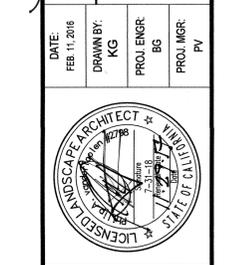
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOU T TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	PATH AT SCHOOL AND PARK

**NOTE:**  
 REFER TO SHEET L-1.2 FOR TYPICAL GROUND COVER IN STREET TREE PLANTERS IN TURF PARKWAY.

REVISIONS

No.	Descriptions	Date	App.

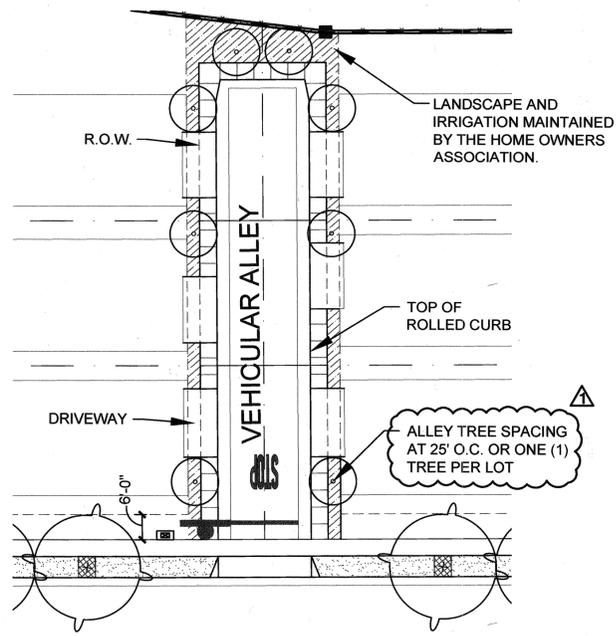
APPROVED BY: *Nader B. Sharechi*  
 NADER B. SHARECHI, P.E. 12-3-17  
 PUBLIC WORKS DIRECTOR  
 DATE: 12-12-17



**VIA LANDSCAPE ARCHITECTS**  
 WEBSITE: www.via.net  
 2000 W. 15th Ave., Suite 100  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112  
 www.via.net

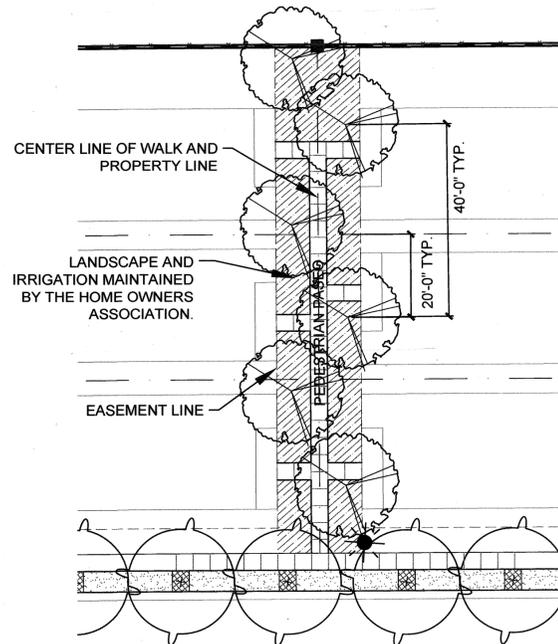
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'D' IN-TRACT LANDSCAPE GUIDELINES  
 TYPICAL TREE LAYOUT

VIA JOB No. 03617  
 PLAN FILE NO. 0444  
 SHEET: 7 OF: 12  
**L-1.5**



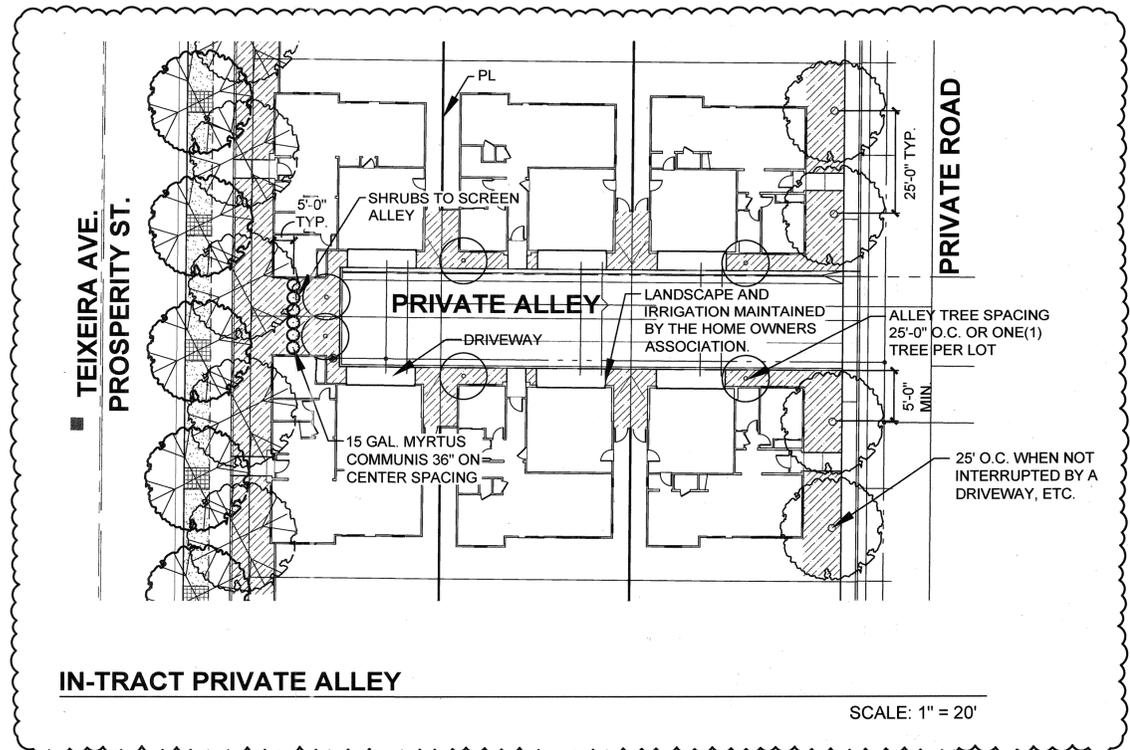
**IN-TRACT ALLEY LOT (TYPICAL)**

SCALE: 1" = 20'



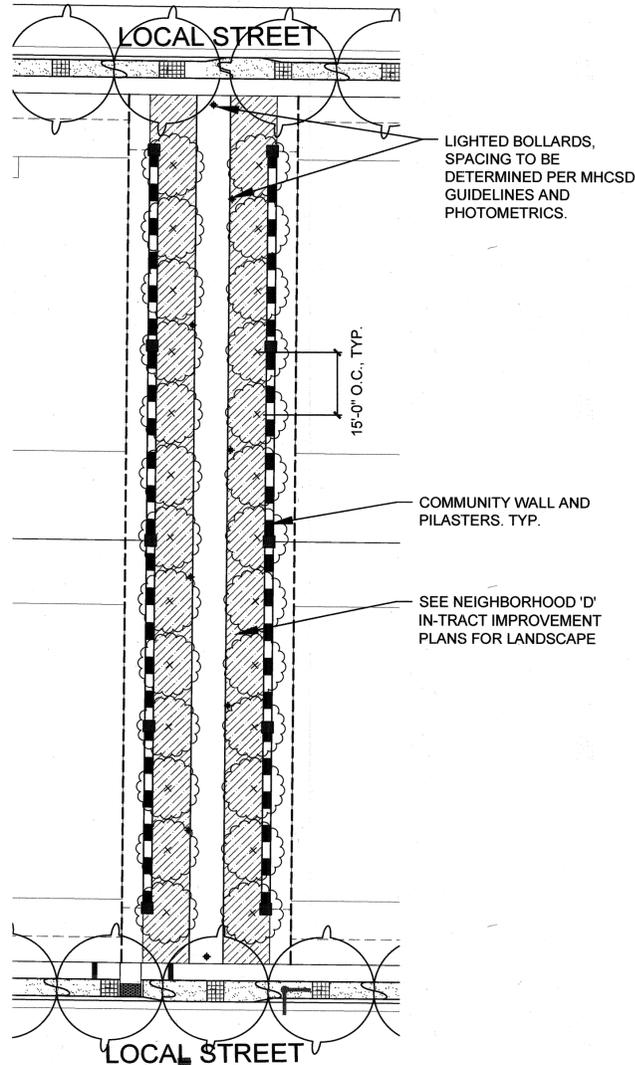
**IN-TRACT PEDESTRIAN PASEO LOT (TYPICAL)**

SCALE: 1" = 20'



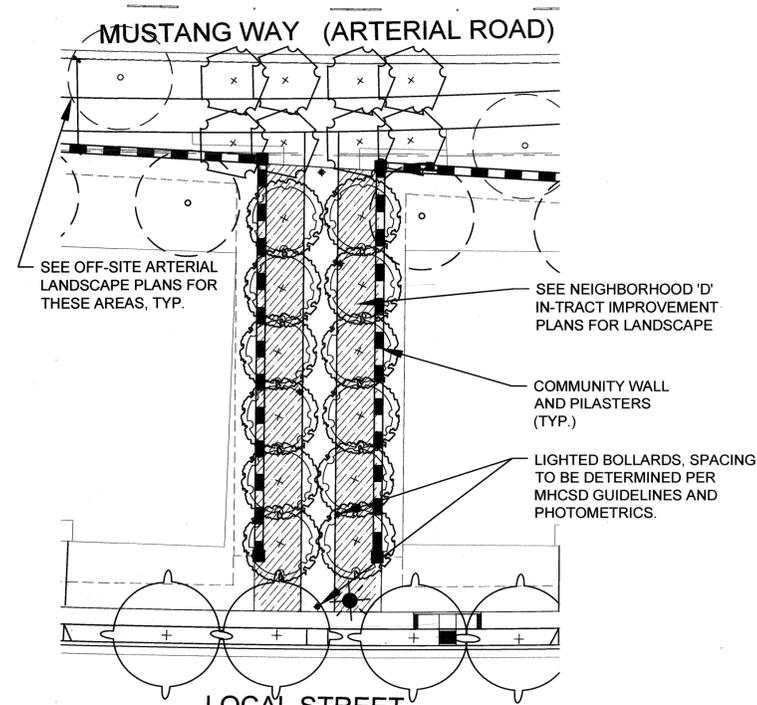
**IN-TRACT PRIVATE ALLEY**

SCALE: 1" = 20'



**IN-TRACT PEDESTRIAN CONNECTION AT LOCAL STREET (TYPICAL)**

SCALE: 1" = 20'



**PEDESTRIAN CONNECTION AT ARTERIAL STREET (TYPICAL)**

SCALE: 1" = 20'

- ABBREVIATIONS:**
- PL = PROPERTY LINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - TYP. = TYPICAL
  - O.C. = ON CENTER
  - EQ. = EQUAL
  - MIN. = MINIMUM
  - CLR. = CLEAR
  - ☀ = STREET LIGHT

**NOTE:** LANDSCAPING MUST CONFORM WITH MHCS D INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.

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

PLANTING LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOU TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	CUL DE SAC AND KNUCKLE TREE SAPHORA JAPONICA 'REGENT'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	ALLEY TREE ACER RUBRUM 'COLUMNARE'
	PASEO TREE NYSSA SYLVATICA
	PED. CONNECTOR TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTOR TO LOCAL LAGERSTROEMIA 'NATCHEZ'
	PED. CONNECTOR TERMINUS AT ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO COLLECTOR & ARTERIAL (ALONG WALKWAY) QUERCUS R. 'FASTIGATA'
	BACK YARD TREE CENTRAL PKWY: CELTIS AUSTRALIS GRANT LINE ROAD: QUERCUS ILEX MUSTANG WAY: QUERCUS ILEX DE ANZA BLVD.: ROBINIA A. 'PURPLE ROBE'
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	SHRUBS - SEPARATE SUBMITTAL
	PATH AT SCHOOL AND PARK

DATE: FEB. 11, 2016  
DRAWN BY: KG  
PROJ. ENGR: BG  
PROJ. MGR: PY

APPROVED BY: *Nader Sharifi*  
NADER B. SHARIFI, P.E. #187856, 12-31-17  
PUBLIC WORKS DIRECTOR

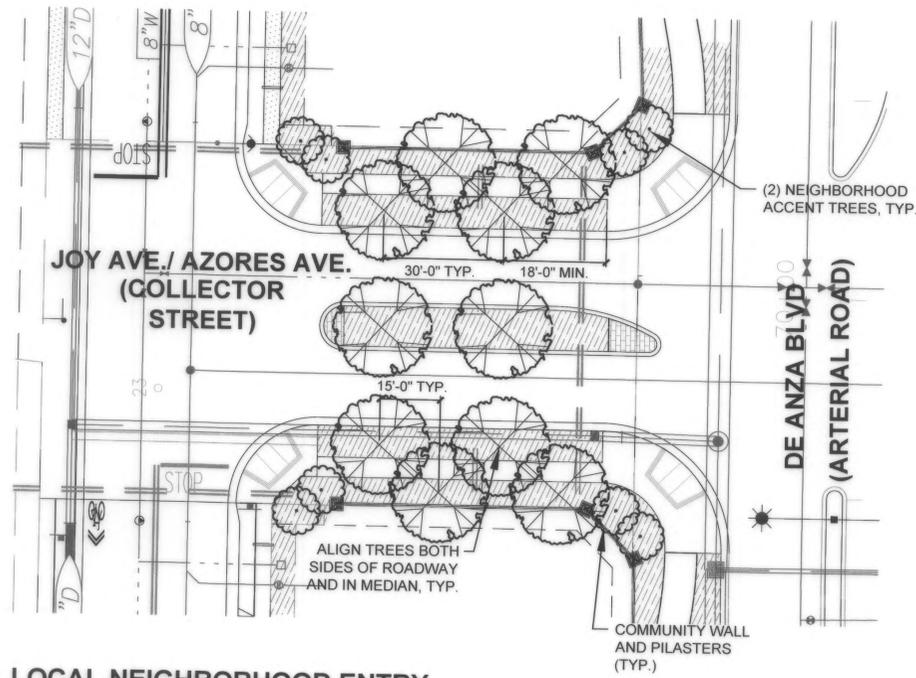
DATE: 12-12-17

MOUNTAIN HOUSE  
COMMUNITY SERVICES DISTRICT

NEIGHBORHOOD 'D'  
IN-TRACT LANDSCAPE GUIDELINES

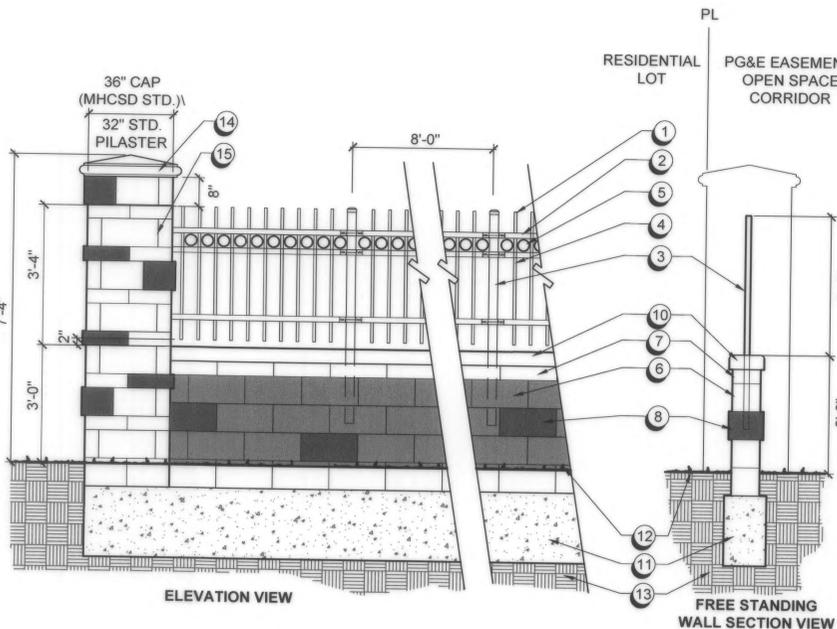
TYPICAL TREE LAYOUT

VTA JOB No. 03617  
PLAN FILE NO. 0444  
SHEET: 8 OF: 12  
**L-1.6**



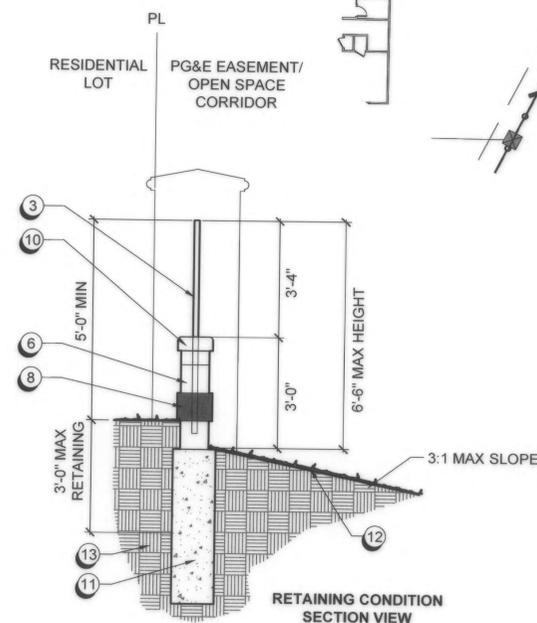
LOCAL NEIGHBORHOOD ENTRY

SCALE: 1" = 20'



ELEVATION VIEW

FREE STANDING WALL SECTION VIEW



RETAINING CONDITION SECTION VIEW

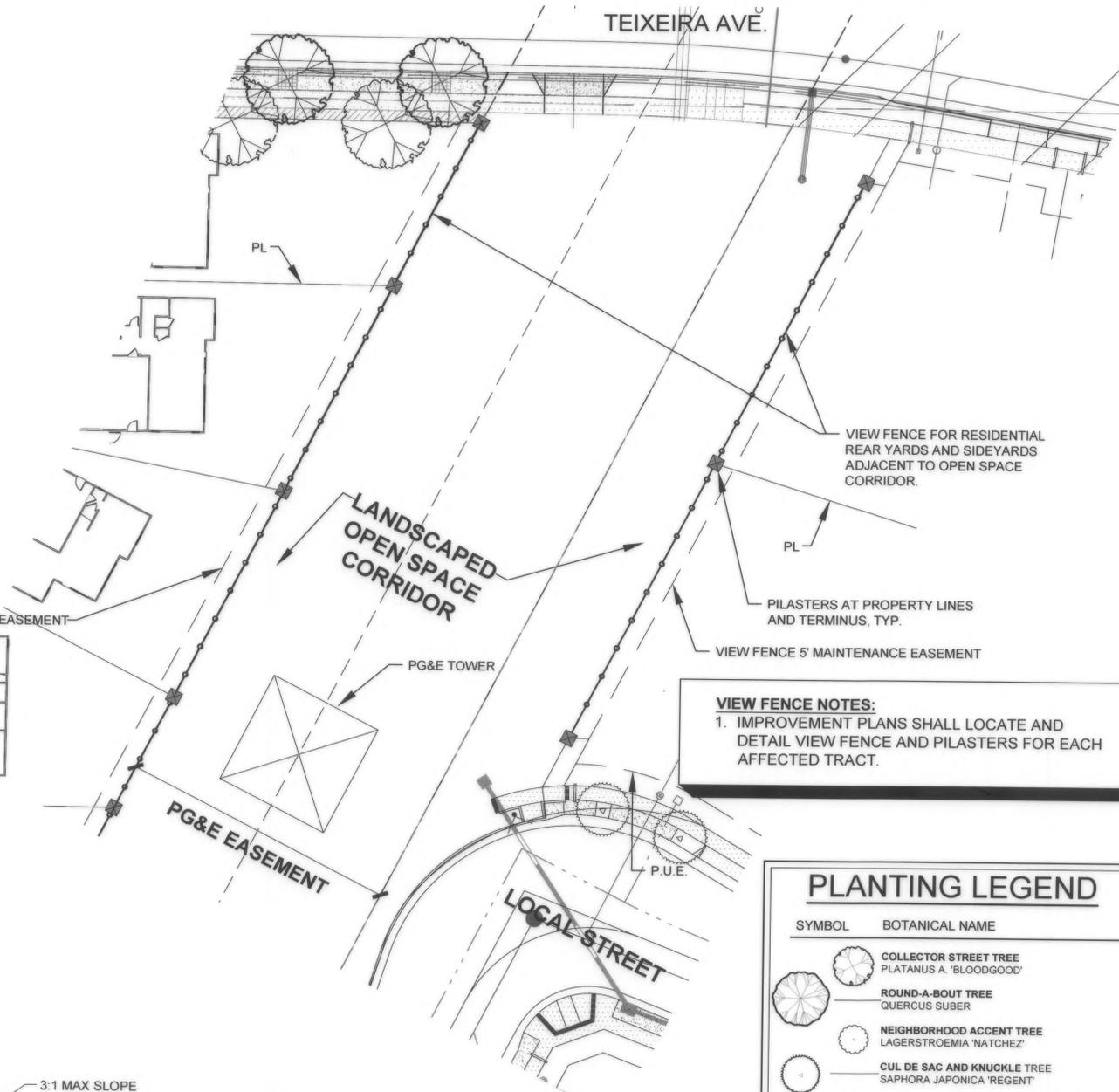
- |   |  |  |
|---|--|--|
| ① TUBE STEEL FENCE.   | ⑦ STANDARD NARROW BLOCK - 6 X 4 X 16 CMU BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BLEND'. | ⑪ CONCRETE FOOTING PER STRUCTURAL ENGINEERING DETAILS. |
| ② 1" X 1" STEEL TUBE, TOP AND BOTTOM RAILS.   | ⑧ RANDOM 8 X 8 X 16 CMU BASE BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BROWN'.             | ⑫ FINISH GRADE   |
| ③ 2-1/2" SQ. TUBE STEEL POST.   | ⑨ OMIT   | ⑬ COMPACTED SUBGRADE                                   |
| ④ 3/4" SQ. TUBE STEEL PICKET.   | ⑩ BEVELED CAP. 8 X 4 X 16 WALL CAP. COLOR TO BE 'MOUNTAIN HOUSE BROWN'.                                    | ⑭ MHCSD STANDARD PEAKED PRECAST CONCRETE CAP.          |
| ⑤ DOUBLE RING ADORNMENT.  |  | ⑮ CMU PILASTER PER SWA DESIGN/ MHCSD STD.              |
| ⑥ 6 X 8 X 16 CMU BASE BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BROWN'. |  |  |

NOTES:

- CMU BLOCKS SHALL BE PROTO II WALL SYSTEM BY BASALITE.
- MASONRY UNITS AND PILASTER CAP SHALL BE IDENTICAL TO EXISTING COMMUNITY WALLS WITHIN MOUNTAIN HOUSE; MHCSD STD. DETAIL SC-34.
- FOR ITEMS 1, 2, 3, 4, 5 TUBULAR STEEL FENCE COLOR SHALL BE BLACK.

VIEW FENCE

SCALE: 1/2" = 1'-0"



VIEW FENCING AT OPEN SPACE CORRIDOR

SCALE: 1" = 20'

**VIEW FENCE NOTES:**  
1. IMPROVEMENT PLANS SHALL LOCATE AND DETAIL VIEW FENCE AND PILASTERS FOR EACH AFFECTED TRACT.

PLANTING LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOUT TREE QUERCUS SUBER
	NEIGHBORHOOD ACCENT TREE LAGERSTROEMIA 'NATCHEZ'
	CUL DE SAC AND KNUCKLE TREE SAPHORA JAPONICA 'REGENT'
	LOCAL STREET TREE (NORTH/ SOUTH) KOELREUTARIA PANICULATA
	LOCAL STREET TREE (EAST/ WEST) TILIA CORDATA
	ALLEY TREE ACER RUBRUM 'COLUMNARE'
	PASEO TREE NYSSA SYLVATICA
	PED. CONNECTOR TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PED. CONNECTOR TERMINUS TO LOCAL LAGERSTROEMIA 'NATCHEZ'
	PED. CONNECTOR TERMINUS AT ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO COLLECTOR & ARTERIAL (ALONG WALKWAY) QUERCUS R. 'FASTIGATA'
	BACK YARD TREE CENTRAL PKWY: CELTIS AUSTRALIS GRANT LINE ROAD: QUERCUS ILEX MUSTANG WAY: QUERCUS ILEX DE ANZA BLVD.: ROBINIA A. 'PURPLE ROBE'
	BOLERO PLUS TURF
	MYOPORUM PARVIFOLIUM
	SHRUBS - SEPARATE SUBMITTAL
	PATH AT SCHOOL AND PARK

- ABBREVIATIONS:
- PL = PROPERTY LINE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - TYP. = TYPICAL
  - O.C. = ON CENTER
  - EQ. = EQUAL
  - MIN. = MINIMUM
  - CLR. = CLEAR
  - = STREET LIGHT

**NOTE:**  
LANDSCAPING MUST CONFORM WITH MHCSD INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.

REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

REVISIONS	No.	Descriptions	Date	App.
1	SP III ADDITION		11/29/17	

DATE: FEB. 11, 2018  
DRAWN BY: KG  
PROJ. ENGR: BG  
PROJ. MGR: PV

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

Approved By: *Nader Shargh*  
NADER B. SHARGH, ROE #1857 EXP. 12-31-17  
Title: PUBLIC WORKS DIRECTOR

Date: 12-12-17



MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

NEIGHBORHOOD 'D' IN-TRACT LANDSCAPE GUIDELINES

TYPICAL TREE LAYOUT & VIEW FENCE ENLARGEMENT / DETAIL

VTA JOB No. 03617  
PLAN FILE NO. 0444

SHEET 9 OF 12

L-1.7

# LANDSCAPE IRRIGATION NOTES:

- THE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT MAY BE NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. CONTRACTOR SHALL INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF MHCSO AND ACCORDING TO THE SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.
- CONTRACTOR SHALL PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE IRRIGATION CONTROLLER LOCATION(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SYSTEM TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH A UNIQUE COLOR INSULATING JACKET. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET AND A STRIPE OF COLOR WHICH MATCHES THE CONTROL WIRE COLOR CHOICE FOR SPECIFIC CONTROLLER. SPARE WIRE: #14-1 WIRE WITH BLACK INSULATION JACKET. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- VALVE LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
- CONTRACTOR SHALL FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- CONTRACTOR SHALL SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- CONTRACTOR SHALL LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- THE IRRIGATION SYSTEM IS DESIGNED BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE IN WRITING BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE DESIGNER.
- PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, 811, TO LOCATE EXISTING UTILITIES.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO APPLY FOR ANY PERMITS REQUIRED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY PURPOSES. INSTALL IRRIGATION WITHIN PLANTING AREAS WHERE POSSIBLE.
- INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS, DRIVEWAYS AND ROADWAYS PER THE FOLLOWING SCHEDULE:  

PIPE SIZE OR WIRE QTY.	REQUIRED SLEEVE(S)
3/4" LATERAL	1-2" SCH 40 PVC
1" LATERAL	1-2" SCH 40 PVC
1-1/4" LATERAL	1-2" SCH 40 PVC
1-1/2" LATERAL	1-4" SCH 40 PVC
2" LATERAL	1-4" SCH 40 PVC
2" PRESSURE SUPPLY LINE	1-4" SCH 40 PVC
3" PRESSURE SUPPLY LINE	1-6" SCH 40 PVC
1-20 CONTROL WIRES	1-2" SCH 40 PVC

INSTALL IRRIGATION SLEEVES WITH 18" COVER, AND EXTEND 12" BEYOND EDGES OF HARDSCAPE. MULTIPLE PIPES/WIRES CROSSING AT THE SAME POINT SHALL HAVE INDIVIDUAL SLEEVES.
- REFER TO MHCSO STANDARD DETAILS, NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- WATER USE CALCULATIONS MUST BE COMPLETED PER MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO), AB1881 AND STATE WATER RESOURCES CONTROL BOARD DROUGHT EMERGENCY WATER CONSERVATION GUIDELINES. IRRIGATION DESIGN MUST CONFORM WITH MANDATED WATER USE REDUCTION.
- SOIL AMENDMENT REQUIREMENT FOR AREAS RECEIVING HUNTER'S ECO-MAT DRIP MATTING:
  - ALL SOIL WITHIN PARKWAY SHALL BE REMOVED TO THE DEPTH OF THE ECO-MAT (5'-6").
  - REMOVED SOIL SHALL BE THOROUGHLY MIXED WITH SOIL AMENDMENTS TO CREATE AN EVEN SOIL PROFILE. AMENDMENTS ARE TO BE RECOMMENDED BY A SOILS LAB AND DESCRIBED IN THE LANDSCAPE ARCHITECT'S SPECIFICATIONS. INSURE ANY ROCKS OR DEBRIS LARGER THAN 2", AND ANY SHARP EDGED ROCKS OR DEBRIS ARE REMOVED.
  - BEFORE INSTALLING ECO-MAT, RAKE IN TO THE SUB-SOIL, TO A DEPTH OF 1", THE AMENDMENTS DESCRIBED IN THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND SOIL LAB RECOMMENDATIONS.
  - INSTALL ECO-MAT ON SUBSOIL AS DETAILED.
  - INSTALL AMENDED, (PREVIOUSLY REMOVED), SOIL OVER ECO-MAT TO REQUIRED GRADE LEVEL, COMPACTING TO 80-85% IN 3" LIFTS. MEET REQUIRED SLOPE GRADES TO DRAIN. DO NOT OPERATE COMPACTION MACHINERY DIRECTLY ON ECO-MAT.
  - REVIEW AND FOLLOW MANUFACTURER'S INSTALLATION SPECIFICATIONS AND DETAILS.
- SURFACE MOUNTED DRIP SYSTEM FOR PLANTINGS:
  - THE SURFACE MOUNTED DRIP IRRIGATION FOR THE GROUND COVER SHOWN UNDER THE TREES IN THE PARKWAY IS REQUIRED.
  - DRIP CONTROL VALVE REQUIRES 0.5 G.P.M. MINIMUM OPERATING FLOW. ENSURE THAT SURFACE MOUNTED DRIP SYSTEMS HAVE ENOUGH FLOW TO OPERATE PROPERLY.
- HOME OWNER DRIP SYSTEM (ECO-MAT) TRAINING PROGRAM:
  - THE DEVELOPER / HOME BUILDER SHALL ARRANGE FOR HUNTER IRRIGATION TO PROVIDE ECO-MAT TRAINING AND FAMILIARIZATION SESSIONS FOR THE HOMEOWNERS DESCRIBING THE FUNCTION, PROPER MAINTENANCE AND PROGRAMMING OF THESE DRIP SYSTEMS. TRAINING SESSIONS SHALL BE OFFERED AND/OR OCCUR EACH MONTH.

IRRIGATION EQUIPMENT LEGEND				
SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL
	PER AGENCY	PER AGENCY	1" WATER METER W/ 1" SERVICE LINE PROVIDED BY OTHERS. VERIFY SIZES, LOCATIONS, AND STATIC WATER PRESSURE IN FIELD. DESIGN BASED ON STATIC PSI & FLOW DEMAND AS STATED.	MHCSO DET WS-01
	FEBCO	765	PRESSURE VACUUM BREAKER (PVB) INSTALLED PER PLAN AT COMPRESSION TEE ON HOME WATER SERVICE LINE. INSTALL PER DETAIL.	DETAIL B, SHEET L-3.0
	TORO	EVO-4ID W/ ONE (1) EMO-D4 & EVO-SC SMART CONNECTOR & EVO-WS	REMOTE CONTROL MODULAR INDOOR IRRIGATION CONTROLLER WITH SMART CONNECTOR COMMUNICATOR AND WIRELESS ET SENSOR. COORDINATE ELECTRICAL POC AS DIRECTED IN FIELD BY OWNER'S REPRESENTATIVE. INSTALL WIRELESS SENSOR ON GUTTER OR FENCE. INSTALL PER DETAILS.	DETAIL A, SHEET L-3.0
	HUNTER	PGV-101G	1" REMOTE CONTROL VALVE IN VALVE BOX. INSTALL PER DETAIL.	MHCSO DET LI-11
	HUNTER	PCZ-101-25 W/ 1" SPEERS BALL VALVE	1" REMOTE CONTROL 'DRIP ZONE' VALVE W/ PRESSURE REGULATOR & STAINLESS STEEL-150 MESH SCREEN FILTER IN VALVE BOX. INSTALL WITH SAME SIZE MANUAL BALL VALVE. INSTALL PER DETAIL.	MHCSO DET LI-19
	APPROVED	SCH. 40	IRRIGATION MAINLINE FROM P.O.C. AT PVB TO VALVES. INSTALL @ A DEPTH OF 18" AND PER DETAILS.	MHCSO DET. LI-07 & LI-08
	APPROVED	CL 200	IRRIGATION LATERAL LINE. SIZE PER CHART. INSTALL AT A DEPTH OF 12"	MHCSO DET. LI-07 & LI-08
	APPROVED	SCH 40	PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN AND AS DIRECTED BY OWNER'S REPRESENTATIVE. INSTALL SLEEVES WITH 18" COVERAGE AND EXTEND 12" BEYOND EDGES OF HARDSCAPE. MULTIPLE CROSSINGS AT THE SAME POINT SHALL HAVE INDIVIDUAL SLEEVES. SLEEVE SHALL BE A MINIMUM TWICE THE DIAMETER OF THE PIPE BEING SLEEVED	NO DETAIL REFERENCE

TREE BUBBLER IRRIGATION LEGEND				
SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL
	TORO	FB-50-PC	DEEP WATERING TREE BUBBLER ASSEMBLY IN PERFORATED PIPE; TWO AT EACH TREE. INSTALL PER DETAIL.	MHCSO DETAIL LI-09

DRIP IRRIGATION LEGEND				
SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL
	HUNTER	PLD-06-18 INLINE CHECK VALVE HCV-HC-50F AIR RELIEF VALVE PLD-AVR FLUSH VALVE PLD-BV	INLINE PRESSURE COMPENSATING POLYETHYLENE DRIP TUBING SET 18" O.C. SPACING WITH 0.6 GPH EMITTERS AND BUILT-IN CHECK VALVE (TO 5 FOOT OF HEAD). INSTALL ONE (1) AIR/VACUUM RELIEF VALVE IN A 6" ROUND VALVE BOX AT THE HIGHEST POINT OF THE SYSTEM. INSTALL ONE (1) FLUSH VALVE IN A 10" ROUND VALVE BOX AT THE LOWEST POINT(S) OF THE SYSTEM.	DETAIL C, D, E & H SHEET L-3.0
	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 ONE (1) AIR/VACUUM RELIEF VALVE IN A 6" ROUND VALVE BOX AT THE HIGHEST POINT OF THE SYSTEM. INSTALL ONE (1) FLUSH VALVE IN A 10" ROUND VALVE BOX AT THE LOWEST POINT(S) OF THE SYSTEM.	DETAIL D, E, F & G, SHEET L-3.0

LATERAL PIPE SIZING CHART	
G.P.M.	PIPE SIZE
0 - 10	3/4"
11-16	1"
17-26	1-1/4"

IRRIGATION SLEEVING CHART	
PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVES
3/4" LATERAL	1-2" SCH 40 PVC
1" LATERAL	1-2" SCH 40 PVC
1 1/4" LATERAL	1-2" SCH 40 PVC
1 1/2" LATERAL	1-4" SCH 40 PVC
1" PRESSURE SUPPLY LINE	1-2" SCH 40 PVC
1 1/4" PRESSURE SUPPLY LINE	1-3" SCH 40 PVC
1-20 CONTROL WIRE	1-2" SCH 40 PVC

• REFER TO SHEET L-3.0 FOR IRRIGATION DETAILS.

REVISIONS

No.	Description	Date	App.
1	SP III ADDITION	11/29/17	

DATE: FEB 11, 2016

DRAWN BY: KG

PROJ ENGR: BG

PROJ MGR: PV

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

NEIGHBORHOOD 'D' IN-TRACT LANDSCAPE GUIDELINES

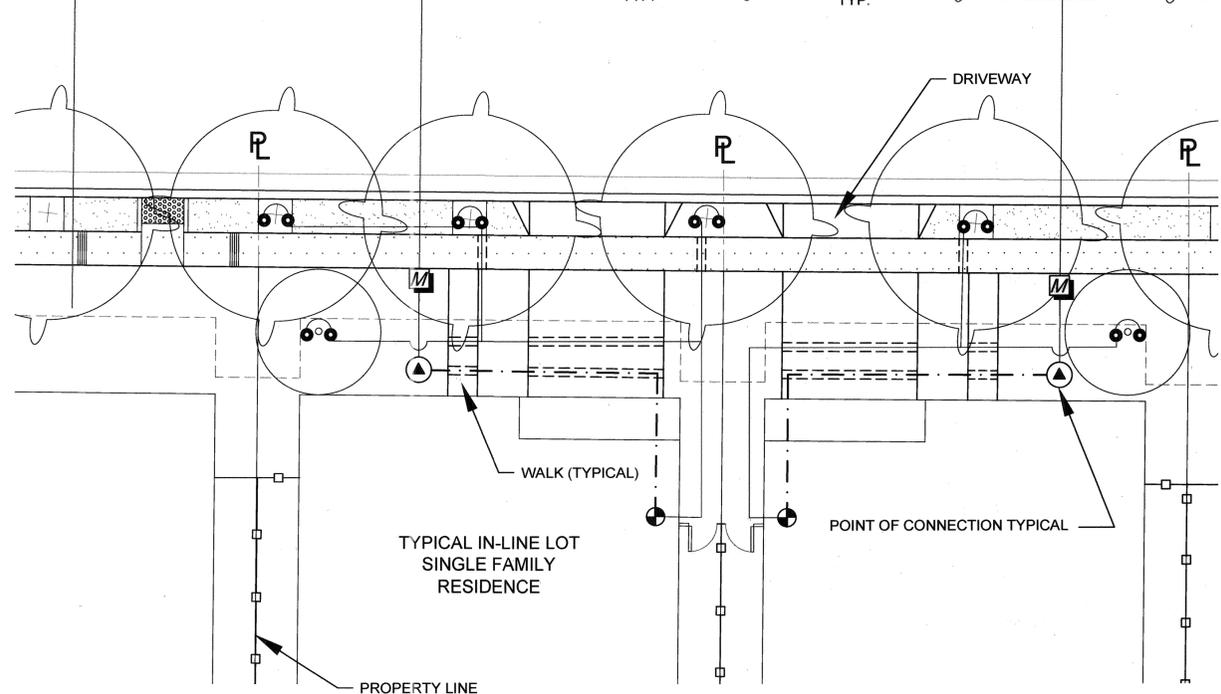
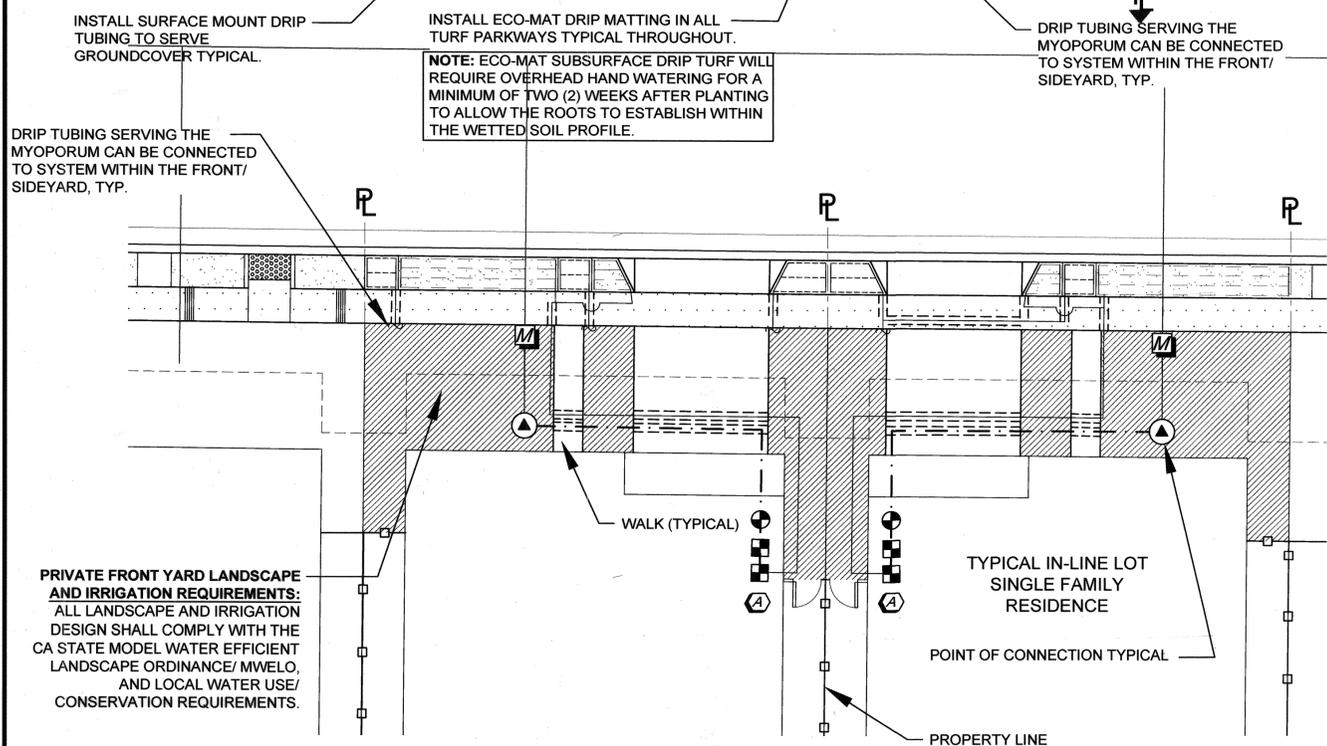
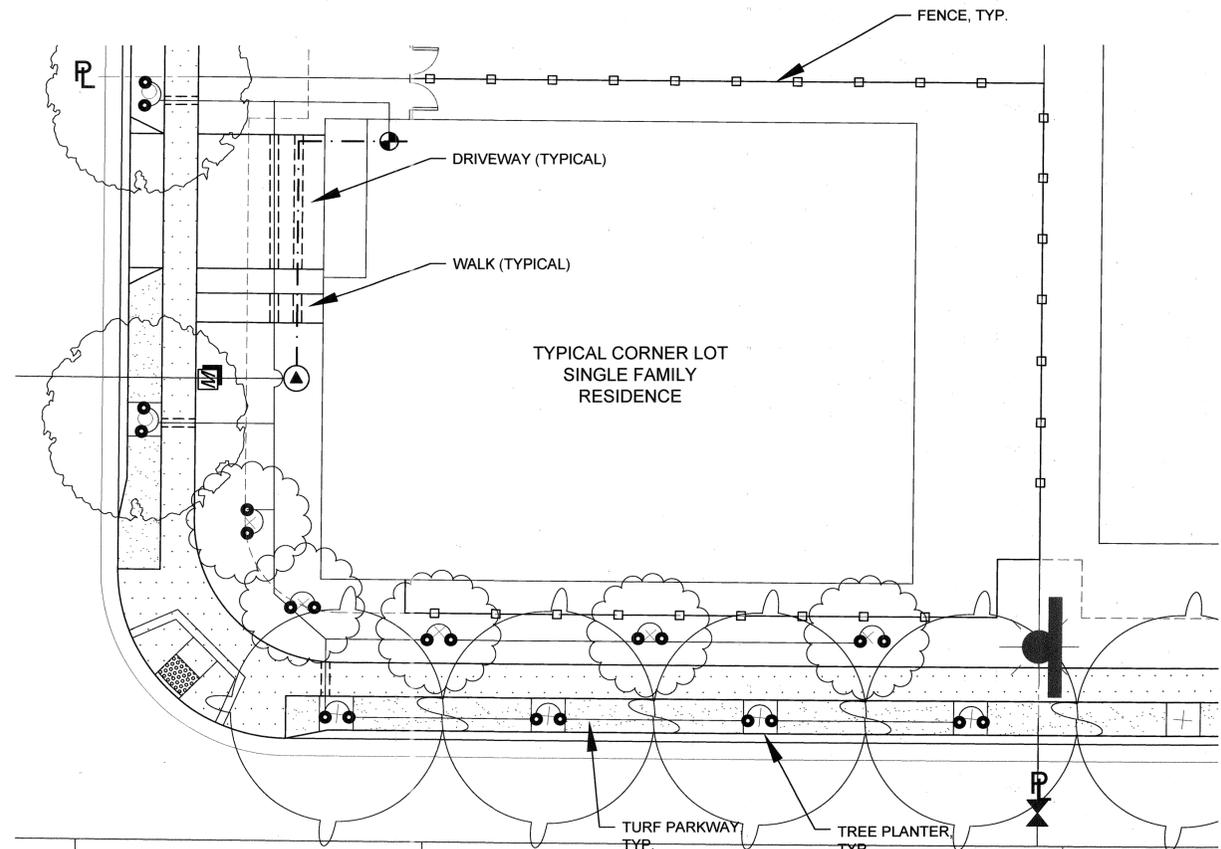
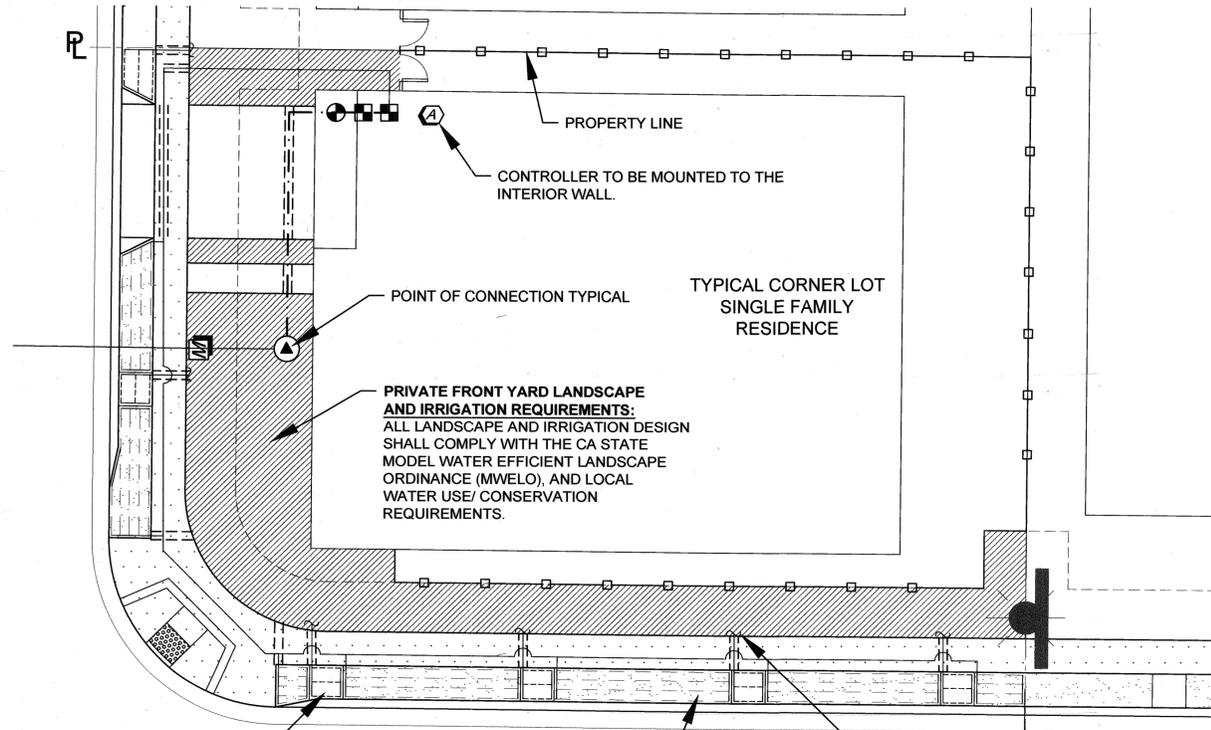
IRRIGATION NOTES & LEGENDS

VTA JOB No. 03617

PLAN FILE NO. 0444

SHEET: 10 OF: 12

**L-2.0**



**PROTOTYPICAL GROUNDCOVER & TURF IRRIGATION PLAN**

**PROTOTYPICAL TREE IRRIGATION PLAN**

SCALE: 1" = 10'

SCALE: 1" = 10'

**LATERAL PIPE SIZING CHART**

G.P.M.	PIPE SIZE
0 - 10	3/4"
11-16	1"
17-26	1-1/4"

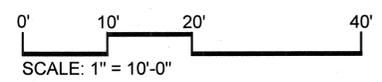
**IRRIGATION SLEEVING CHART**

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVES
3/4" LATERAL	1-2" SCH 40 PVC
1" LATERAL	1-2" SCH 40 PVC
1 1/4" LATERAL	1-2" SCH 40 PVC
1 1/2" LATERAL	1-4" SCH 40 PVC
1" PRESSURE SUPPLY LINE	1-2" SCH 40 PVC
1 1/4" PRESSURE SUPPLY LINE	1-3" SCH 40 PVC
1-20 CONTROL WIRE	1-2" SCH 40 PVC

**IRRIGATION DESIGN REQUIREMENTS:**

PRIVATE IRRIGATION DESIGN IS BASED ON A MINIMUM 1" SERVICE LINE, 1" METER, STATIC WATER PRESSURE OF 55 P.S.I., A MAXIMUM FLOW RATE OF 15 G.P.M. AND A MINIMUM FLOW RATE OF 0.5 G.P.M.

- NOTES:
- ALL LANDSCAPING AND IRRIGATION MUST COMPLY WITH STATE (WELO) AND LOCAL WATER USE/ CONSERVATION REQUIREMENTS.
  - ALL TREES SHALL BE IRRIGATED BY DEEP ROOT TREE BUBBLERS.



- REFER TO SHEET L-2.0 FOR GENERAL IRRIGATION NOTES AND IRRIGATION SCHEDULES.
- REFER TO SHEET L-3.0 FOR IRRIGATION DETAILS.

REVISIONS

No.	Description	Date	App.
1	SP III ADDITION	11/29/17	

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

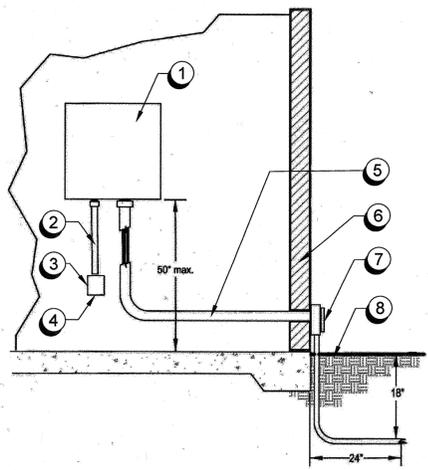
Approved By: *Nader Sharaf*  
 NADER B. SHARAF, P.E. #18787-EP, 12-31-17  
 Title: PUBLIC WORKS DIRECTOR  
 Date: 12-12-17

DATE: FEB. 11, 2018  
 DRAWN BY: KG  
 PROJ. ENGR: BG  
 PROJ. MGR: PV



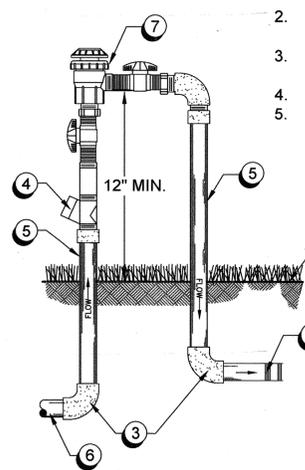
**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'D'**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL IRRIGATION PLAN**

VTA JOB No. 03617  
 PLAN FILE NO. 0444  
 SHEET: 11 OF: 12  
**L-2.1**



- 1 WALL MOUNT INDOOR IRRIGATION CONTROLLER
- 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT. INSTALL PER ELECTRICAL CODE.
- 3 120 VOLT LOCKABLE ON/OFF SWITCH. PROVIDE UNDER IRRIGATION CONTRACT.
- 4 120 VOLT ELECTRICAL SERVICE TO CONTROLLER. LOCATION PROVIDED BY ELECTRICAL CONTRACTOR.
- 5 SCH. 40 PVC GREY ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE PROVIDED BY ELECTRICAL CONTRACTOR.
- 6 EXTERIOR GARAGE WALL
- 7 ELECTRICAL PULL BOX MOUNTED TO GARAGE WALL PER ELECTRICAL CODE.
- 8 FINISH GRADE

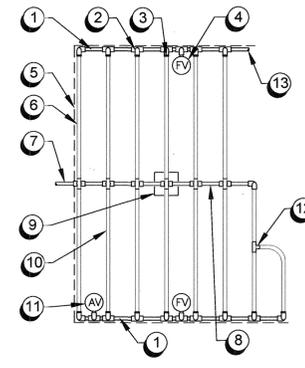
**A** INTERIOR WALL MOUNTED CONTROLLER  
SCALE: N.T.S.



- NOTE:
1. BACKFLOW DEVICES SHALL BE CERTIFIED BY AN APPROVED AND CERTIFIED BACKFLOW PREVENTER TESTER.
  2. BACKFLOW PREVENTERS MUST BE TESTED BY A CERTIFIED TESTER BEFORE FINAL APPROVAL IS ISSUED.
  3. COOPER FITTINGS SHALL BE CONNECTED WITH LEAD FREE SOLDER JOINTS.
  4. ALL NIPPLES TO BE COPPER OR BRASS.
  5. PRESSURE VACUUM BREAKER TO BE INSTALLED WHERE INDICATED ON DRAWINGS IN CLOSEST SHRUB PLANTING BED AND ADJACENT TO BUILDING. CONNECT INTO DOMESTIC SERVICE LINE SERVING HOUSE AT THE APPROXIMATE LOCATION INDICATED AND EXTEND TO PVB UNIT.

- 1 PVC MAINLINE.
- 2 FINISH GRADE.
- 3 90° ELL, COPPER, 3/4" THRU 2 1/2".
- 4 WATTS SERIES 777 "Y" STRAINER.
- 5 PIPE SPOOL, TYPE "L" COOPER, 3/4" THRU 2 1/2".
- 6 WATER SERVICE PIPE FROM WATER METER.
- 7 FEBCO 765 PRESSURE VACUUM BREAKER ASSEMBLY, BALL VALVES (2) INCLUDED. 12" MIN. ABOVE HIGHEST POINT OF DISCHARGE.

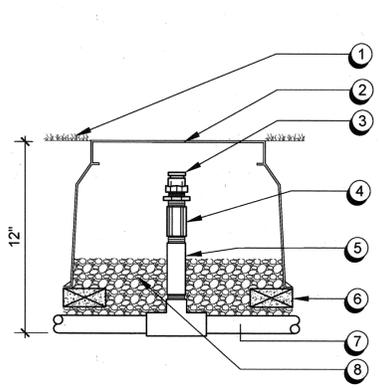
**B** PRESSURE VACUUM BREAKER (PVB)  
SCALE: N.T.S.



- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR ELL
- 3 HUNTER PLD-075 ADAPTER FITTING.
- 4 FLUSH VALVE, SEE DETAIL E, THIS SHEET
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 PVC SUPPLY PIPE FROM VALVE ASSEMBLY
- 8 PVC SUPPLY MANIFOLD
- 9 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYP.) - SEE DETAIL H, THIS SHEET.
- 10 HUNTER PLD-06-18-XX IN-LINE DRIPLINE TUBING - EMITTERS AT FINISH GRADE BELOW MULCH
- 11 AIR RELIEF VALVE, SEE DETAIL D, THIS SHEET
- 12 HUNTER PLD-ELB OR PLD-TEE FOR SURFACE MOUNTED CONNECTIONS AT IRREGULAR SHAPED EDGES.
- 13 CONTINUATION OF SYSTEM

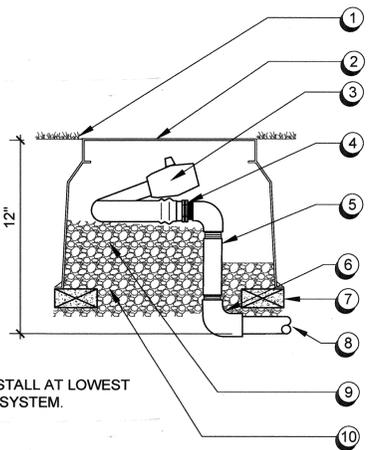
- NOTES:
1. TUBING SHALL BE STAPLED TO THE SURFACE 24" O.C. ALONG EACH TUBING LENGTH WITH 6" LONG SOIL STAPLES.
  2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH PER HUNTER RECOMMENDATION.
  3. AIR RELIEF VALVE TO BE INSTALLED AT HIGHEST POINT OF AREA.
  4. FLUSH VALVE TO BE INSTALLED AT LOWEST POINT OF AREA.

**C** INLINE ON-SURFACE DRIP CENTER FEED LAYOUT  
SCALE: NTS



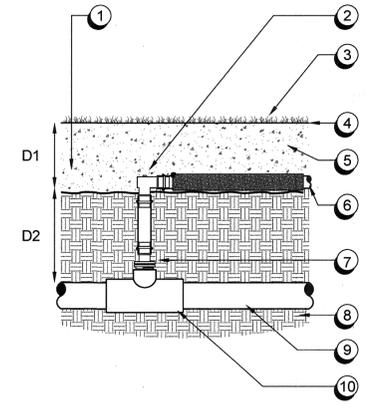
- 1 FINISH GRADE
  - 2 6" ROUND VALVE BOX
  - 3 AIR/VACUUM RELIEF VALVE
  - 4 1/2" PVC COUPLING (TxT)
  - 5 1/2" SCH 80 RISER (LENGTH AS REQUIRED)
  - 6 BRICK SUPPORTS (3)
  - 7 LATERAL PIPE
  - 8 PEA GRAVEL SUMP 6" DEEP
- NOTE: INSTALL AT HIGHEST POINT IN SYSTEM.

**D** ECO. MAT/ INLINE DRIP AIR RELIEF VALVE  
SCALE: NTS



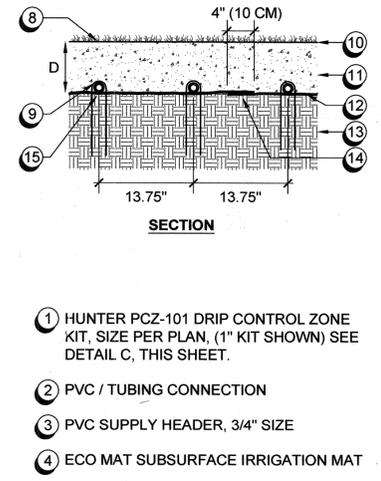
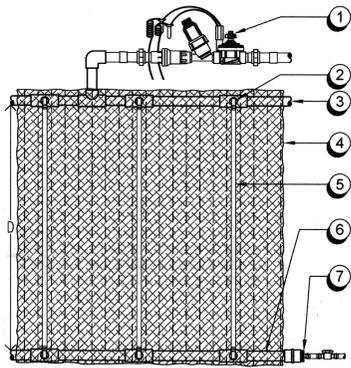
- 1 FINISH GRADE
  - 2 10" ROUND VALVE BOX
  - 3 1/2" X 18" COIL OF EXCALIBUR (FLEX PVC) TUBING WITH 1/2" BALL VALVE.
  - 4 1/2" FTP X BARB ADAPTER FITTING TO ACCEPT EXCALIBUR TUBING.
  - 5 1/2" SCH 80 RISER (LENGTH AS REQUIRED)
  - 6 1/2" SxT SCH 40 ELL
  - 7 BRICK SUPPORTS (3)
  - 8 1/2" SCH 40 PVC PIPE FROM PVC SUPPLY OR EXHAUST HEADER, AS REQUIRED.
  - 9 PEA GRAVEL SUMP BELOW BALL VALVE, 4" DEEP
  - 10 PEA GRAVEL SUMP 4" DEEP
- NOTE: INSTALL AT LOWEST POINT IN SYSTEM.

**E** ECO. MAT/ INLINE DRIP END FLUSHING VALVE  
SCALE: NTS



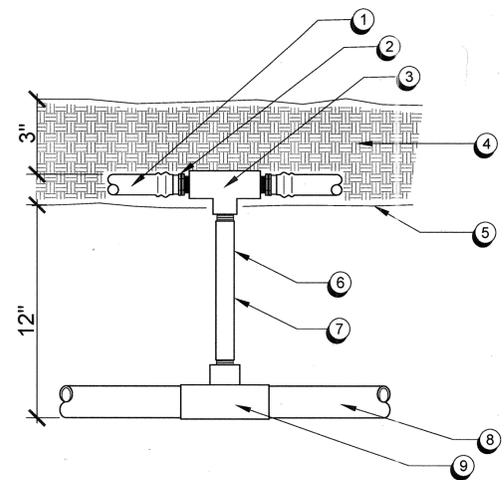
- 1 OVERLAP ECO MAT OVER CONNECTION AND TO EDGE OF PLANTED AND IRRIGATED AREA
  - 2 PLD-ELB, 17mm BARB X BARB 90 DEGREE ELL
  - 3 TURF GRASS, SEE PLANTING PLAN
  - 4 FINISHED GRADE
  - 5 AMENDED SOIL
  - 6 ECO MAT SUBSURFACE IRRIGATION MAT WITH 17mm DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE
  - 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 TEE FITTING, LATERAL SIZE X 3/4"
- D1 - ECO MAT DEPTH 5"-6"  
D2 - 12" OR PER PLANS

**F** ECO-MAT RISER CONNECTION  
SCALE: NTS



- 5 DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE
  - 6 PVC DISCHARGE HEADER, 3/4" SIZE AS REQUIRED
  - 7 MANUAL FLUSH VALVE - REFER TO DETAIL E, THIS SHEET.
  - 8 TURF GRASS - SODDED.
  - 9 SOD STAKE INSTALLED 8 FT ON CENTER OVER TUBING
  - 10 FINISHED GRADE
  - 11 AMENDED SOIL
  - 12 ECO MAT SUBSURFACE IRRIGATION ON SUBGRADE
  - 13 SITE SOIL
  - 14 OVERLAP MAT 4" (10cm)
  - 15 17mm DRIP LINE TUBING, POLYPROPYLENE FLEECE WRAPPED
- NOTE:
1. SEE HUNTER SPECIFICATIONS FOR ALLOWABLE LENGTH OF TUBING RUN.
  2. RECOMMENDED ECO MAT INSTALLATION DEPTH (D): TURF AREAS: 5" - 6"

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



- 1 HUNTER PLD-06-18-XX IN-LINE DRIPLINE TUBING - EMITTERS AT FINISH GRADE BELOW MULCH
- 2 HUNTER PLD-075 ADAPTER FITTING
- 3 1/2" SCH 40 FTP TEE (TYPICAL)
- 4 MULCH
- 5 FINISH GRADE
- 6 1/2" SCH 80 SUPPLY RISER
- 7 MID-LAYOUT SUPPLY HEADER & RISER AS REQUIRED, 18" O.C.
- 8 LATERAL PIPE
- 9 3/4" X 1/2" X 3/4", S X S X T PVC SCH 40

**H** INLINE ON-SURFACE DRIP INTAKE HEADER MANIFOLD  
SCALE: NTS

REVISIONS  
 No. 1  
 Description: SP III ADDITION  
 Date: 11/29/17  
 Approved By: *Nader Shereef*  
 Title: PUBLIC WORKS DIRECTOR  
 Date: 12-12-17

MOUNTAIN HOUSE  
 COMMUNITY SERVICES DISTRICT  
 IN-TRACT LANDSCAPE GUIDELINES  
 IRRIGATION DETAILS

VTA  
 VANDERVOORT ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 1000 N. W. 11th St.  
 Walnut Creek, CA 94597  
 Tel: 925.938.1100  
 Fax: 925.938.1101  
 www.vandervort.com

VTA JOB No. 03617  
 PLAN FILE NO. 0444  
 SHEET: 12 OF 12  
**L-3.0**