

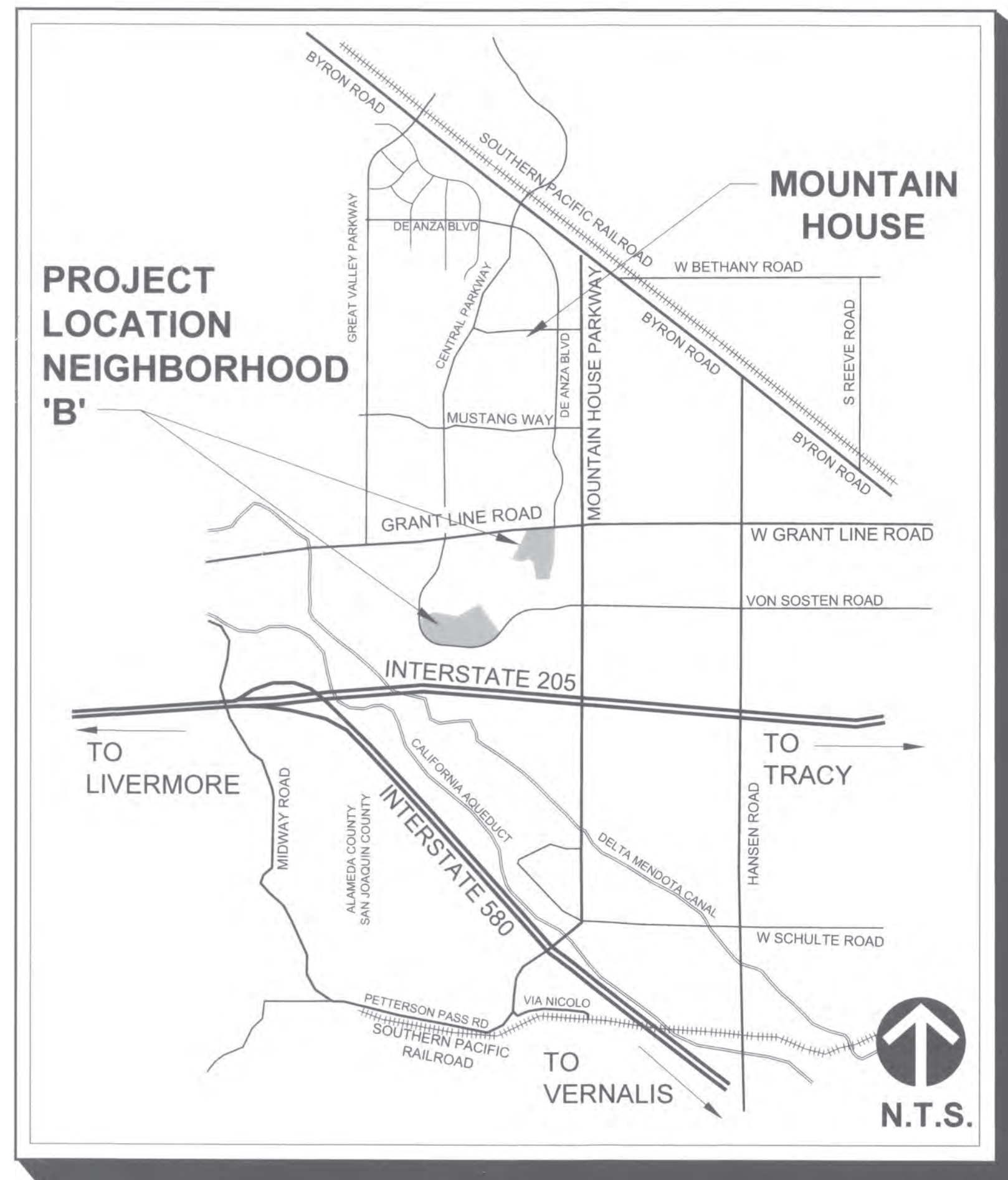
# NEIGHBORHOOD A/B NEIGHBORHOOD 'B' (THEME: SPANISH COLONIAL) TRACT B2B3, B4, B5, B6, B7 & B8 IN-TRACT LANDSCAPE GUIDELINES

MOUNTAIN HOUSE, CALIFORNIA

## TABLE OF CONTENTS

COVER SHEET	L-0.0
PLANTING NOTES & LEGENDS	L-1.0
TREE LOCATION INDEX MAP	L-1.1 & L-1.2
TYPICAL TREE LAYOUT PLAN	L-1.3 TO L-1.12
TYPICAL FENCING LAYOUT PLAN	L-2.1
TRACT WALL & FENCE PLAN	L-2.2 TO L-2.10
MAILBOX LOCATION PLAN & DETAIL	L-3.1
IRRIGATION NOTES	L-4.0
IRRIGATION LEGENDS	L-4.1
TYPICAL IRRIGATION LAYOUT PLAN	L-4.2 TO L-4.6
STREET TREE PLANTER DETAIL	L-5.1
FENCE & GATE DETAILS	L-5.2
IRRIGATION DETAILS	L-5.3 & L-5.5

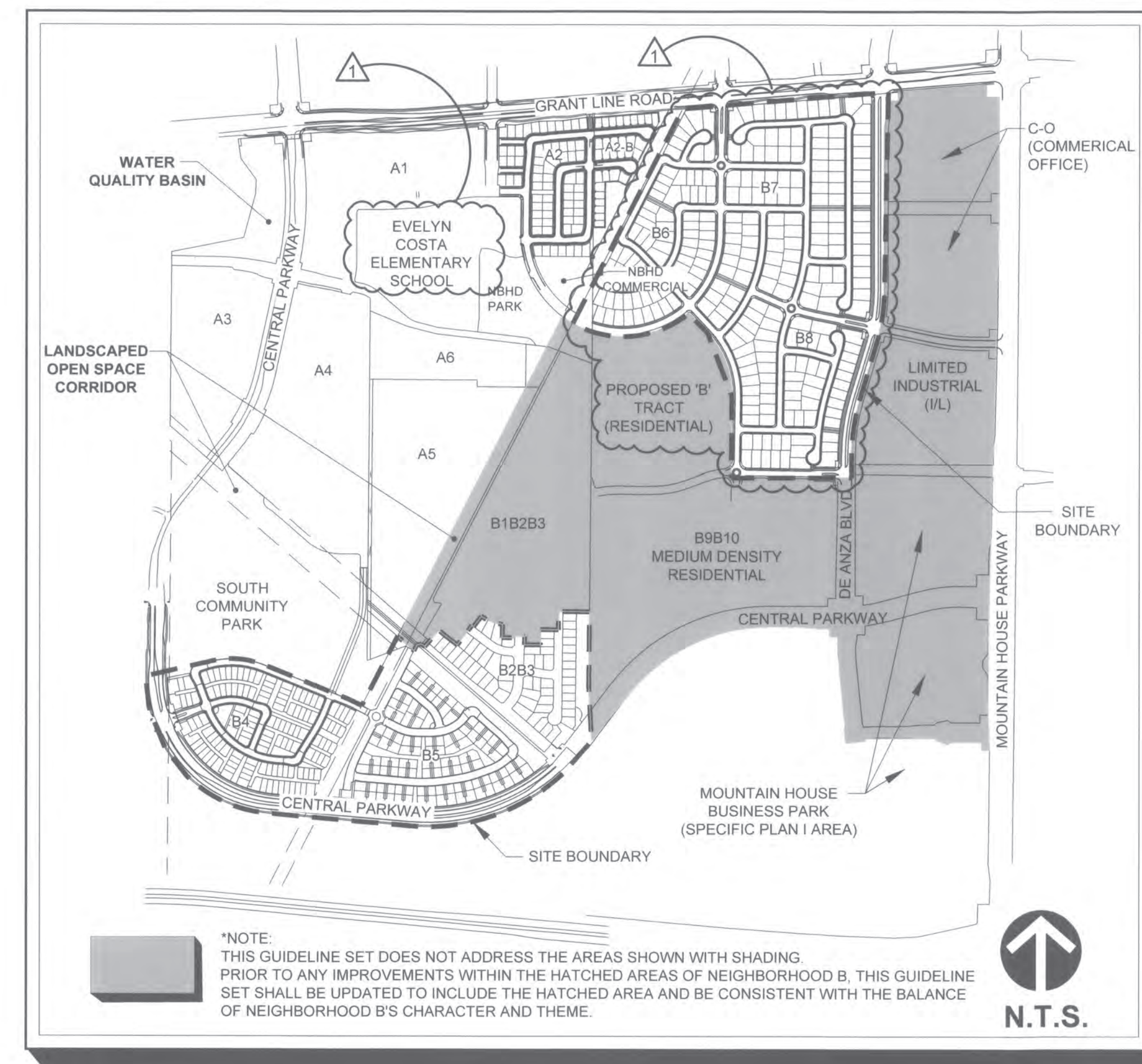
### VICINITY MAP



### NEIGHBORHOOD A/B BOUNDARY



### SITE MAP



### CONSULTANTS:

CLIENT: CENTURY COMMUNITIES  
(TRACT B4-B5) 6700 KOLL CENTER PARKWAY, SUITE 210  
PLEASANTON, CA 94566  
TEL: 408.207.9499

MASTER DEVELOPER:  
(TRACT B2B3, B4, B5)

MOUNTAIN HOUSE INVESTORS, LLC  
11249 GOLD COUNTRY BOULEVARD, SUITE 190  
GOLD RIVER, CA 95670  
TEL: 916.631.8440

CLIENT:  
(TRACT B6, B7, B8)

PULTE GROUP  
4511 WILLOW WAY, SUITE 8  
PLEASANTON, CA 94588  
TEL: 925.249.4373

CLIENT: K HOVNIANIAN HOMES  
(TRACT B2B3) 3721 DOUGLAS BLVD, SUITE 150  
ROSEVILLE, CA 95661  
TEL: 916.945.5426

CIVIL ENGINEER:  
(TRACT B2B3, B4, B5)

MACKAY & SOMPS CIVIL ENGINEERS, INC.  
5142 FRANKLIN DR., STE B  
PLEASANTON, CA 94588  
TEL: 925.225.0690

CIVIL ENGINEER:  
(TRACT B6, B7, B8)

CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
TEL: 925.866.0322



Know what's below.  
Call before you dig.

REVISIONS

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B6, B7, B8 - TRACT B619 ADDITION	05/20/24	

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

Approved By: *[Signature]* DEVION CROWE, PCE 88075 ENGINEER V

Title: *[Signature]* ENGINEER V Date: 4/4/2024

DATE: MAY 13, 2020  
DRAWN BY: IL  
PROJ ENGR: BF  
PROJ MGR: BG

LICENSED LANDSCAPE ARCHITECT  
P. Creep #5785  
4/20/24  
5/10/24  
STATE OF CALIFORNIA

vanderfoot - Associates  
LANDSCAPE ARCHITECTS  
West Sacramento  
1000 W. Sacramento Blvd.  
West Sacramento, CA 95691  
www.vanderfoot.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
TRACT B2B3, B4, B5, B6, B7 & B8  
IN-TRACT LANDSCAPE GUIDELINES  
COVER SHEET

VTA JOB No: 03723  
PLAN FILE NO. 0607  
SHEET: 1 OF 37  
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 AND HEIGHT.
- 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 INCH DEEP LAYER OF WOOD MULCH. SEE SPECIFICATIONS FOR REQUIREMENTS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO PLACEMENT.
- DO NOT PLANT TREES CLOSER THAN 4 FEET 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 INCHES ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1 INCH 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 FEET 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 MHCS STANDARD DETAIL LD-04 THE DISTANCE BETWEEN TREE TRUNK AND REGULATORY SIGNS SHALL BE 11 FEET MIN. REFER TO DETAIL PRIOR TO PLANTING TREES NEAR REGULATORY SIGNS.
- PROVIDE 10 FEET MINIMUM CLEARANCE FROM TREE 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 FEET OF FIRE HYDRANTS, MAILBOXES AND OTHER STATIONARY STREET APPURTENANCES UNLESS APPROVED OTHERWISE BY THE PUBLIC WORKS DIRECTOR. TREES SHALL NOT BE PLANTED LESS THAN 10 FEET FROM TYPE B LIGHT POLES NOR LESS THAN 20 FEET FROM TYPE A LIGHT POLES IN MEDIANS. NO TREE SHALL BE PLANTED WITHIN 10 FEET 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 IRRIGATION.
- 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 FEET 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 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 THE AMENDMENTS DESCRIBED IN THE LANDSCAPE ARCHITECT'S SPECIFICATIONS. INSURE ANY ROCKS OR DEBRIS LARGER THAN 2 INCH, AND ANY SHARP EDGED ROCKS OR DEBRIS ARE REMOVED.
- BEFORE INSTALLING ECO-MAT, RAKE IN TO THE SUB-SOIL, TO A DEPTH OF 1 INCH, THE AMENDMENTS DESCRIBED IN THE LANDSCAPE ARCHITECT'S 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 INCH LIFTS. MEET REQUIRED SLOPE GRADES TO DRAIN. DO NOT OPERATE COMPACTION MACHINERY DIRECTLY ON ECO-MAT.
- REVIEW AND FOLLOW HUNTER'S INSTALLATION SPECIFICATIONS.

## TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	LOCATION/ COMMENT
<b>COLLECTOR STREET TREES (5' PARKWAY PLANTER)</b>				
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	COLLECTOR STREET TREE
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	48" BOX	ROUND-A-BOUT TREE
<b>NEIGHBORHOOD ACCENT TREE</b>				
	PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEeping CHERRY	24" BOX	ACCENT TREE
<b>KNUCKLE</b>				
	TILIA CORDATA 'OLYMPIC'	LITTLE LEAF LINDEN	24" BOX	KNUCKLE TREE
<b>LOCAL STREET TREES (4' PARKWAY PLANTER)</b>				
	ACER RUBRUM	RED SUNSET MAPLE	24" BOX	LOCAL STREET TREES NORTH/SOUTH
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	24" BOX	LOCAL STREET TREES EAST/WEST
<b>ALLEY, MOTOR COURT &amp; PASEO TREES</b>				
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	24" BOX	ALLEY TREES
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	PASEO TREES
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	MOTOR COURT TREE
<b>PEDESTRIAN CONNECTION TREES</b>				
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	PEDESTRIAN CONNECTION TERMINUS AT COLLECTOR
	PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEeping CHERRY	24" BOX	PEDESTRIAN CONNECTION LOCAL TO LOCAL
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	PEDESTRIAN CONNECTION TERMINUS AT ARTERIAL
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	24" BOX	PEDESTRIAN CONNECTION TO COLLECTOR AND ARTERIAL (ALONG WALKWAY)
<b>BACKYARD TREES</b>				
	QUERCUS ILEX	HOLLY OAK	24" BOX	GRANT LINE ROAD
	ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	24" BOX	DE ANZA BOULEVARD

## SHRUB / GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
	BOLERO PLUS	TURF	SOD	DELTA BLUE GRASS COMPANY - (800) 637-8873
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	TWO PER STREET TREE PLANTER
	SHRUBS/GROUNDCOVERS (PRIVATE OR HOA LANDSCAPING TBD BY BUILDER)	-	-	SEPARATE SUBMITTAL SETS. TO BE SELECTED FROM MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL.
	SHRUBS/GROUNDCOVERS (R.O.W. LANDSCAPING)	-	-	SEPARATE SUBMITTAL SETS. TO BE SELECTED FROM MHCS DESIGN MANUAL.

## FENCE & WALL LEGEND

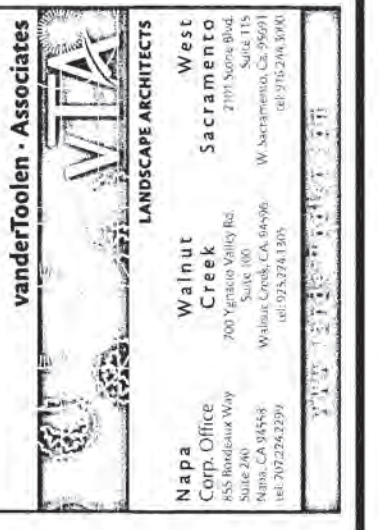
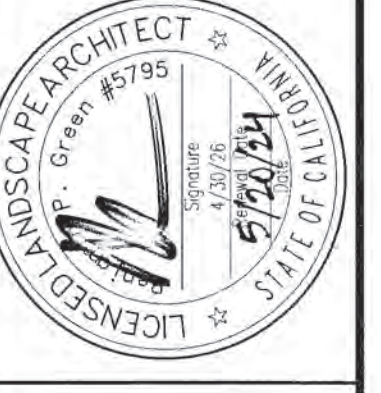
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL, CHAPTER THREE, PAGE 3-44 AND 3-44.	
6' TALL WOOD DECORATIVE LATTICE TOP FENCING AT SIDEYARDS AND CUT-OFF FENCES FACING STREET PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL, CHAPTER THREE, PAGE 3-44 AND 3-44.	
VIEW FENCE #1 (2'-6" FENCE, 3'-8" WALL) AT LOTS SIDING TO CENTRAL PARKWAY PER DETAIL B, SHEET L-5.2.	
VIEW FENCE #2 (3' WALL, 3'-6" FENCE) AT LOTS BACKING TO UTILITY EASEMENT/LANDSCAPED OPEN SPACE CORRIDOR PER DETAIL D, SHEET L-5.2.	
VINYL PICKET FENCE PER DETAIL A, SHEET L-5.2.	
MHCS STANDARD COMMUNITY WALL AND PILASTERS.	
THEMED NEIGHBORHOOD ENTRY WALL AND PILASTERS	
SIDE YARD GATE DESIGN PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL CHAPTER THREE, PAGES 3-44 AND 3-45.	

NOTE: ALL FENCING AND WALLS SHALL BE CONSISTENT WITH THE MHCS DESIGN MANUAL AND MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL.

REV	DATE	DESCRIPTION
1	05/20/24	REVISIONS
2		DESCRIPTIONS
3		DATE
4		APP.

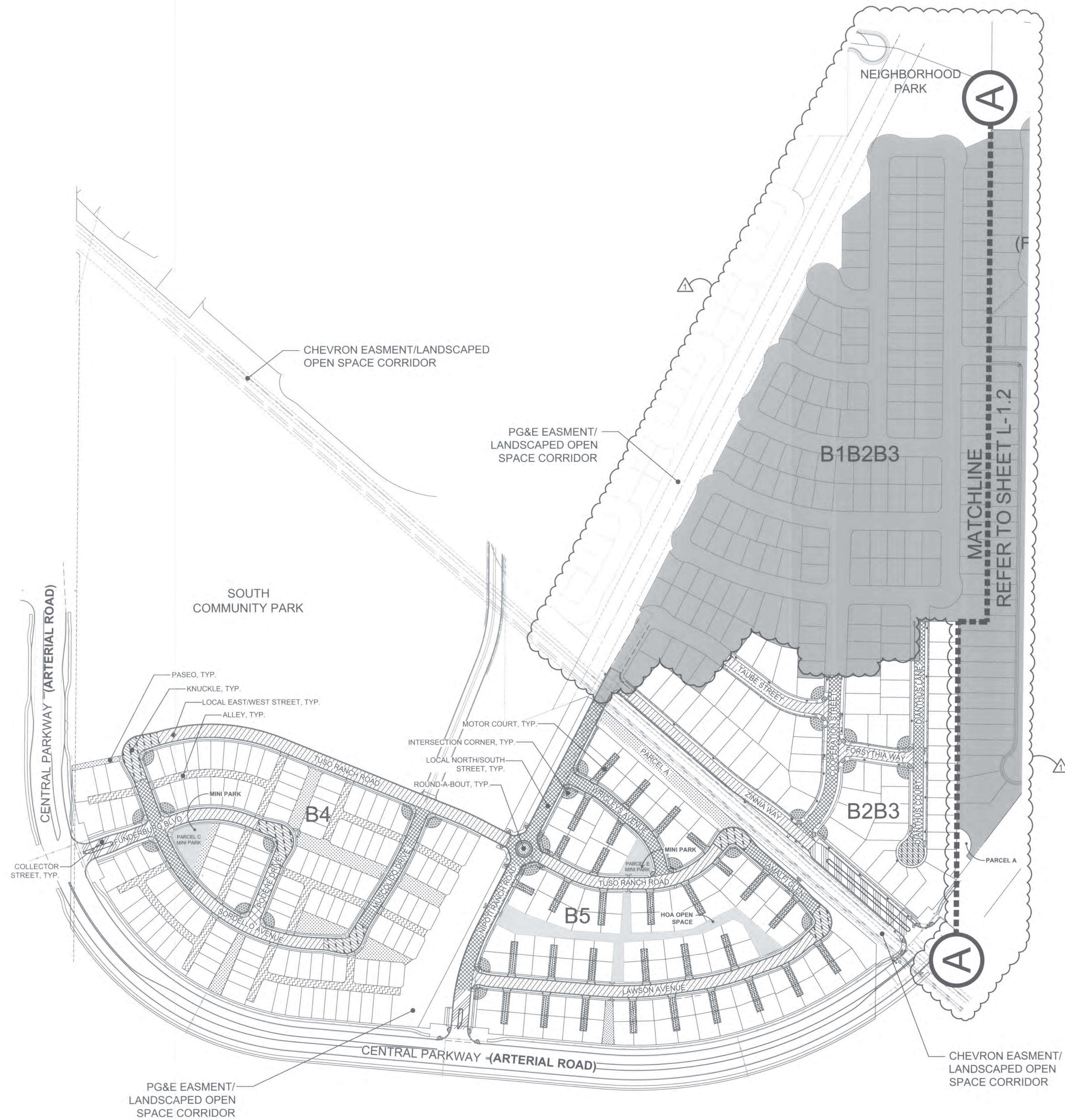
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	Approved By: <i>Dany Kane</i> DEVON CROWNE, ROE 8807'S ENGINEER V	Title: <i>Chief Lead</i> ENGINEER V
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DATE: MAY 13, 2024	DRAWN BY: DVC	PROJ. ENGR. BF	PROJ. MOR. BG
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MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A/B' - NEIGHBORHOOD 'B'  
 TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 PLANTING NOTES & LEGENDS

VTA JOB No. 03723
PLAN FILE NO. 0607

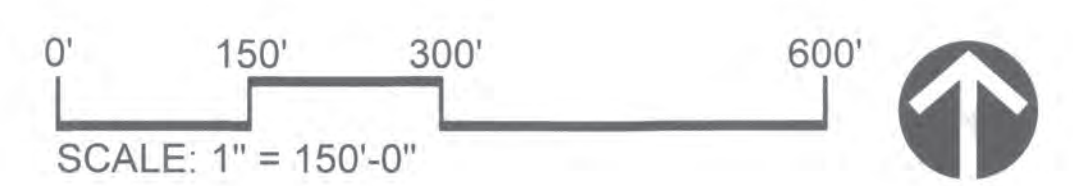


### TREE LOCATION LEGEND

SYMBOL	LOCATION	BOTANICAL NAME	COMMON NAME
<b>COLLECTOR STREET TREES (5' PARKWAY PLANTER)</b>			
[Hatched Box]	COLLECTOR STREET:	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
[Hatched Box]	ROUND-A-BOUT:	CINNAMOMUM CAMPHORA	CAMPHOR TREE
<b>NEIGHBORHOOD ACCENT TREE</b>			
[Hatched Box]	INTERSECTION CORNER:	PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEEPING CHERRY
[Hatched Box]	CUL-DE-SAC AND KNUCKLE:	TILIA CORDATA 'OLYMPIC'	LITTLE LEAF LINDEN
<b>LOCAL STREET TREES (4' PARKWAY PLANTER)</b>			
[Hatched Box]	LOCAL NORTH/SOUTH STREET:	ACER RUBRUM	RED SUNSET MAPLE
[Hatched Box]	LOCAL EAST/WEST STREET:	ZELKOVA SERRATA	SAWLEAF ZELKOVA
<b>ALLEY, MOTOR COURT &amp; PASEO TREES</b>			
[Hatched Box]	ALLEY:	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE
[Hatched Box]	PASEO:	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
[Hatched Box]	MOTOR COURT:	ARBUTUS 'MARINA'	STRAWBERRY TREE
<b>PEDESTRIAN CONNECTION TREES</b>			
[Hatched Box]	PED. CONNECTION TO COLLECTOR: TERMINUS: ALONG WALKWAY:	CERCIS CANADENSIS QUERCUS RUBUR 'FASTIGATA'	EASTERN REDBUD ENGLISH OAK
[Hatched Box]	PED. CONNECTION LOCAL TO LOCAL:	PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEEPING CHERRY
[Hatched Box]	PED. CONNECTION TO ARTERIAL: TERMINUS: ALONG WALKWAY:	PRUNUS C. 'KRAUTER VESUVIUS' CARPINUS BETULUS 'FASTIGIATA'	PURPLE LEAF PLUM PYRAMIDAL EUROPEAN HORNBEAM

**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.

**\*NOTE:**  
THIS GUIDELINE SET DOES NOT ADDRESS THE AREAS SHOWN WITH SHADING. PRIOR TO ANY IMPROVEMENTS WITHIN THE HATCHED AREAS OF NEIGHBORHOOD B, THIS GUIDELINE SET SHALL BE UPDATED TO INCLUDE THE HATCHED AREA AND BE CONSISTENT WITH THE BALANCE OF NEIGHBORHOOD B'S CHARACTER AND THEME.

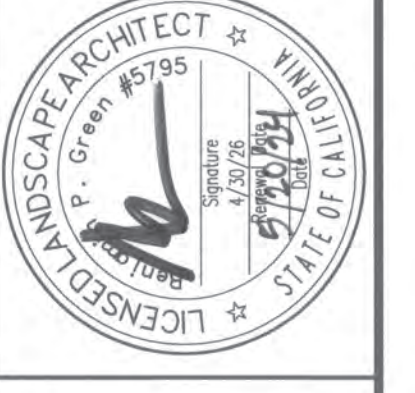


• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

REVISIONS	No.	Descriptions	Date	App.
	1	NEIGHBORHOOD B6/B7/B8 TRACT 3619 ADDITION	05/20/24	[Signature]

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 Approved By: [Signature]  
 Title: ENGINEER  
 Date: 6/16/24

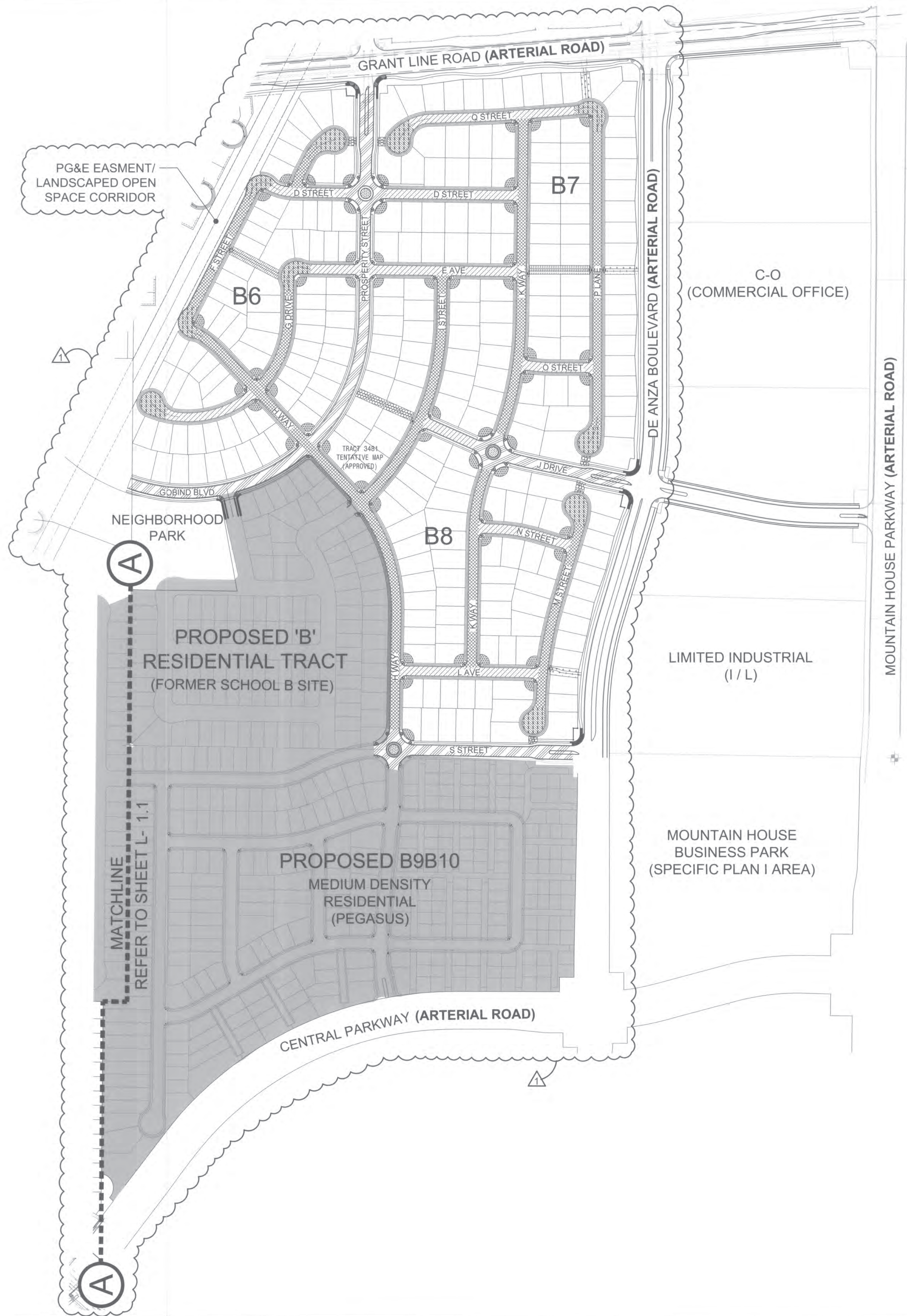
DATE: MAY 13, 2020  
 DRAWN BY: LL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG



**VIA LANDSCAPE ARCHITECTS**  
 10000 Via Verde Drive  
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 San Diego, CA 92126  
 (619) 444-1111  
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**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TREE LOCATION INDEX MAP**

VIA JOB NO: 03723  
 PLAN FILE NO: 0607



### TREE LOCATION LEGEND

SYMBOL	LOCATION	BOTANICAL NAME	COMMON NAME
<b>COLLECTOR STREET TREES (5' PARKWAY PLANTER)</b>			
	COLLECTOR STREET :	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
	ROUND-A-BOUT :	CINNAMOMUM CAMPHORA	CAMPHOR TREE
<b>NEIGHBORHOOD ACCENT TREE</b>			
	INTERSECTION CORNER :	PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEeping CHERRY
<b>CUL-DE-SAC AND KNUCKLE</b>			
	CUL-DE-SAC AND KNUCKLE :	TILIA CORDATA 'OLYMPIC'	LITTLE LEAF LINDEN
<b>LOCAL STREET TREES (4' PARKWAY PLANTER)</b>			
	LOCAL NORTH/SOUTH STREET:	ACER RUBRUM	RED SUNSET MAPLE
	LOCAL EAST/WEST STREET:	ZELKOVA SERRATA	SAWLEAF ZELKOVA
<b>ALLEY, MOTOR COURT &amp; PASEO TREES</b>			
	ALLEY:	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE
	PASEO:	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	MOTOR COURT:	ARBUTUS 'MARINA'	STRAWBERRY TREE
<b>PEDESTRIAN CONNECTION TREES</b>			
	PED. CONNECTION TO COLLECTOR:	CERCIS CANADENSIS	EASTERN REDBUD
	TERMINUS:	QUERCUS RUBUR 'FASTIGATA'	ENGLISH OAK
	ALONG WALKWAY:		
	PED. CONNECTION LOCAL TO LOCAL:	PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'	DOUBLE WEeping CHERRY
	TERMINUS:		
	ALONG WALKWAY:		
	PED. CONNECTION TO ARTERIAL:	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
	TERMINUS:	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM
	ALONG WALKWAY:		

**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.

**\*NOTE:**  
THIS GUIDELINE SET DOES NOT ADDRESS THE AREAS SHOWN WITH SHADING. PRIOR TO ANY IMPROVEMENTS WITHIN THE HATCHED AREAS OF NEIGHBORHOOD B, THIS GUIDELINE SET SHALL BE UPDATED TO INCLUDE THE HATCHED AREA AND BE CONSISTENT WITH THE BALANCE OF NEIGHBORHOOD B'S CHARACTER AND THEME.



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

REVISIONS	No.	Descriptions	Date	App.
	1	NEIGHBORHOOD B6/B7/B8 TRACT 3481 ADDITION	05/20/24	RE

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Dawn Lane*  
 Title: ENGINEER  
 Date: 6/14/2024

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

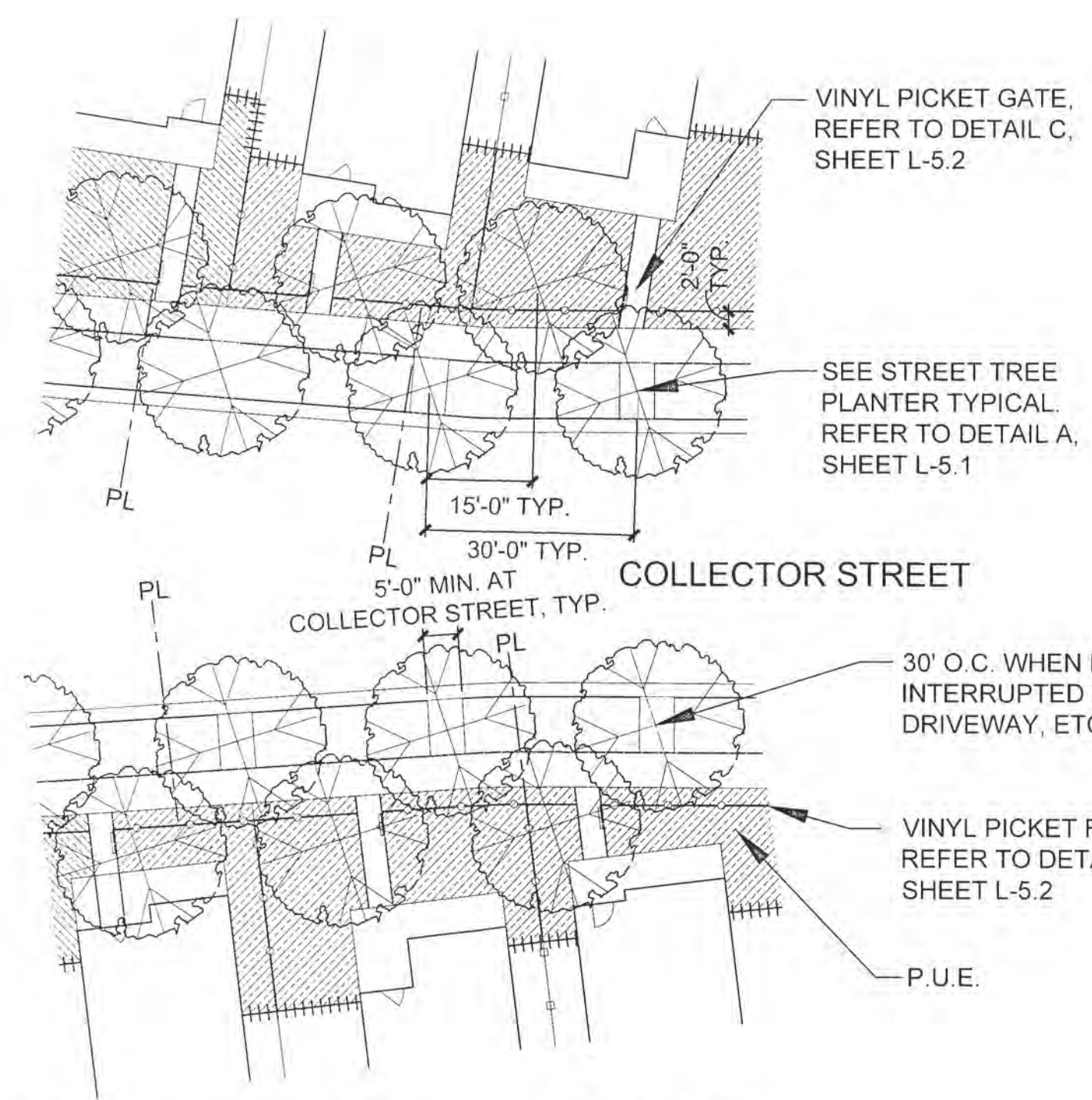


**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**

**TREE LOCATION INDEX MAP**

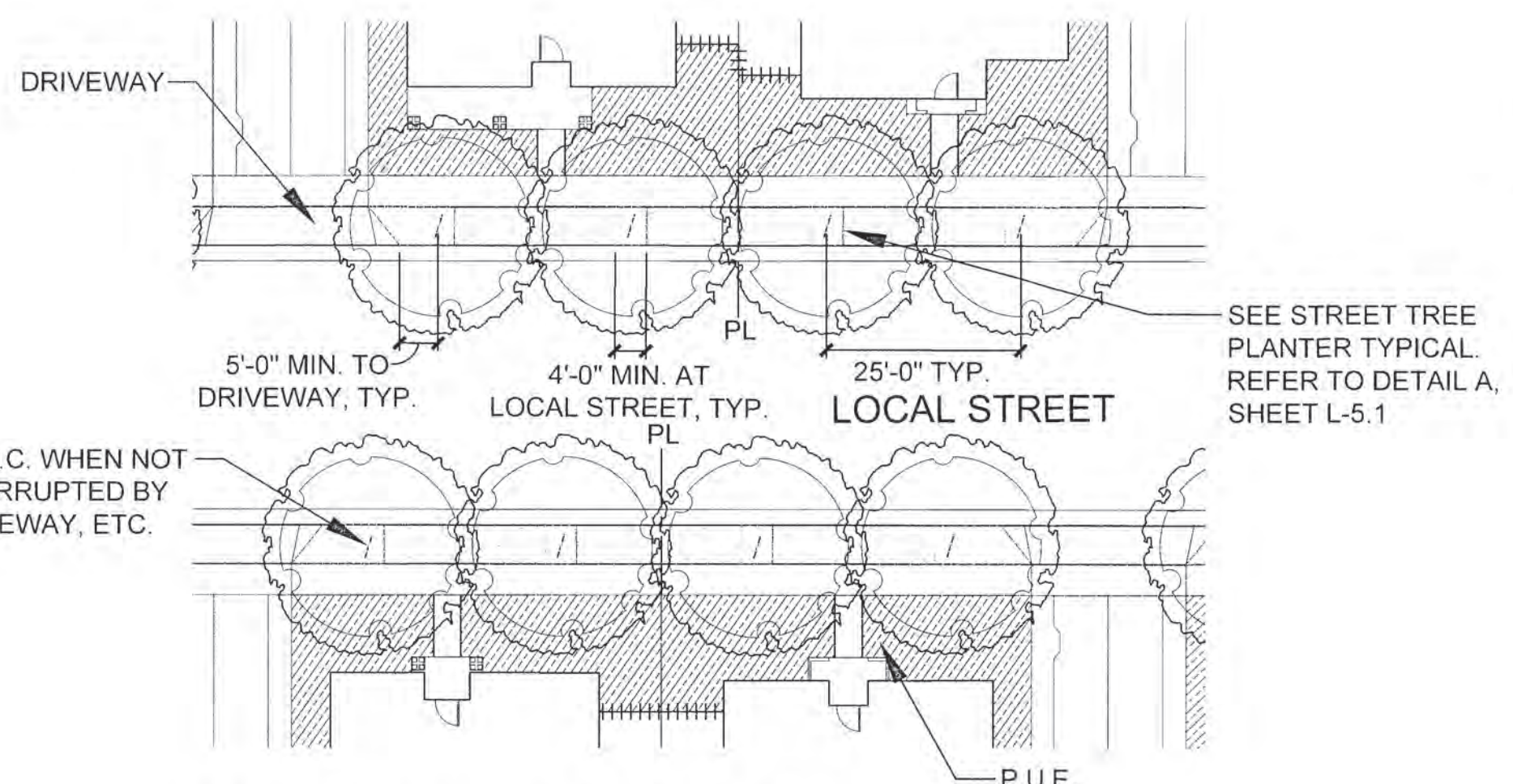
VTA JOB No. 03723  
 PLAN FILE NO. 0607

SHEET: 4 OF 37  
**L-1.2**



**COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'



**LOCAL STREET (TYPICAL)**

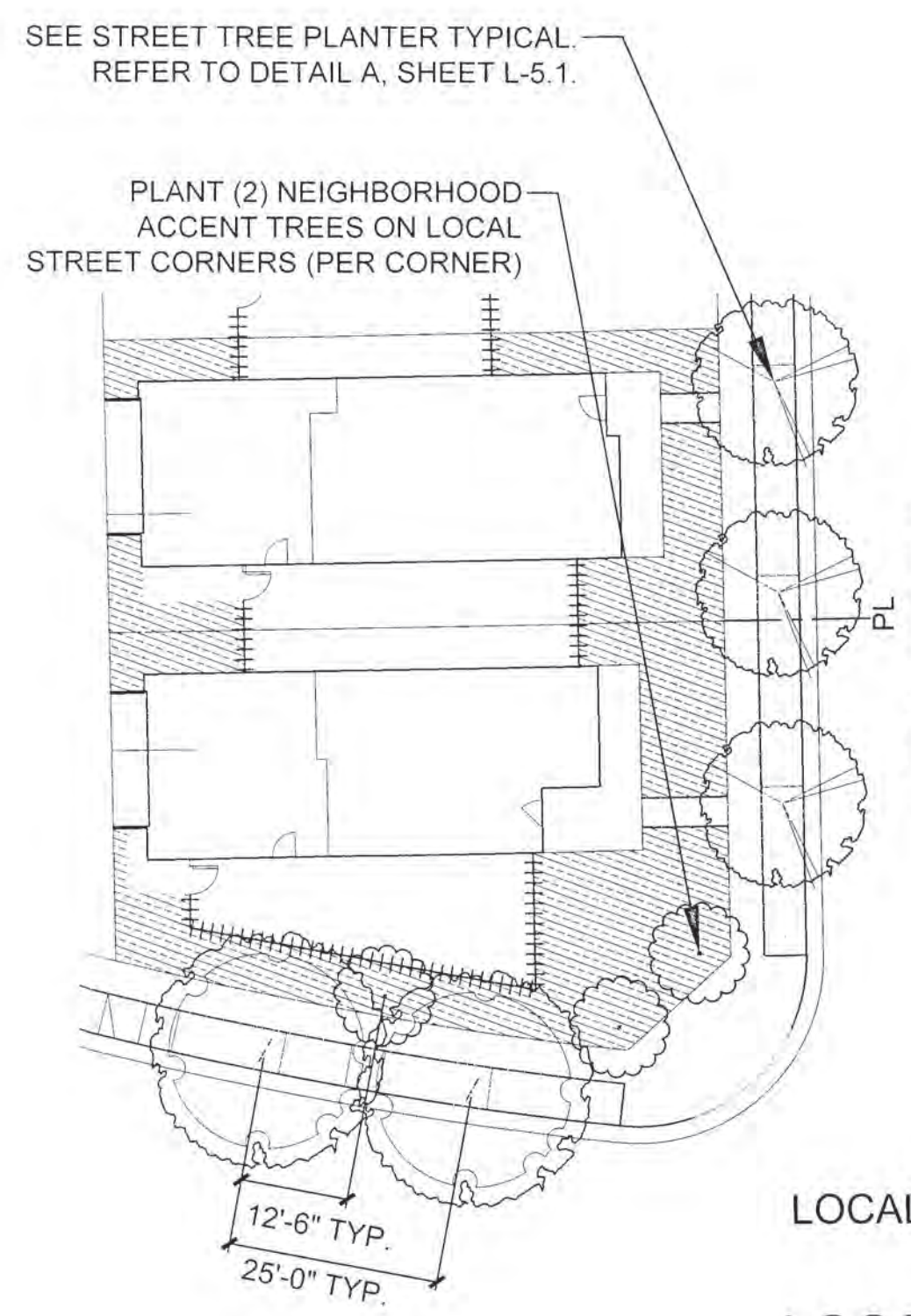
SCALE: 1" = 20'

### SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

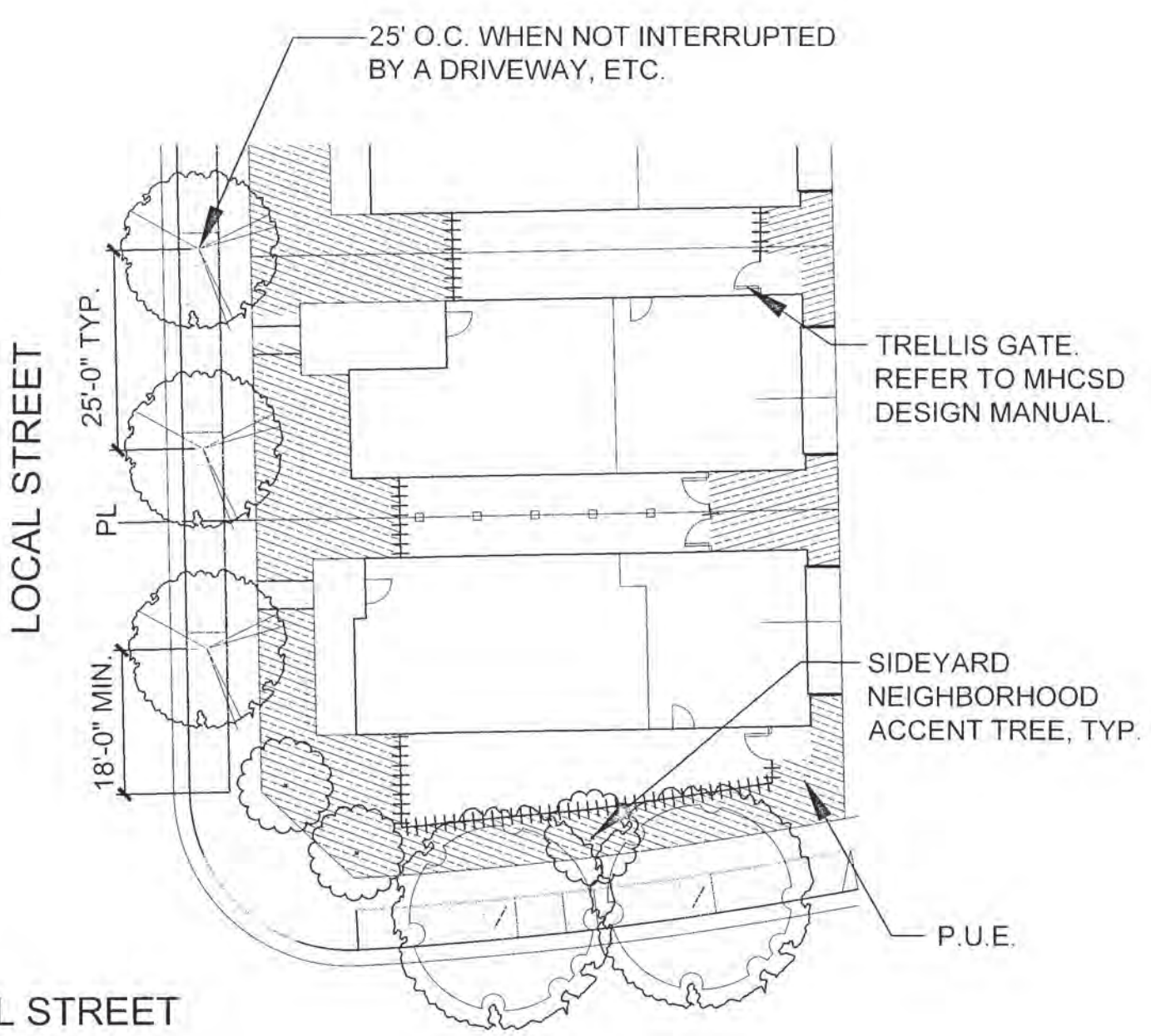
### TREE LEGEND

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'



**LOCAL STREET TO LOCAL STREET INTERSECTION (TYPICAL)**

SCALE: 1" = 20'



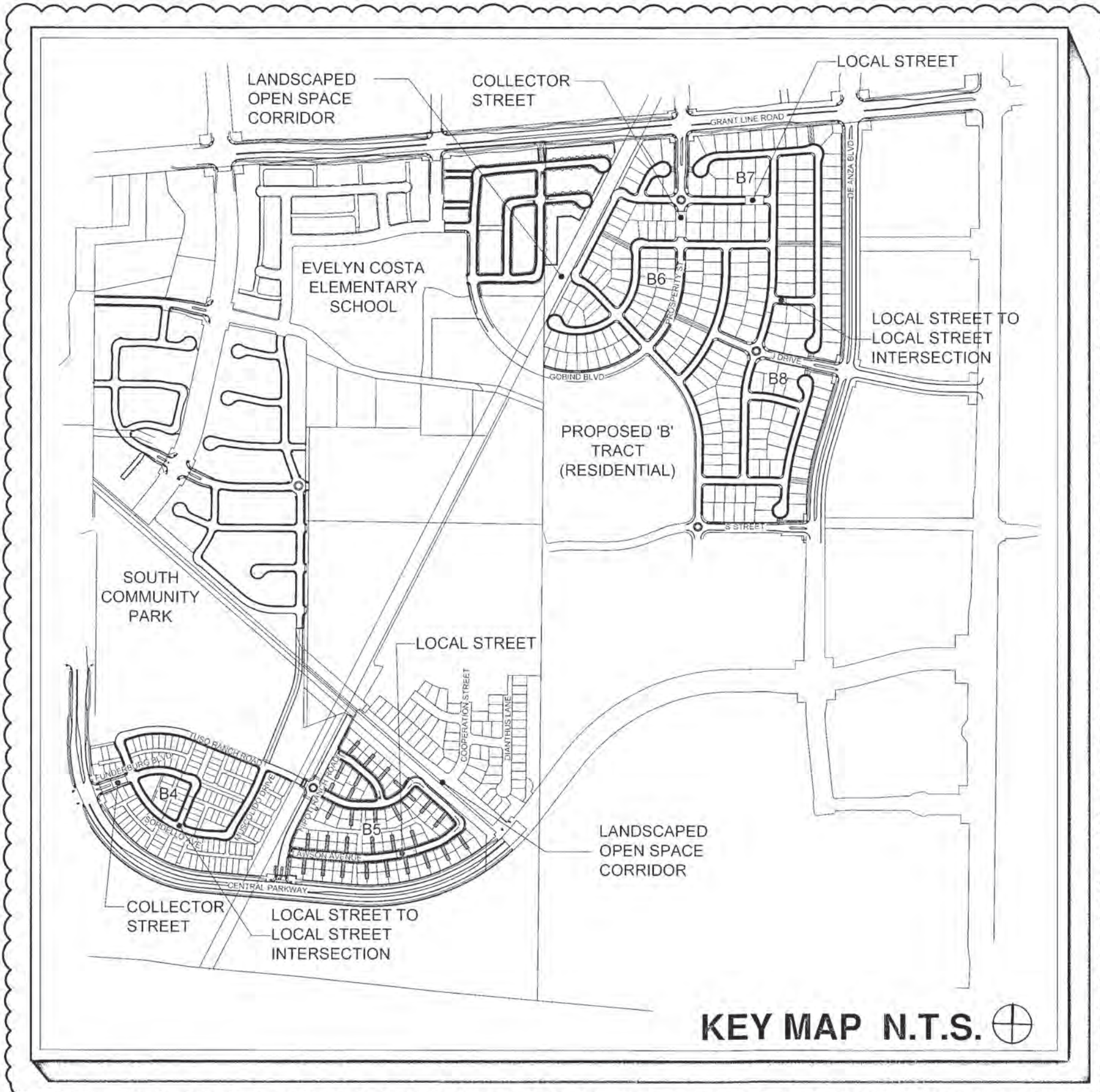
### FENCE & WALL LEGEND

DESCRIPTION	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)	
VINYL PICKET FENCE	
MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	
SIDE YARD GATE	

**NOTE:**  
ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE LOT LINES.

**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.

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

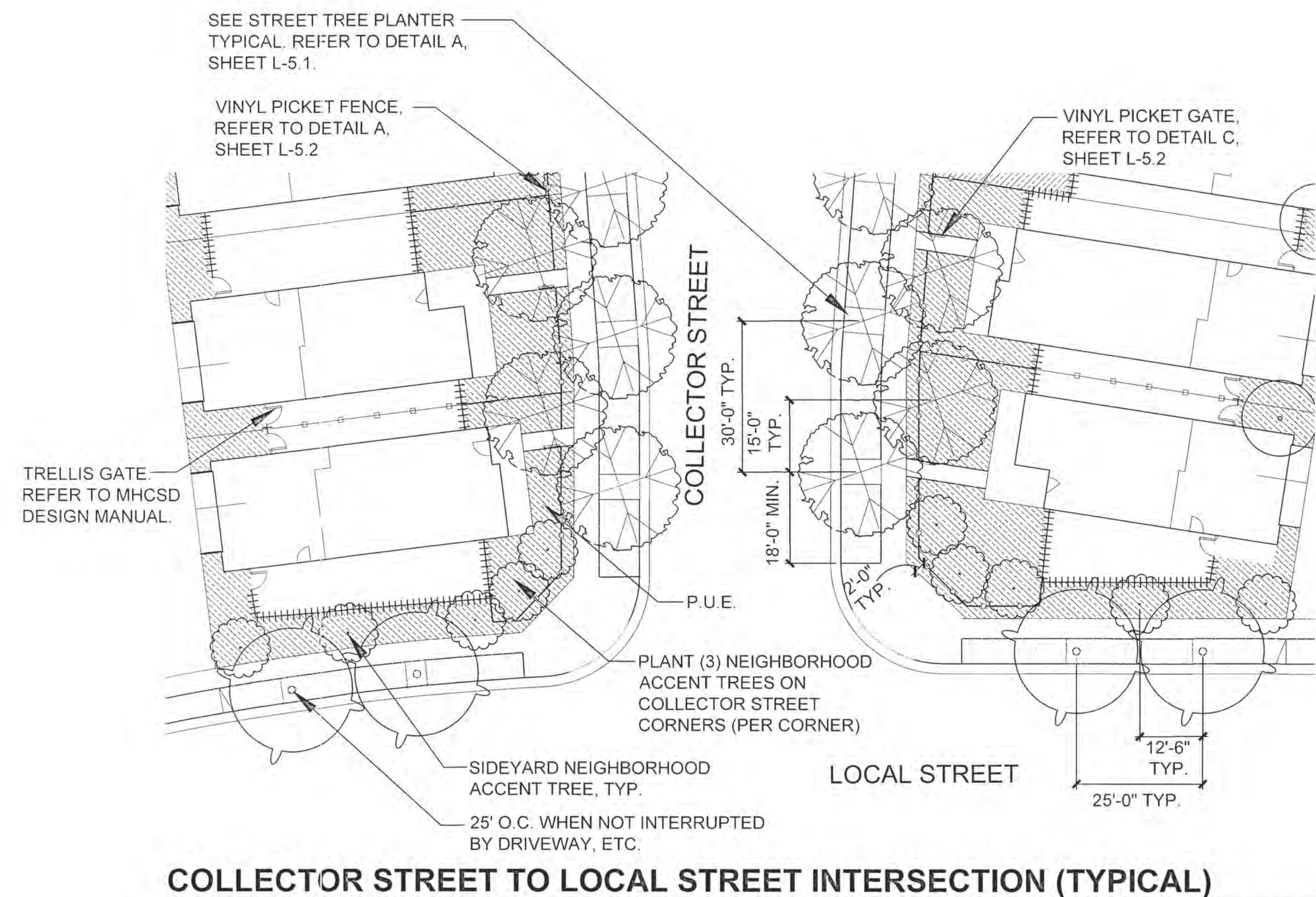


**KEY MAP N.T.S.**

SCALE: 1" = 20'-0"

REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.  
 REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

REVISIONS	No.	Description	Date
	1	NEIGHBORHOOD B2/B3/B4/B5/B6/B7/B8 TRACT 2019 ADDITION	05/20/24
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	Approved By:	DEVON GROVE, RCE 88075	ENGINEER
	Title:	DEVON GROVE, RCE 88075	ENGINEER
DATE:	MAY 13, 2020	DRAWN BY:	IL
		PROJ. ENGR.:	BF
		PROJ. MGR.:	BG
<b>NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 &amp; B8 IN-TRACT LANDSCAPE GUIDELINES</b>			
<b>TYPICAL TREE LAYOUT PLAN</b>			
VTA JOB No. 03723 PLAN FILE NO. 0907			
SHEET: 5 OF 37 <b>L-1.3</b>			



**COLLECTOR STREET TO LOCAL STREET INTERSECTION (TYPICAL)**

SCALE: 1" = 20'

### SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

### TREE LEGEND

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOU TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTILLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTILLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

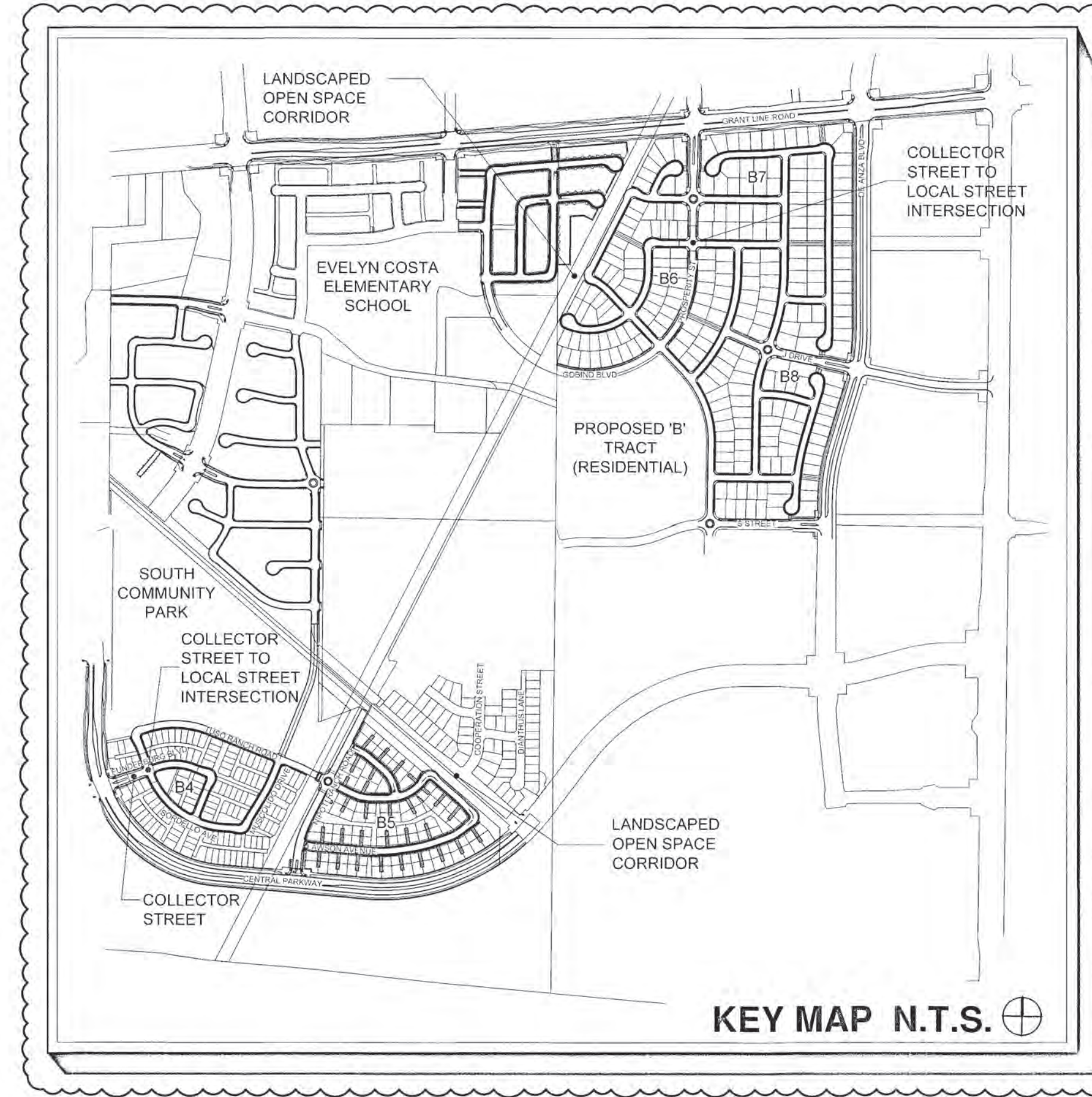
### FENCE & WALL LEGEND

SYMBOL	DESCRIPTION
	6' TALL WOOD INTERIOR PRIVACY FENCE
	6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE
	6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)
	6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)
	VINYL PICKET FENCE
	MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY
	NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS
	SIDE YARD GATE

**NOTE:**  
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**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.

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



SCALE: 1" = 20'-0"

- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

REVISIONS	
No.	Date
1	05/20/24
Description	
NEIGHBORHOOD B6/B7/B8 TRACT 3519 ADDITION	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	
DATE	DESIGNED BY
MAY 13, 2024	IL
DRAWN BY	PROJ. ENGR.
IL	BF
PROJ. MGR.	BF
APPROVED BY	
[Signature]	
TITLE	
ENGINEER	
DATE	
6/14/2024	
LICENSED LANDSCAPE ARCHITECT	
[Signature]	
Napa Valley State University	
[Signature]	

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' (TRACT B2B3, B4, B5, B6, B7 & B8)

IN-TRACT LANDSCAPE GUIDELINES

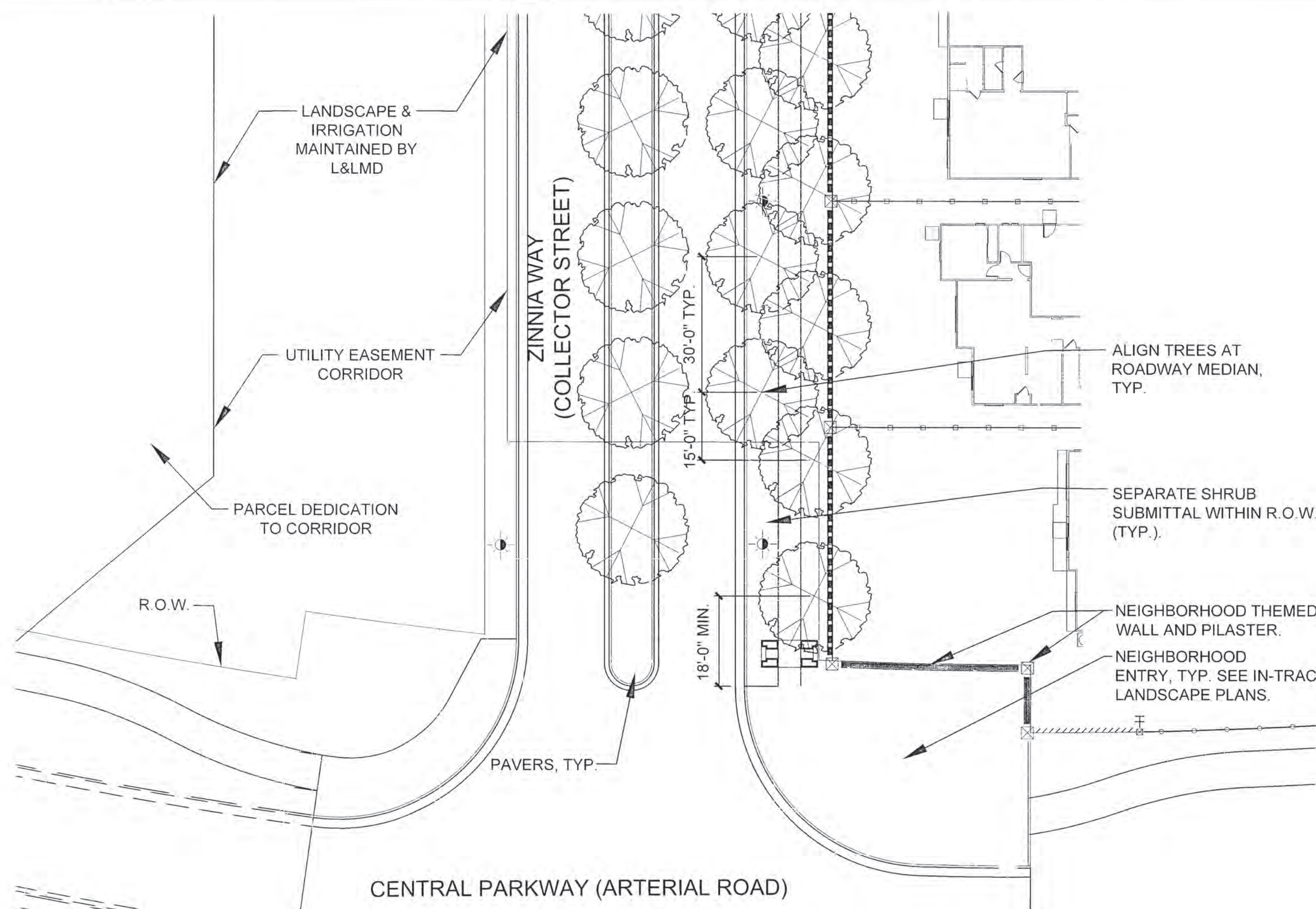
TYPICAL TREE LAYOUT PLAN

VTA JOB NO. 03723

PLAN FILE NO. 0807

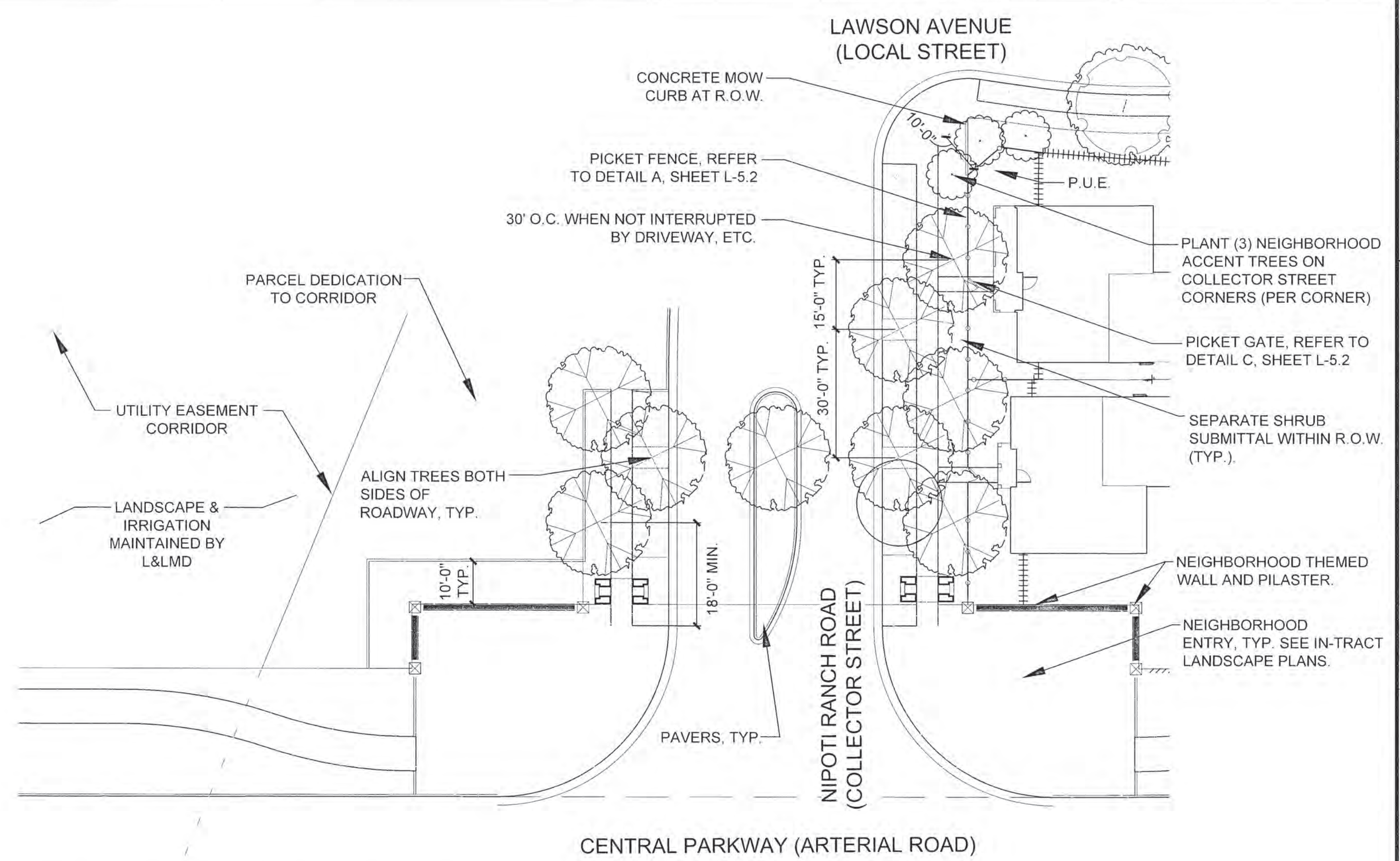
SHEET: 6 OF 37

**L-1.4**



NEIGHBORHOOD ENTRY AT UNDERGROUND UTILITY CORRIDOR (A-TYPICAL)

SCALE: 1" = 20'



NEIGHBORHOOD ENTRY AT OVERHEAD UTILITY CORRIDOR (A-TYPICAL)

SCALE: 1" = 20'

TREE LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A 'BLOODGOOD'
	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

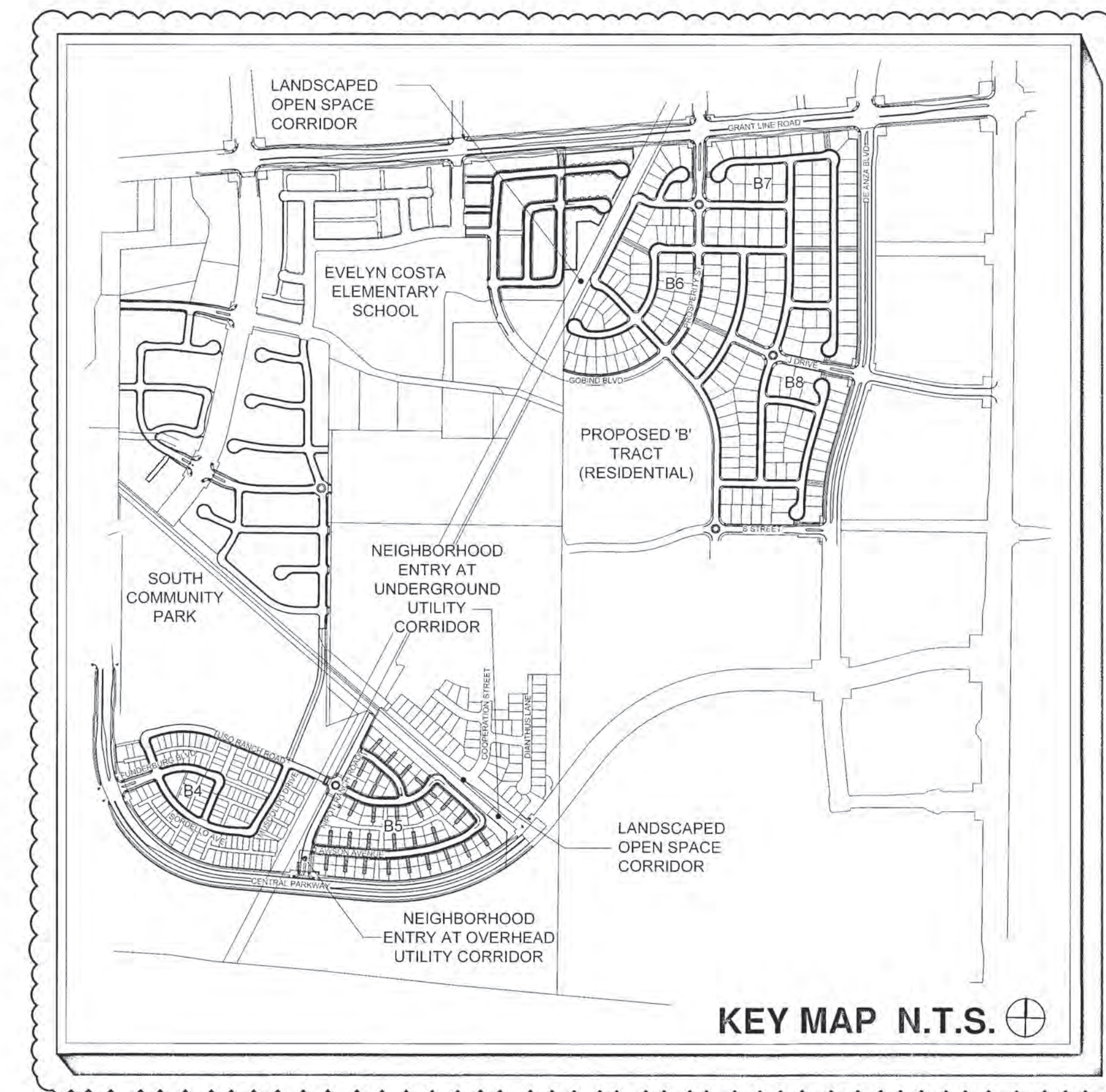
SHRUB & GROUNDCOVER LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	
	SHRUBS / GROUNDCOVERS (R.O.W.)	

FENCE & WALL LEGEND	
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)	
VINYL PICKET FENCE	
MHCS STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	
SIDE YARD GATE	

**NOTE:**  
ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE LOT LINES.

**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.

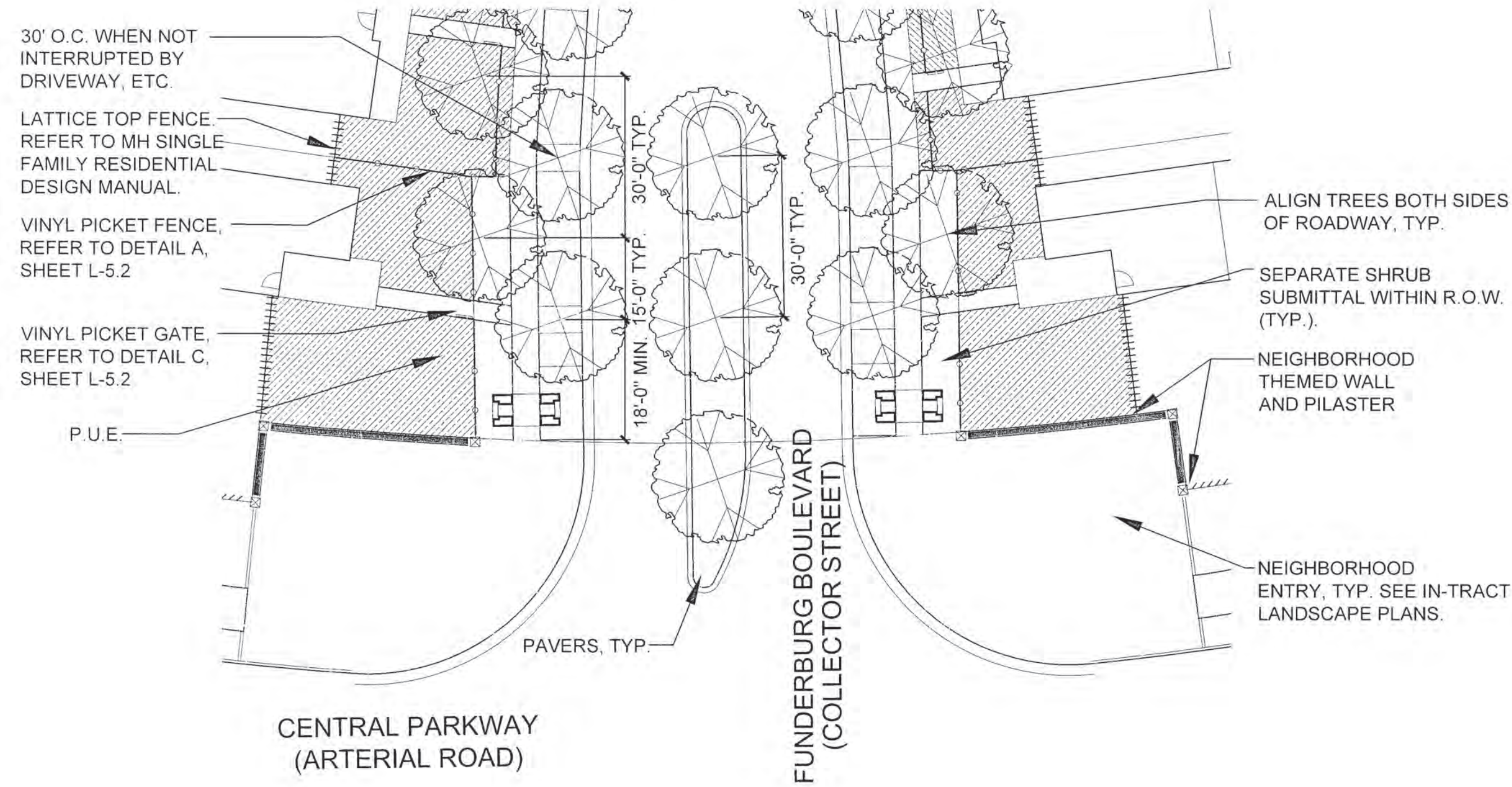
**ABBREVIATIONS:**  
PL = PROPERTY LINE  
P.U.E. = PUBLIC UTILITY EASEMENT  
TYP. = TYPICAL  
O.C. = ON CENTER  
EQ. = EQUAL  
MIN. = MINIMUM  
CLR. = CLEAR



0' 20' 40' 80'  
SCALE: 1" = 20'-0"

• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.  
• REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

REVISIONS	No.	Description	Date
	1	NEIGHBORHOOD B6, B7, B8 - TRACT 1, 2019 ADDITION	05/20/24
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT Approved By: <i>Devon Crowle</i> DEVON CROWLE, RCE 88075 ENGINEER V Title: <i>CLM/2024</i> Date: <i>01/14/2024</i>			
DATE:	MAY 13, 2020	DRAWN BY:	IL
PROJ. ENGR:	BF	PROJ. MGR:	BG
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT NEIGHBORHOOD 'A/B' - NEIGHBORHOOD 'B' (TRACT B2B3, B4, B5, B6, B7 & B8) IN-TRACT LANDSCAPE GUIDELINES TYPICAL TREE LAYOUT PLAN			
VTA JOB NO. 103723 PLAN FILE NO. 0807 SHEET: 7 OF 37 <b>L-1.5</b>			



**NEIGHBORHOOD ENTRY AT COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'

TREE LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A 'BLOODGOOD'
	ROUND-A-BOU TREE GINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

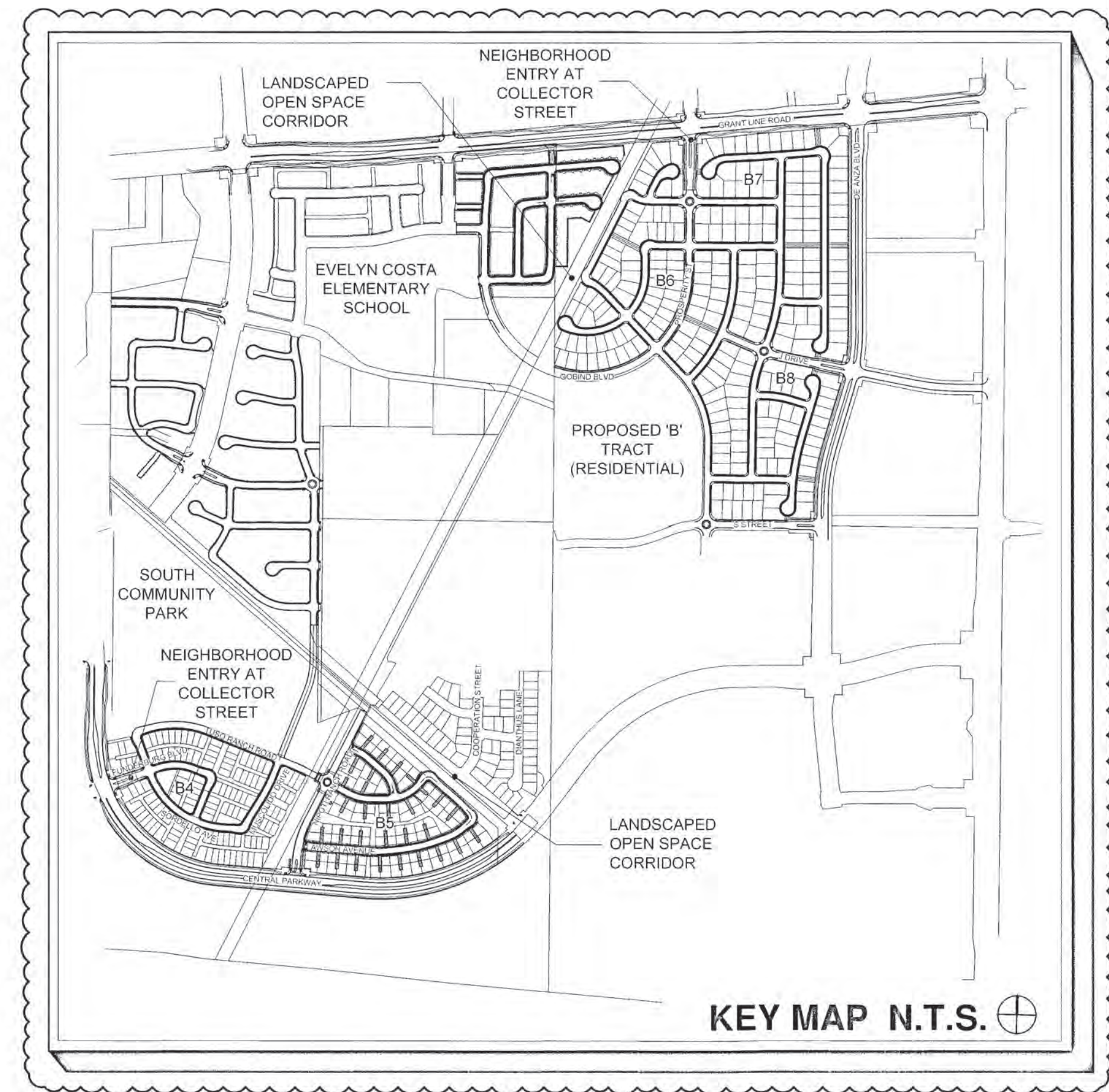
SHRUB & GROUNDCOVER LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

FENCE & WALL LEGEND	
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)	
VINYL PICKET FENCE	
MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	
SIDE YARD GATE	

**NOTE:**  
ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE LOT LINES.

**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.

**ABBREVIATIONS:**  
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 EQ. = EQUAL  
 MIN. = MINIMUM  
 CLR. = CLEAR



SCALE: 1" = 20'-0"

- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

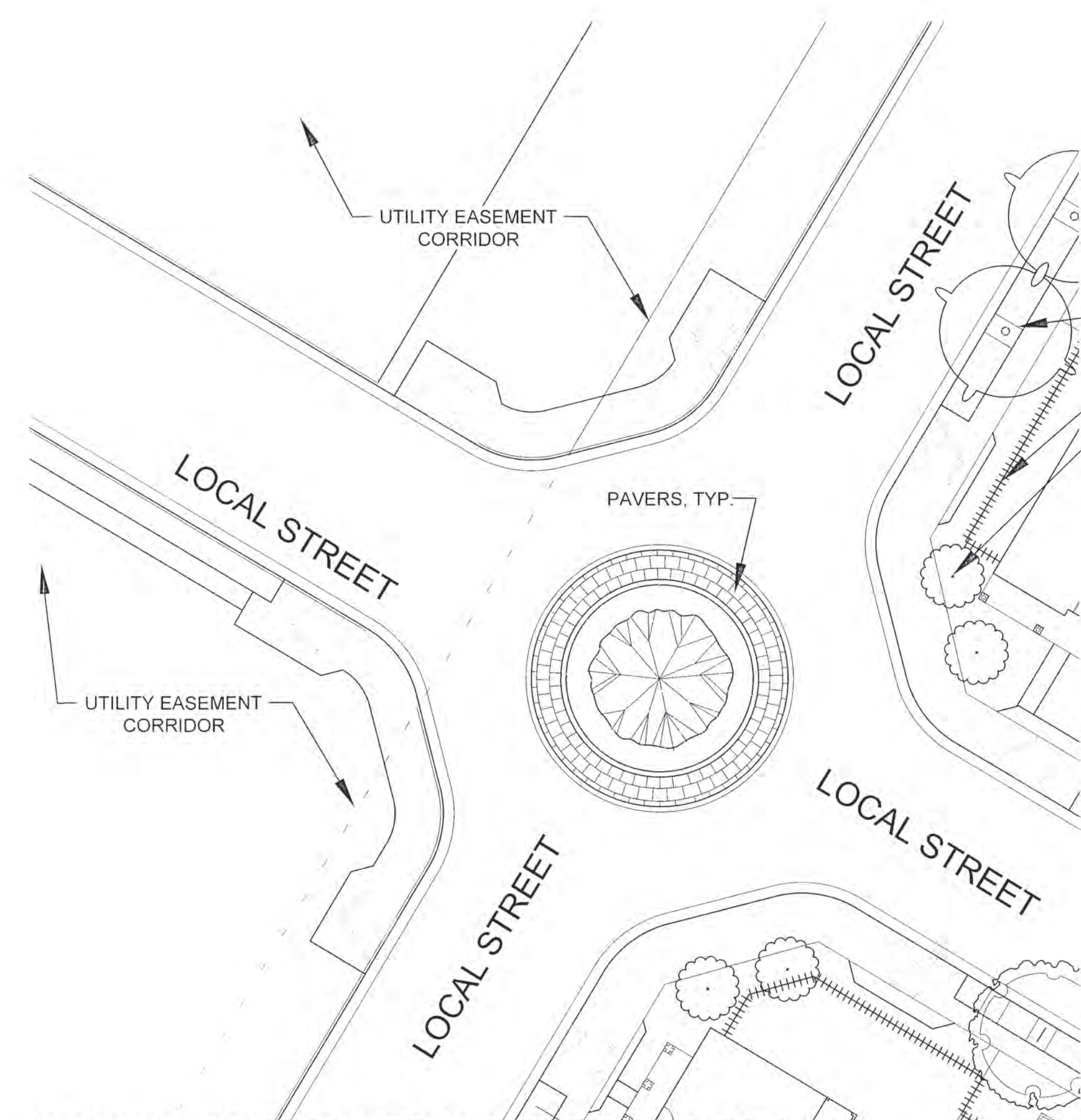
<b>REVISIONS</b>	
No.	Date
1	05/20/24
NEIGHBORHOOD B6/B7/B8 TRACT 3619 ADDITION	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	
Approved By: <i>Devon Lane</i> DEVON GROVE, RCE 88075	
Title: ENGINEER V Date: 6/16/2024	
DATE: MAY 13 2024	DRAWN BY: IL
PROJ. ENGR: BF	PROJ. MGR: BG

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
 TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 TYPICAL TREE LAYOUT PLAN

VTA JOB No. 03723  
 PLAN FILE NO. 0607

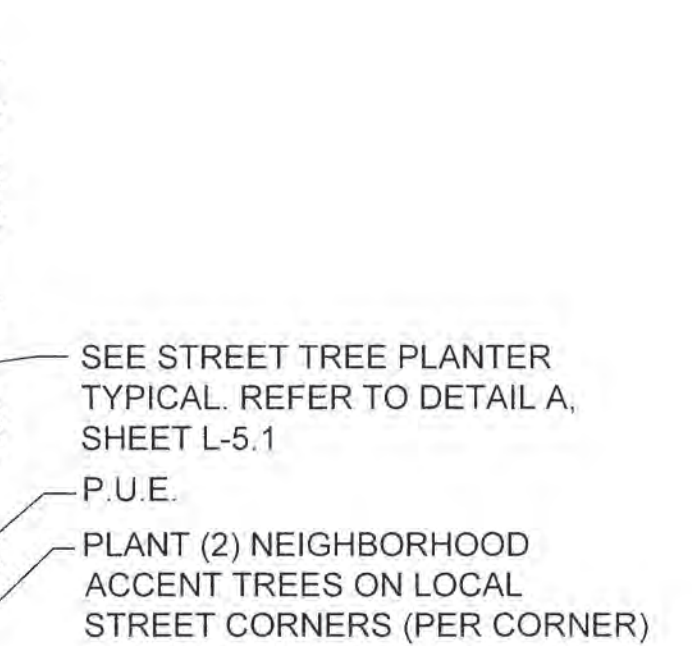
SHEET: 8 OF 37  
**L-1.6**



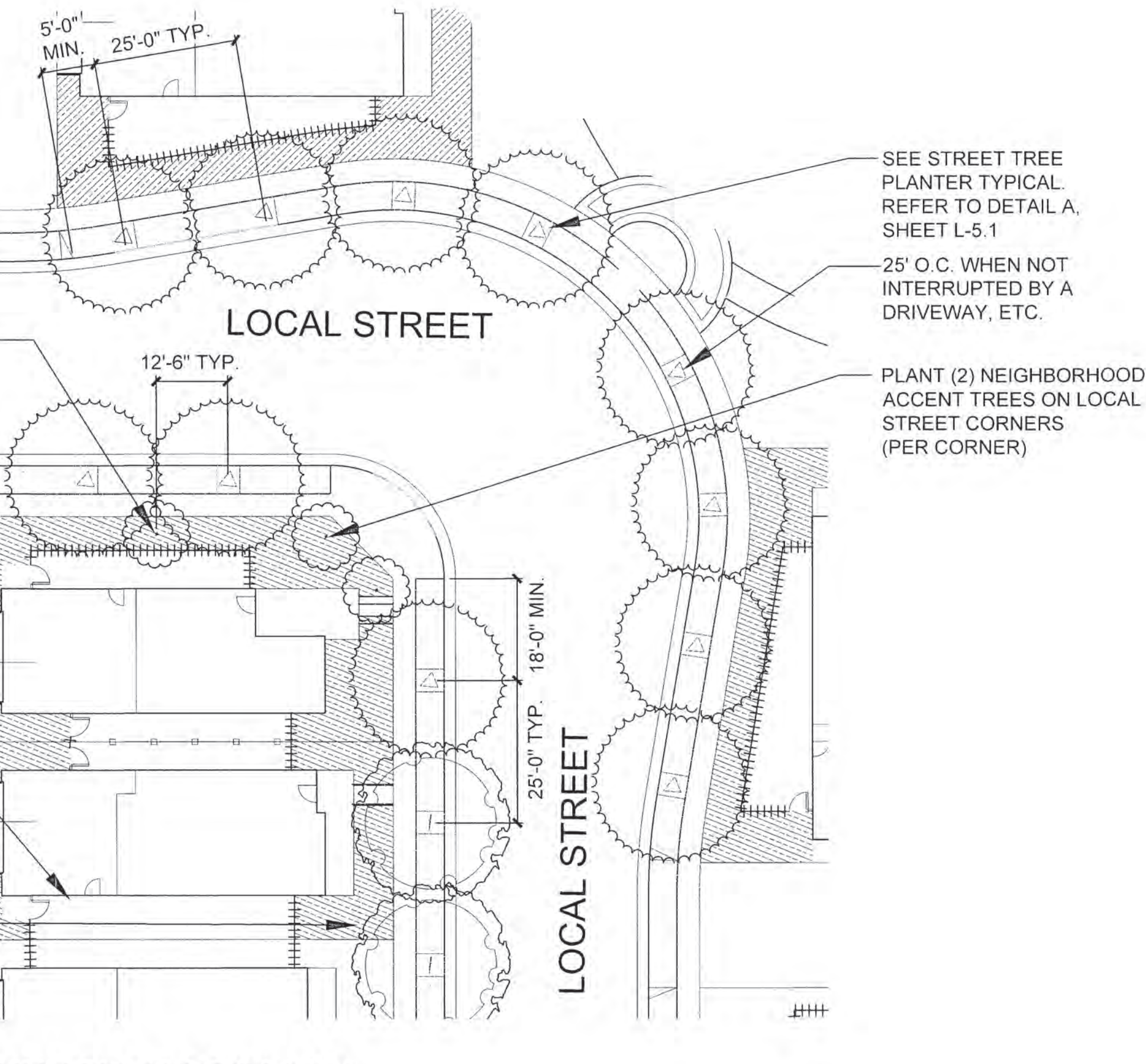


**ROUND-A-BOUT AT LOCAL STREET (TYPICAL)**

SCALE: 1" = 20'



**KNUCKLE (TYPICAL)**



**KNUCKLE (TYPICAL)**

SCALE: 1" = 20'

TREE LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A 'BLOODGOOD'
	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C 'KRAUTER VESUVIUS'
	PEDESTRIAN CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

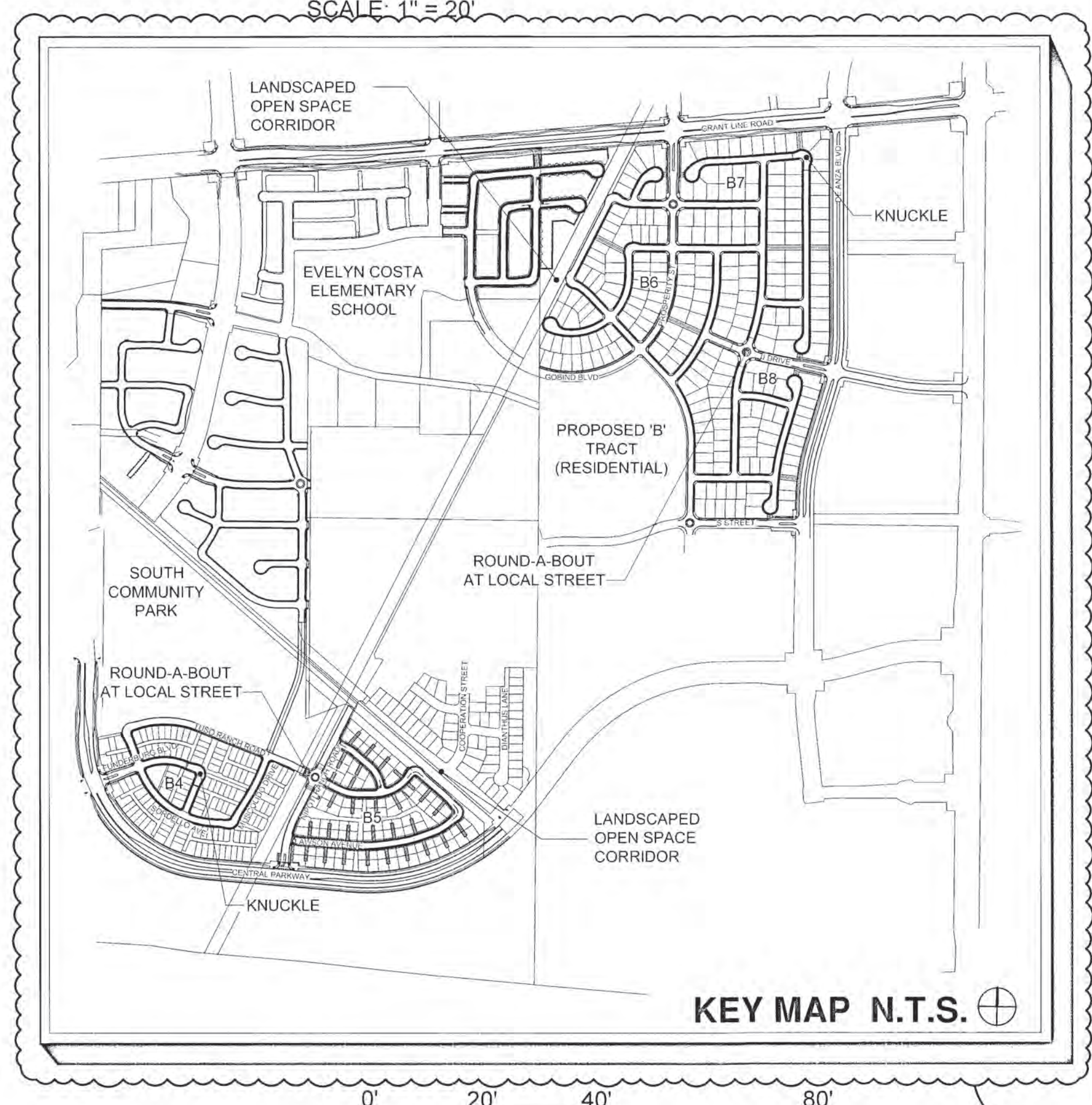
SHRUB & GROUNDCOVER LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

- ABBREVIATIONS:**
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  - TYP. = TYPICAL
  - O.C. = ON CENTER
  - EQ. = EQUAL
  - MIN. = MINIMUM
  - CLR. = CLEAR

FENCE & WALL LEGEND	
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL).	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE).	
VINYL PICKET FENCE.	
MHCSO STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	
SIDE YARD GATE	

**NOTE:**  
ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE LOT LINES.

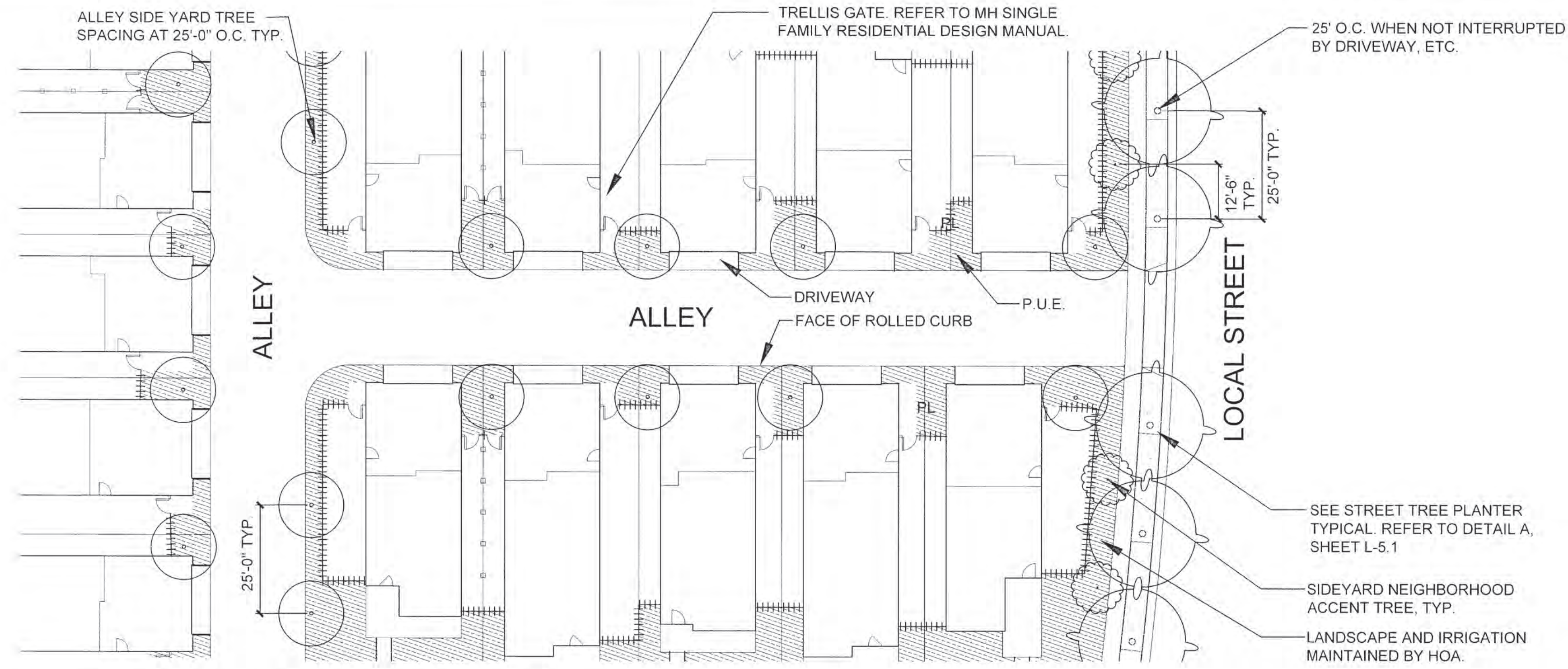
**NOTE:**  
LANDSCAPING MUST CONFORM WITH MHCSO INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.



**KEY MAP N.T.S.**

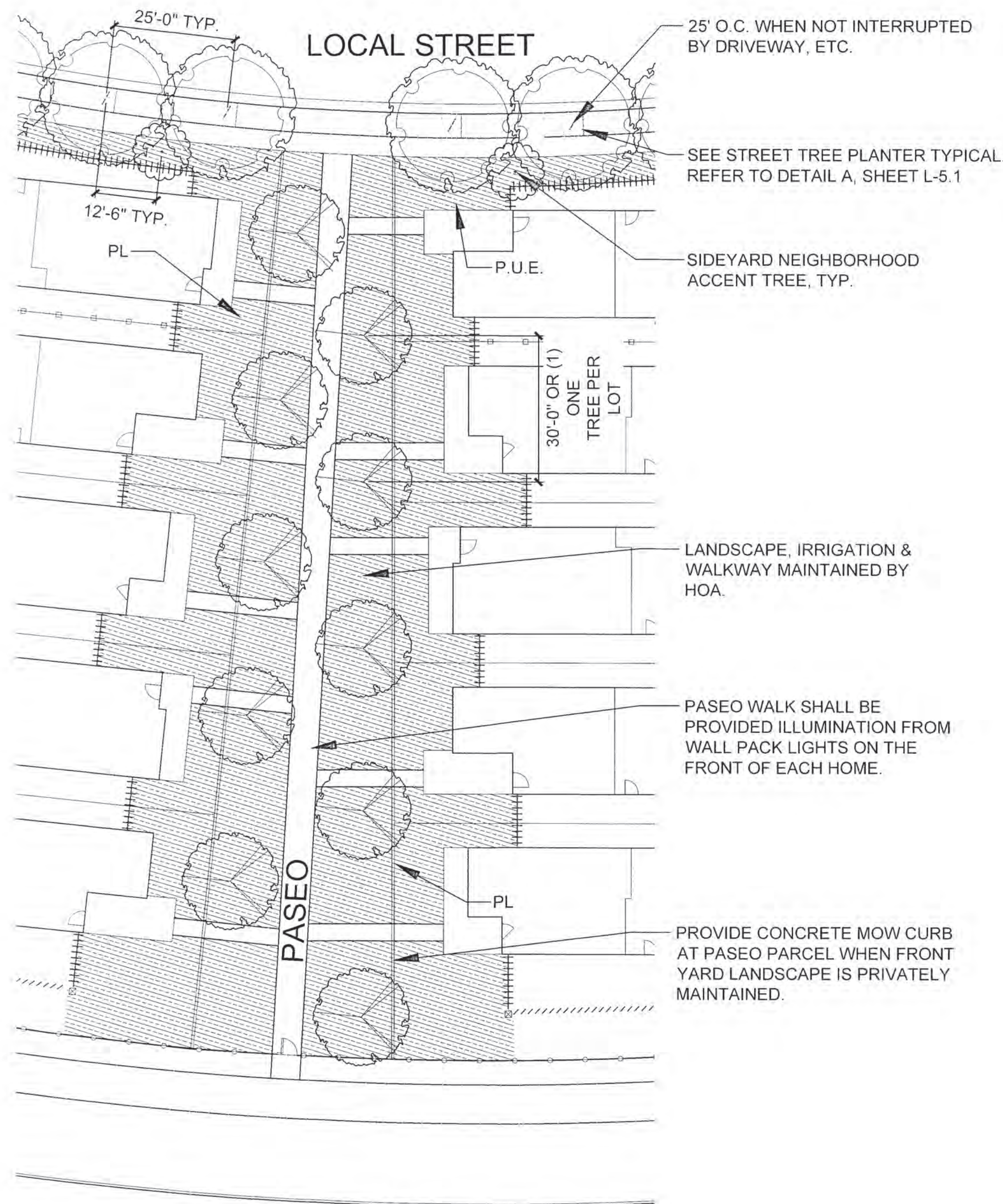
SCALE: 1" = 20'-0"  
 • REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.  
 • REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

<b>REVISIONS</b> No.   Description   Date   App. 1   NEIGHBORHOOD B5, B7, B8 TRACT 3619 ADDITION   06/2024	
<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b> Approved By:  DEVON CROWE, RCE 88075 Title: ENGINEER Date: 6/14/2024	
DATE: MAY 13 2020 DRAWN BY: IL PROJ. ENGR: BF PROJ. MGR: BG	
<b>LANDSCAPE ARCHITECT</b> VTA Job No. 03723 PLAN FILE NO. 0607 SHEET: 9 OF: 37 <b>L-1.7</b>	



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

SCALE: 1" = 20'



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

SCALE: 1" = 20'

### SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORIUM PARVIFOLIUM	MYOPORIUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

### TREE LEGEND

SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) PRUNUS C. 'KRAUTER VESUVIUS'
	PEDE. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

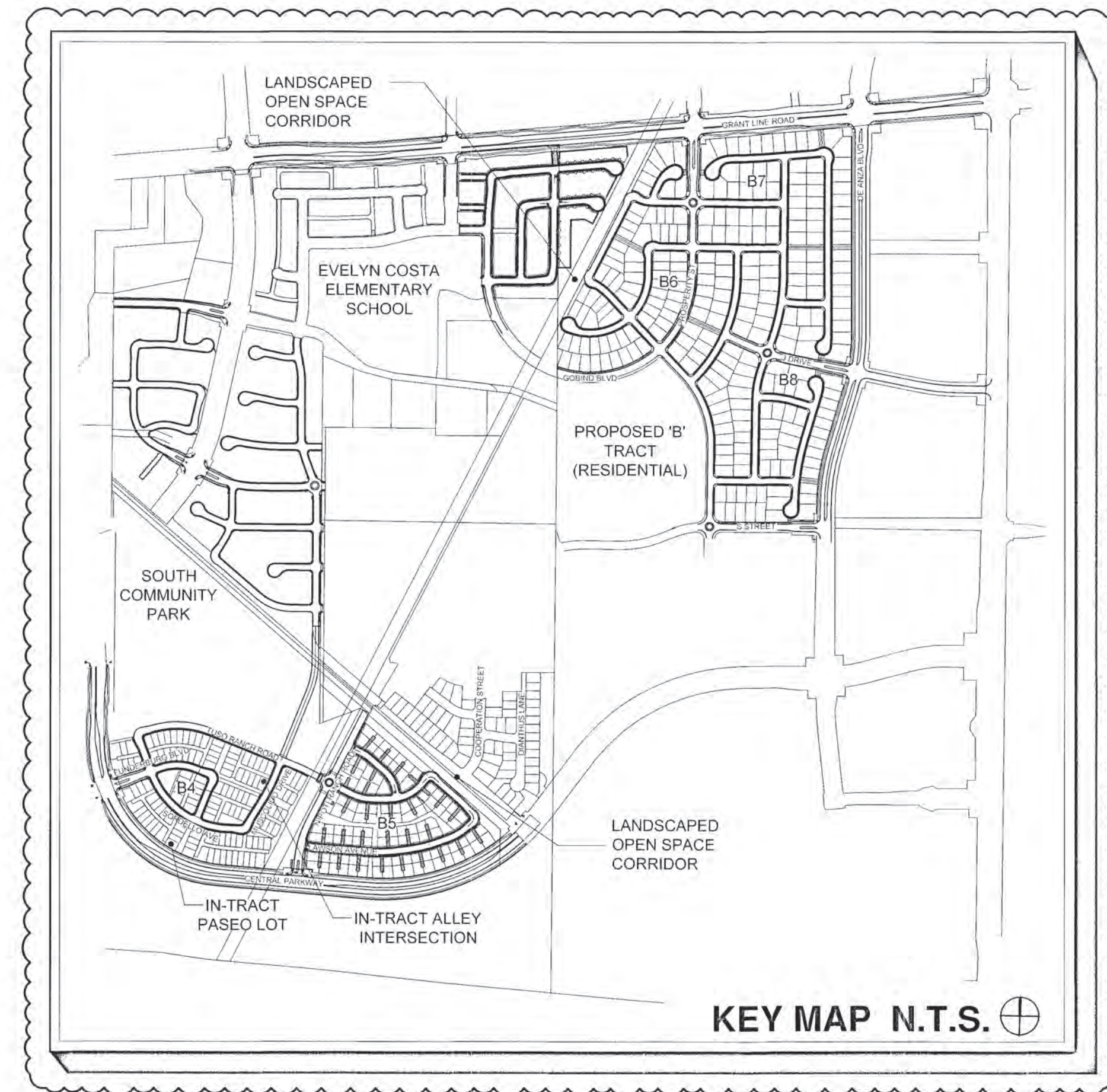
### FENCE & WALL LEGEND

	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL).	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE).	
VINYL PICKET FENCE.	
MHCSO STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	
SIDE YARD GATE	

**NOTE:**  
ALL TREES SHALL BE INSTALLED WITHIN A LOT. TREES MAY NOT STRADDLE LOT LINES.

**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.

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



SCALE: 1" = 20'-0"

- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

**REVISIONS**

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B6/B7/B8 TRACT 3619 ADDITION	06/20/24	RE

**DATE:** MAY 13, 2020  
**DRAWN BY:** IL  
**PROJ. ENGR. BF**  
**PROJ. MGR. BG**

**APPROVED BY:** *[Signature]*  
 DEVON GROVE, RCE 88075  
 ENGINEER  
 Date: 6/16/2024

**LANDSCAPE ARCHITECT**  
 VTA  
 VANDERBODEN ASSOCIATES  
 1000 W. 12TH ST. SUITE 100  
 SACRAMENTO, CA 95811  
 (916) 441-1111  
 www.vanderboden.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL TREE LAYOUT PLAN**

VTA JOB No: 03723  
 PLAN FILE NO: 0807

SHEET: 10 OF 37  
**L-1.8**

No.	Revisions	Date	App.
1	NEIGHBORHOOD B6/B7/B8 TRACT 3819 ADDITION	05/2024	RE

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 Approved By: *Devon Lane*  
 DEVON CROVE, RCE 88075  
 ENGINEER  
 Date: 6/14/2024

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

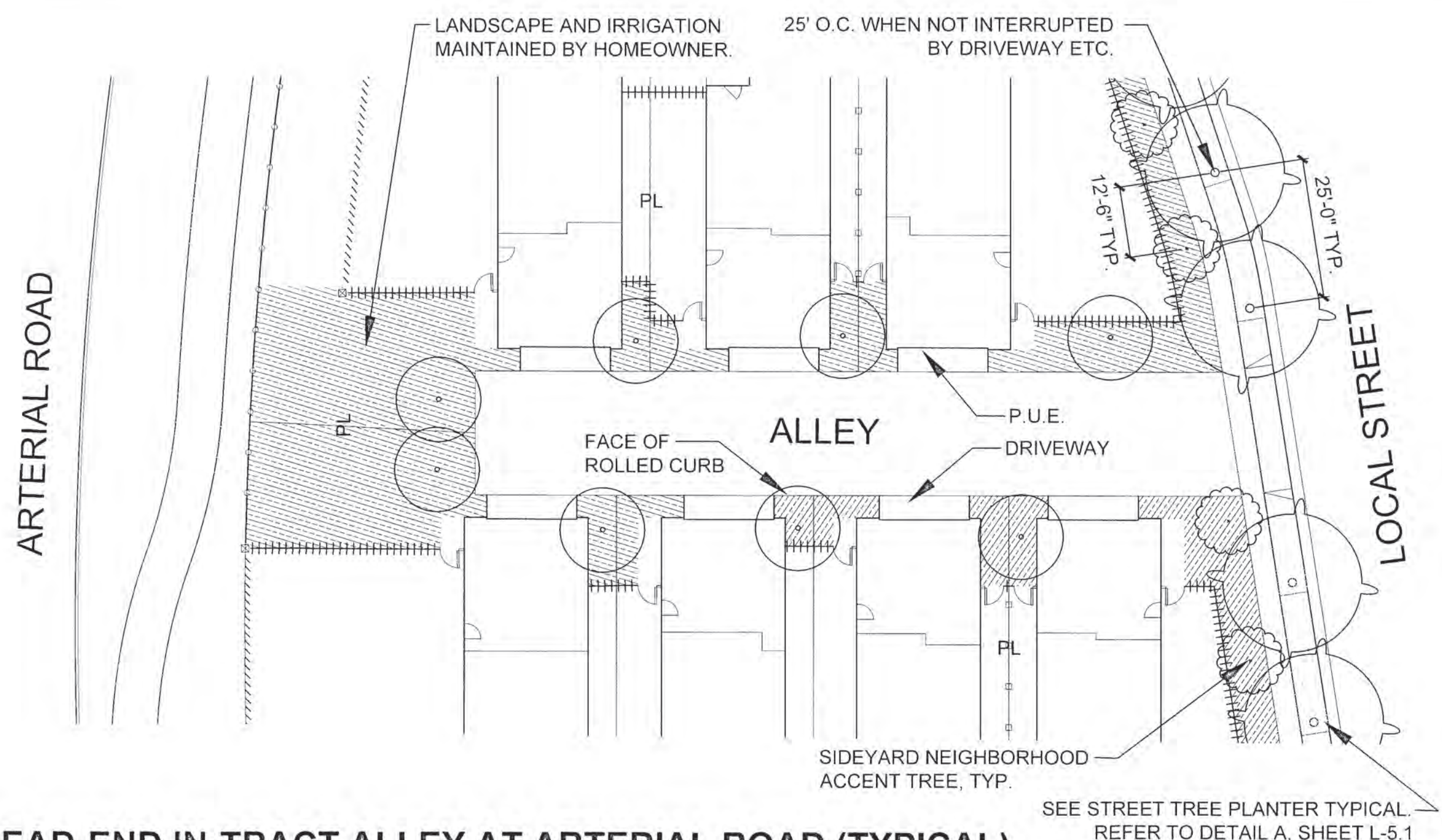


**VanderToolen - Associates**  
 VTA  
 Landscape Architects  
 1400 S. Bascom Ave., Suite 200  
 San Jose, CA 95128  
 Phone: (408) 435-1234  
 Fax: (408) 435-1235  
 Website: www.vander-toolen.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL TREE LAYOUT PLAN**

VTA JOB No. 03723  
 PLAN FILE NO. 0807

SHEET: 11 OF: 37  
**L-1.9**



**DEAD-END IN-TRACT ALLEY AT ARTERIAL ROAD (TYPICAL)**

SCALE: 1" = 20'

FENCE & WALL LEGEND	
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	
6' TALL VIEW FENCE #1 (2' FENCE; 4' WALL).	
6' VIEW FENCE #2 (3' WALL; 3'-6" FENCE).	
VINYL PICKET FENCE.	
MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	
SIDE YARD GATE	

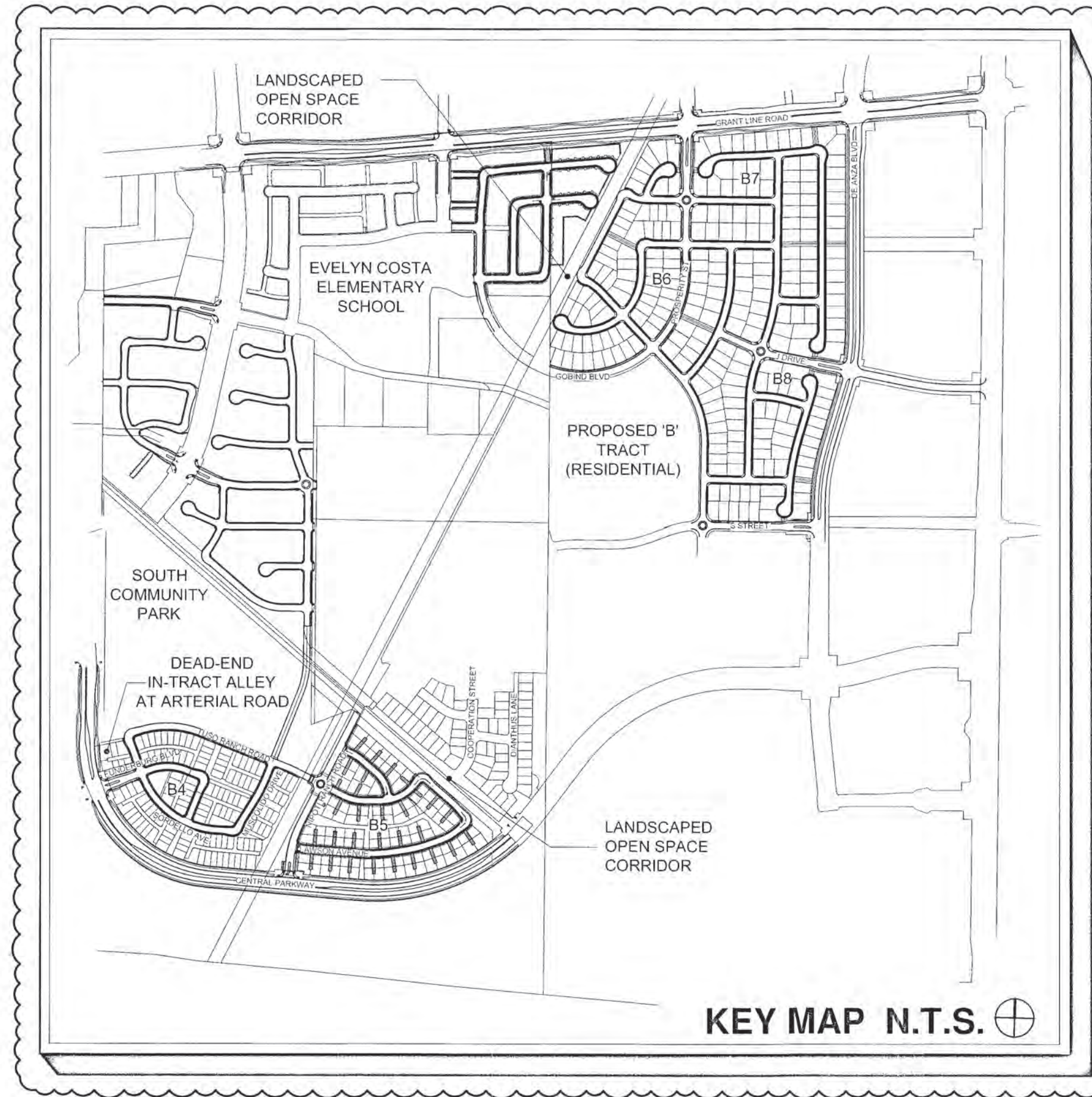
**NOTE:**  
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**NOTE:**  
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 TYP. = TYPICAL  
 O.C. = ON CENTER  
 EQ. = EQUAL  
 MIN. = MINIMUM  
 CLR. = CLEAR

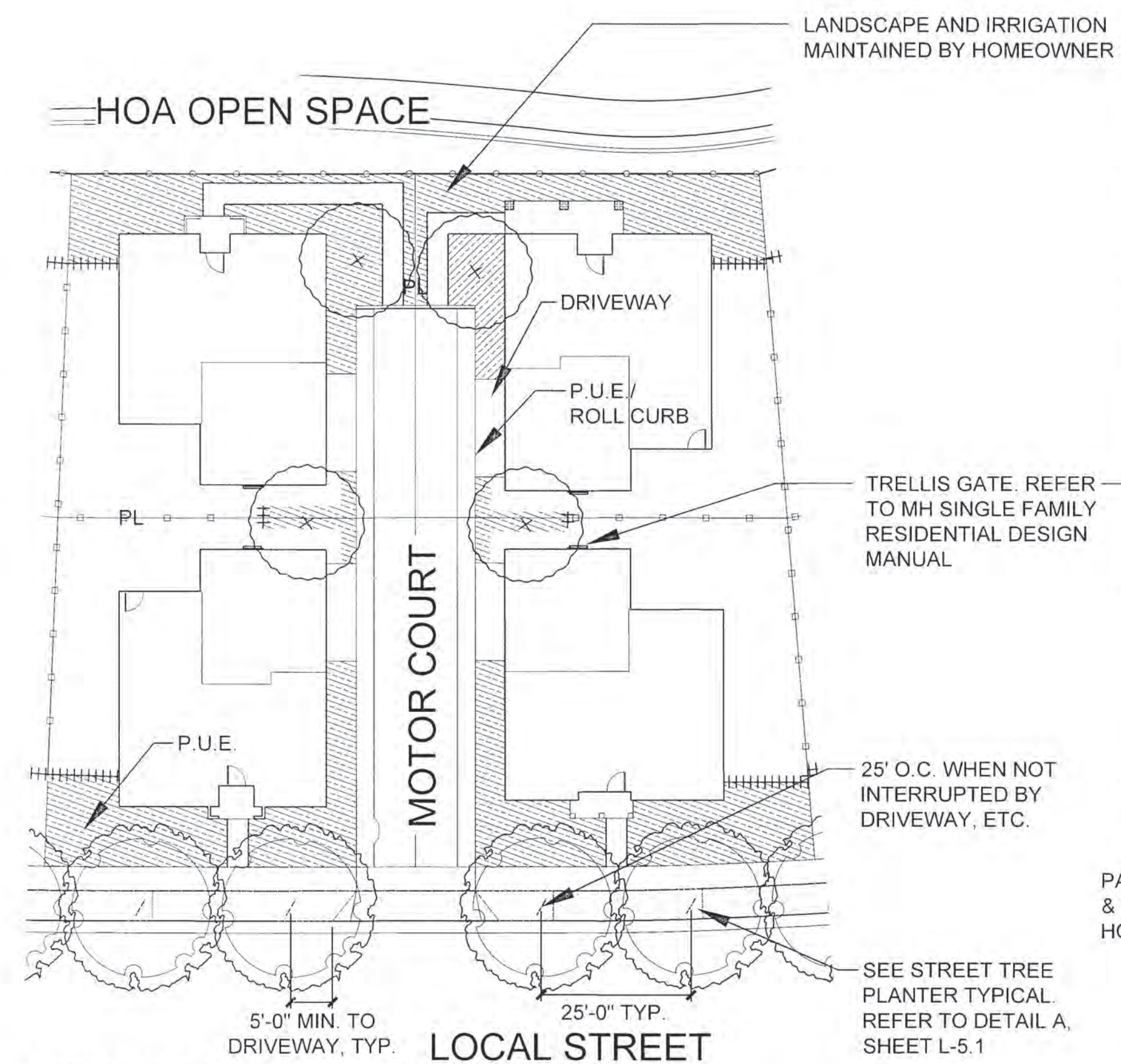
TREE LEGEND	
SYMBOL	BOTANICAL NAME
	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
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	PASEO TREE KOELREUTERIA PANICULATA
	MOTOR COURT ARBUTUS 'MARINA'
	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'

SHRUB & GROUNDCOVER LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	BOLERO PLUS	TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
	SHRUBS / GROUNDCOVERS (R.O.W.)	-

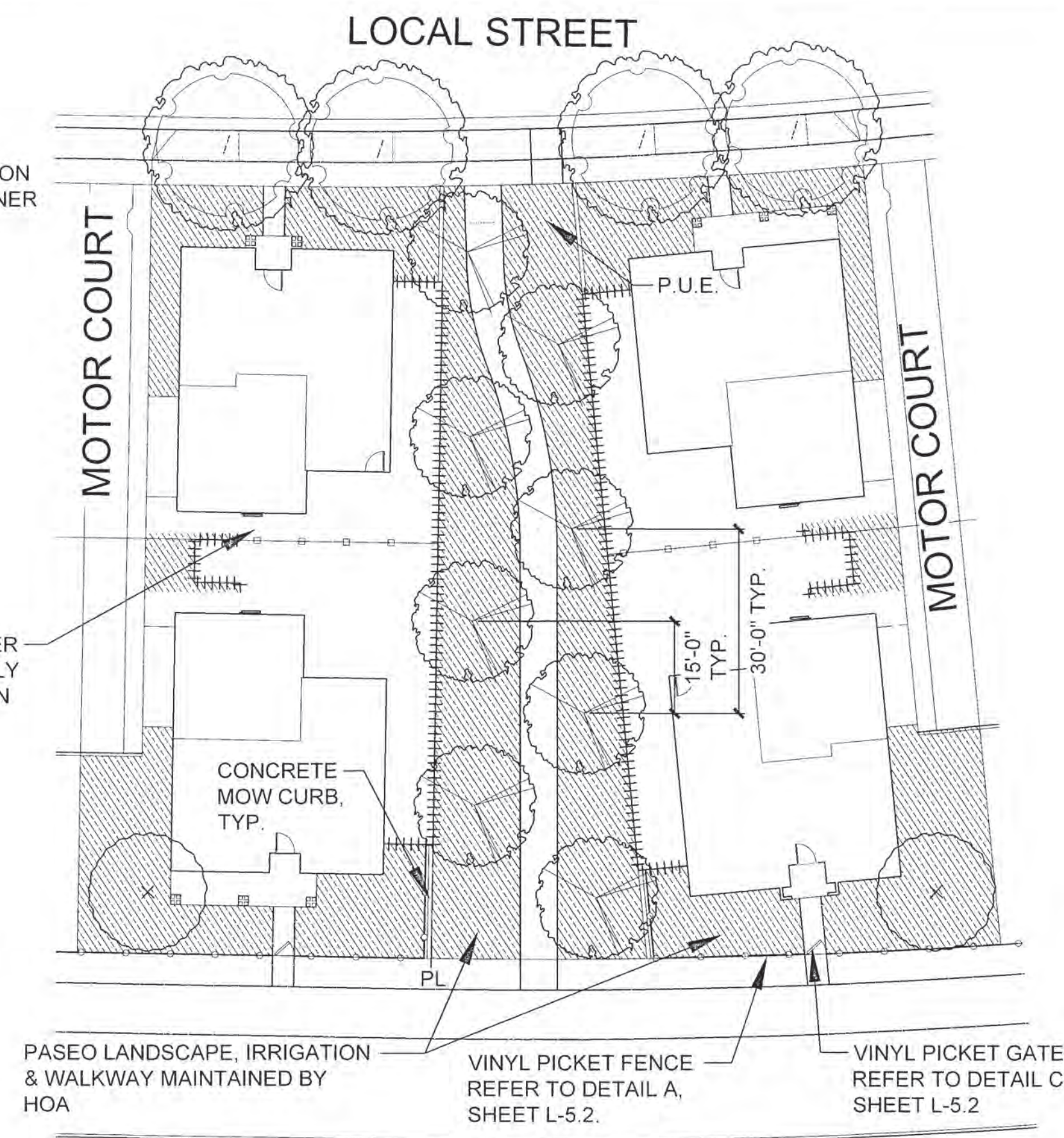


SCALE: 1" = 20'-0"

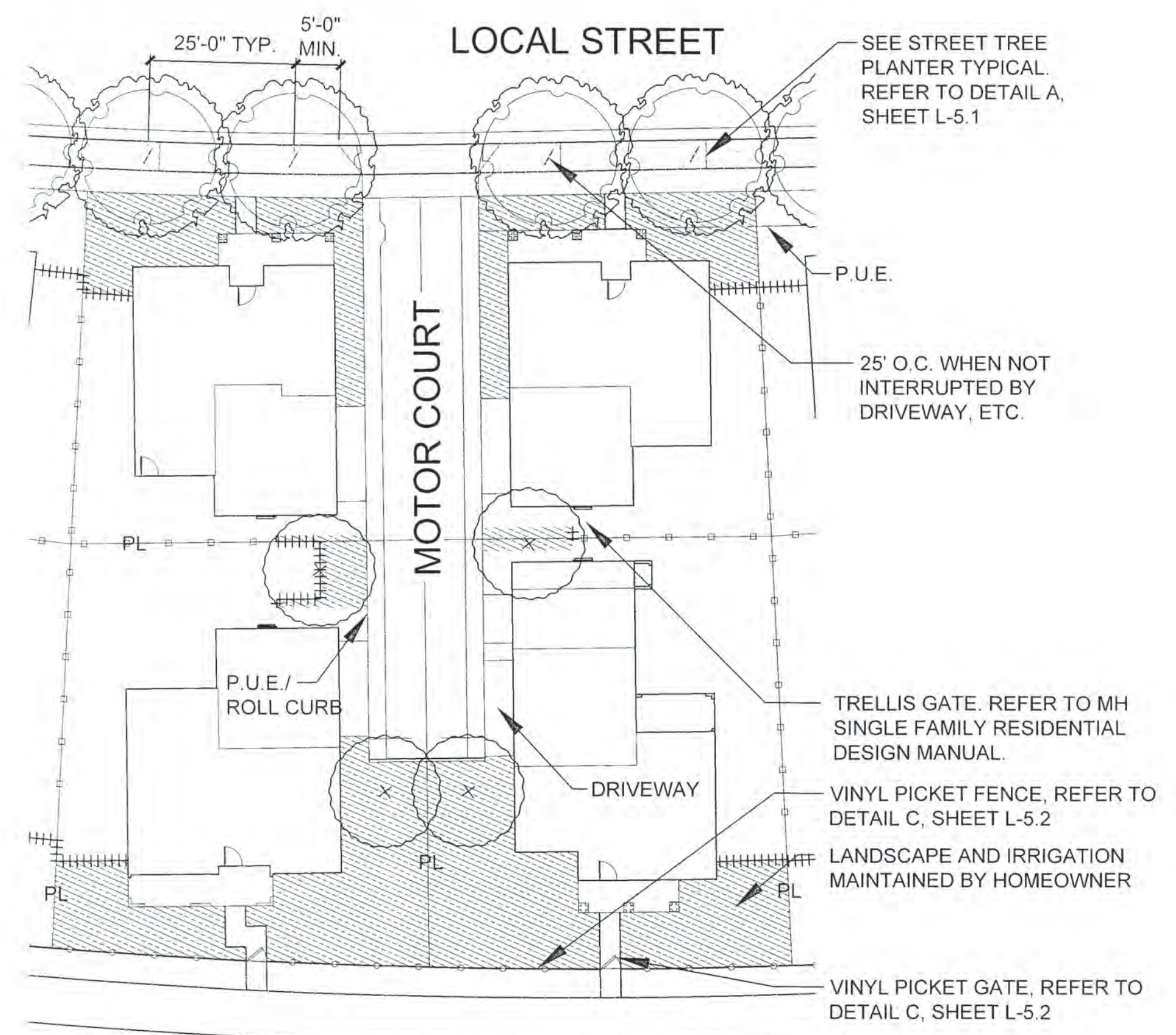
- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.



**MOTOR COURT (TYPICAL)**  
SCALE: 1" = 20'



**MOTOR COURT SIDYARD AT PASEO (TYPICAL)**  
SCALE: 1" = 20'



**MOTOR COURT AT ARTERIAL STREET**  
SCALE: 1" = 20'

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**NOTE:**  
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**NOTE:**  
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**SHRUB & GROUND COVER LEGEND**

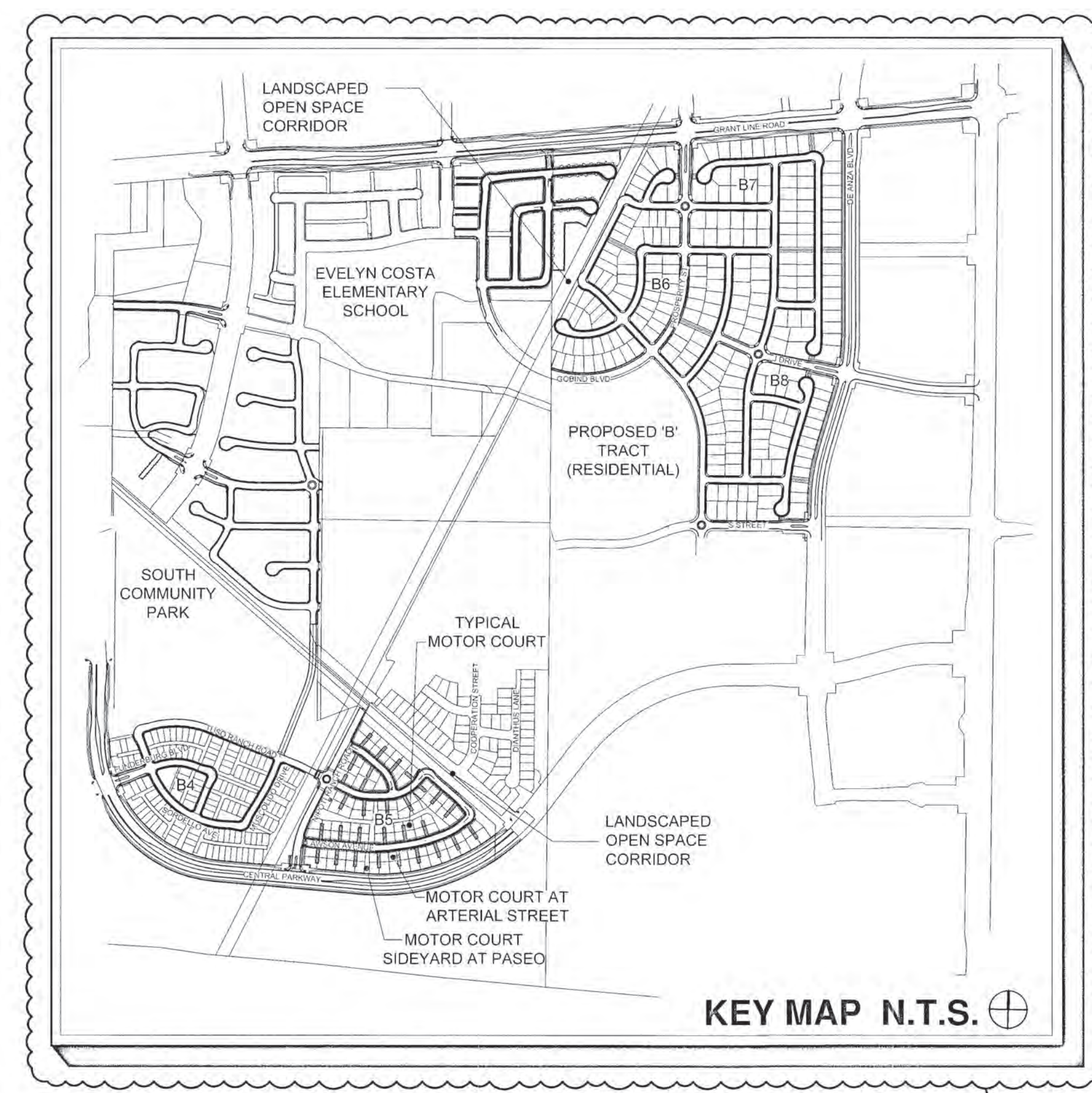
SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	BOLERO PLUS	TURF
[Symbol]	MYOPORUM PARVIFOLIUM	MYOPORUM
[Symbol]	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
[Symbol]	SHRUBS / GROUNDCOVERS (R.O.W.)	-

**FENCE & WALL LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	6' TALL WOOD INTERIOR PRIVACY FENCE.
[Symbol]	6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.
[Symbol]	6' TALL VIEW FENCE #1 (2' FENCE; 4' WALL).
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[Symbol]	VINYL PICKET FENCE.
[Symbol]	MHCS D STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.
[Symbol]	NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.
[Symbol]	SIDE YARD GATE

**TREE LEGEND**

SYMBOL	BOTANICAL NAME
[Symbol]	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
[Symbol]	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
[Symbol]	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'
[Symbol]	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
[Symbol]	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
[Symbol]	LOCAL STREET TREE (EAST/ WEST) ZELKOVA SERRATA
[Symbol]	ALLEY TREE GINKGO BILOBA 'FAIRMOUNT'
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[Symbol]	MOTOR COURT ARBUTUS 'MARINA'
[Symbol]	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
[Symbol]	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRELLA 'YAE-SHIDARE HIGAN'
[Symbol]	PEDESTRIAN CONNECTION TO ARTERIAL PRUNUS C. 'KRAUTER VESUVIUS'
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[Symbol]	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
[Symbol]	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'



SCALE: 1" = 20'-0"

REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.  
 REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

**REVISIONS**

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B6/B7/B8 TRACT 3618 ADDITION	05/20/24	

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Debra Green* ENGINEER  
 DEVON GROVE, RCE 88075  
 Title: *Debra Green* ENGINEER  
 Date: *05/14/2024*

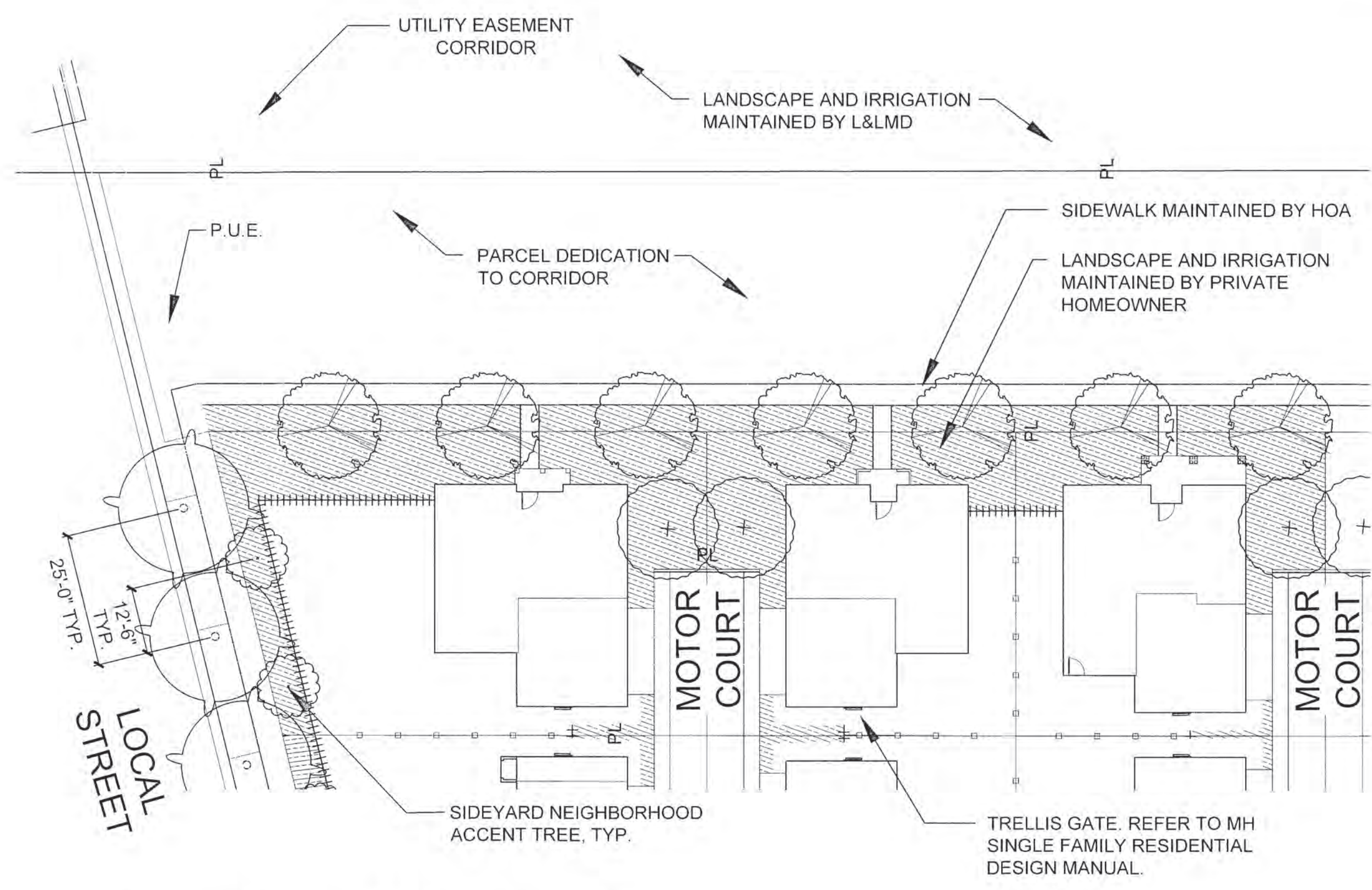
**LANDSCAPE ARCHITECT**  
 WALTER GREEN ARCHITECTS  
 5720/24  
 STATE OF CALIFORNIA

**WALTER GREEN ARCHITECTS**  
 LANDSCAPE ARCHITECTS  
 10000 WILLOW CREEK DRIVE  
 SUITE 100  
 WILLOW CREEK, CA 94595  
 (925) 938-1100  
 www.waltergreen.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 NEIGHBORHOOD 'A/B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 TYPICAL TREE LAYOUT PLAN

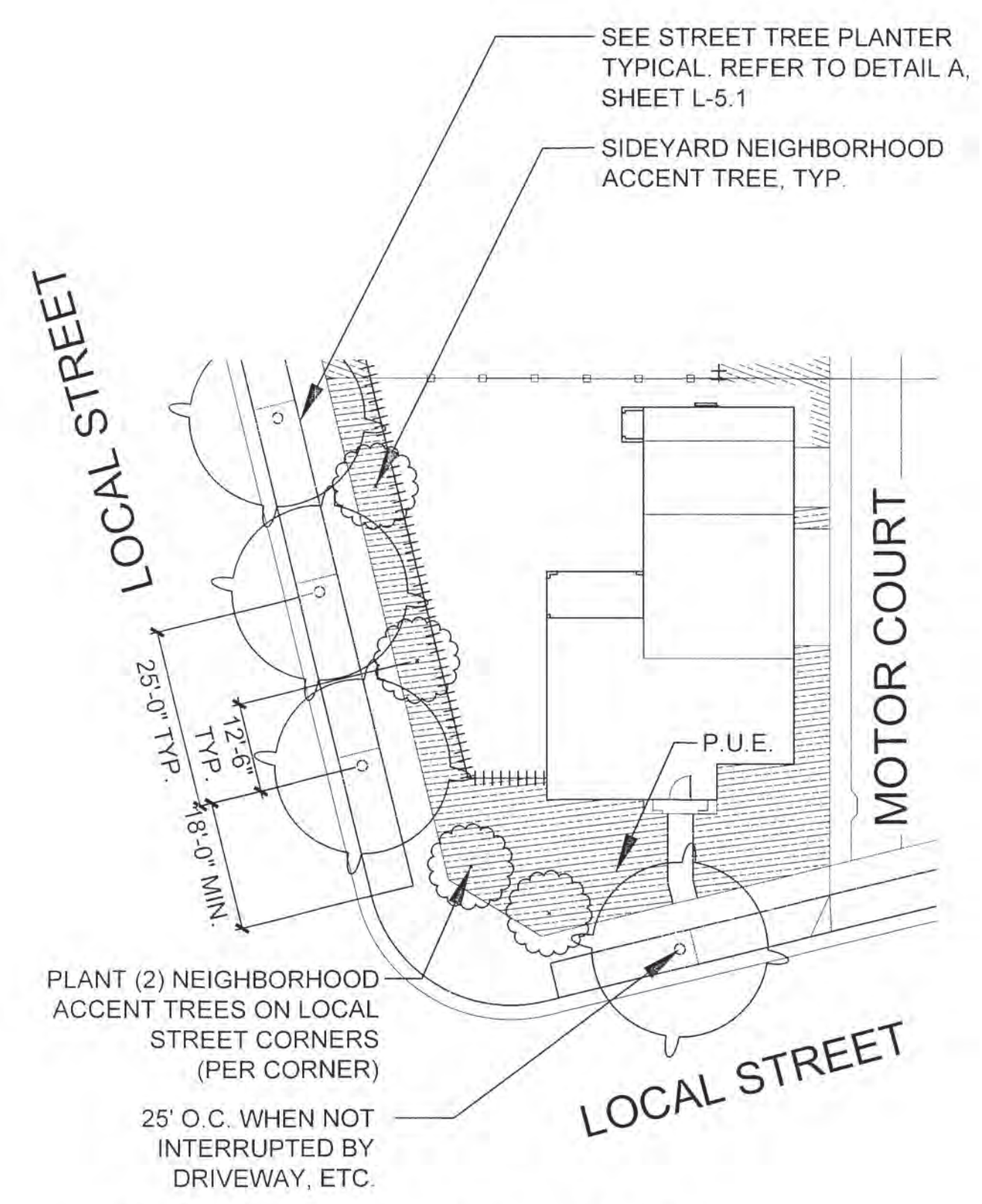
VTA JOB No. 03723  
 PLAN FILE NO. 0607

SHEET: 12 OF 37  
**L-1.10**



**MOTOR COURT AT CORRIDOR**

SCALE: 1" = 20'



**MOTOR COURT CORNER LOT SIDE YARD AT LOCAL STREET (TYPICAL)**

SCALE: 1" = 20'

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**NOTE:**  
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### SHRUB & GROUNDCOVER LEGEND

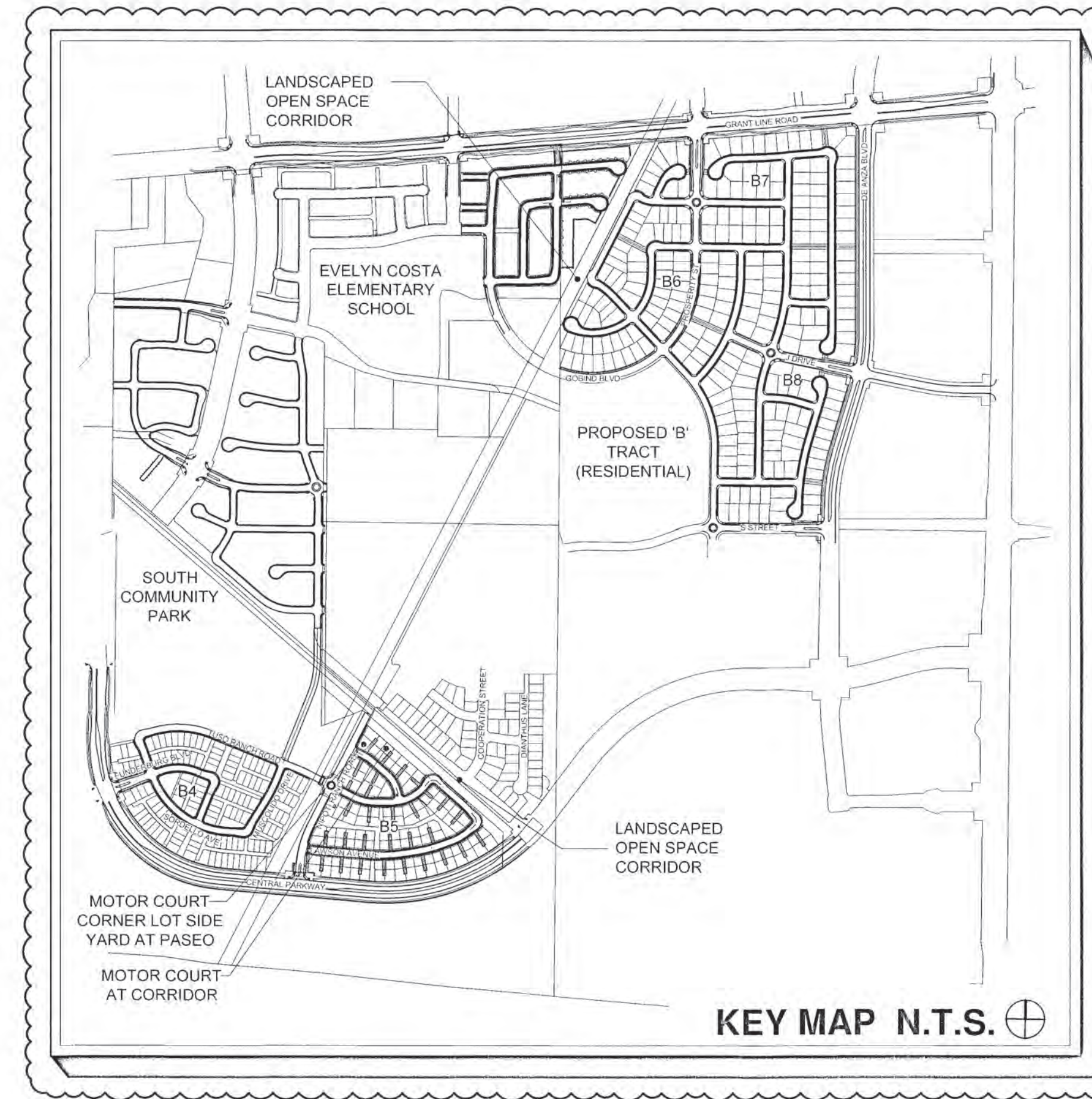
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[Symbol]	BOLERO PLUS	TURF
[Symbol]	MYOPORUM PARVIFOLIUM	MYOPORUM
[Symbol]	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	
[Symbol]	SHRUBS / GROUNDCOVERS (R.O.W.)	

### FENCE & WALL LEGEND

	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	[Symbol]
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	[Symbol]
6' TALL VIEW FENCE #1 (2' FENCE; 4' WALL).	[Symbol]
6' VIEW FENCE #2 (3' WALL; 3'-6" FENCE).	[Symbol]
VINYL PICKET FENCE.	[Symbol]
MHCS D STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	[Symbol]
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	[Symbol]
SIDE YARD GATE	[Symbol]

### TREE LEGEND

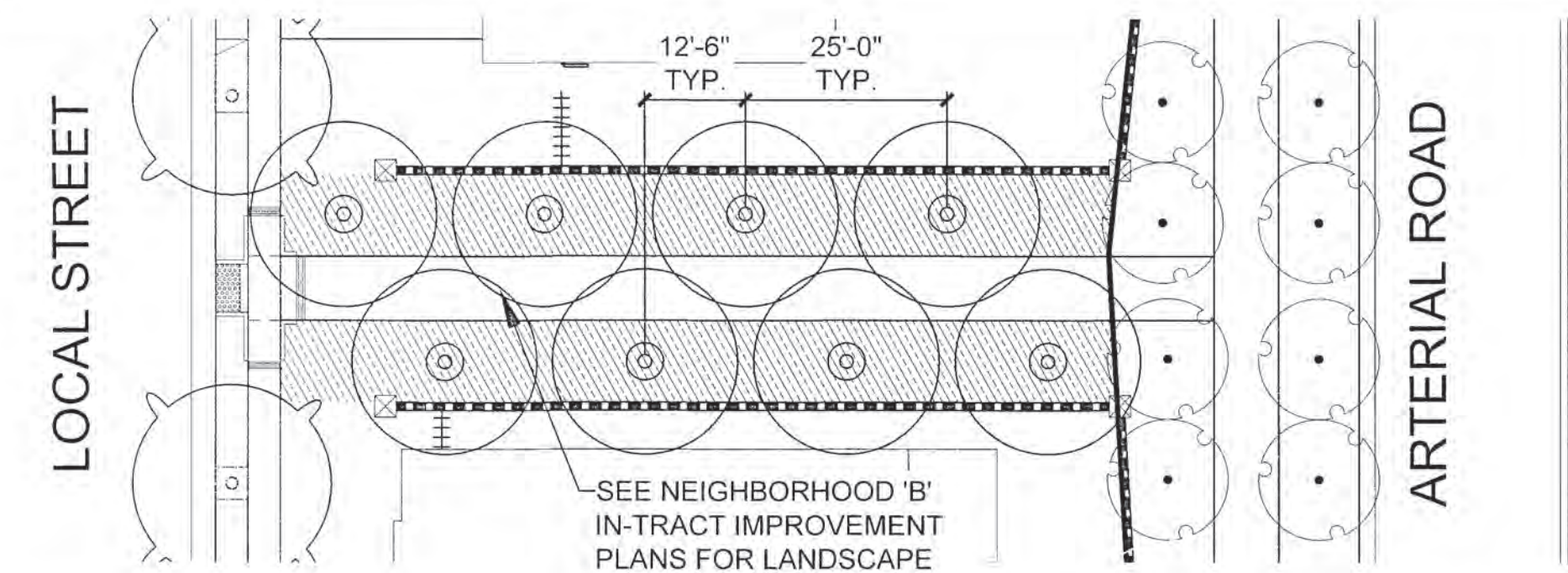
SYMBOL	BOTANICAL NAME
[Symbol]	COLLECTOR STREET TREE PLATANUS A. 'BLOODGOOD'
[Symbol]	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
[Symbol]	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTTELLA 'YAE-SHIDARE HIGAN'
[Symbol]	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
[Symbol]	LOCAL STREET TREE (NORTH/ SOUTH) ACER RUBRUM
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[Symbol]	PASEO TREE KOELREUTERIA PANICULATA
[Symbol]	MOTOR COURT ARBUTUS 'MARINA'
[Symbol]	PEDESTRIAN CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
[Symbol]	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTTELLA 'YAE-SHIDARE HIGAN'
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[Symbol]	PEDESTRIAN CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
[Symbol]	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
[Symbol]	BACKYARD TREE (DE ANZA BOULEVARD) ROBINIA 'PURPLE ROBE'



0' 20' 40' 80'  
 SCALE: 1" = 20'-0"

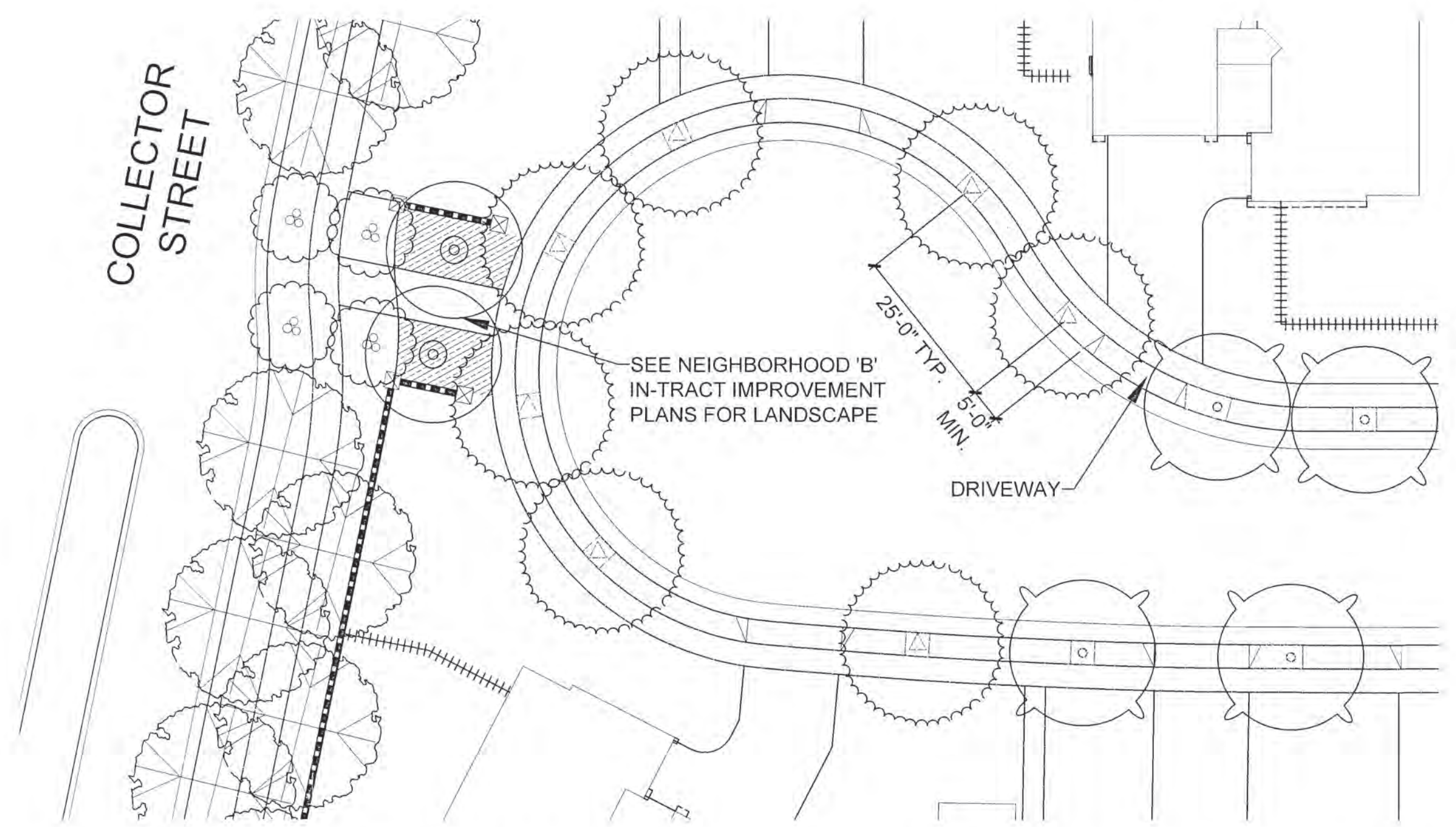
- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.
- REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

<b>REVISIONS</b> No. Description 1 NEIGHBORHOOD B6/B7/B8 TRACT 3819 ADDITION Date: 05/20/24	
<b>DATE:</b> MAY 13, 2020	<b>DATE:</b> 6/14/2024
<b>DRAWN BY:</b> IL	<b>PROJ. ENGR.:</b> BF
<b>APPROVED BY:</b> [Signature]	<b>ENGINEER:</b> BF
<b>PROJECT:</b> MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8 IN-TRACT LANDSCAPE GUIDELINES TYPICAL TREE LAYOUT PLAN	
<b>PROJ. MGR.:</b> BG	
<b>LANDSCAPE ARCHITECT</b> [Logo] VITA JOB No. 03723 PLAN FILE NO. 0807	
<b>SHEET:</b> 13 OF 37 <b>L-1.11</b>	



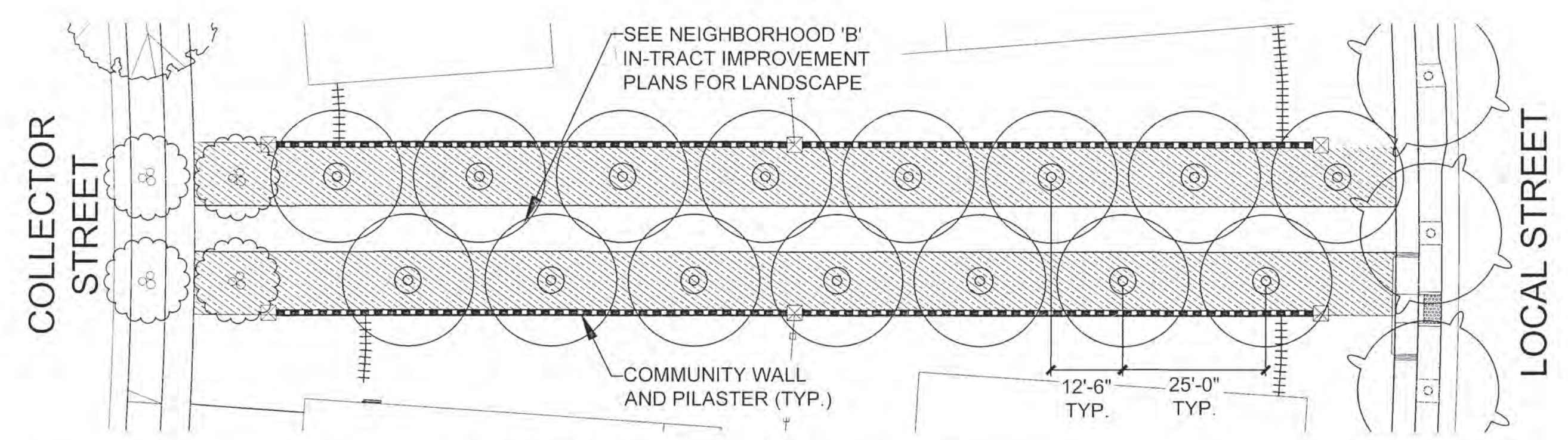
**PEDESTRIAN CONNECTION AT ARTERIAL STREET (TYPICAL)**

SCALE: 1" = 20'



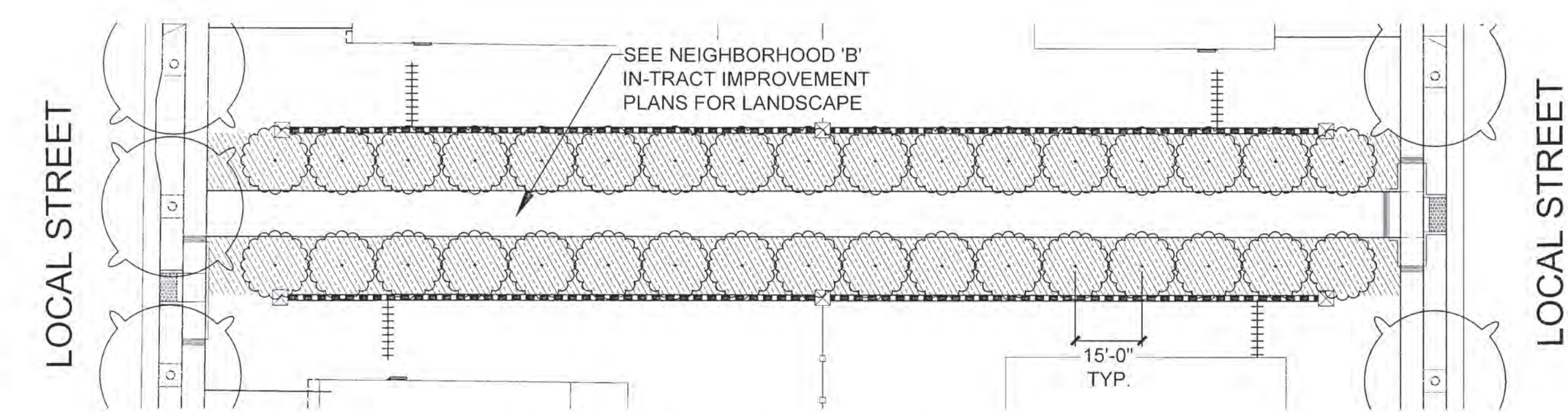
**CUL-DE-SAC PEDESTRIAN CONNECTION AT COLLECTOR STREET (TYPICAL)**

SCALE: 1" = 20'



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

SCALE: 1" = 20'



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

SCALE: 1" = 20'

**NOTE:**  
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**SHRUB & GROUNDCOVER LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME
[Symbol]	BOLERO PLUS	TURF
[Symbol]	MYOPORUM PARVIFOLIUM	MYOPORUM
[Symbol]	SHRUBS / GROUNDCOVERS (PRIVATE OR HOA)	-
[Symbol]	SHRUBS / GROUNDCOVERS (R.O.W.)	-

**FENCE & WALL LEGEND**

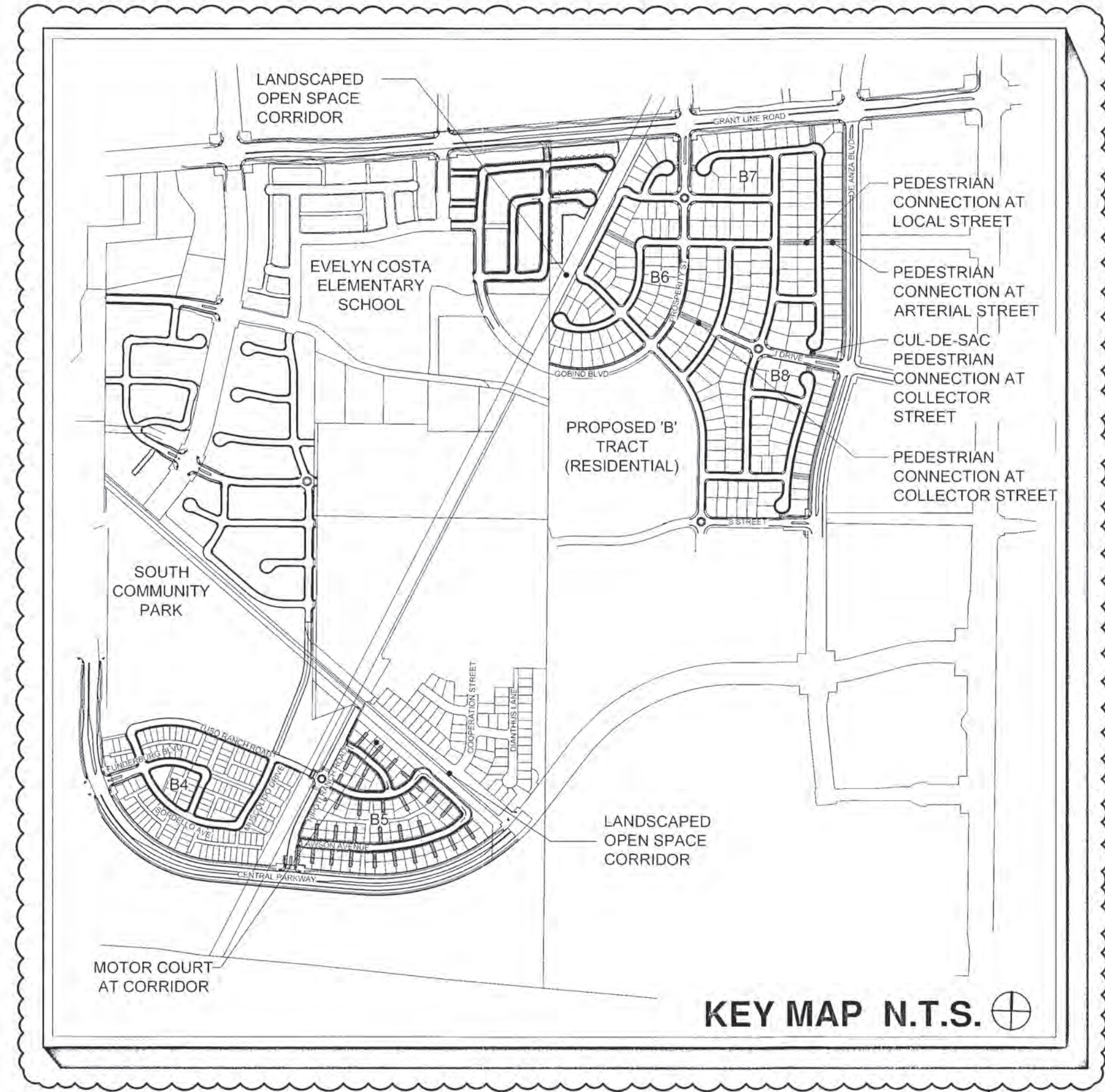
SYMBOL	DESCRIPTION
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[Symbol]	VINYL PICKET FENCE.
[Symbol]	MHCSO STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.
[Symbol]	NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS
[Symbol]	SIDE YARD GATE

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**TREE LEGEND**

SYMBOL	BOTANICAL NAME
[Symbol]	COLLECTOR STREET TREE PLATANUS A 'BLOODGOOD'
[Symbol]	ROUND-A-BOUT TREE CINNAMOMUM CAMPHORA
[Symbol]	NEIGHBORHOOD ACCENT TREE PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
[Symbol]	KNUCKLE TREE TILIA CORDATA 'OLYMPIC'
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[Symbol]	MOTOR COURT ARBUTUS 'MARINA'
[Symbol]	PED. CONNECTION TERMINUS AT COLLECTOR CERCIS CANADENSIS
[Symbol]	PEDESTRIAN CONNECTION LOCAL TO LOCAL PRUNUS SUBHIRTELLA 'YAE-SHIDARE HIGAN'
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[Symbol]	PED. CONNECTION TO CONNECTOR & ARTERIAL (ALONG WALKWAY) CARPINUS BETULUS 'FASTIGIATA'
[Symbol]	BACKYARD TREE (GRANT LINE ROAD) QUERCUS ILEX
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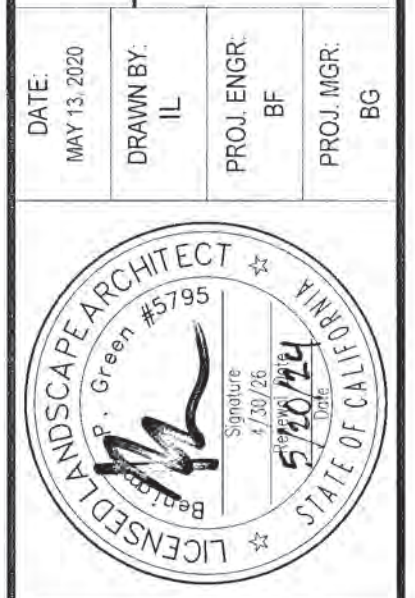
0' 20' 40' 80'  
SCALE: 1" = 20'-0"

• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.  
 • REFER TO SHEETS L-2.2 TO L-2.10 FOR WALL & FENCE PLAN.

**REVISIONS**

No.	Date	Description
1	05/20/24	NEIGHBORHOOD B6/B7/B8 TRACT 3619 ADDITION

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 Approved By: [Signature]  
 DEVON CROWE, RCE 88075  
 ENGINEER  
 Date: 06/14/2024



**vanderpool - Associates**  
 Landscape Architects  
 2000 J Street, Suite 100  
 Sacramento, CA 95811  
 Phone: (916) 441-1111  
 Fax: (916) 441-1112  
 www.vanderpool.com

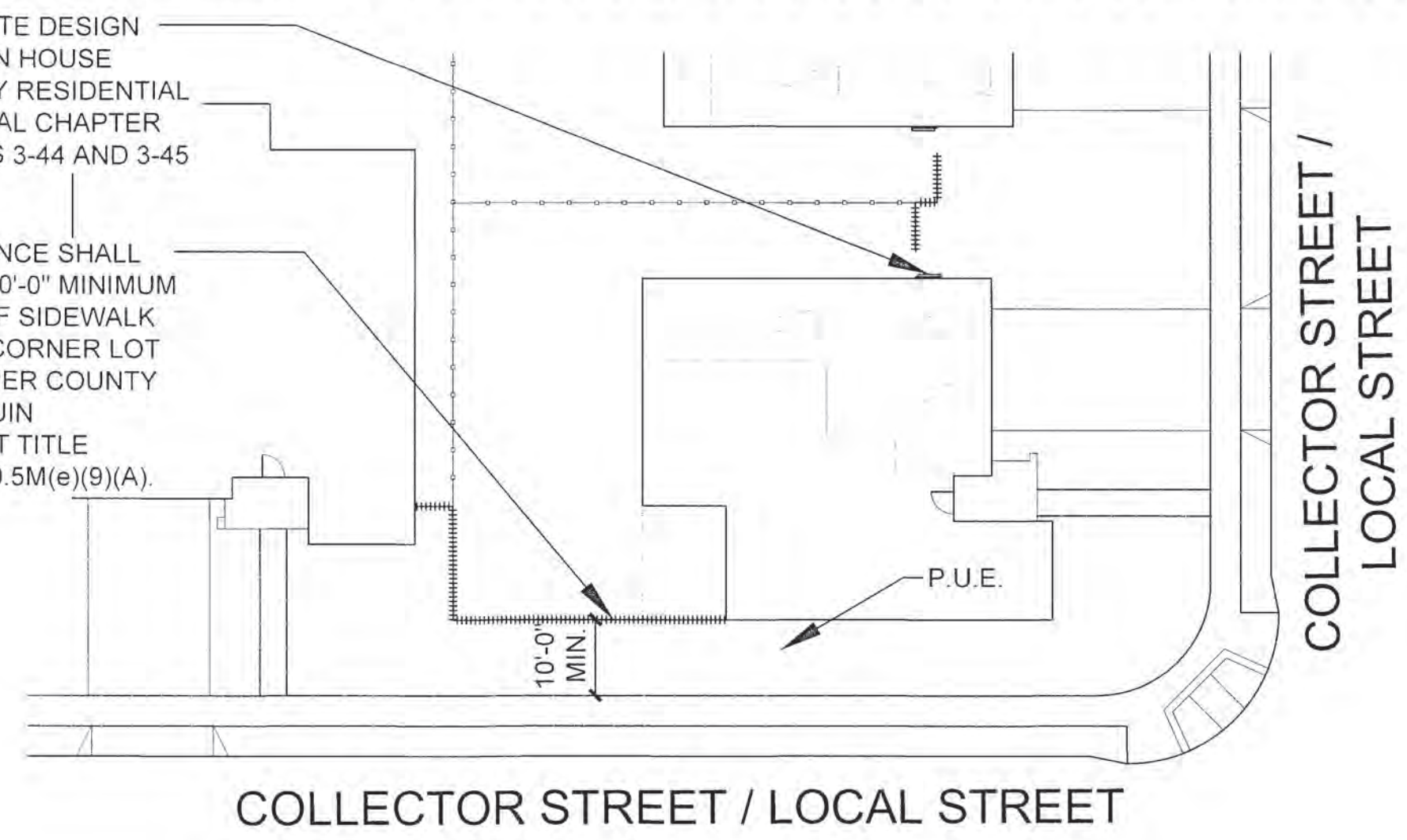
**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL TREE LAYOUT PLAN**

VTA JOB No. 03723  
 PLAN FILE NO. 0807

SHEET: 14 OF: 37  
**L-1.12**

SIDE YARD GATE DESIGN PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL CHAPTER THREE, PAGES 3-44 AND 3-45

SIDE YARD FENCE SHALL BE SETBACK 10'-0" MINIMUM FROM BACK OF SIDEWALK AT REVERSE CORNER LOT CONDITIONS PER COUNTY OF SAN JOAQUIN DEVELOPMENT TITLE SECTION 9-310.5M(e)(9)(A).



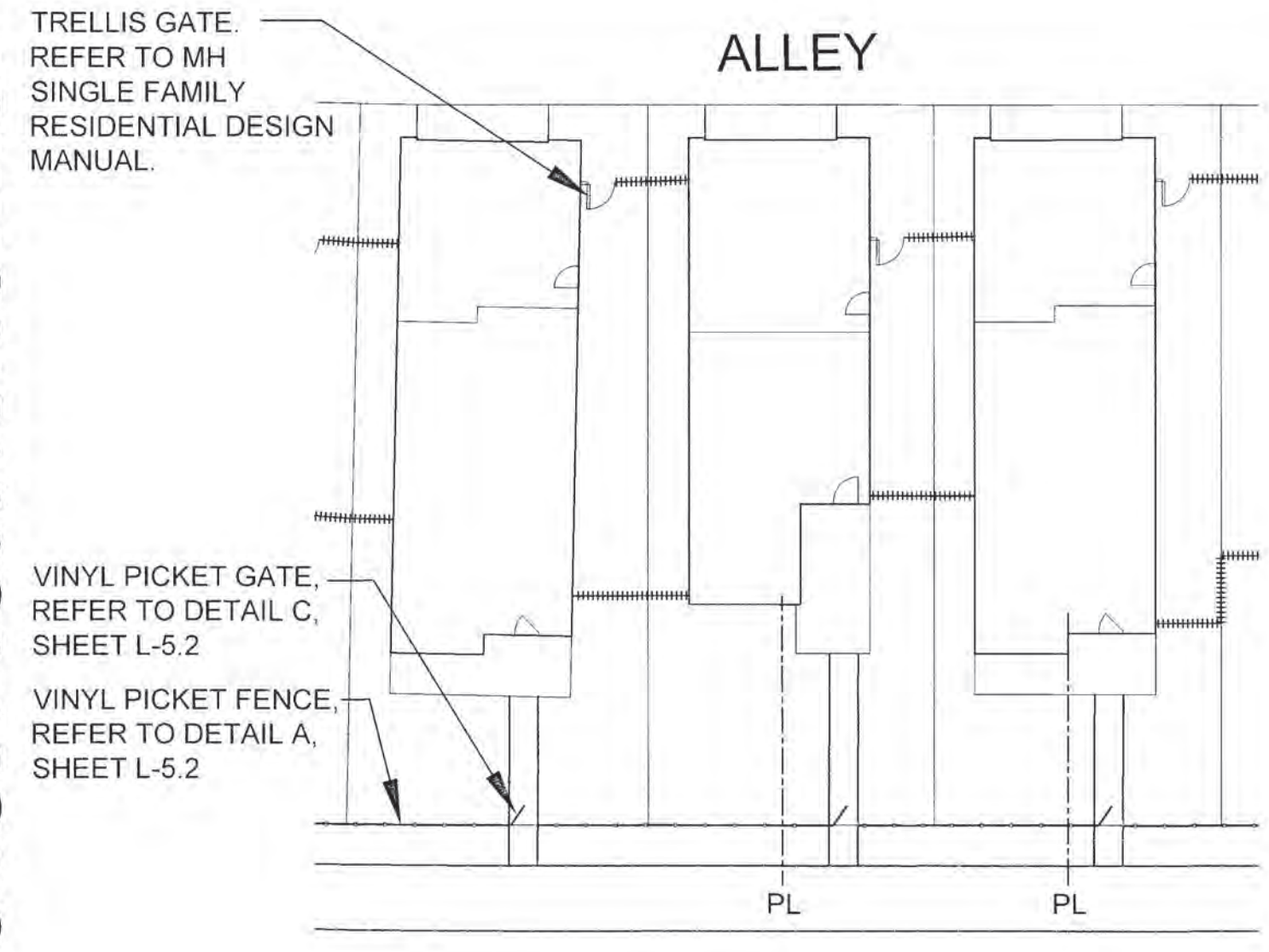
COLLECTOR STREET / LOCAL STREET

COLLECTOR STREET / LOCAL STREET

FENCING AT CORNER LOTS BACKING TO INTERIOR LOTS (TYP.)

SCALE: 1" = 20'

ALLEY



TRELLIS GATE, REFER TO MH SINGLE FAMILY RESIDENTIAL DESIGN MANUAL.  
VINYL PICKET GATE, REFER TO DETAIL C, SHEET L-5.2  
VINYL PICKET FENCE, REFER TO DETAIL A, SHEET L-5.2

(CENTRAL PARKWAY ARTERIAL ROAD)

ARTERIAL FRONTING IN-LINE ALLEY LOT FENCING

SCALE: 1" = 20'

LATTICE TOP FENCE DESIGN PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL CHAPTER THREE, PAGES 3-44 AND 3-45.  
VIEW FENCE #1, TYP. REFER TO DETAIL B, SHEET L-5.2.  
SIDE YARD GATE DESIGN PER MOUNTAIN HOUSE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL CHAPTER THREE, PAGES 3-44 AND 3-45.  
VINYL PICKET FENCE, TYP. REFER TO DETAIL A, SHEET L-5.2.

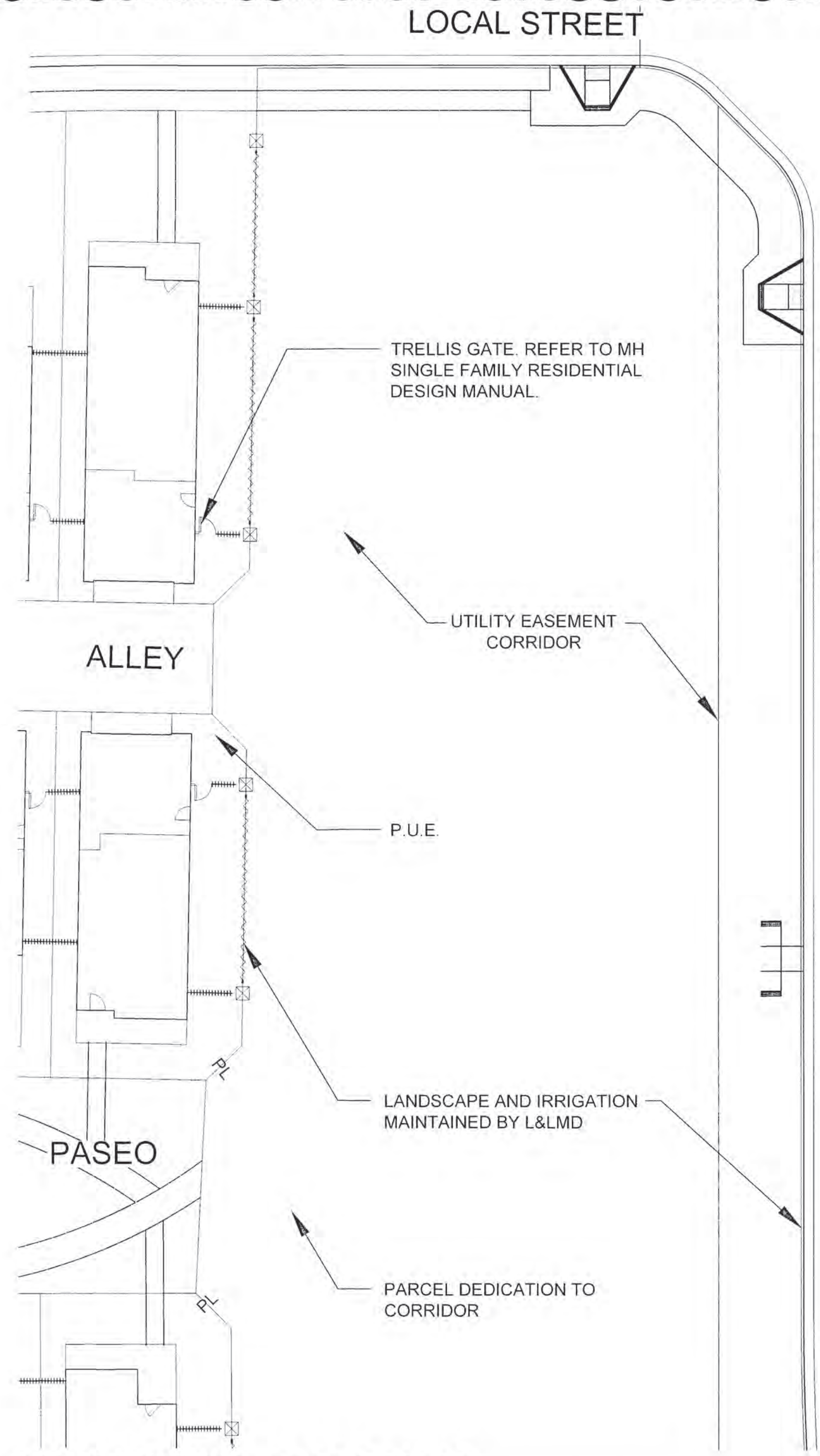
4' TALL 15 GAL EVERGREEN SHRUBS AT 5' O.C. PLANTING AT VIEW FENCE, TYP.

5-GAL SHRUBS AT 3' O.C. PLANTING, MAX HEIGHT OF 3'.

(CENTRAL PARKWAY ARTERIAL ROAD)

CENTRAL PARKWAY SIDEYARD FENCING/ ENHANCED LANDSCAPING, (TYP.)

SCALE: 1" = 20'



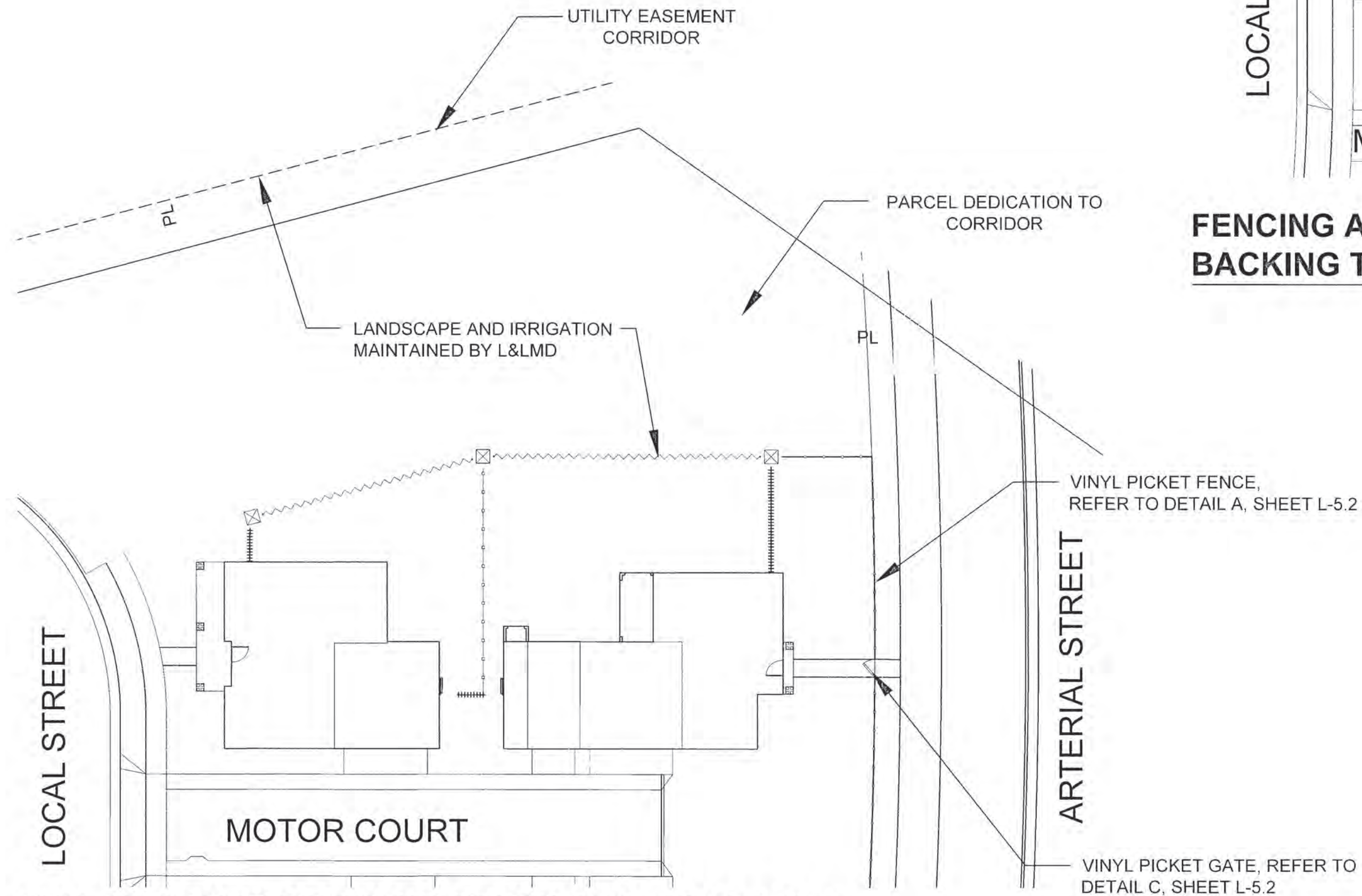
VIEW FENCING AT CORRIDOR

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

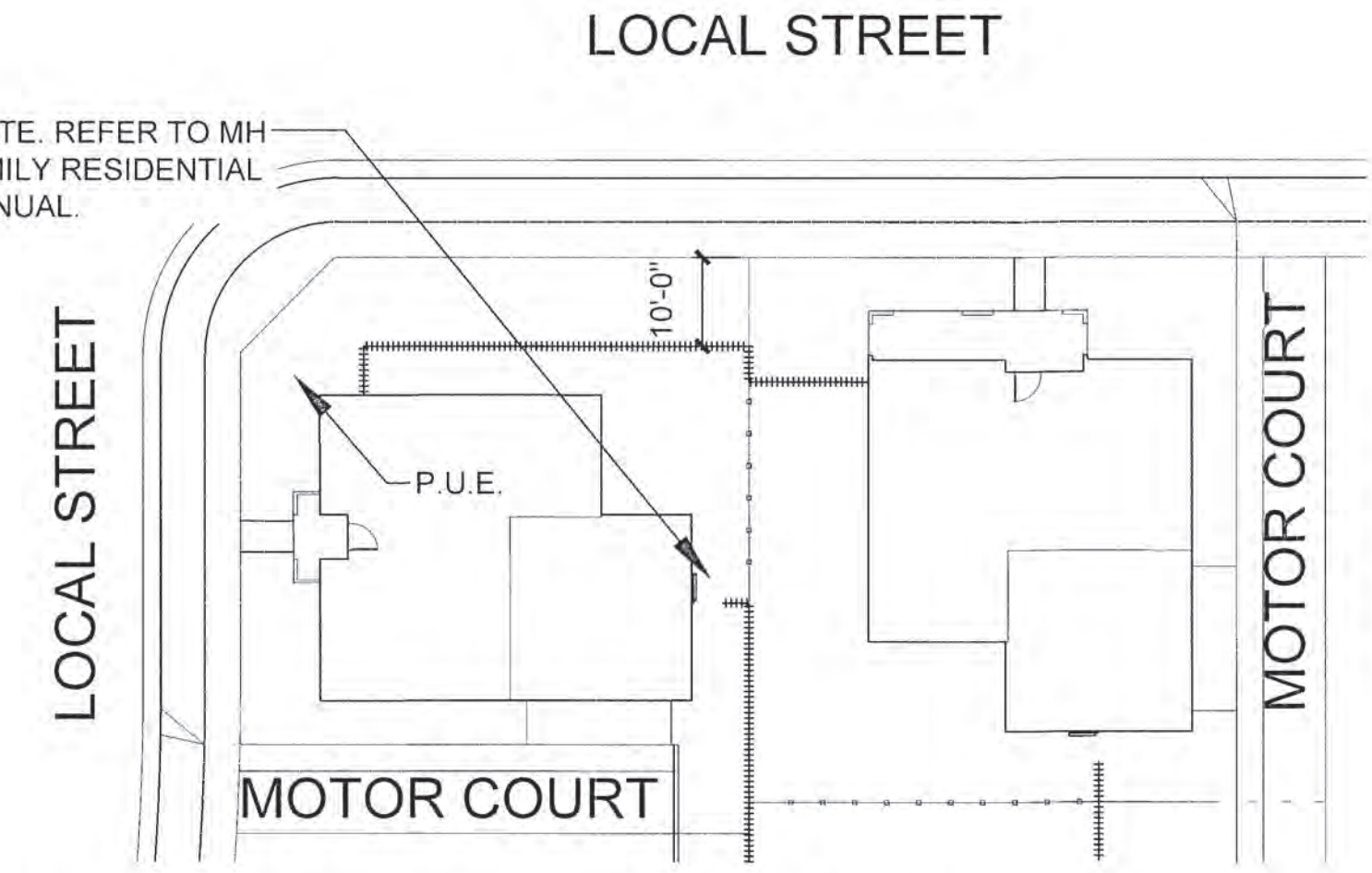
**NOTE:** LANDSCAPING MUST CONFORM WITH MHCD INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND LD-04. FOR NEIGHBORHOOD ENTRIES AND PEDESTRIAN CONNECTIONS, SEE IN-TRACT LANDSCAPE PLANS.

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



MOTOR COURT SIDEYARD FENCING AT CORRIDOR

SCALE: 1" = 20'



FENCING AT MOTOR COURT CORNER BACKING TO TYPICAL MOTOR COURT LOT

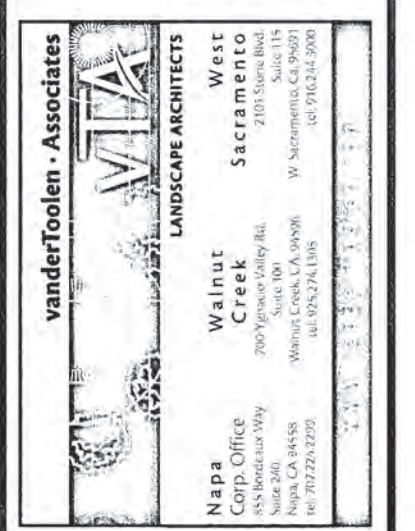
SCALE: 1" = 20'

FENCE & WALL LEGEND	
SYMBOL	
	6' TALL WOOD INTERIOR PRIVACY FENCE
	6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE
	6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)
	6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)
	VINYL PICKET FENCE
	MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY
	NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS
	SIDE YARD GATE

REVISIONS	No.	Description	Date	App.
	1	NEIGHBORHOOD 'B' B7 & B8 TRACT 2019 ADDITION	05/20/24	

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 Approved By: *Devon Crowe* DEVON CROWE, P.E. 88075  
 Title: ENGINEER  
 Date: 6/14/2024

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

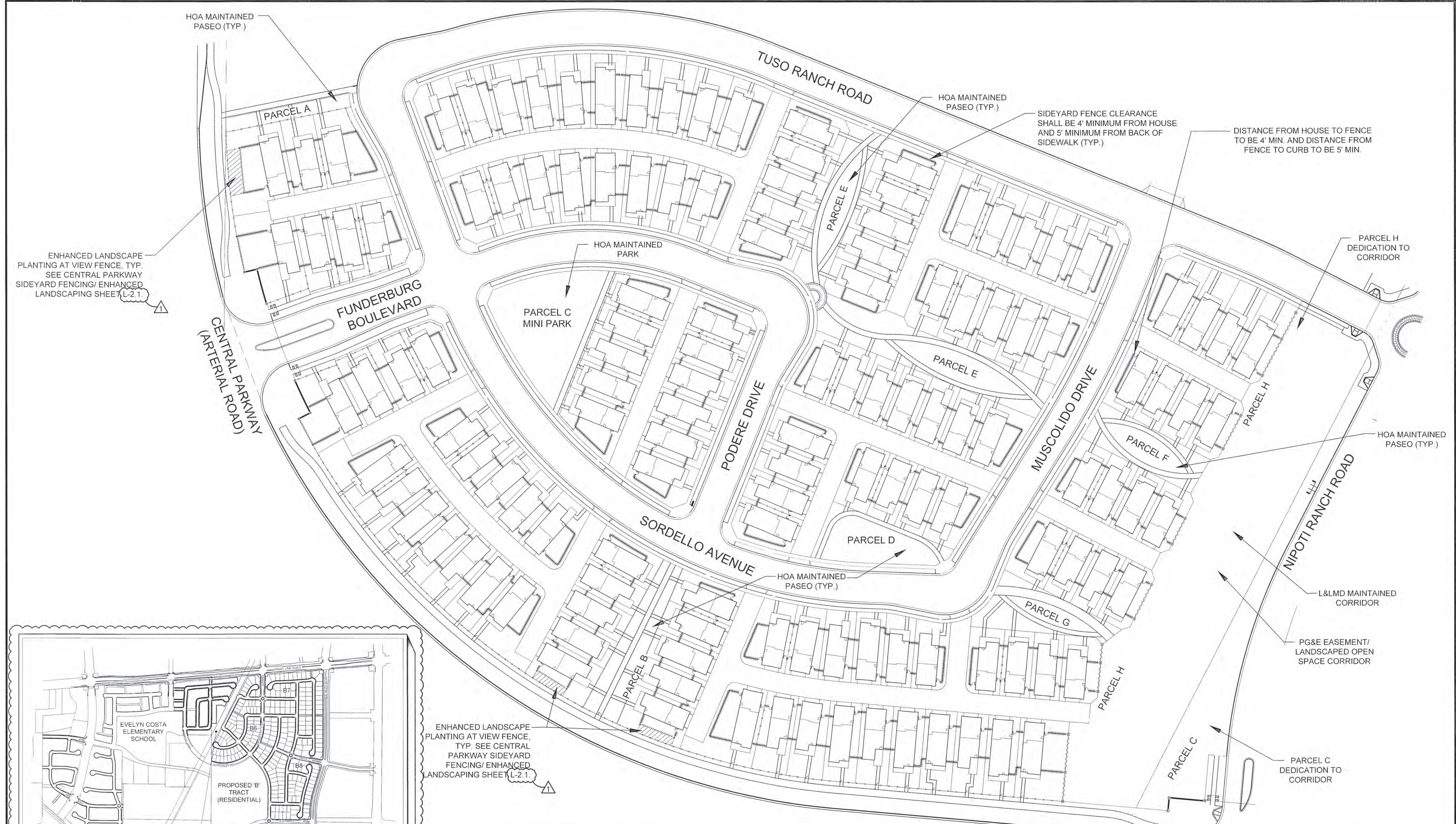


MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
 TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 TYPICAL FENCING LAYOUT PLAN

vTA JOB NO. 03723  
 PLAN FILE NO. 0607

SHEET: 15 OF: 37

L-2.1

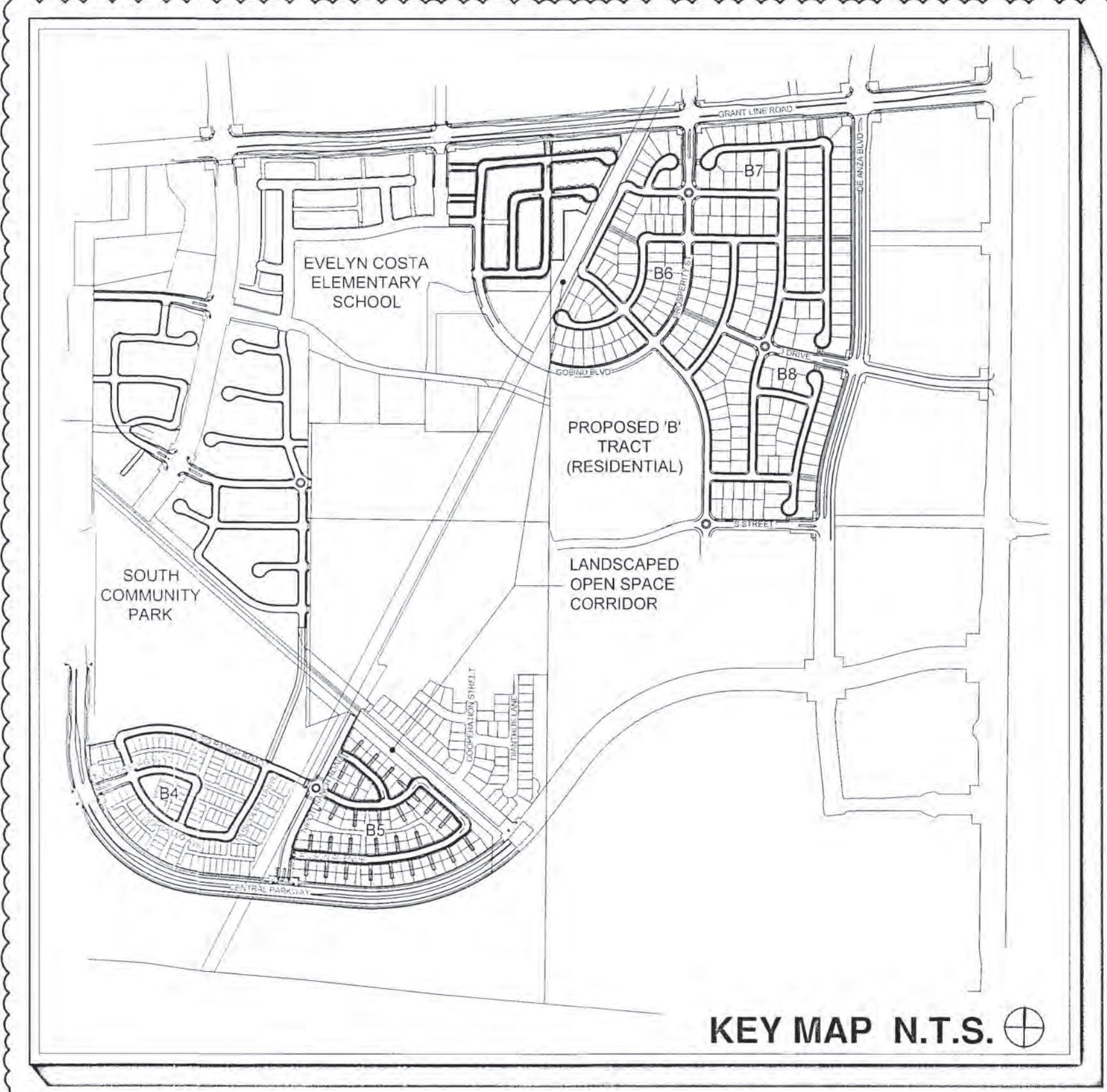


ENHANCED LANDSCAPE PLANTING AT VIEW FENCE, TYP. SEE CENTRAL PARKWAY SIDEYARD FENCING/ ENHANCED LANDSCAPING SHEET L-2.1

ENHANCED LANDSCAPE PLANTING AT VIEW FENCE, TYP. SEE CENTRAL PARKWAY SIDEYARD FENCING/ ENHANCED LANDSCAPING SHEET L-2.1

SIDEYARD FENCE CLEARANCE SHALL BE 4' MINIMUM FROM HOUSE AND 5' MINIMUM FROM BACK OF SIDEWALK (TYP.)

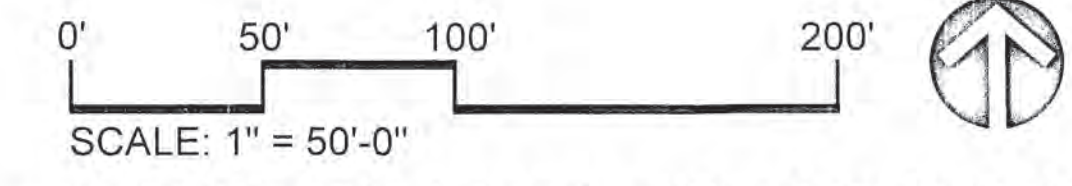
DISTANCE FROM HOUSE TO FENCE TO BE 4' MIN. AND DISTANCE FROM FENCE TO CURB TO BE 5' MIN.



FENCE & WALL LEGEND	
	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	---
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	---
6' TALL VIEW FENCE #1 (2' FENCE, 4" WALL).	---
6' VIEW FENCE #2 (3" WALL, 3'-6" FENCE).	---
VINYL PICKET FENCE.	---
MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	---
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	---
SIDE YARD GATE	---

**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.



**ABBREVIATIONS:**  
 PL = PROPERTY LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
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 EQ. = EQUAL  
 MIN. = MINIMUM  
 CLR. = CLEAR

<b>REVISIONS</b> No. Description Date App. 1 NEIGHBORHOOD B6/B7/B8 05/20/24 2 TRACT 3619 ADDITION	
<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b> Approved By: <i>Devin Lane</i> DEVON GROVE, RCE 88075 Title: ENGINEER Date: 6/14/2024	
DATE: MAY 13, 2020 DRAWN BY: TL PROJ. ENGR: BF PROJ. MGR: BG	
<b>LANDSCAPE ARCHITECT</b> VTA Job No. 03723 PLAN FILE NO. 0607 SHEET: 16 OF 37 <b>L-2.2</b>	



**ABBREVIATIONS:**

PL = PROPERTY LINE  
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MIN. = MINIMUM  
CLR. = CLEAR

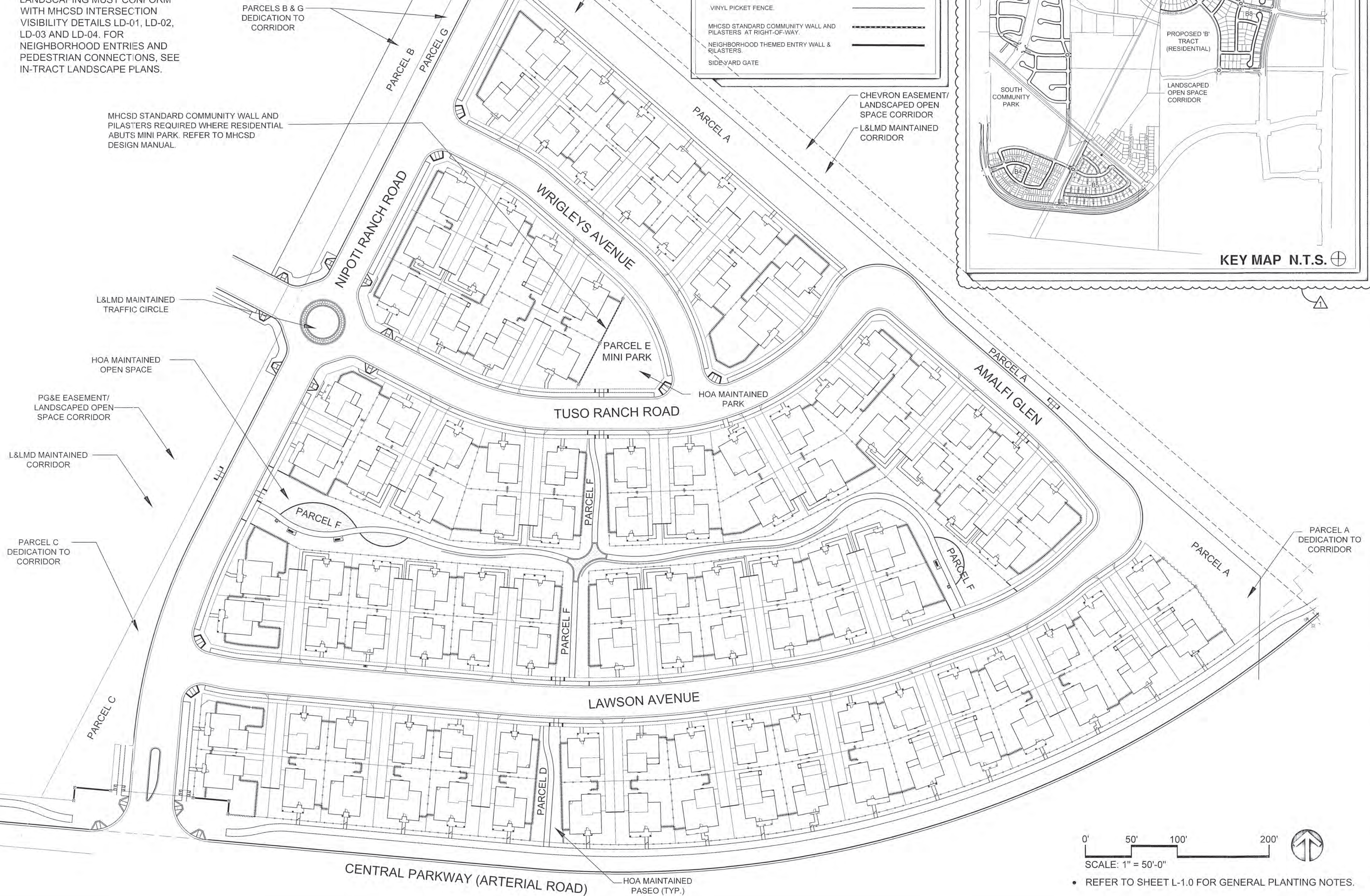
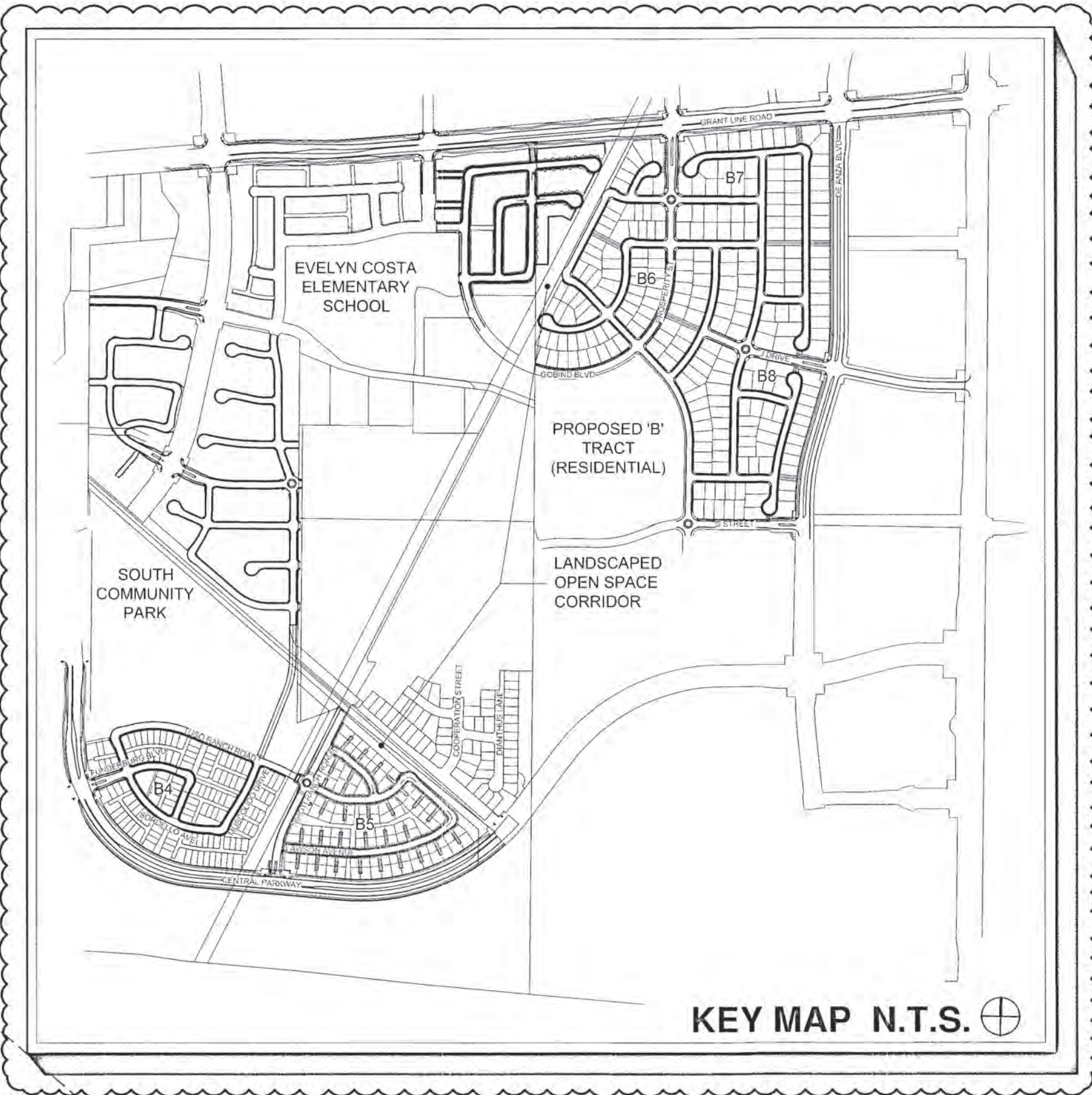
**NOTE:**

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.

MHCSD STANDARD COMMUNITY WALL AND PILASTERS REQUIRED WHERE RESIDENTIAL ABUTS MINI PARK. REFER TO MHCSD DESIGN MANUAL.

**FENCE & WALL LEGEND**

	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE	(Symbol: Dashed line)
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE	(Symbol: Dashed line with top bar)
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)	(Symbol: Dashed line with vertical bars)
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)	(Symbol: Dashed line with vertical bars)
VINYL PICKET FENCE	(Symbol: Dashed line with vertical bars)
MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	(Symbol: Dashed line with vertical bars)
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	(Symbol: Dashed line with vertical bars)
SIDEYARD GATE	(Symbol: Dashed line with vertical bars)

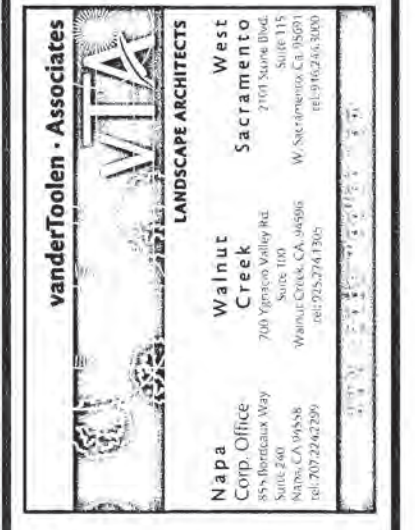


NO.	DESCRIPTION	DATE
1	REVISIONS	
2	TRACT 3019 ADDITION	05/20/24

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *[Signature]* Title: ENGINEER V  
Date: 6/14/2024

DATE: MAY 13, 2020  
DRAWN BY: IL  
PROJ. ENGR: BF  
PROJ. MGR: BG



**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A/B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**

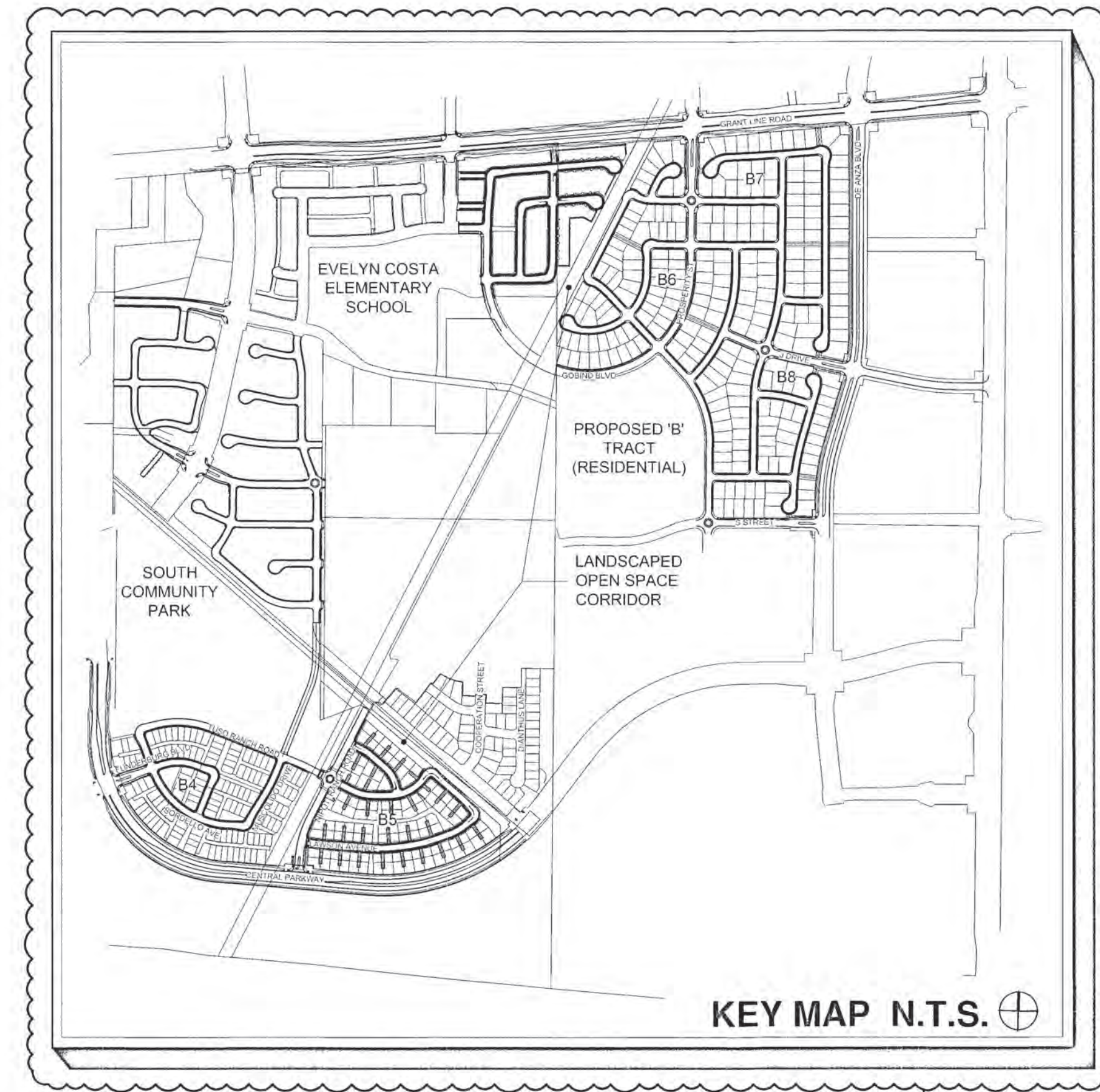
**TRACT B5 WALL & FENCE PLAN**

VTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 17 OF 37  
**L-2.3**



REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.



### FENCE & WALL LEGEND

DESCRIPTION	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE	[Symbol]
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE	[Symbol]
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL)	[Symbol]
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE)	[Symbol]
VINYL PICKET FENCE	[Symbol]
MHCS STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	[Symbol]
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	[Symbol]
SIDE YARD GATE	[Symbol]

- ABBREVIATIONS:**
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  - EQ. = EQUAL
  - MIN. = MINIMUM
  - CLR. = CLEAR

**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.

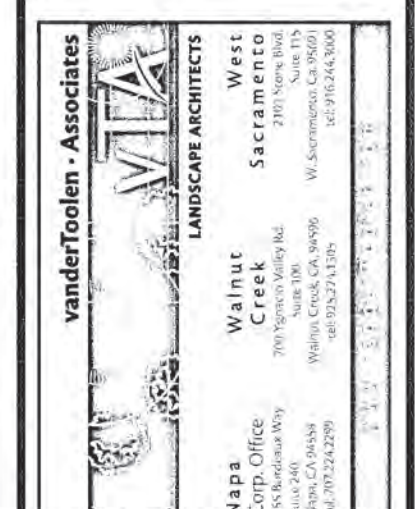
**REVISIONS**

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B6, B7 & B8 TRACT 3519 ADDITION	05/20/24	[Signature]

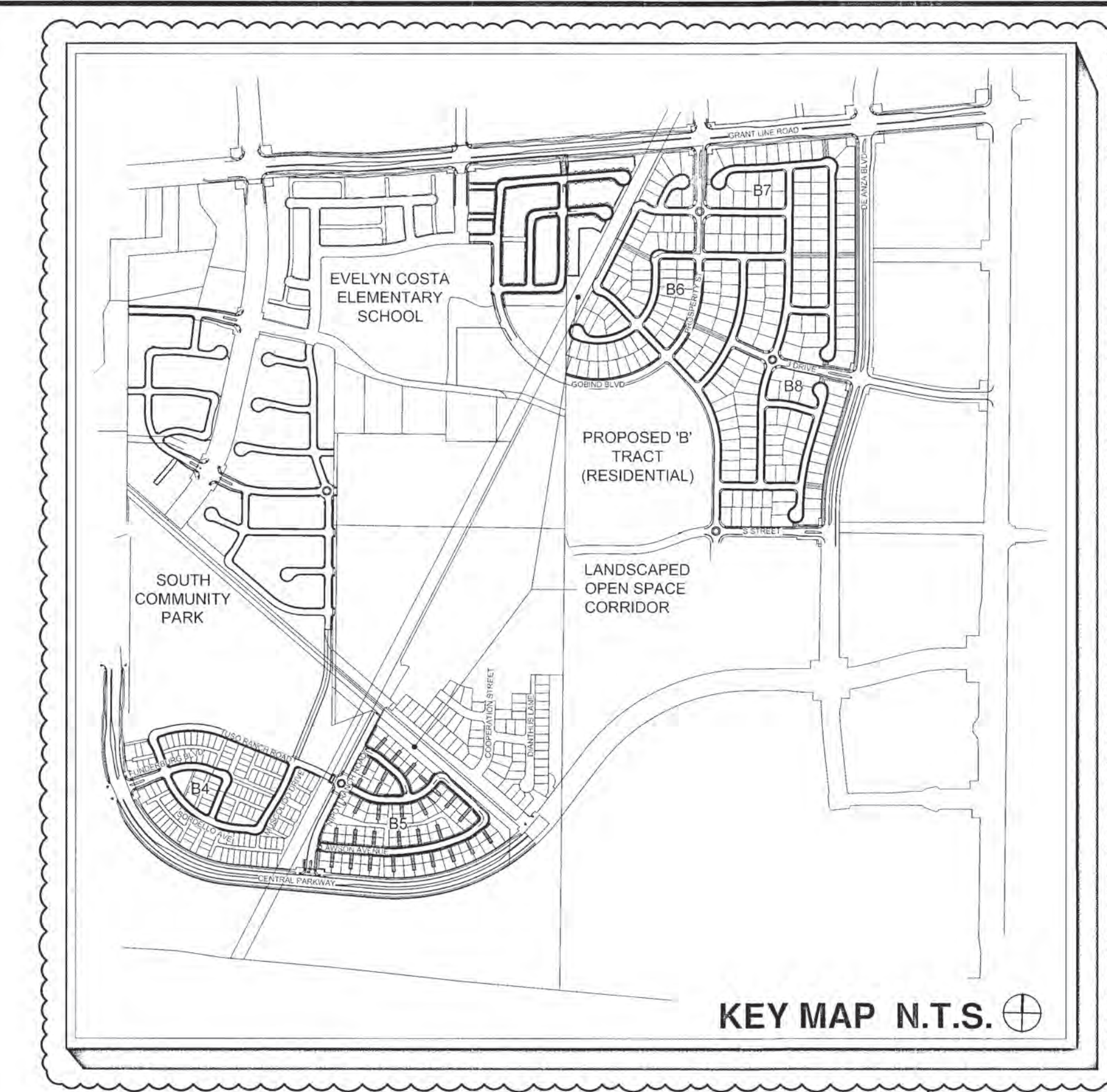
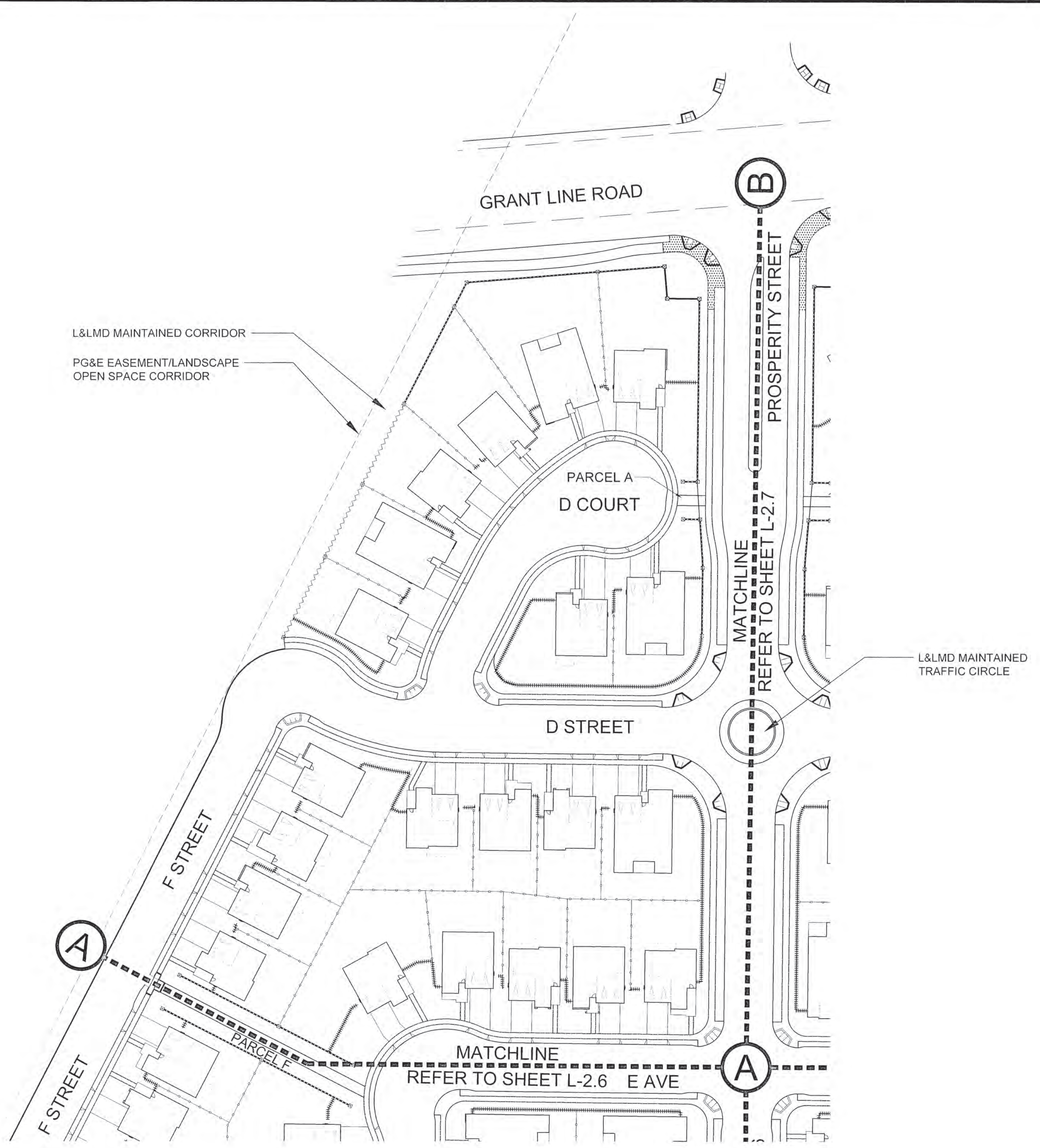
**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Devon Crowe*  
 Title: ENGINEER V  
 Date: 6/14/2024

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG



MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
 TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 TRACT B2B3 WALL & FENCE PLAN

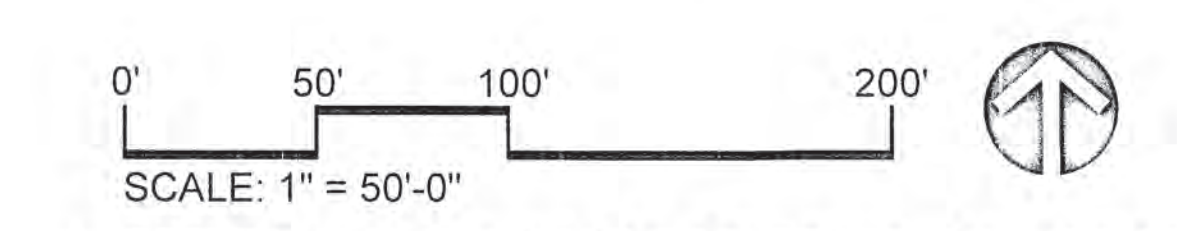


### FENCE & WALL LEGEND

DESCRIPTION	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	—
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	—
6' TALL VIEW FENCE #1 (2' FENCE; 4' WALL).	—
6' VIEW FENCE #2 (3' WALL; 3'-6" FENCE).	—
VINYL PICKET FENCE.	—
MHCS STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	—
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	—
SIDE YARD GATE	—

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**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.

<b>REVISIONS</b>	No.	Date	App	Description
	1	05/20/24	PL	NEIGHBORHOOD B6/B7/B8 TRACT 2619 ADDITION

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<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b>	Approved By: <i>Devon Grove</i> Title: ENGINEER Date: 6/14/2024
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DATE: MAY 13 2020	DRAWN BY: IL	PROJ ENGR: BF	PROJ. MGR: BG
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**vanderfoolen - Associates**

LANDSCAPE ARCHITECTS

West Sacramento, CA

1217 E. 12th Street, Suite 100  
 West Sacramento, CA 95693  
 (916) 371-1217

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**

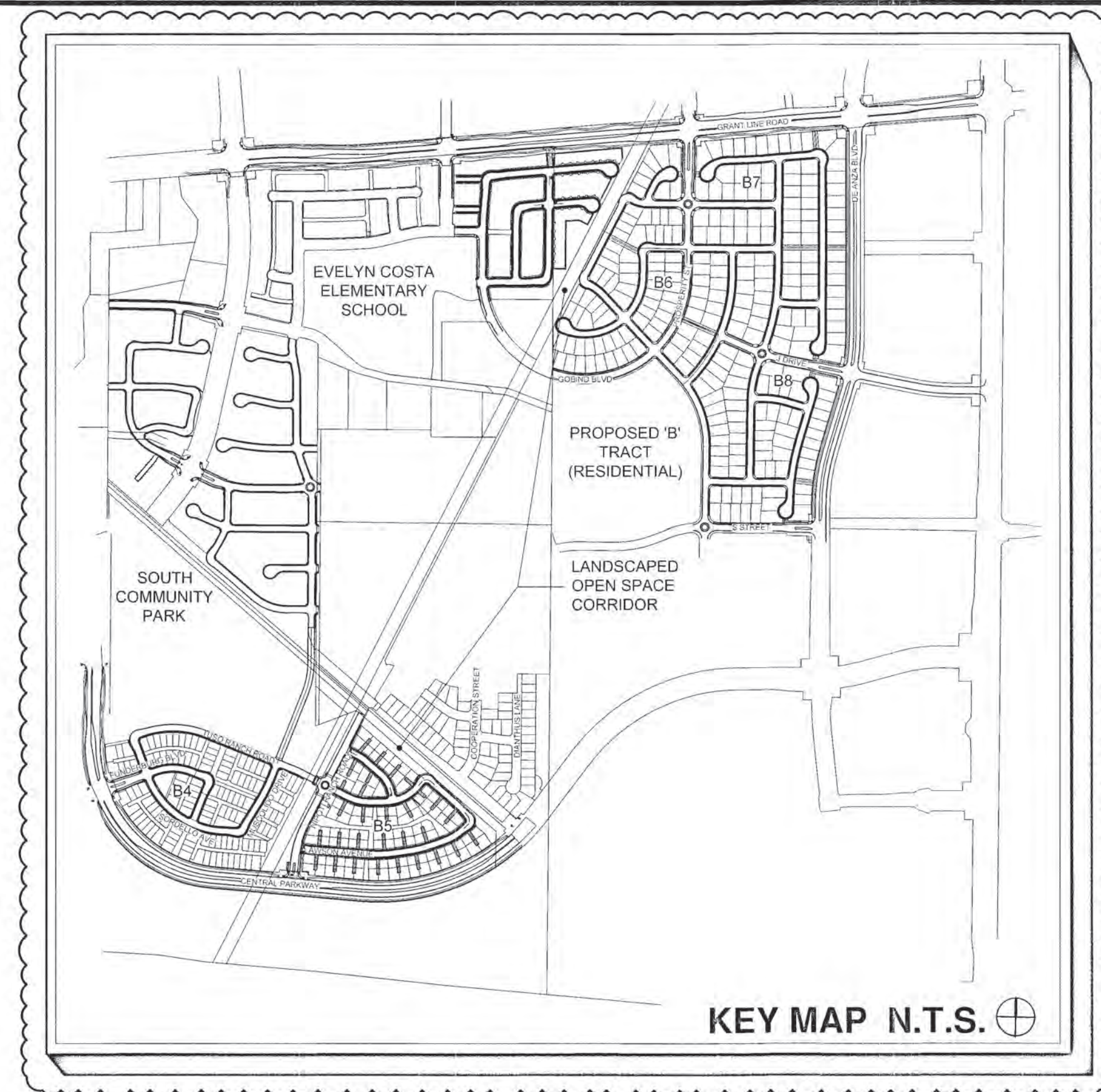
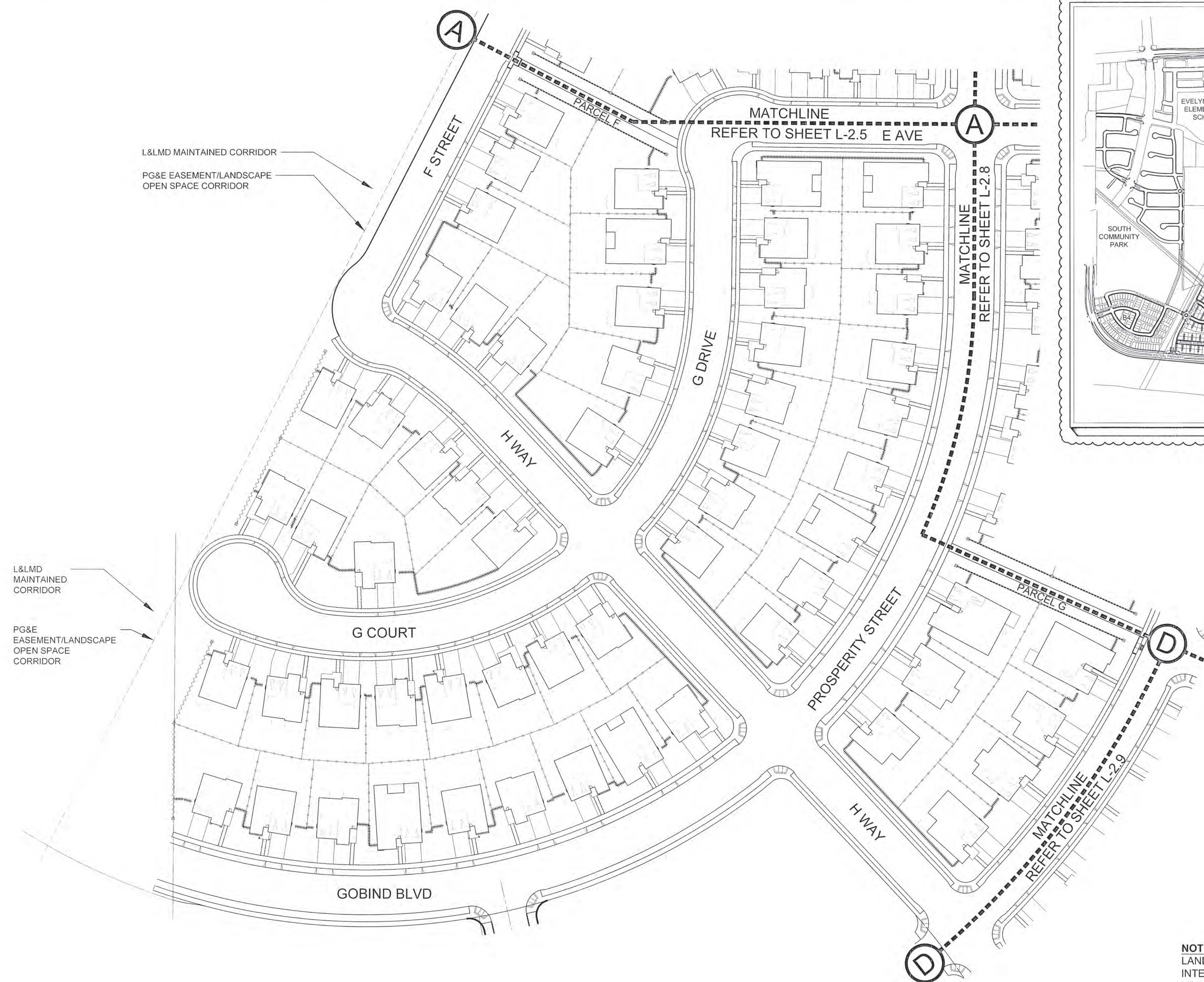
**TRACT B2B3, B4, B5, B6, B7 & B8**

**IN-TRACT LANDSCAPE GUIDELINES**

**TRACT B6 WALL & FENCE PLAN**

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vTA JOB No. 03723	PLAN FILE NO. 0607	SHEET: 19 OF: 37	<b>L-2.5</b>
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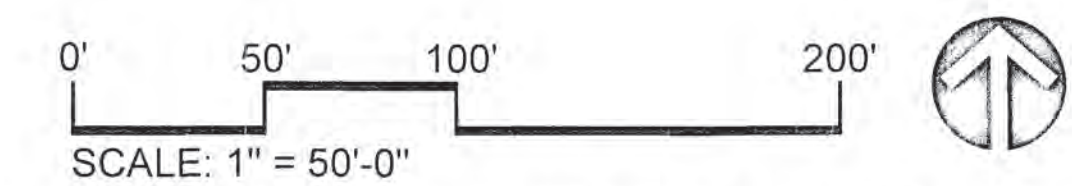


### FENCE & WALL LEGEND

	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL).	
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MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	
SIDE YARD GATE	

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  - MIN. = MINIMUM
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**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.

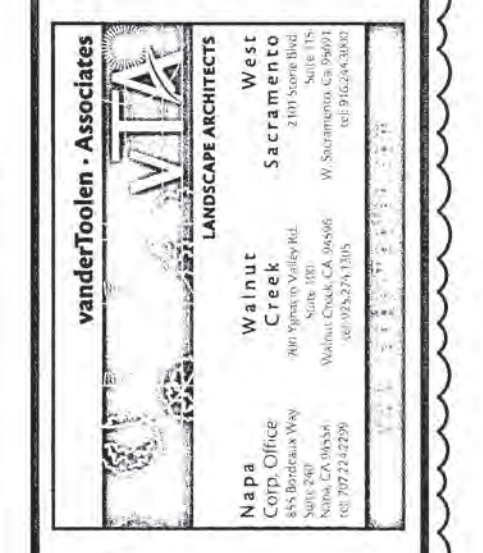


• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

REVISIONS	
No.	Description
1	NEIGHBORHOOD B6, B7, B8 - TRACT 2019 ADDITION

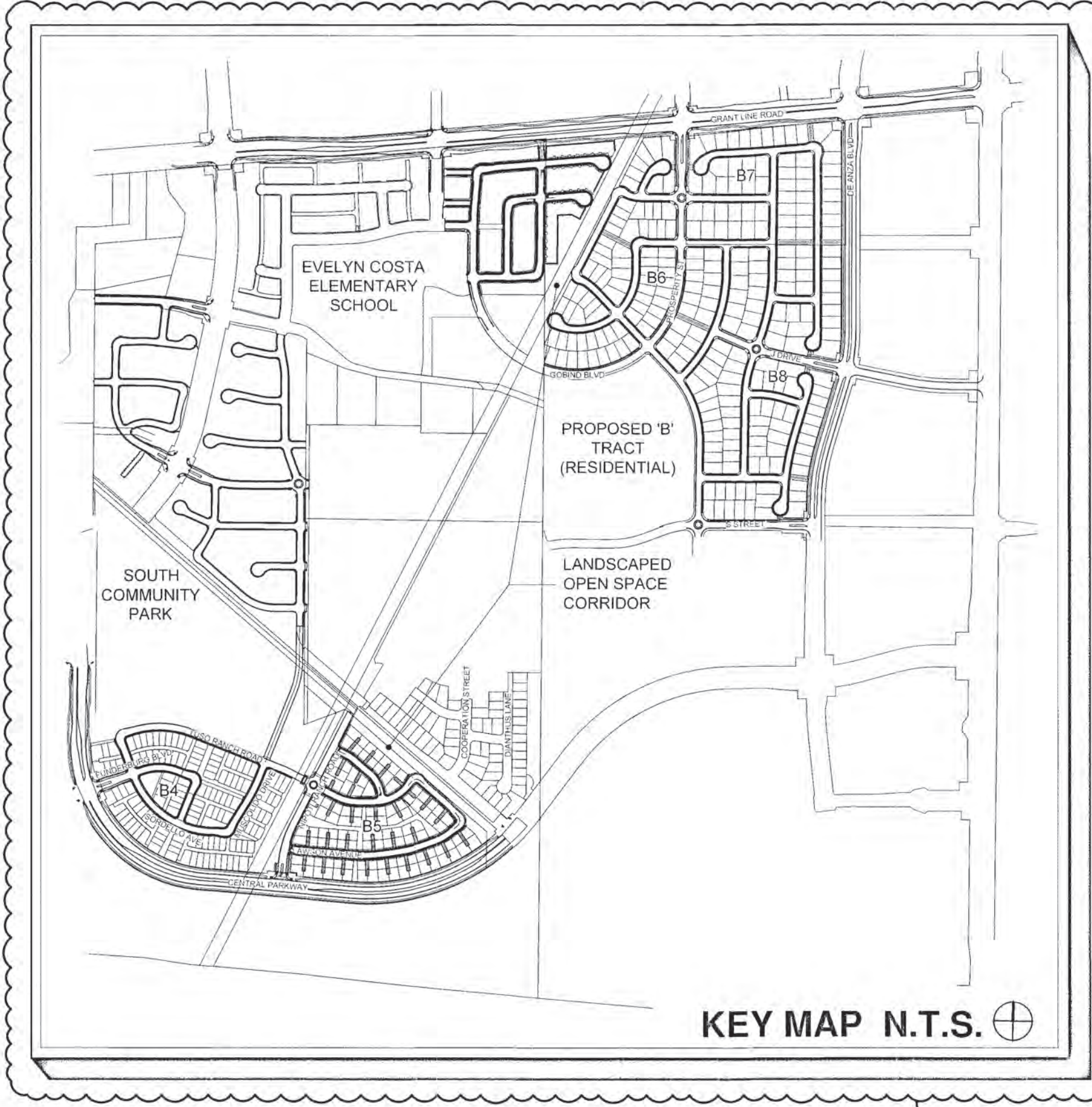
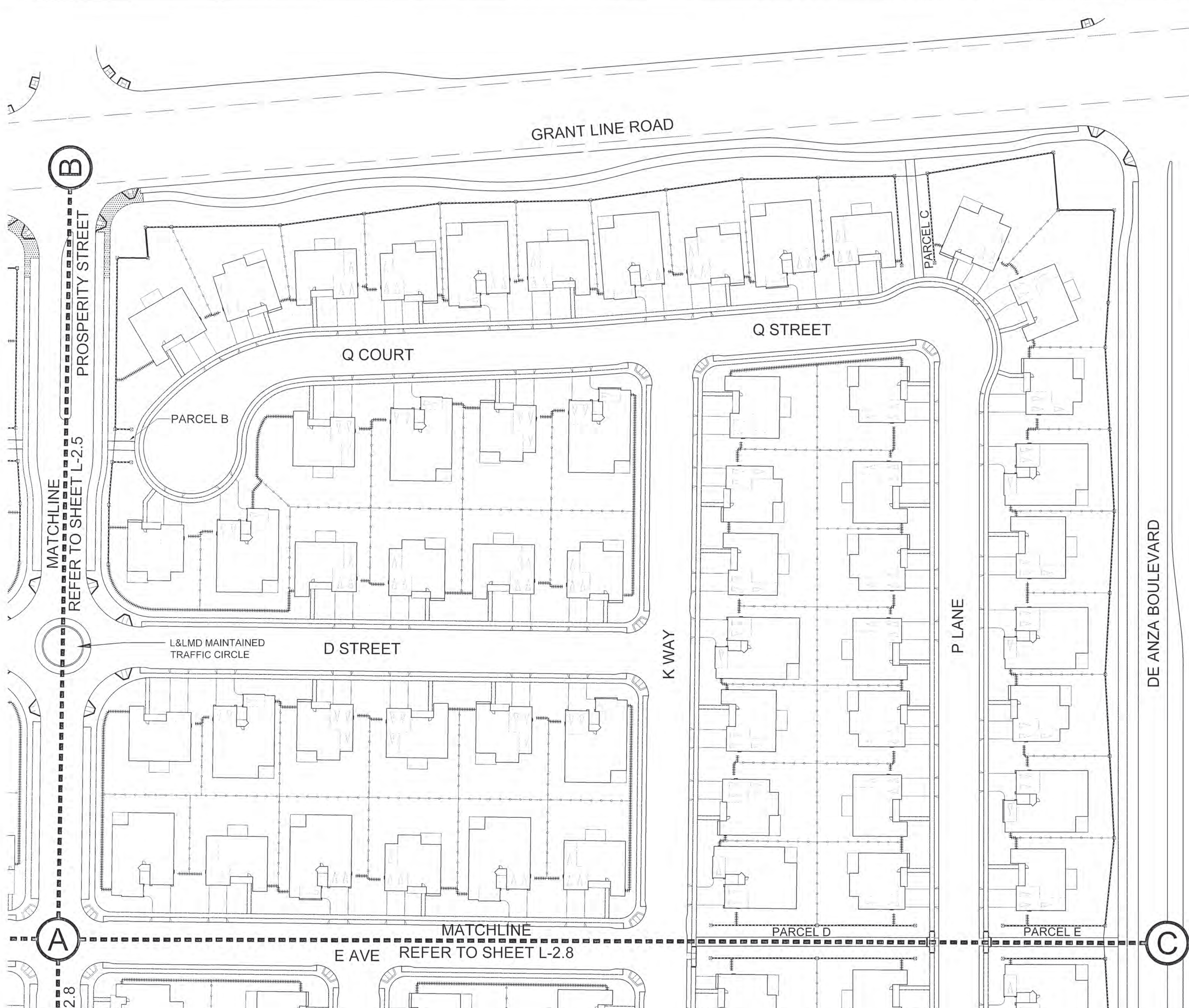
DATE: MAY 13, 2024  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

APPROVED BY:   
 TITLE: ENGINEER  
 DATE: 6/18/2024



MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8  
 IN-TRACT LANDSCAPE GUIDELINES  
 TRACT B6 WALL & FENCE PLAN

VTA JOB NO: 03723  
 PLAN FILE NO: 0607  
 SHEET: 20 OF: 37  
**L-2.6**

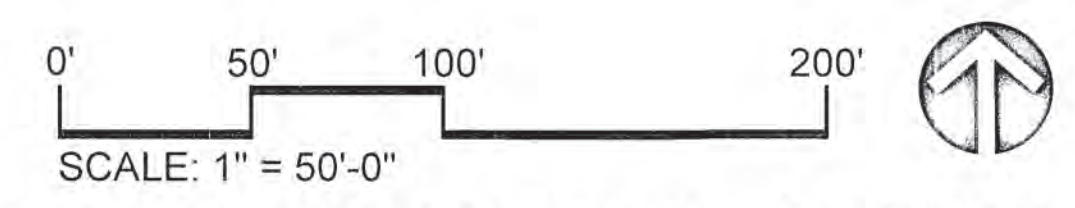


### FENCE & WALL LEGEND

	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	
6' TALL VIEW FENCE #1 (2' FENCE, 4' WALL).	
6' VIEW FENCE #2 (3' WALL, 3'-6" FENCE).	
VINYL PICKET FENCE.	
MHCS STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	
SIDE YARD GATE	

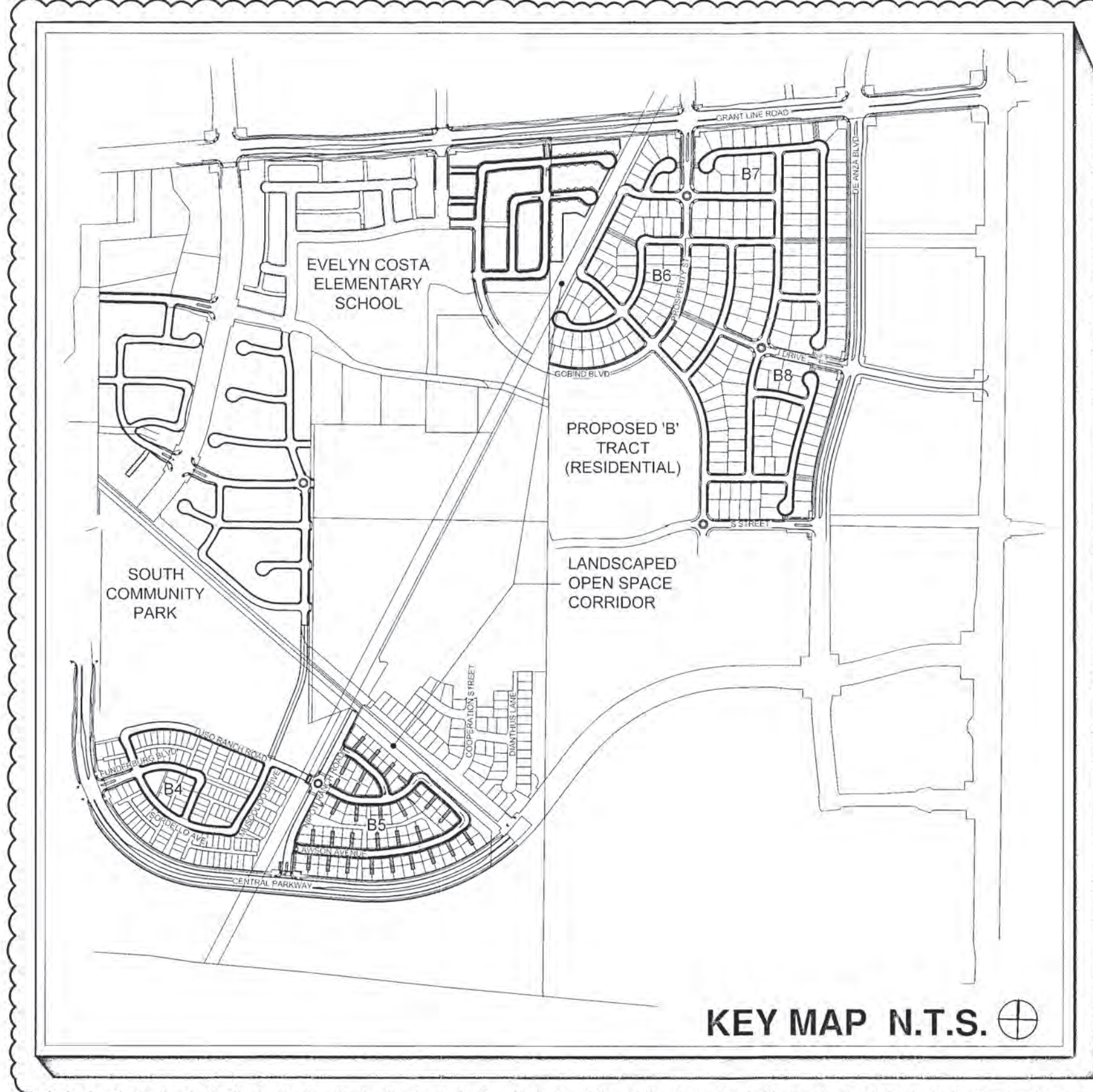
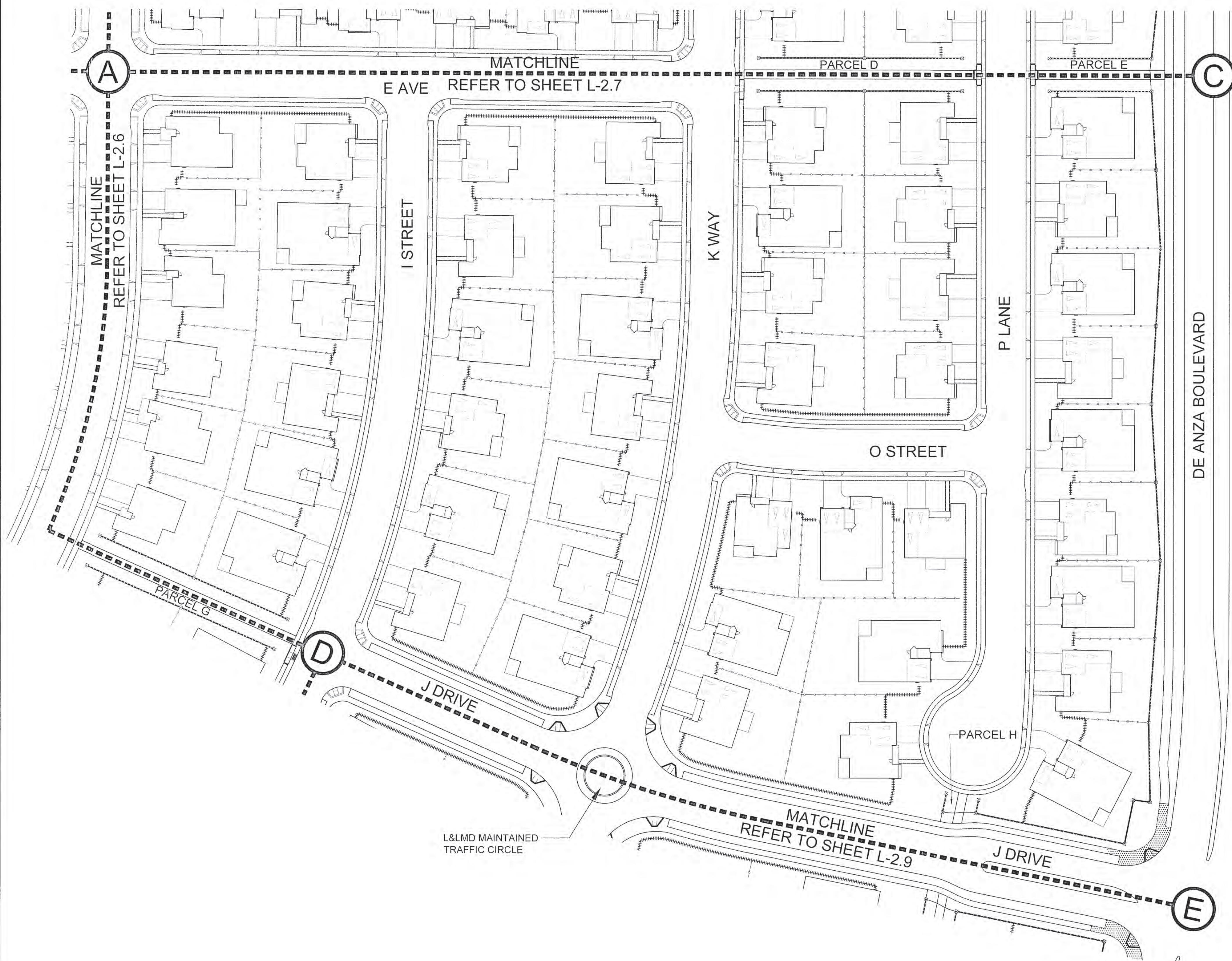
- ABBREVIATIONS:**
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  - EQ. = EQUAL
  - MIN. = MINIMUM
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**NOTE:**  
 LANDSCAPING MUST CONFORM WITH MHCS  
 INTERSECTION VISIBILITY DETAILS LD-01, LD-02, LD-03 AND  
 LD-04. FOR NEIGHBORHOOD ENTRIES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



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

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Descriptions</th> <th>Date</th> <th>App.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>NEIGHBORHOOD B7/B7/B8 TRACT 2819 ADDITION</td> <td>05/20/24</td> <td>[Signature]</td> </tr> </tbody> </table>	No.	Descriptions	Date	App.	1	NEIGHBORHOOD B7/B7/B8 TRACT 2819 ADDITION	05/20/24	[Signature]	<p><b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b></p> <p>Approved By: <i>Devon Lane</i>        DEVON GROVE, RCE 88075        ENGINEER V        Title: _____        Date: 6/14/2024</p>
No.	Descriptions	Date	App.						
1	NEIGHBORHOOD B7/B7/B8 TRACT 2819 ADDITION	05/20/24	[Signature]						
<p>DATE: MAY 13, 2020        DRAWN BY: IL        PROJ. ENGR: BF        PROJ. MGR: BG</p>	<p><b>LANDSCAPE ARCHITECT</b>        P. Green #5795        5/20/24        LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA</p>								
<p><b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b>  <b>NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'</b>  <b>TRACT B2B3, B4, B5, B6, B7 &amp; B8</b>  <b>IN-TRACT LANDSCAPE GUIDELINES</b>  <b>TRACT B7 WALL &amp; FENCE PLAN</b></p>									
<p>VTA JOB No. 03723        PLAN FILE NO. 0607</p>									
<p>SHEET: 21 OF: 37  <b>L-2.7</b></p>									

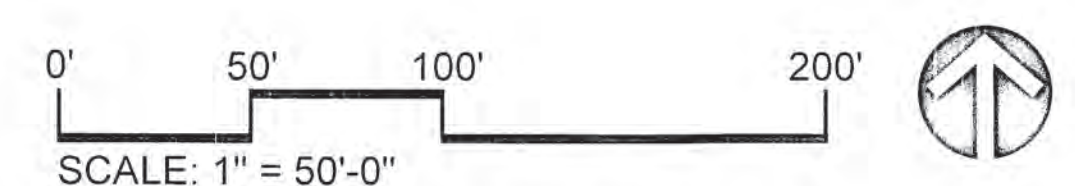


### FENCE & WALL LEGEND

DESCRIPTION	SYMBOL
6' TALL WOOD INTERIOR PRIVACY FENCE.	---
6' TALL DECORATIVE DOUBLE LATTICE TOP WOOD FENCE.	---
6' TALL VIEW FENCE #1 (2' FENCE; 4' WALL).	---
6' VIEW FENCE #2 (3' WALL; 3'-6" FENCE).	---
VINYL PICKET FENCE.	---
MHCS D STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	---
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS.	---
SIDE YARD GATE	---

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

**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.

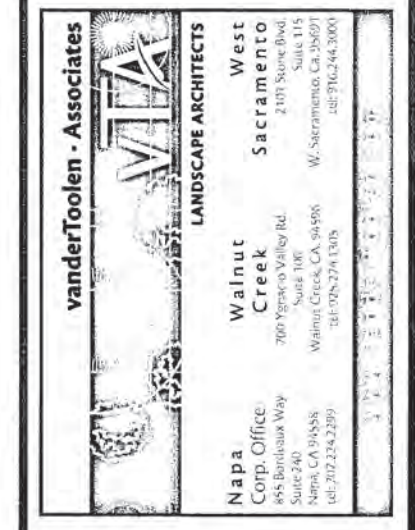
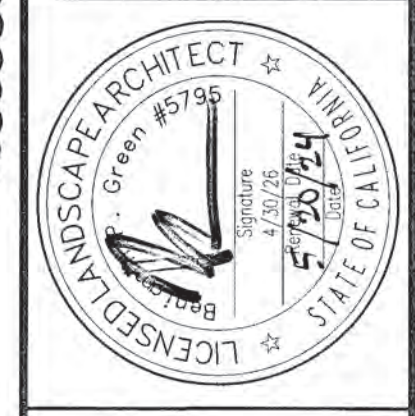
**REVISIONS**

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B7/B7/B8 - TRACT 3519 ADDITION	05/20/24	RL

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *[Signature]*  
 Title: ENGINEER  
 Date: 05/14/2024

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG



**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**

VTA JOB No. 03723  
 PLAN FILE NO. 0607  
 SHEET: 22 OF: 37  
**L-2.8**

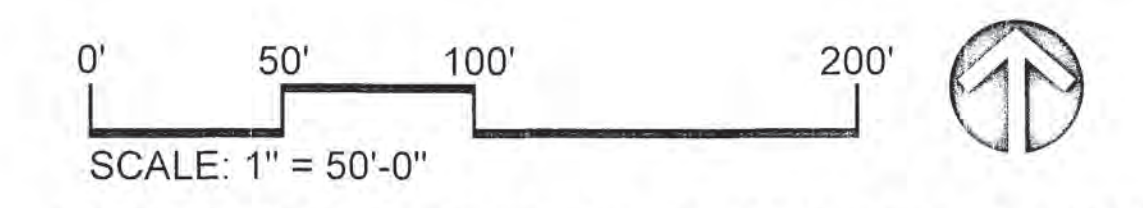


### FENCE & WALL LEGEND

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MHCS D STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY	—
NEIGHBORHOOD THEMED ENTRY WALL & PILASTERS	—
SIDE YARD GATE	—

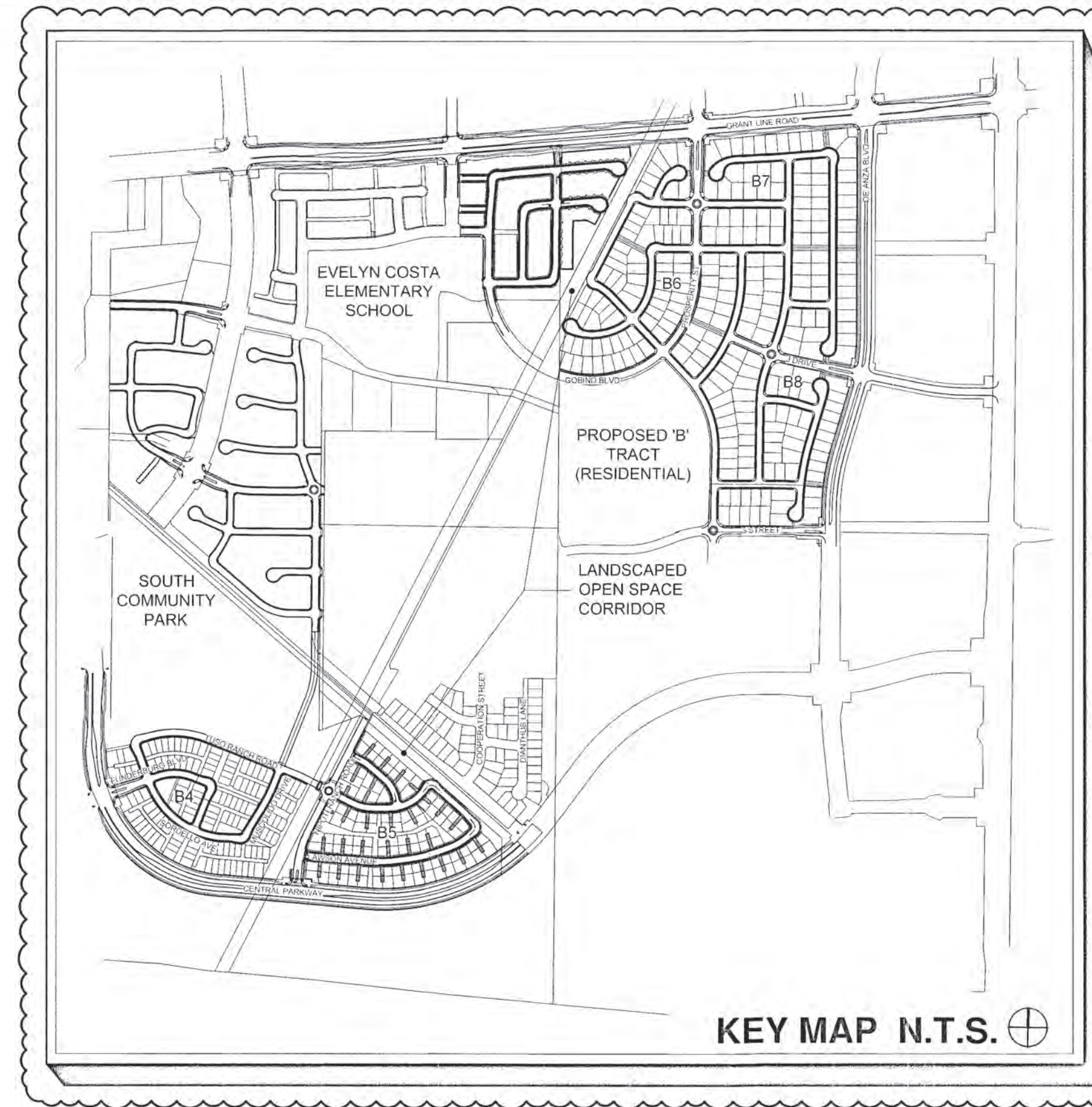
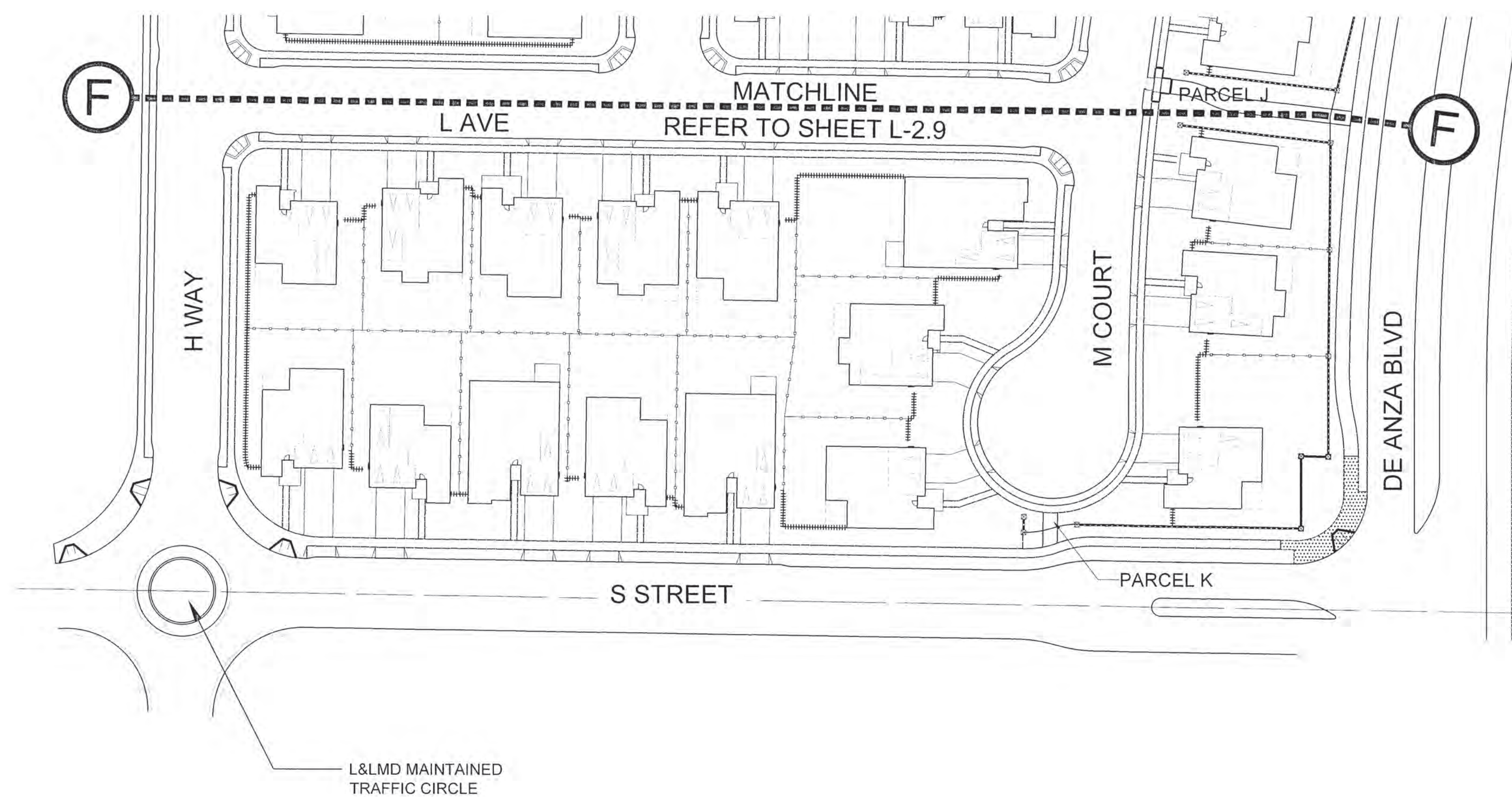
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• REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES.

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Descriptions</th> <th>Date</th> <th>App.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>NEIGHBORHOOD B6/B7/B8 - TRACT 3519 ADDITION</td> <td>05/20/24</td> <td></td> </tr> </tbody> </table>	No.	Descriptions	Date	App.	1	NEIGHBORHOOD B6/B7/B8 - TRACT 3519 ADDITION	05/20/24		<p><b>DATE:</b> MAY 13, 2020</p> <p><b>DRAWN BY:</b> IL</p> <p><b>PROJ. ENGR:</b> BF</p> <p><b>PROJ. MGR:</b> BG</p>	<p><b>DATE:</b> MAY 13, 2020</p> <p><b>DRAWN BY:</b> IL</p> <p><b>PROJ. ENGR:</b> BF</p> <p><b>PROJ. MGR:</b> BG</p>	<p><b>APPROVED BY:</b> Devon Grove DEVON GROVE, RCE 88075 ENGINEER</p> <p><b>DATE:</b> 6/14/2024</p>	<p><b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b></p> <p><b>NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 &amp; B8 IN-TRACT LANDSCAPE GUIDELINES</b></p> <p><b>TRACT B8 WALL &amp; FENCE PLAN</b></p>
No.	Descriptions	Date	App.									
1	NEIGHBORHOOD B6/B7/B8 - TRACT 3519 ADDITION	05/20/24										
<p>VTA JOB No. 03723 PLAN FILE NO. 0607</p>												
<p>SHEET: 23 OF 37</p> <h1 style="font-size: 2em; margin: 0;">L-2.9</h1>												

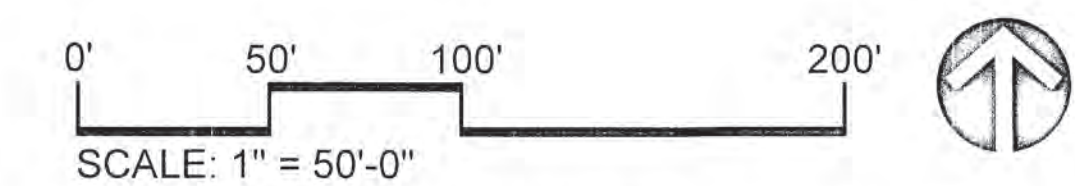


### FENCE & WALL LEGEND

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MHCSD STANDARD COMMUNITY WALL AND PILASTERS AT RIGHT-OF-WAY.	
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SIDE YARD GATE	

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**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.

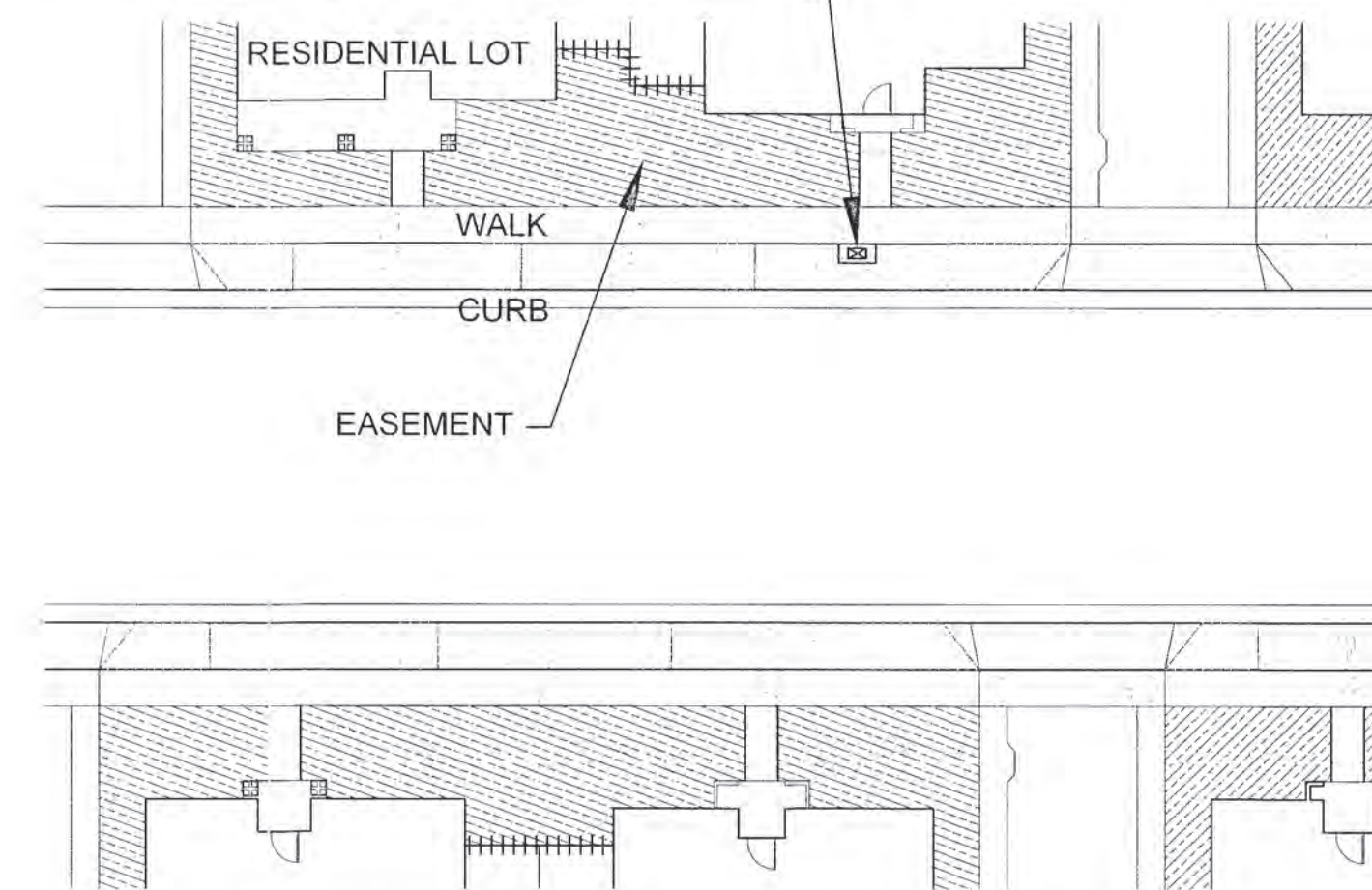


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No.	Description	Date	App.										
1	TRACT B319 ADDITION	05/20/24	[Signature]										
<p><b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b></p> <p><b>NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'</b></p> <p><b>TRACT B2B3, B4, B5, B6, B7 &amp; B8</b></p> <p><b>IN-TRACT LANDSCAPE GUIDELINES</b></p> <p><b>TRACT B8 WALL &amp; FENCE PLAN</b></p>													
<p>VTA JOB NO. 03723</p> <p>PLAN FILE NO. 0607</p> <p>SHEET: 24 OF: 37</p> <p><b>L-2.10</b></p>													

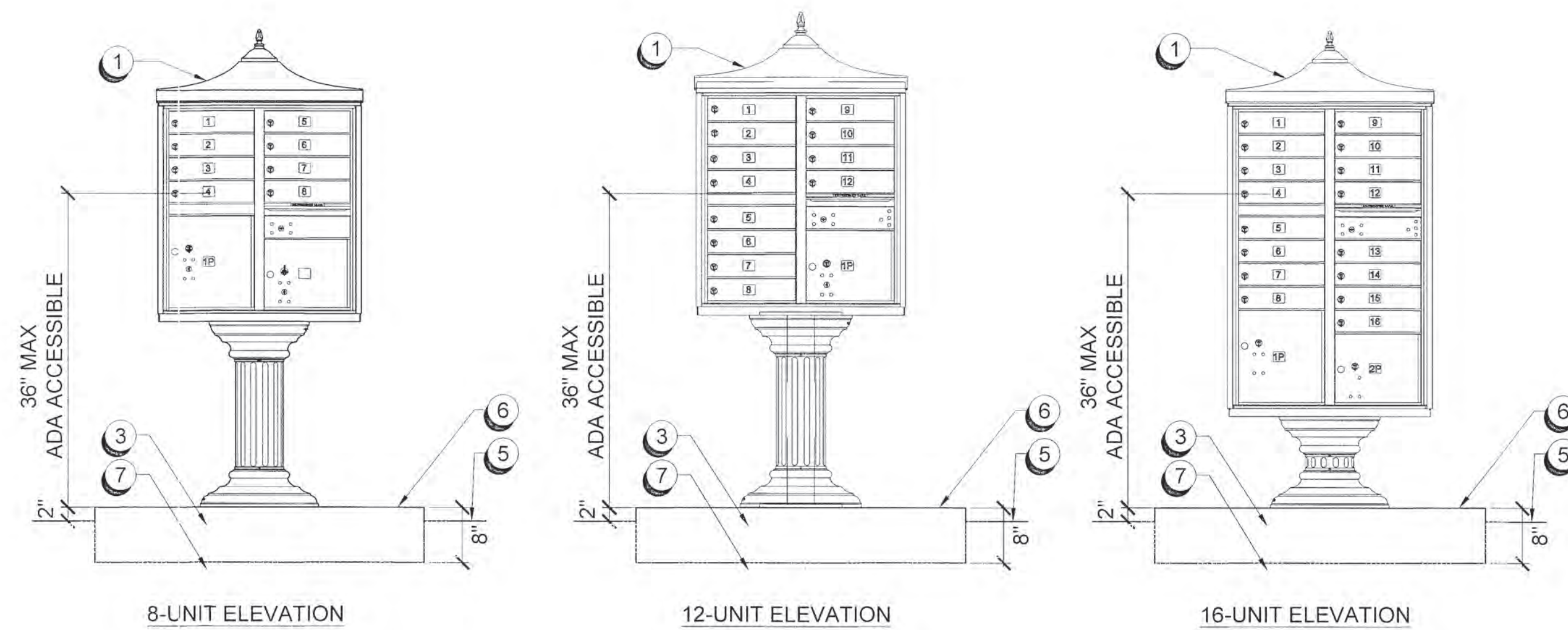


INSTALL MAILBOX CLUSTER WITHIN R.O.W. EACH MUST BE INDIVIDUALLY PERMITTED.



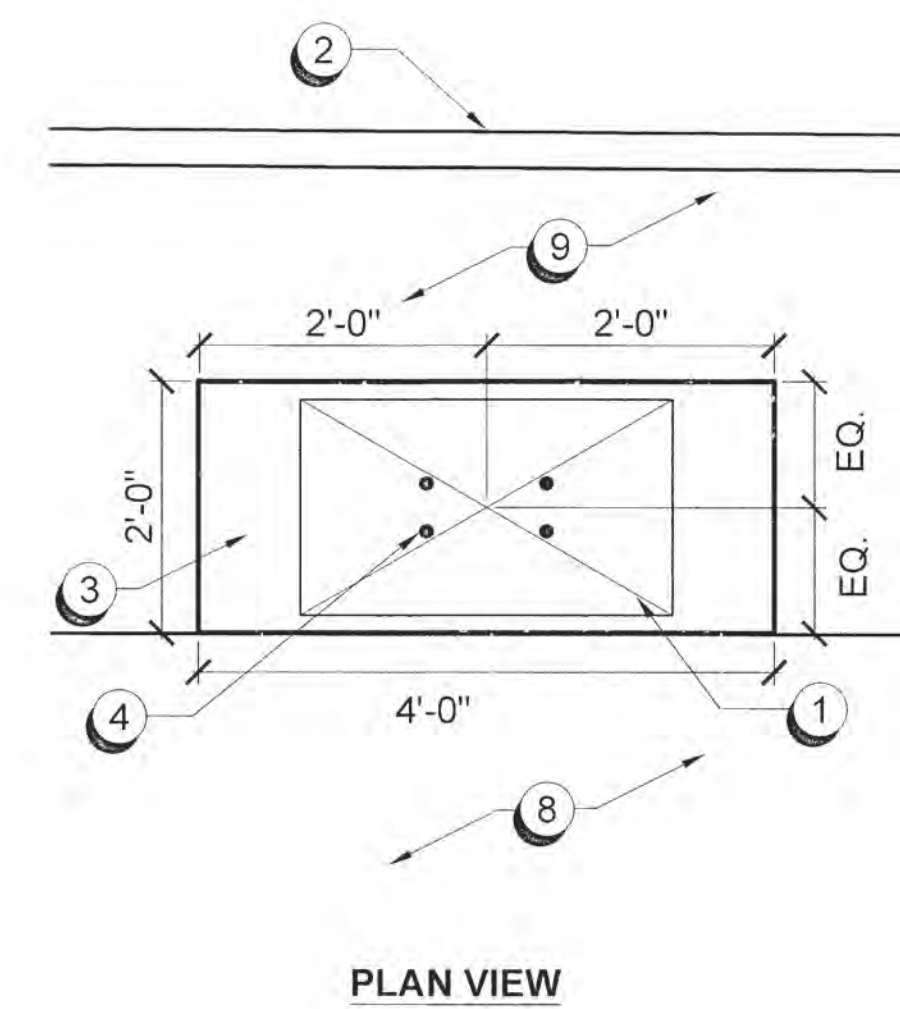
### CLUSTER MAILBOX UNIT LOCATION (TYPICAL)

**A** SCALE: 1" = 20'-0"



### **B** PEDESTAL MOUNTED CLUSTER BOX UNITS

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



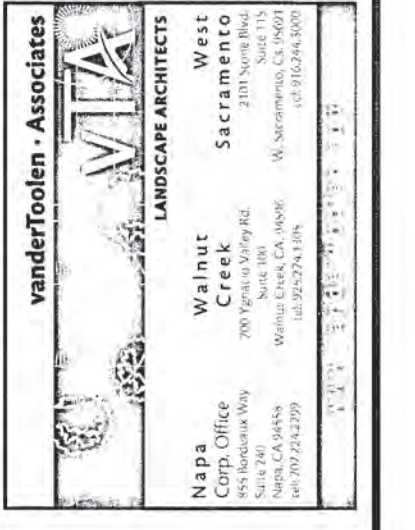
- 1 CLUSTER BOX UNIT (CBU) PER PLAN. SURFACE MOUNT CBU PEDESTAL TO CONCRETE PAD PER MANUFACTURER SPECIFICATIONS.
- 2 CURB PER CIVIL ENGINEER.
- 3 CONCRETE PAD PER MANUFACTURER SPECIFICATIONS.
- 4 ANCHOR BOLTS.
- 5 FINISH GRADE.
- 6 FINISH SURFACE. ALIGN PAD WITH WALK. TOP OF PAD SHALL BE FLUSH WITH WALK.
- 7 90% COMPACTED SUBGRADE.
- 8 CONCRETE SIDEWALK.
- 9 PARKWAY PLANTER STRIP

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

REVISIONS	No.	Descriptions	Date	App.
	1	NEIGHBORHOOD B6/B7/B8 - TRACT 3819 ADDITION	05/20/24	

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 Approved By: *Deen Lane*  
 DEVON GROVE, RCE 88075  
 ENGINEER V. Title: *6/14/2024*

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG



**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**MAILBOX LOCATION LAYOUT PLAN & DETAIL**

VTA JOB No. 03723  
 PLAN FILE NO. 0607

SHEET: 25 OF 37  
**L-3.1**

# 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 MHCSD 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 GROUNDCOVER/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. 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 MHCSD STANDARD DETAILS, NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 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.
- 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 GROUNDCOVER SHOWN UNDER THE TREES IN THE PARKWAY IS REQUIRED.
  - 3/4" DRIP CONTROL VALVE REQUIRES 0.2 G.P.M. MINIMUM OPERATING FLOW. 1" DRIP CONTROL VALVE REQUIRES 3.0 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 / HOMEBUILDER 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.

REVISIONS	
No.	Descriptions
1	NEIGHBORHOOD B7 & B8 TRACT 1819 ADDITION

MOUNTAIN HOUSE DISTRICT  
COMMUNITY SERVICES DISTRICT

Approved By: *Debra Gause*  
DEVON GROME, RCE 88075  
ENGINEER V

Title: \_\_\_\_\_  
Date: *05/14/2024*

DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR: BF  
PROJ. MGR: BG



MOUNTAIN HOUSE DISTRICT  
COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
TRACT B2B3, B4, B5, B6, B7 & B8  
IN-TRACT LANDSCAPE GUIDELINES  
IRRIGATION NOTES

VTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 26 OF 37  
**L-4.0**

- REFER TO SHEET L-4.1 FOR IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

### HOA IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL REF.
	BADGER	WATER METER	WATER METER W/ SERVICE LINE PER UTILITY PLANS. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD.	N/A
	SUPERIOR	3100	MASTER VALVE IS CONVENTIONALLY WIRED TO CONTROLLER WITH 14 ULUF WIRE. WIRE TO BE INSTALLED WITHIN A 1" PVC SCH. 40 CONDUIT.	SHEET L-5.4 DET. E
	NETAFIM	36OCT02GAL0.1	FLOW SENSOR IS WIRED DIRECTLY TO CONTROLLER WITH PAIGE ELECTRIC P7315D CABLE (WIRE TO BE INSTALLED WITHIN A 1" PVC SCH. 40 CONDUIT.)	SHEET L-5.4 DET. E
	FEBCO	LF825YA	LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE ON CONCRETE PAD PER DETAIL. CONTRACTOR TO INSTALL PER STATE & LOCAL CODES AS APPLICABLE. HINGED POWDERCOAT STEEL ENCLOSURE AND INSULATING FROST BLANKET. COLOR: GREEN. SHALL MATCH ACTUAL SIZE OF SPECIFIED DEVICE AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.	SHEET L-5.4 DET. D
	GUARDSHACK	GS-2 (ENCLOSURE) FG-2 (FROST BLANKET)		
	SUPERIOR	3100 SERIES	IRRIGATION & MASTER VALVE ASSEMBLY IN VALVE BOX. WITH LOCKING COVER. DOWNSTREAM OF METER. RUN FLOW SENSOR CABLE IN 1" PVC CONDUIT TO IRRIGATION CONTROLLER.	SHEET L-5.4 DET. E
	HUNTER	ACC99-PED-SS W/ WSS-SEN.	2-WIRE ET REMOTE CONTROL AUTOMATIC IRRIGATION CONTROLLER WITH RAIN SENSOR, WIRELESS SOLAR SYNC (FOR DAILY ON-STE WEATHER-BASED IRRIGATION ADJUSTMENTS), AND FIELD SENSOR INTERFACE FOR FLOW MONITORING. INSTALL IN A TOP ENTRY STAINLESS STEEL PEDESTAL ENCLOSURE ON CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS & DETAILS. CONTRACTOR TO VERIFY POWER AVAILABILITY AND LOCATION PRIOR TO BEGINNING WORK. REPORT ANY DISCREPANCIES IMMEDIATELY TO LANDSCAPE ARCHITECT AND OWNER (OR OWNER'S REPRESENTATIVE).	SHEET L-5.4 DET. C
	HUNTER OR APPROVED EQUAL	ICZ-101-40 WITH 'KBI' WLT ICZ-151-40 WITH 'KBI' WLT	REMOTE CONTROL 'DRIP ZONE' VALVE W/ PRESSURE REGULATOR & STAINLESS STEEL-150 MESH SCREEN FILTER IN VALVE BOX. INSTALL WITH SAME SIZE MANUAL BALL VALVE. PROVIDE 2-WIRE DECODER WITH EACH VALVE.	SHEET L-5.4 DET. I
	HUNTER OR APPROVED EQUAL	ICV- 101G (1") ICV- 151G (1.5")	1" ELECTRIC REMOTE CONTROL VALVE. IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE & FENCE TO REMAIN SCREENED FROM PUBLIC VIEW TYP. INSTALL PER DETAILS.	SHEET L-5.4 DET. H
	HUNTER	HQ44-LRC	QUICK COUPLER VALVE W/ LOCKING COVER IN VALVE BOX. PROVIDE MINIMUM TWO (2) KEYS PER SYSTEM. LOCATE AT MINIMUM DISTANCE AS SHOWN ON PLAN.	SHEET L-5.4 DET. G
	NIBCO	T-113	ISOLATION GATE VALVE, SAME SIZE AS MAINLINE.	SHEET L-5.4 DET. F
	APPROVED	SCH. 40 (2")	PVC IRRIGATION MAINLINE. ROUTE AS SHOWN ON PLAN. MAINLINE INSTALLED AT A DEPTH OF 18". ALL CHANGE OF DIRECTIONS SHALL HAVE THRUST BLOCKS OR BE MECHANICALLY RESTRAINED. INSTALL IN NEAREST PLANTING AREA.	SHEET L-5.5 DET. A
	APPROVED	SCH. 40 (1-1/2" OR SMALLER) CLASS 315 (2" TO 4")	IRRIGATION MAINLINE / LATERAL PIPE AND WIRE SLEEVES. LOCATE UNDER ALL PAVING, WALKS, AND WALLS AS SHOWN ON PLAN. PIPE SLEEVE SIZE TO BE MINIMUM TWICE THE PIPE BEING SLEEVED. WIRE SLEEVE TO BE MINIMUM 2" SIZE AND SEPARATE FROM MAINLINE PIPE SLEEVE. ALL SLEEVES SHALL EXTEND A MINIMUM 12" BEYOND EDGE OF PAVING.	SHEET L-5.5 DET. A
	APPROVED	SCH. 40	IRRIGATION LATERAL LINE. SIZE PER PLAN. LATERAL PIPE DOWNSTREAM OF 1" PIPE TO BE MINIMUM 3/4" SIZE. INSTALL AT A DEPTH OF 12"	SHEET L-5.5 DET. A

### HOA IRRIGATION DISTRIBUTION LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL REF.
	RAINBIRD	XBD81-PRS W/XB-10	XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATION IN-STEM.	SHEET L-5.5 DET. E
	HUNTER	PROS-12-CV MPX000	12" POP-UP SHRUB LOW VOLUME ROTARY MULTI-STREAM	SHEET L-5.4 DET. B
	HUNTER	PROS-06-CV MPX000	6" POP-UP TURF LOW VOLUME ROTARY MULTI-STREAM	SHEET L-5.5 DET. C
	RAIN BIRD	RWS-B-C	ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1402 0.5 GPM.	SHEET L-5.4 DET. A
	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(S) OF THE SYSTEM. INSTALL ONE (1) FLUSH VALVE IN A 10" ROUND VALVE BOX AT THE LOWEST POINT(S) OF THE SYSTEM.	SHEET L-5.3 DET. E, F, G, & H

### PRIVATE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL REF.
	PER AGENCY	PER AGENCY	WATER METER WITH SERVICE LINE PROVIDED BY OTHERS. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD.	LI-01
	N/A	N/A	IRRIGATION POINTS OF CONNECTION (P.O.C.) TO BE AT NEAREST HOSE BIB WITH IRRIGATION MAINLINE TO ALL VALVES AS INDICATED ON PLAN.	N/A
	HUNTER OR APPROVED EQUAL	X-CORE SERIES XC-600i / WSS-SEN	INDOOR WALL MOUNT REMOTE CONTROL IRRIGATION CONTROLLER W/ NUMBER OF STATIONS PER PLAN & WIRELESS SOLAR SYNC (ET MONITOR & RAIN SENSOR). COORDINATE ELECTRICAL POC AS DIRECTED IN FIELD BY OWNER'S REPRESENTATIVE. INSTALL PER DETAILS.	DTL. A SHT. L-5.3
	RAINBIRD OR APPROVED EQUAL	100-ASVF	1" ELECTRIC REMOTE CONTROL VALVE W/ ATMOSPHERIC BACKFLOW PREVENTER. IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE & FENCE TO REMAIN SCREENED FROM PUBLIC VIEW TYP. INSTALL PER DETAILS.	DTL. B SHT. L-5.3
	RAINBIRD OR APPROVED EQUAL	XACZ-075-PRF XACZ-100-PRF	1" ELECTRIC REMOTE CONTROL DRIP VALVE W/ ATMOSPHERIC BACKFLOW PREVENTER (DRIP CONTROL KIT). IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE TO REMAIN SCREENED FROM PUBLIC VIEW TYP. INSTALL PER DETAILS.	DTL. C SHT. L-5.3
	APPROVED	SCH 40	IRRIGATION MAINLINE FROM P.O.C. AT HOSE BIB TO VALVES. INSTALL AT A DEPTH OF 24" AND PER DETAILS.	DTL. A SHT. L-5.5
	APPROVED	CL 200	IRRIGATION LATERAL LINE. SIZE PER TABLE. LATERAL PIPE DOWNSTREAM OF 1" PIPE TO BE MINIMUM 3/4" SIZE. INSTALL AT A DEPTH OF 18"	DTL. A SHT. L-5.5
	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	N/A

### DRIP IRRIGATION DISTRIBUTION LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL REF.
	RAINBIRD OR APPROVED EQUAL	XFD-100	16mm POLYETHYLENE DISTRIBUTION TUBING WITH COMPRESSION FITTING AT DISTRIBUTION POINTS BETWEEN PVC LATERAL PIPE AND 16 mm POLYETHYLENE DISTRIBUTION TUBING. INSTALL PER DETAILS.	SHEET L-5.3 DET. D
	RAINBIRD OR APPROVED EQUAL	XB-20-06	PRESSURE COMPENSATING MULTI-OUTLET DRIP EMITTER W/ 1/4" EMITTER TUBINGS TO PLANTS, QUANTITIES PER DETAIL. INSTALL PER DETAILS.	SHEET L-5.3 DET. E, F, G, & H
	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(S) OF THE SYSTEM. INSTALL ONE (1) FLUSH VALVE IN A 10" ROUND VALVE BOX AT THE LOWEST POINT(S) OF THE SYSTEM.	SHEET L-5.3 DET. E, F, G, & H

### TREE BUBBLER IRRIGATION DISTRIBUTION LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION	DETAIL
	TORO	FB-50-PC	DEEP WATERING TREE BUBBLER ASSEMBLY; TWO AT EACH TREE. INSTALL PER DETAIL.	MHCSD DETAIL LI-09

#### CL. 200 PVC LATERAL PIPE SIZING CHART

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

#### 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-4.0 FOR IRRIGATION NOTES.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

#### REVISIONS

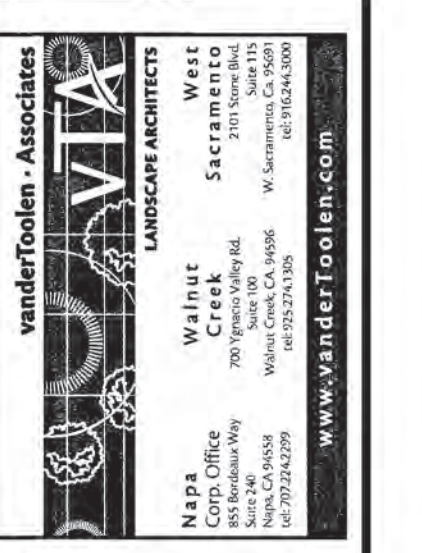
No.	Descriptions	Date	Appr.
1	NEIGHBORHOOD B6, B7 & B8 - TRACT 2619 ADDITION	05/20/24	

**MOUNTAIN HOUSE  
COMMUNITY SERVICES DISTRICT**

Approved By:   
Devin Lewis  
DEVION GROWNE, ROE 188075  
ENGINEER V

Title:   
Devin Lewis

DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR: BF  
PROJ. MGR: BG

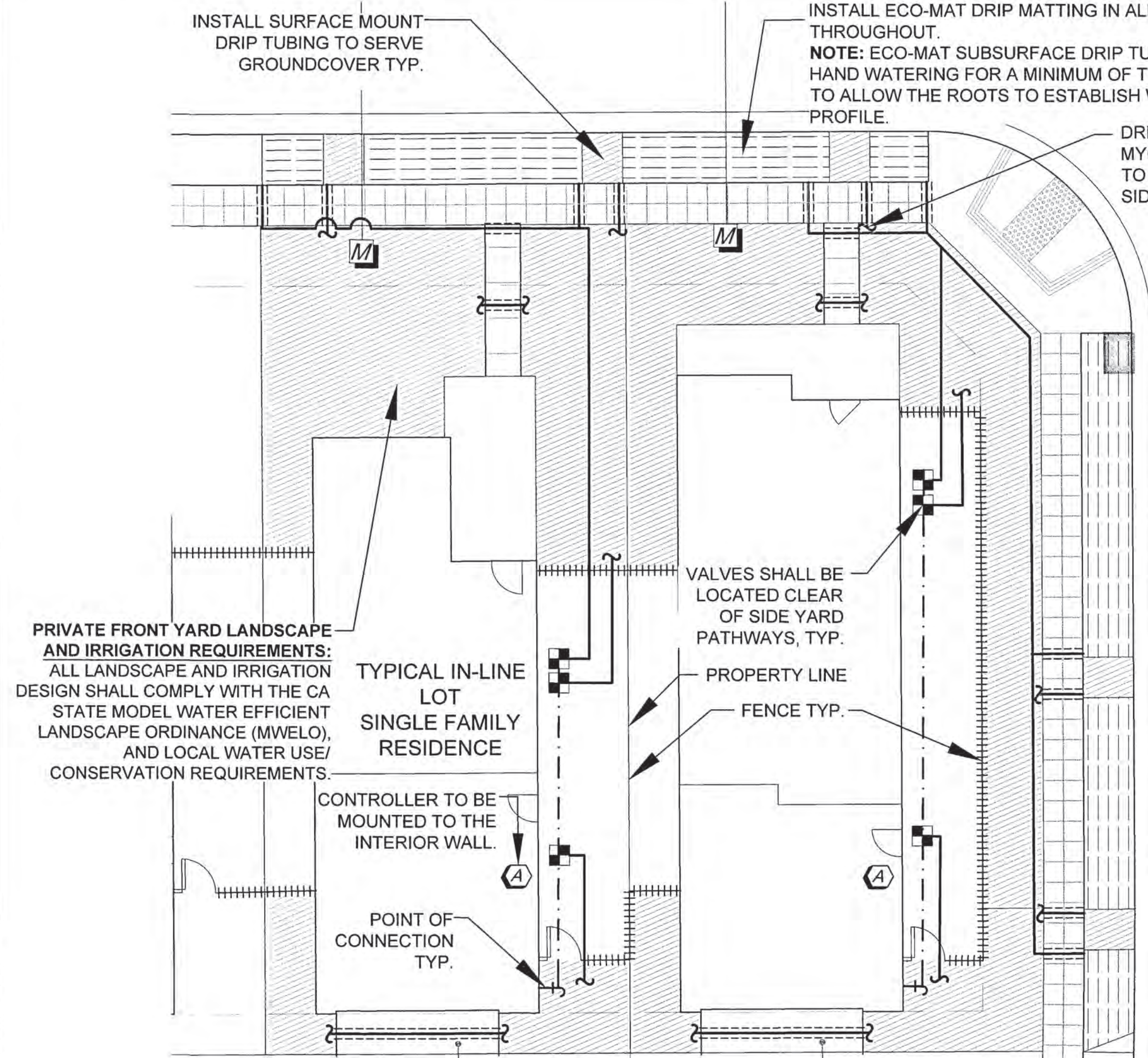


**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
TRACT B2B3, B4, B5, B6, B7 & B8  
IN-TRACT LANDSCAPE GUIDELINES**

**IRRIGATION LEGENDS**

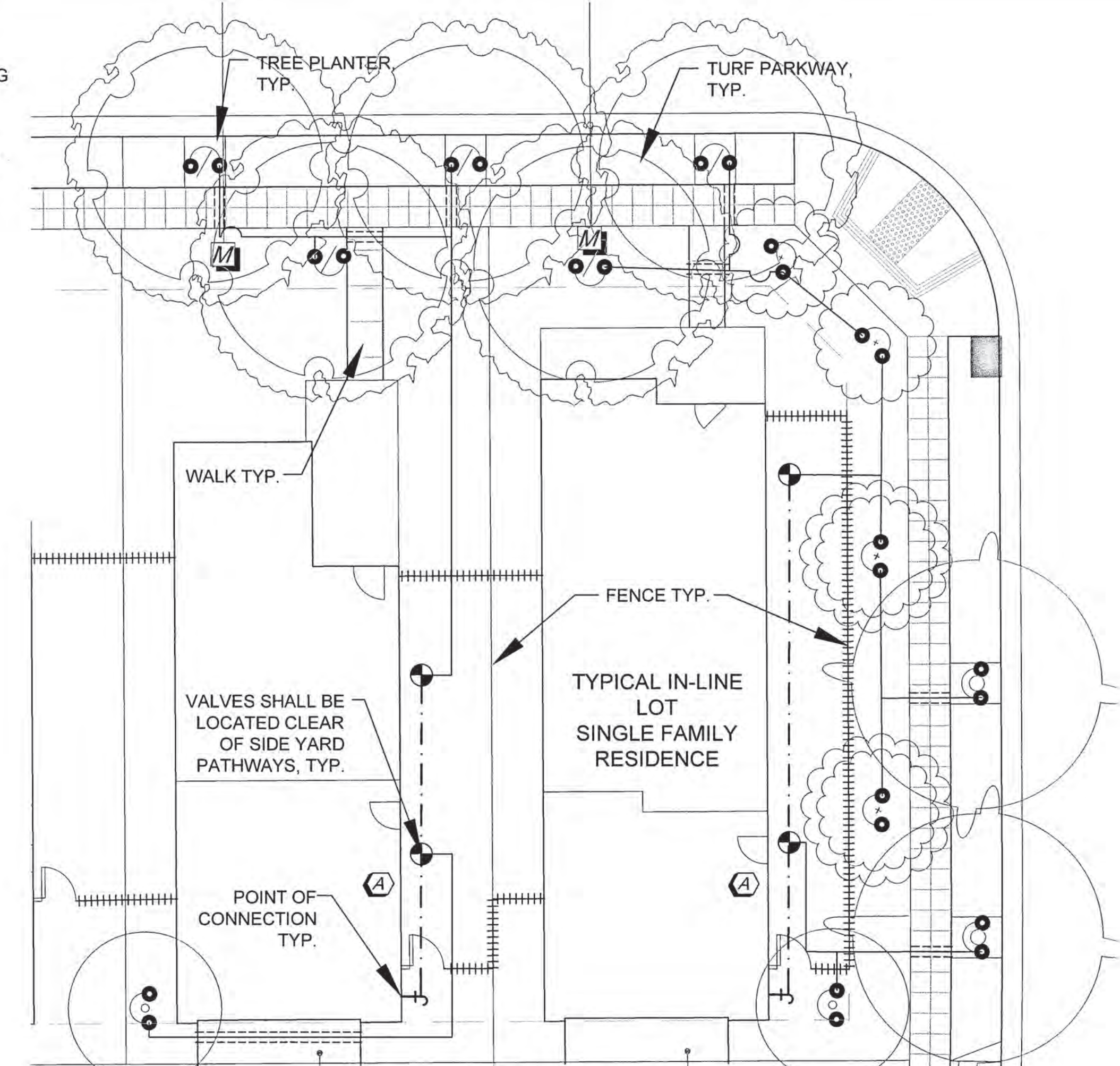
VTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 27 OF 37  
**L-4.1**



ALLEY PROTOTYPICAL SHRUB, GROUNDCOVER & TURF IRRIGATION PLAN

SCALE: 1" = 10'



ALLEY PROTOTYPICAL TREE IRRIGATION PLAN

SCALE: 1" = 10'

CL. 200 PVC LATERAL PIPE SIZING CHART

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

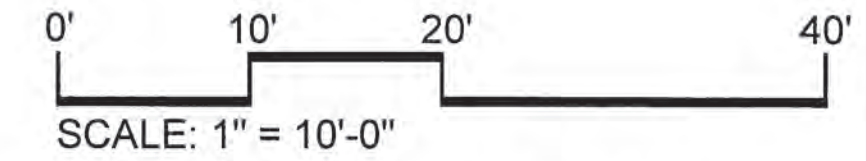
IRRIGATION SLEEVING CHART

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

VALVE PLACEMENT NOTE  
ALL IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE.

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. & A MINIMUM FLOW RATE OF 0.2 G.P.M. FOR RCVS & 3 G.P.M. FOR DRIP RCVS.

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



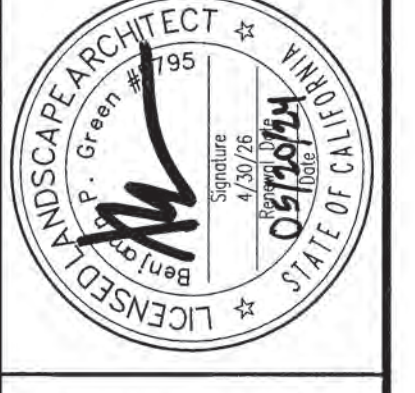
- REFER TO SHEET L-4.0 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEET L-4.1 FOR GENERAL IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

REVISIONS

No.	Description	Date	App.
1	NEIGHBORHOOD 'A'/'B' - TRACT B2B3, B4, B5, B6, B7 & B8 ADDITION	05/20/24	RL

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
Approved By: *Dennis Gagne*  
DEVON GROVE, RCE 88075  
ENGINEER V  
Title: *cl/rl/2024*  
Date: *01/14/2024*

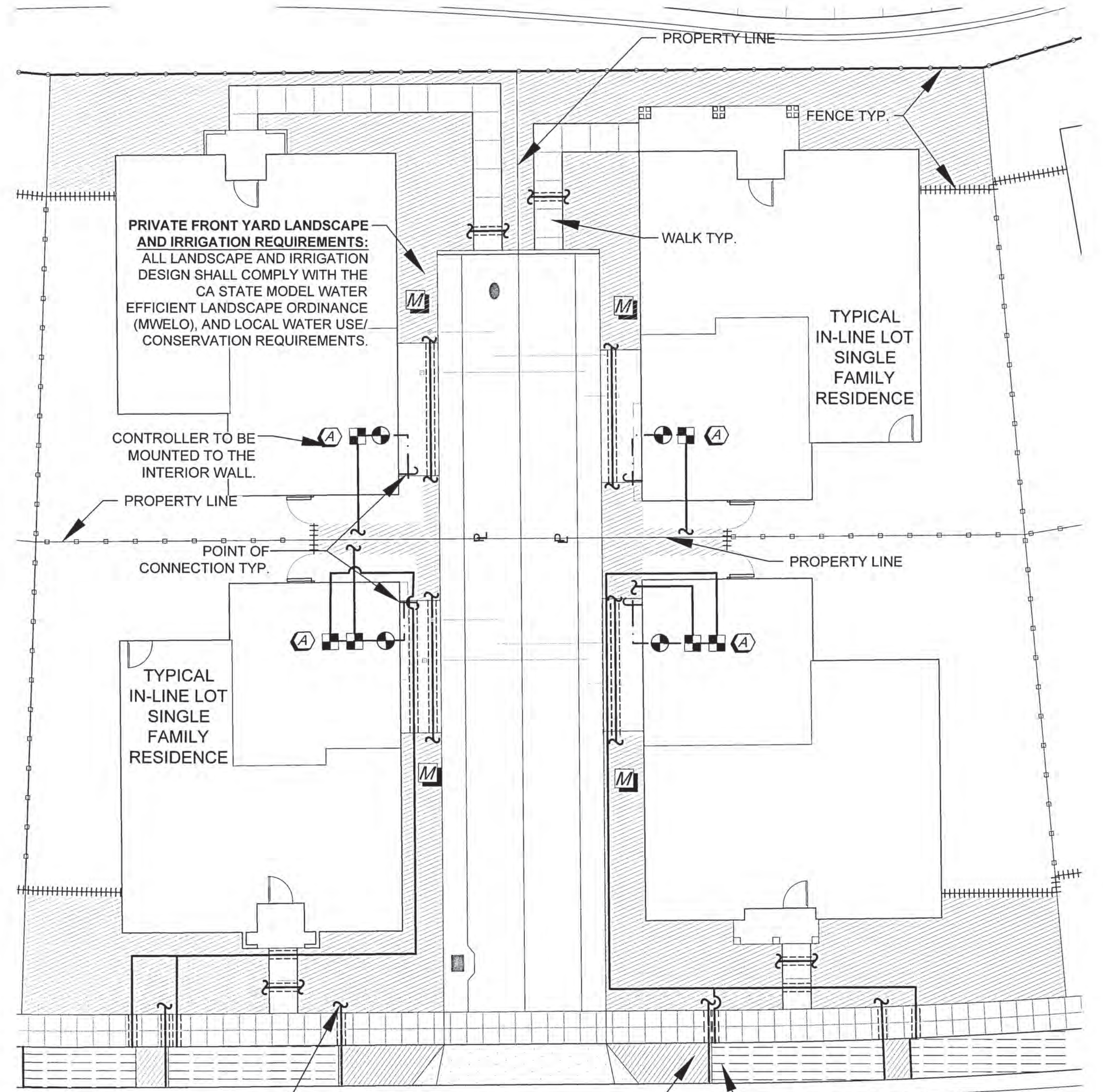
DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR: BF  
PROJ. MGR: BG



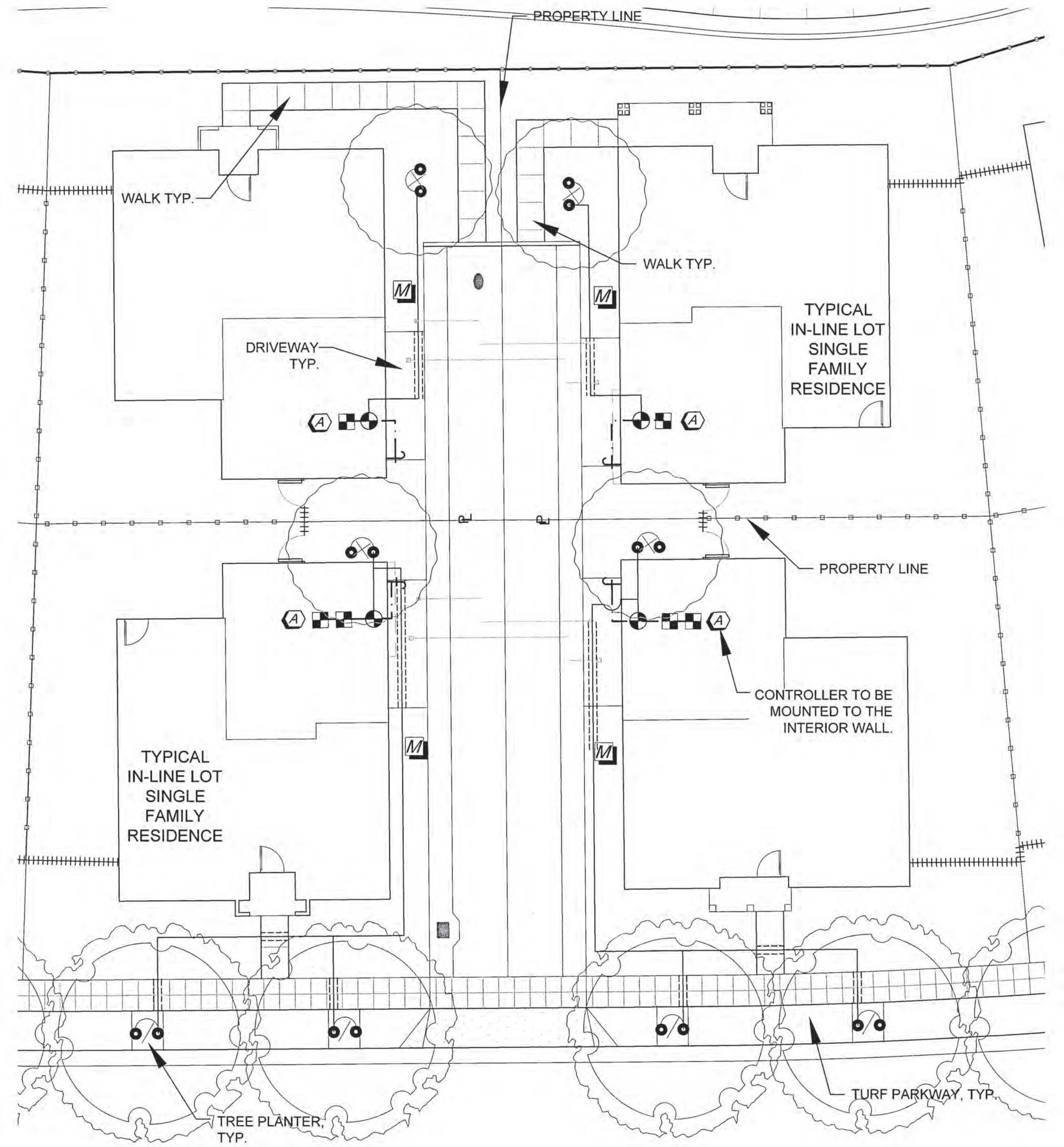
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
(TRACT B2B3, B4, B5, B6, B7 & B8)  
IN-TRACT LANDSCAPE GUIDELINES  
TYPICAL IRRIGATION LAYOUT PLAN

vTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 28 OF 37  
**L-4.2**



**MOTOR COURT PROTOTYPICAL GROUNDCOVER & TURF IRRIGATION PLAN**  
SCALE: 1" = 10'



**MOTOR COURT PROTOTYPICAL TREE IRRIGATION PLAN**  
SCALE: 1" = 10'

**VALVE PLACEMENT NOTE**  
ALL IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE.

**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. & A MINIMUM FLOW RATE OF 0.2 G.P.M. FOR RCVS & 3 G.P.M. FOR DRIP RCVS.

**CL. 200 PVC 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

**NOTES:**

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

0' 10' 20' 40'  
SCALE: 1" = 10'-0"

- REFER TO SHEET L-4.0 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEET L-4.1 FOR GENERAL IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

**REVISIONS**

No.	Descriptions	Date	Appr.
1	NEIGHBORHOOD B6, B7 & B8 - TRACT 3819 ADDITION	05/20/24	

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**COMMUNITY SERVICES DISTRICT**  
 Approved By: *Devon Grome* DEVON GROME, P.E. 88075  
 Title: ENGINEER Date: 05/14/2024

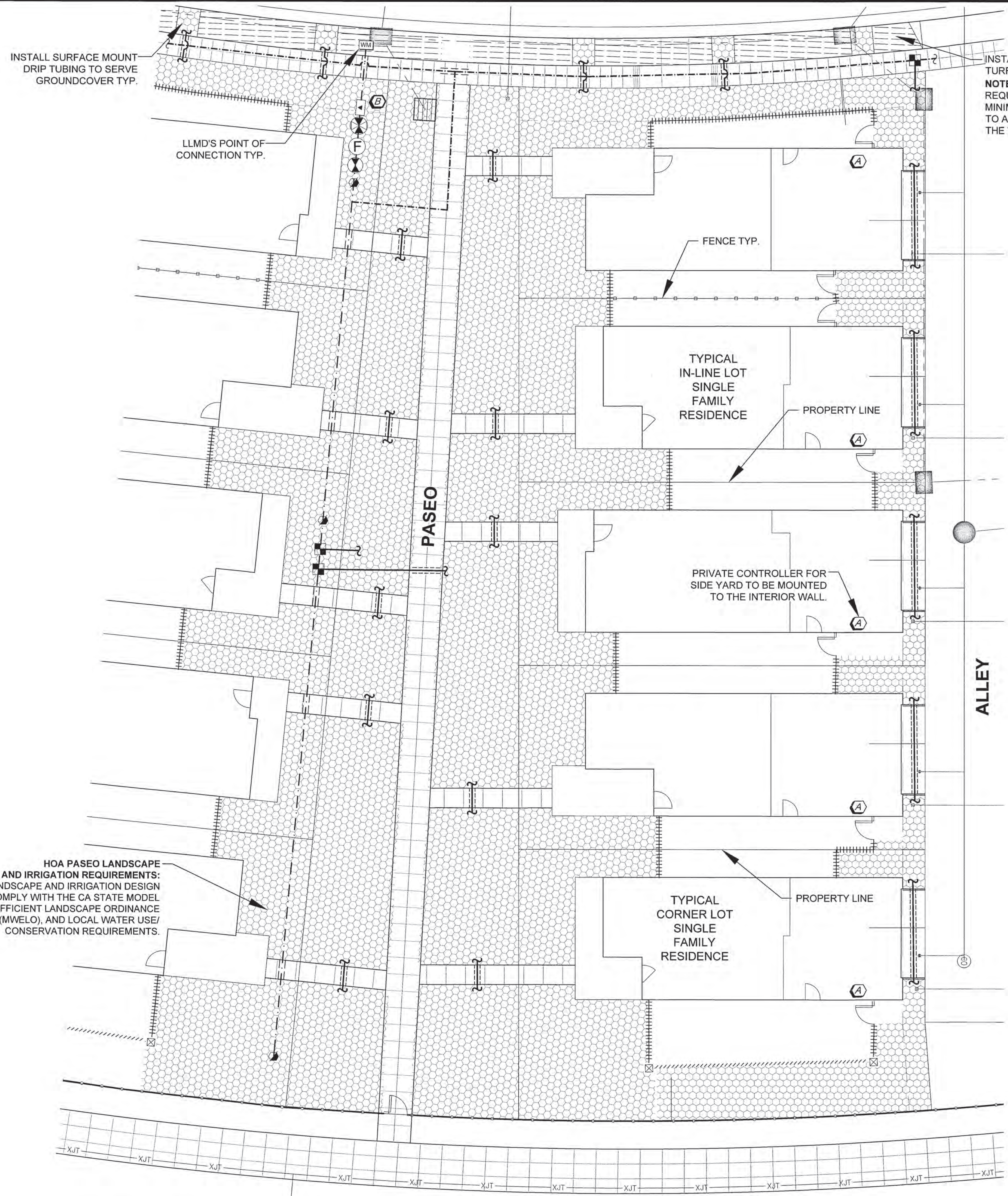
DATE: MAY 13, 2020  
 DRAWN BY: DVC  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

**LANDSCAPE ARCHITECT**  
 P. Green 1995  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF CALIFORNIA  
 License No. 12076

**vanderpool - Associates**  
 VTA LANDSCAPE ARCHITECTS  
 West Sacramento  
 2000 Westway Blvd.  
 West Sacramento, CA 95691  
 916.372.2100  
 www.vanderpool.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A/B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL IRRIGATION LAYOUT PLAN**

VTA JOB No. 03723  
 PLAN FILE No. 0607  
 SHEET: 29 OF 37  
**L-4.3**



CL. 200 PVC LATERAL PIPE SIZING CHART

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

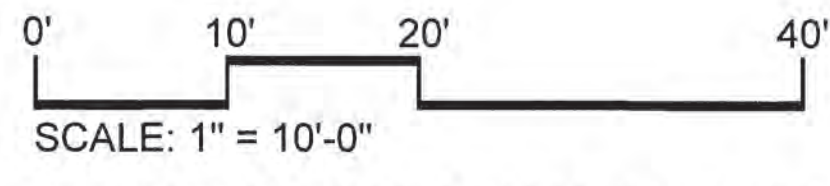
IRRIGATION SLEEVING CHART

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

VALVE PLACEMENT NOTE  
ALL IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE.

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. & A MINIMUM FLOW RATE OF 0.2 G.P.M. FOR RCVS & 3 G.P.M. FOR DRIP RCVS.

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



- REFER TO SHEET L-4.0 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEET L-4.1 FOR GENERAL IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

**IN-TRACT PASEO & ALLEY LOT GROUNDCOVER & TURF IRRIGATION PLAN**

SCALE: 1" = 10'

**REVISIONS**

No.	Descriptions	Date	App.
1	NEIGHBORHOOD B5, B7, B8 - TRACT 3819 ADDITION	05/02/24	KE

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Devin Lane*  
DEVON GROVE RCE 88075  
ENGINEER V  
Date: 05/14/2024

DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR: BF  
PROJ. MGR: BG

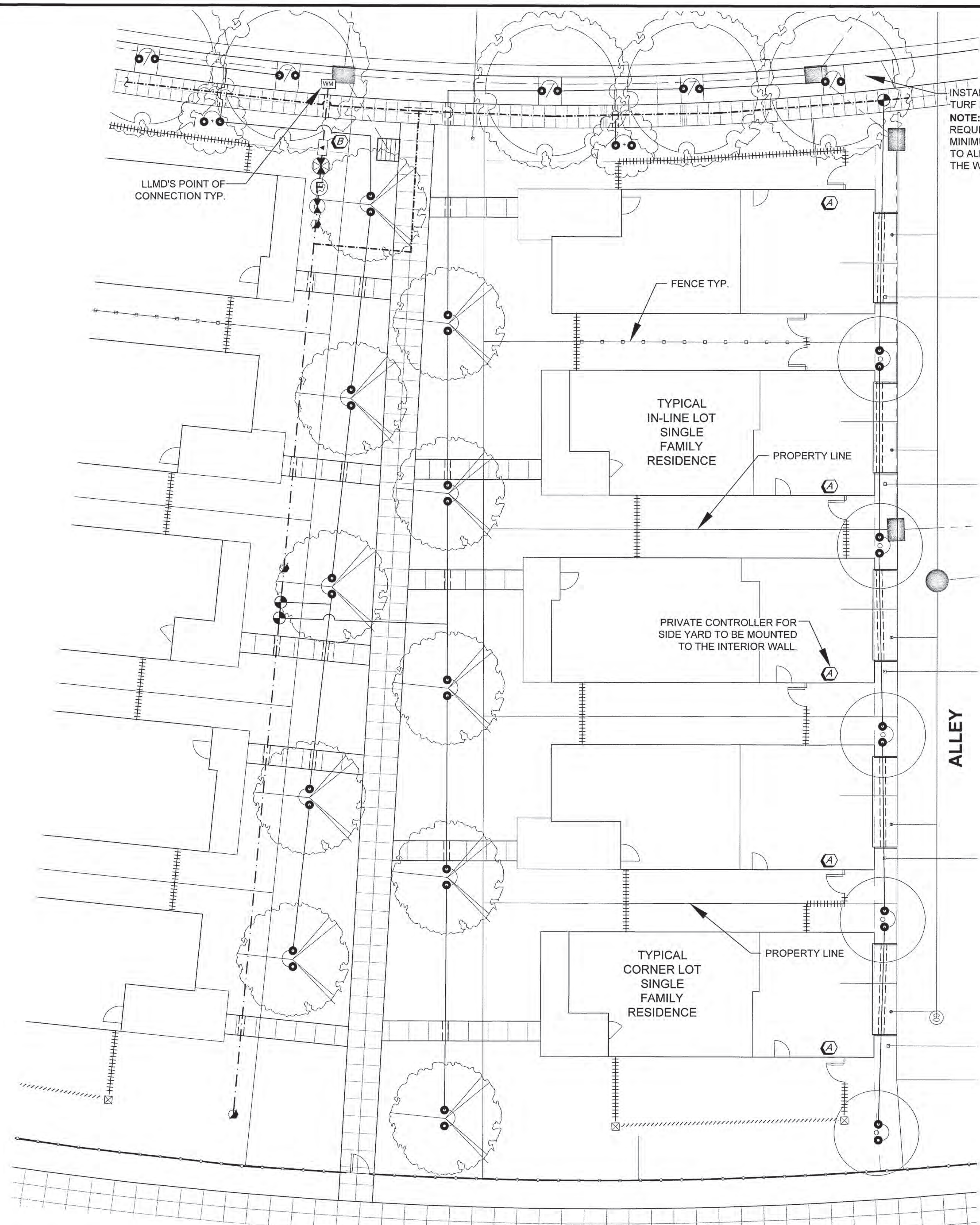
**LANDSCAPE ARCHITECT**  
P. 067000195  
05/14/24  
LICENSED LANDSCAPE ARCHITECT  
STATE OF CA

**vanderfoolen - Associates**  
Landscape Architects  
Wiley Creek Sacramento  
2000 Wiley Creek Rd  
Wiley Creek, CA 95690  
916.487.1234  
www.vanderfoolen.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/ 'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**

**TYPICAL IRRIGATION LAYOUT PLAN**

VTA JOB No. 03723  
PLAN FILE NO. 0607  
SHEET: 30 OF 37  
**L-4.4**



INSTALL ECO-MAT DRIP MATTING IN ALL TURF PARKWAYS TYPICAL THROUGHOUT.  
**NOTE:** ECO-MAT SUBSURFACE DRIP TURF WILL REQUIRE OVERHEAD HAND WATERING FOR A MINIMUM OF TWO (2) WEEKS AFTER PLANTING TO ALLOW THE ROOTS TO ESTABLISH WITHIN THE WETTED SOIL PROFILE.

**CL. 200 PVC LATERAL PIPE SIZING CHART**

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

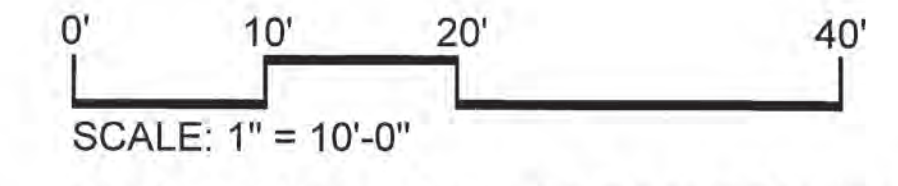
**IRRIGATION SLEEVING CHART**

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

**VALVE PLACEMENT NOTE**  
 ALL IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE.

**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. & A MINIMUM FLOW RATE OF 0.2 G.P.M. FOR RCVS & 3 G.P.M. FOR DRIP RCVS.

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



- REFER TO SHEET L-4.0 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEET L-4.1 FOR GENERAL IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

**REVISIONS**

No.	Description	Date
1	NEIGHBORHOOD B7/B7/B8 - TRACT 3819 ADDITION	05/02/24

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Devon Rice*  
 DEVON RICE, P.E.  
 ENGINEER  
 Date: 6/14/2024

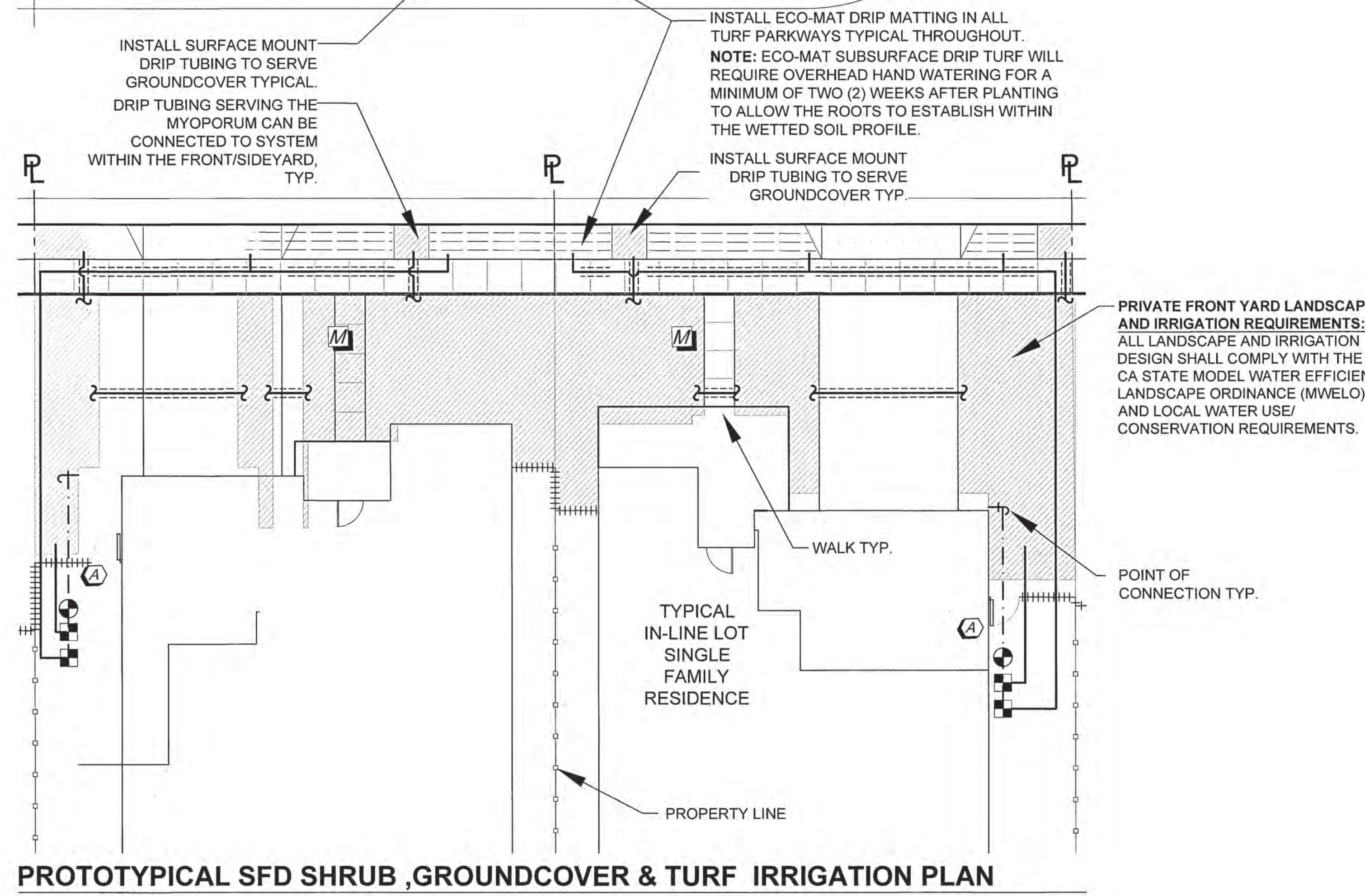
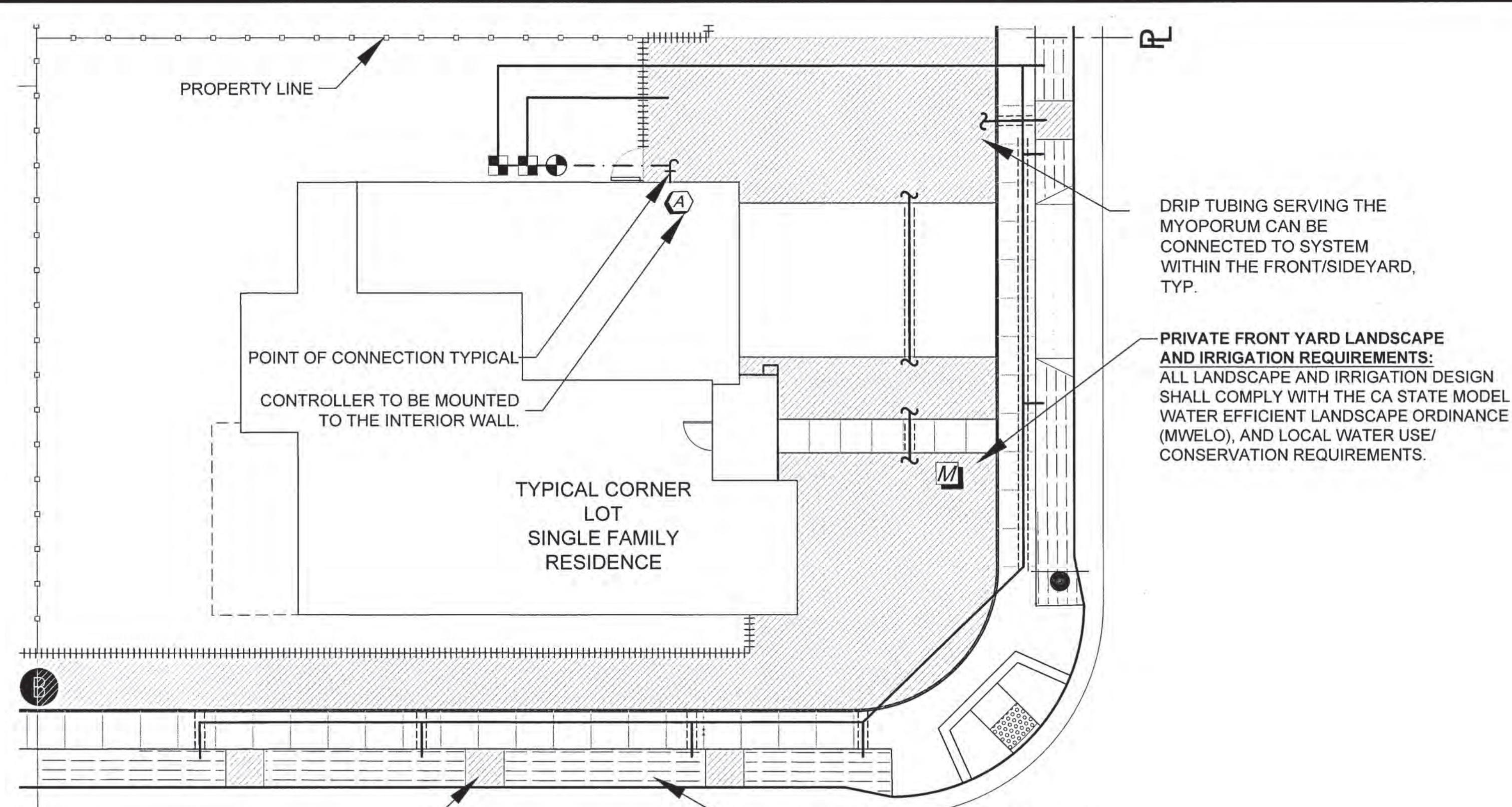
DATE: MAY 15, 2020  
 DRAWN BY: DVC  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

**LANDSCAPE ARCHITECT**  
 BONNIE P. GARDNER #8795  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF CALIFORNIA  
 www.vanderfoot.com

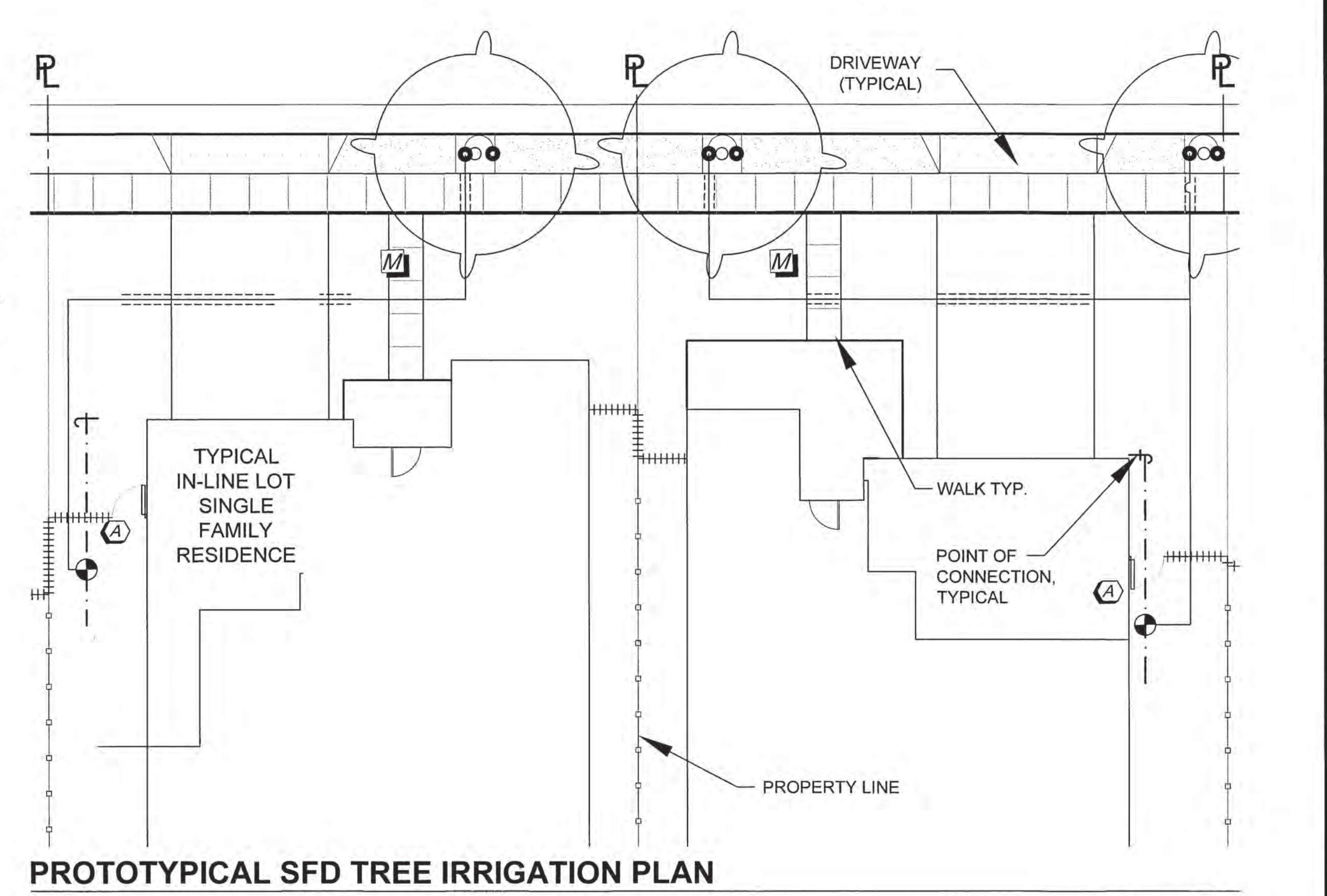
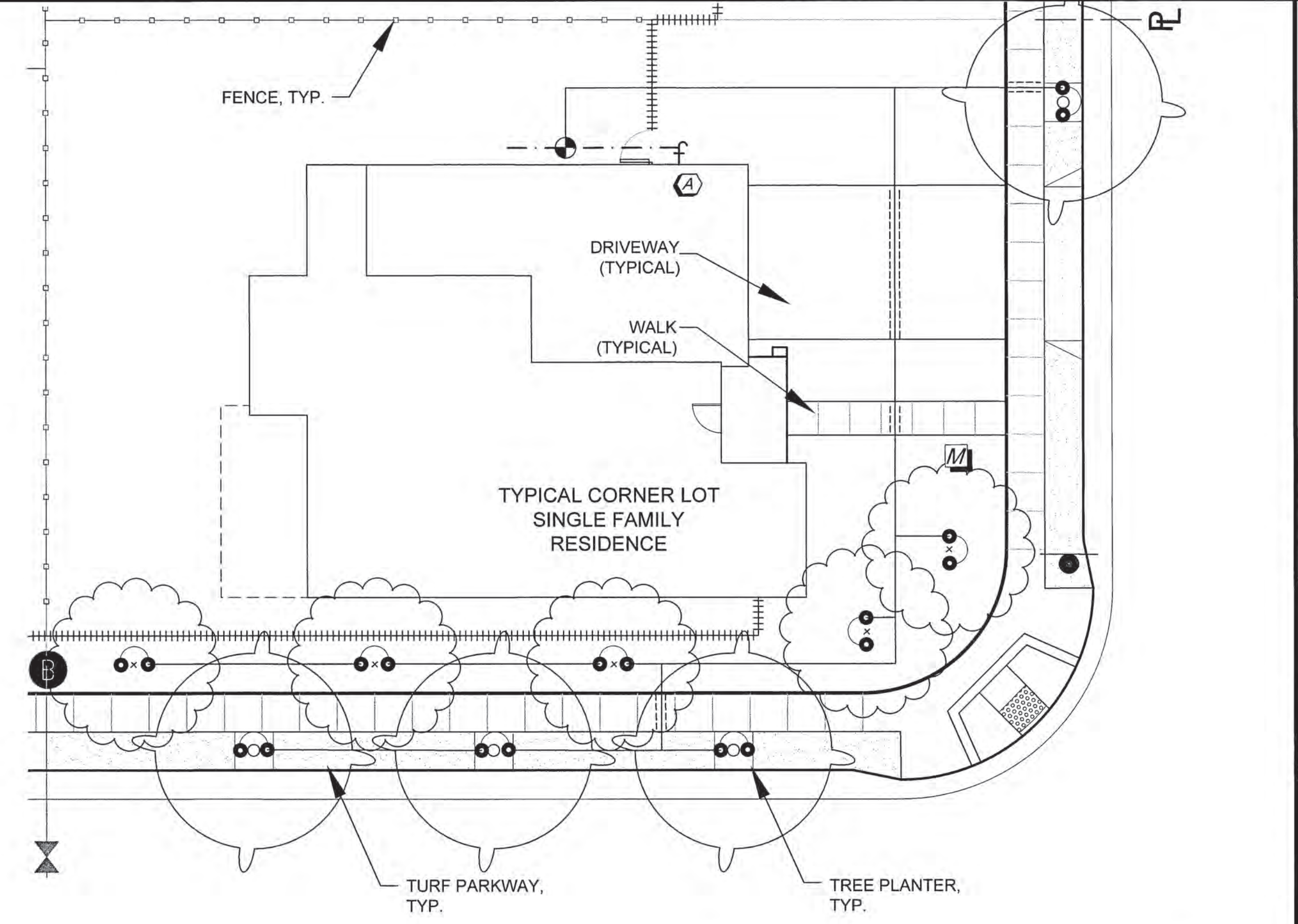
**vanderfoot - Associates**  
 Landscape Architects  
 1111 North Street  
 Sacramento, CA 95811  
 916.441.1111  
 www.vanderfoot.com

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
 NEIGHBORHOOD 'A'/B' - NEIGHBORHOOD 'B'  
 (TRACT B2B3, B4, B5, B6, B7 & B8)  
 IN-TRACT LANDSCAPE GUIDELINES  
 TYPICAL IRRIGATION LAYOUT PLAN

VTA JOB No. 03723  
 PLAN FILE NO. 0607  
 SHEET: 31 OF 37  
**L-4.5**



**PROTOTYPICAL SFD SHRUB, GROUNDCOVER & TURF IRRIGATION PLAN**  
SCALE: 1" = 10'



**PROTOTYPICAL SFD TREE IRRIGATION PLAN**  
SCALE: 1" = 10'

**CL. 200 PVC LATERAL PIPE SIZING CHART**

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

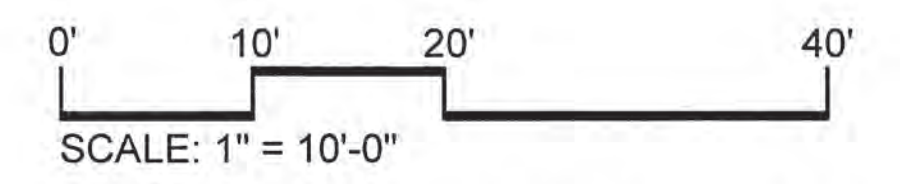
**IRRIGATION SLEEVING CHART**

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

**VALVE PLACEMENT NOTE**  
ALL IRRIGATION VALVES TO BE INSTALLED BEHIND FRONT YARD GATE AND FENCE.

**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 0.2 G.P.M. FOR 3/4" DRIP RCVS AND 3.0 G.P.M. FOR 1" DRIP RCVS.

- 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-4.0 FOR GENERAL IRRIGATION NOTES
- REFER TO SHEET L-4.1 FOR GENERAL IRRIGATION LEGENDS.
- REFER TO SHEET L-5.4 TO L-5.5 FOR IRRIGATION DETAILS.

**REVISIONS**

No.	Description	Date	App.
1	NEIGHBORHOOD B6, B7 & B8 TRACT 2619 ADDITION	05/20/24	PL

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
Approved By: *Devon Grove*  
DEVON GROVE, RGE 88075  
ENGINEER  
Date: *5/14/24*

DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR: BF  
PROJ. MGR: BG

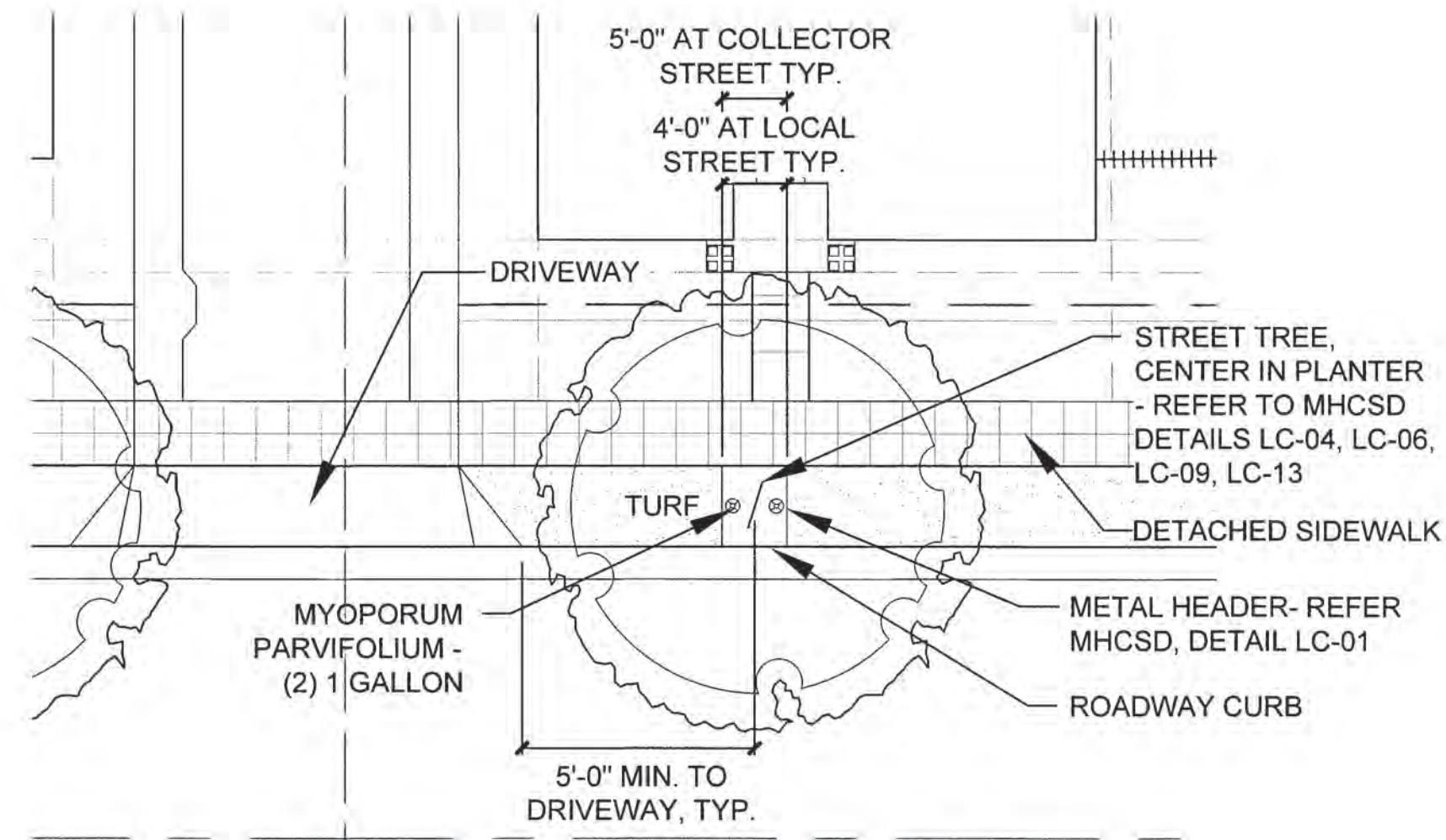


**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**  
**NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'**  
**TRACT B2B3, B4, B5, B6, B7 & B8**  
**IN-TRACT LANDSCAPE GUIDELINES**  
**TYPICAL IRRIGATION LAYOUT PLAN**

VTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 32 OF 37  
**L-4.6**





LOCAL/COLLECTOR

**A** STREET TREE PLANTER (TYPICAL)  
SCALE: 1" = 10'-0"

**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 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
1	NEIGHBORHOOD B2/B7/B8 - TRACT 3619 ADDITION
2	
3	
4	
5	

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

Approved By: *Devon Grove*  
DEVON GROVE, RCE 88075

Title: ENGINEER V  
Date: *5/14/24*

DATE: MAY 13, 2020	DRAWN BY: IL	PROJ. ENGR. BF	PROJ. MGR. BG
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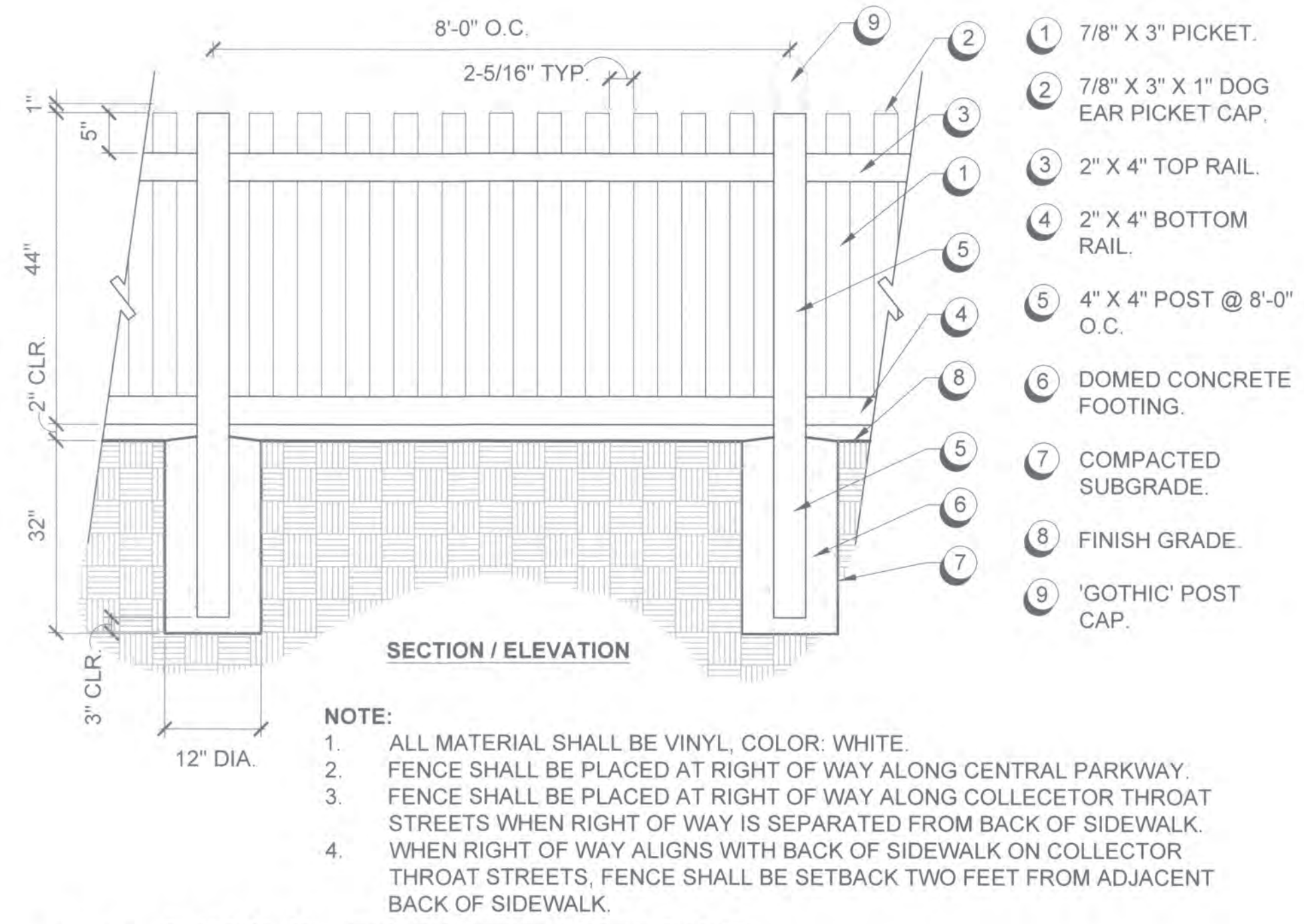
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
TRACT B2B3, B4, B5, B6, B7 & B8  
IN-TRACT LANDSCAPE GUIDELINES

**STREET TREE PLANTER DETAIL**

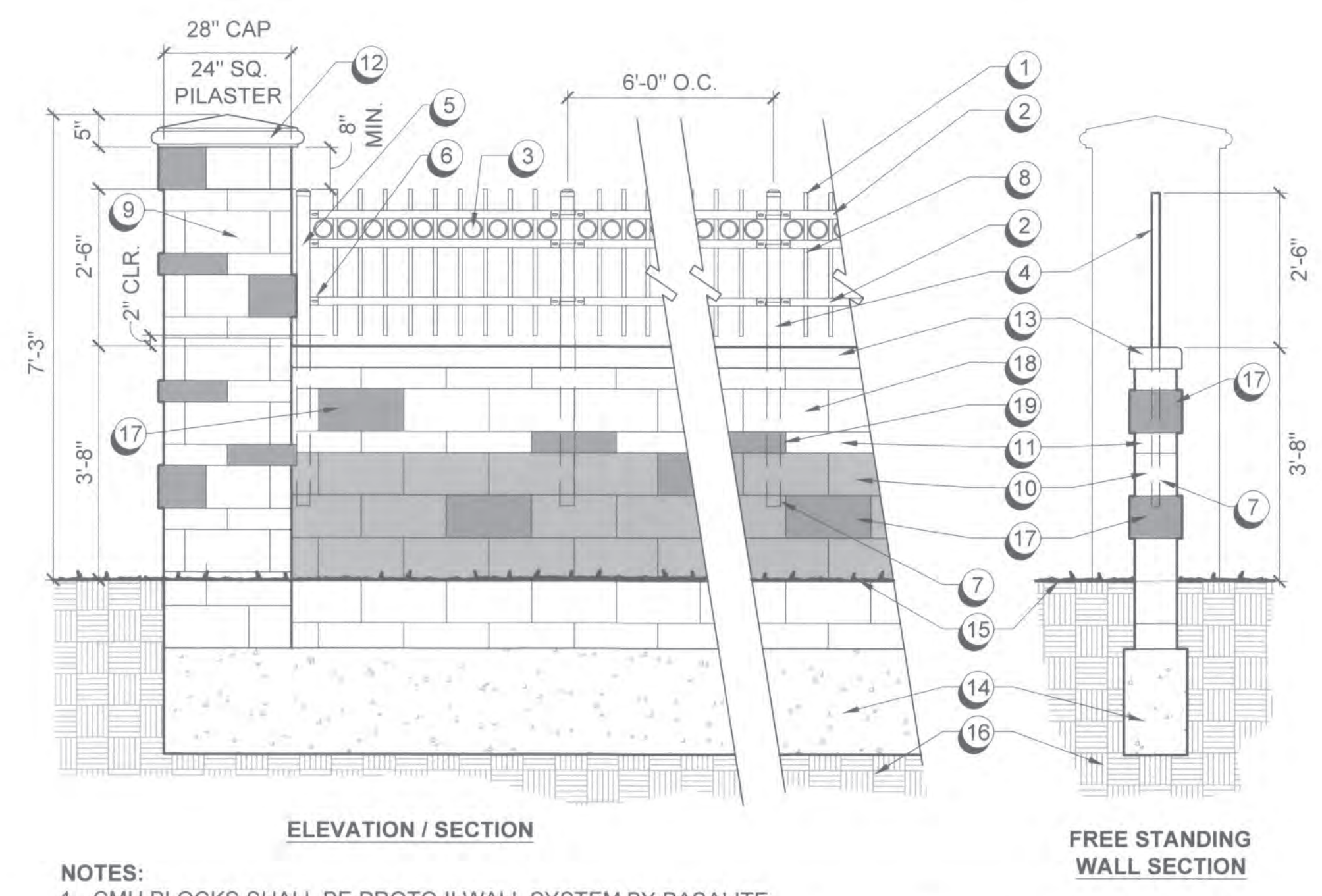
vTA JOB No. 03723  
PLAN FILE NO. 0607

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

- 1 3-RAIL TUBE STEEL FENCE.
- 2 1" X 1" TUBE STEEL TOP, MID AND BOTTOM RAIL.
- 3 DOUBLE RING ADORNMENT.
- 4 2-1/2" SQ. TUBE STEEL POST.
- 5 PROVIDE 2-1/2" SQ. TUBE STEEL END POST WHERE FENCE MEETS PILASTER.
- 6 FLAT MOUNTING BRACKET FOR RAIL ATTACHMENT TO END POST.
- 7 POST EMBEDMENT PER STRUCTURAL ENGINEER RECOMMENDATIONS.
- 8 3/4" SQ. TUBE STEEL PICKET.
- 9 CMU PILASTER PER SWA DESIGN/ MHCSO STD. NOTE REDUCED PILASTER SIZE OF 24" SQUARE.
- 10 6 X 8 X 16 CMU WALL BASE BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BROWN'.
- 11 STANDARD NARROW BLOCK - 6 X 4 X 16 CMU BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BLEND'.
- 12 28" SQUARE PEAKED PRECAST CONCRETE CAP. FINISH AND COLOR TO MATCH MHCSO STANDARD PILASTER CAP.
- 13 BEVELED CAP. 8 X 4 X 16 WALL CAP. COLOR TO BE 'MOUNTAIN HOUSE TAN'.
- 14 CONCRETE FOOTING PER STRUCTURAL ENGINEERING DETAILS.
- 15 FINISH GRADE.
- 16 COMPACTED SUBGRADE.
- 17 RANDOM 8 X 8 X 16 CMU BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BROWN'.
- 18 STANDARD 6 X 8 X 16 CMU BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BLEND'.
- 19 RANDOM 8 X 4 X 16 CMU NARROW BLOCK, SPLIT FACE BOTH SIDES. COLOR TO BE 'MOUNTAIN HOUSE BROWN'.

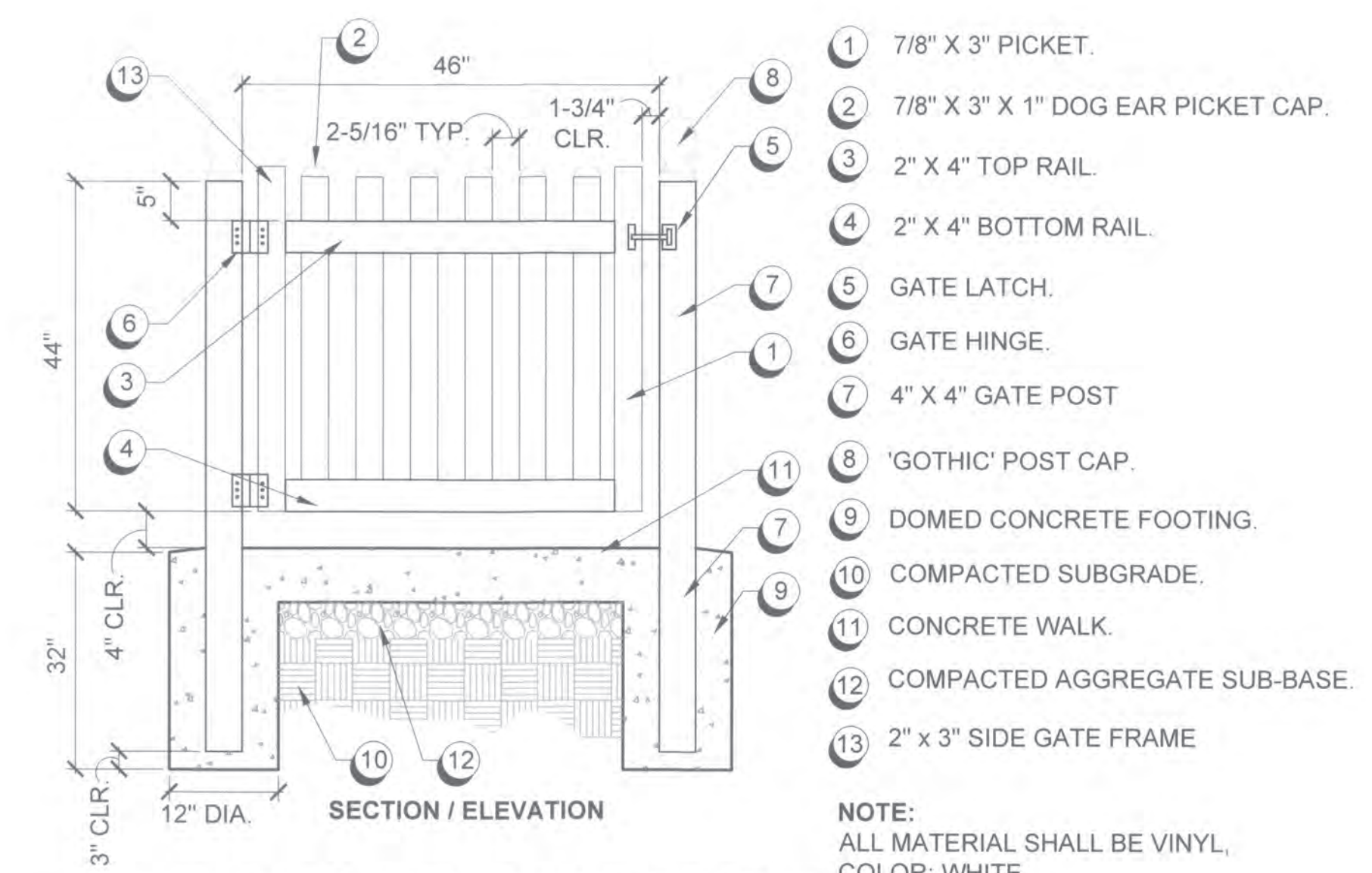


**A VINYL PICKET FENCE**  
 SCALE: 3/4" = 1'-0"

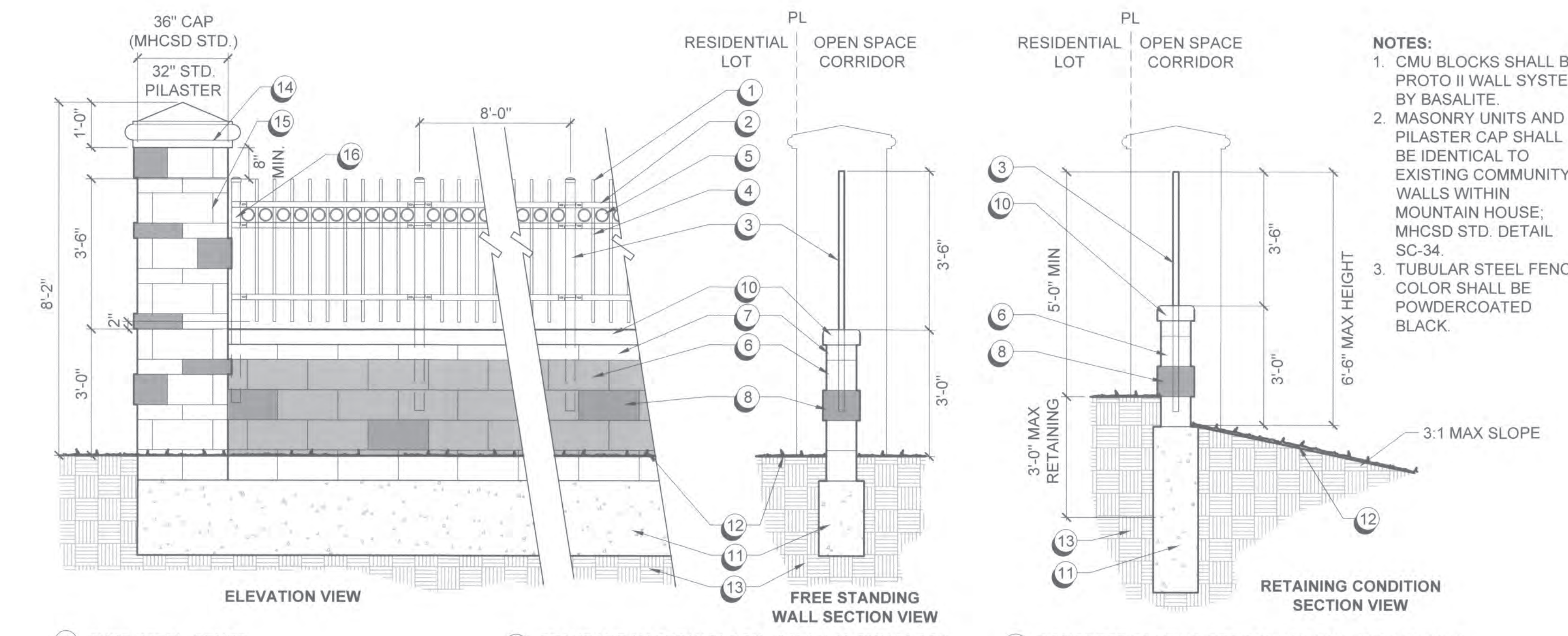


- NOTES:**
- 1. CMU BLOCKS SHALL BE PROTO II WALL SYSTEM BY BASALITE.
  - 2. MASONRY UNITS (INCLUDING COLOR AND FINISH) SHALL BE IDENTICAL TO EXISTING COMMUNITY WALLS WITHIN MOUNTAIN HOUSE; MHCSO STD. DETAIL SC-34.
  - 3. TUBULAR STEEL FENCE COLOR SHALL BE POWDERCOATED BLACK.

**B VIEW FENCE AT RESIDENTIAL LOTS SIDING CENTRAL PARKWAY**  
 SCALE: 1/2" = 1'-0"



**C VINYL PICKET GATE**  
 SCALE: 3/4" = 1'-0"



- NOTES:**
- 1. CMU BLOCKS SHALL BE PROTO II WALL SYSTEM BY BASALITE.
  - 2. MASONRY UNITS AND PILASTER CAP SHALL BE IDENTICAL TO EXISTING COMMUNITY WALLS WITHIN MOUNTAIN HOUSE; MHCSO STD. DETAIL SC-34.
  - 3. TUBULAR STEEL FENCE COLOR SHALL BE POWDERCOATED BLACK.

**D VIEW FENCE AT UTILITY OPEN SPACE CORRIDOR**  
 SCALE: 1/2" = 1'-0"

REVISIONS	No.	Descriptions	Date	App
	1	NEIGHBORHOOD B6, B7, B8 - TRACT 2819 ADDITION	05/20/24	KE

**MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT**

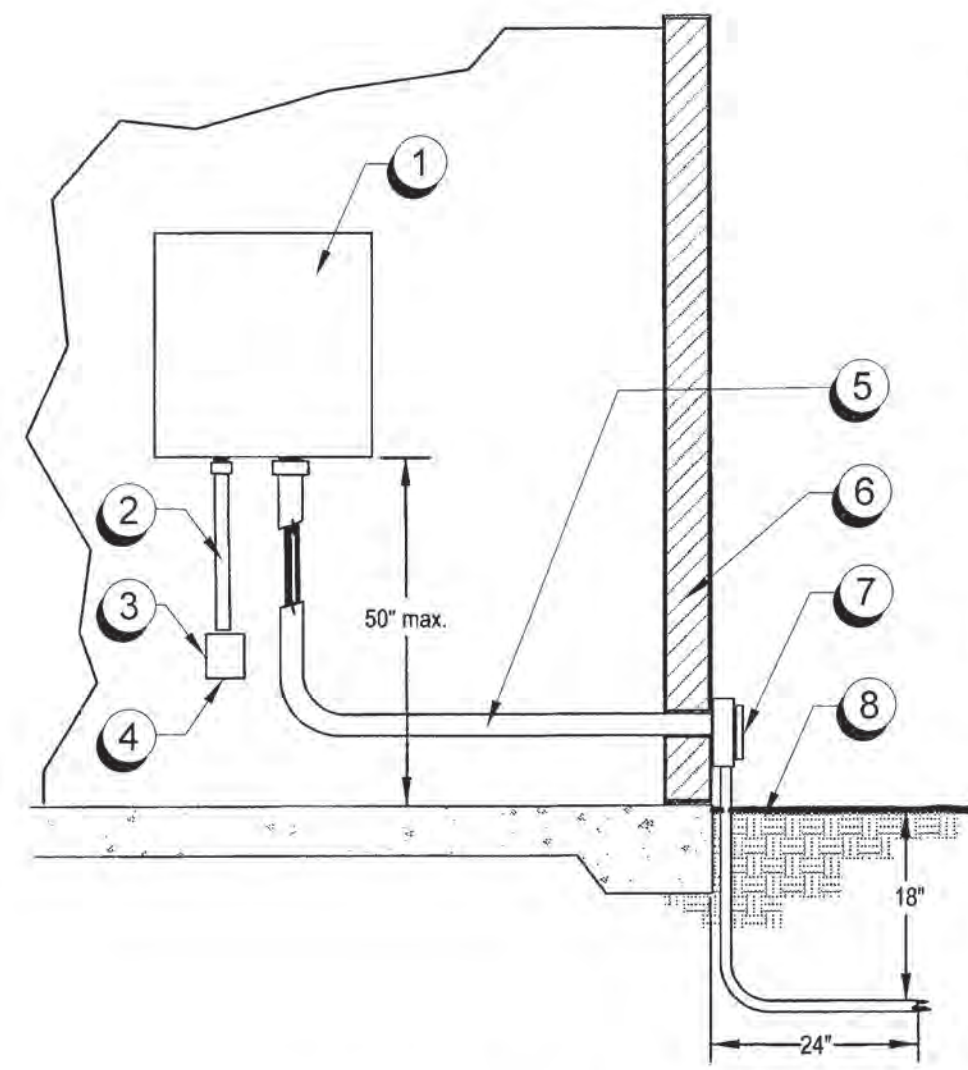
Approved By: *Devon Grove*  
 DEVON GROVE, RCE 88075  
 ENGINEER

Title: *1/1/2024*

DATE: MAY 13, 2020  
 DRAWN BY: IL  
 PROJ. ENGR: BF  
 PROJ. MGR: BG

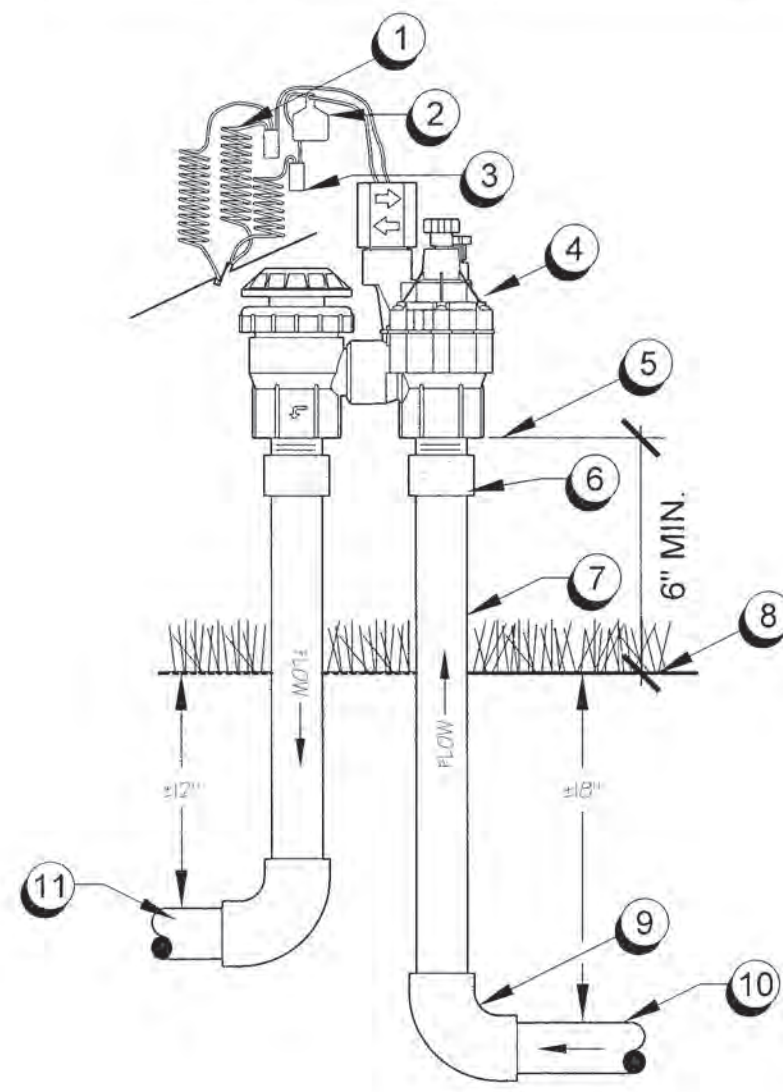
**LANDSCAPE ARCHITECT**  
 VTA  
 VANCE TAYLOR ASSOCIATES  
 1000 S. GARDEN ST. SUITE 100  
 ANAHEIM, CA 92805  
 (714) 771-1111  
 www.vta-project.com

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
 NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'  
 (TRACT B2B3, B4, B5, B6, B7 & B8)  
 IN-TRACT LANDSCAPE GUIDELINES  
**FENCE & GATE DETAILS**



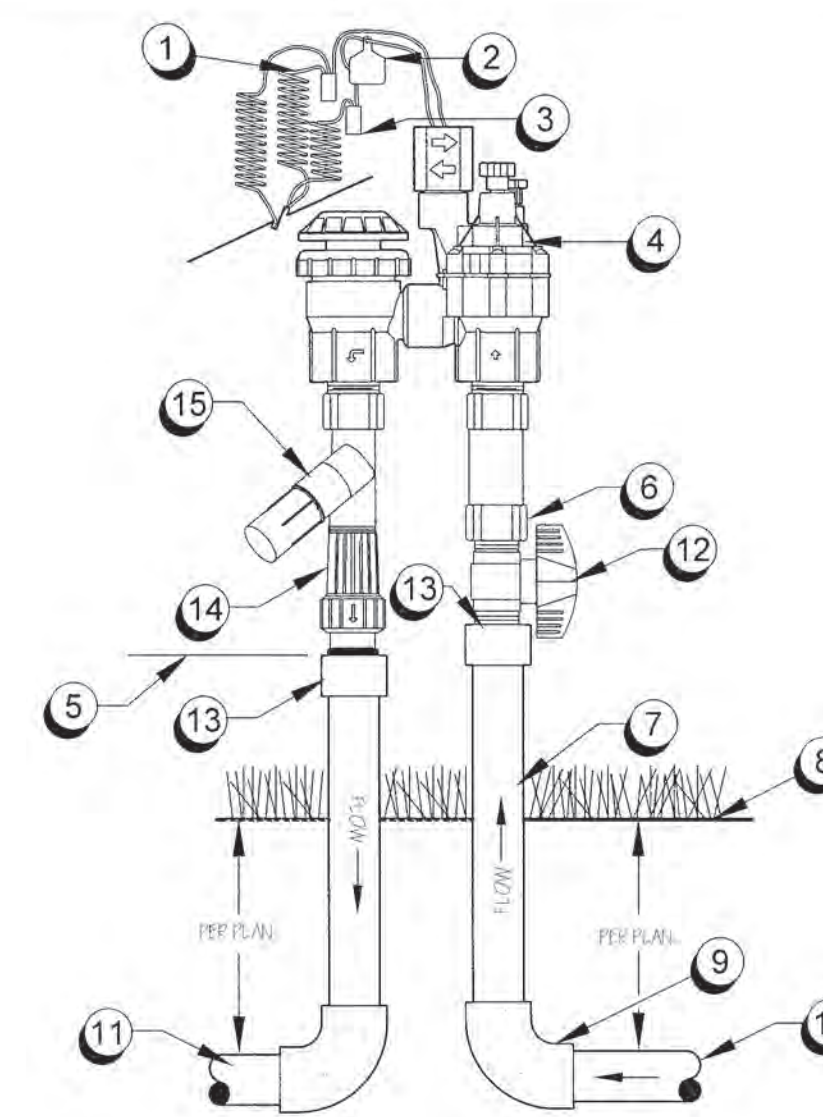
- 1 WALL MOUNT INDOOR IRRIGATION CONTROLLER
- 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT. INSTALL PER ELECTRICAL CODE.
- 3 120 VOLT LOCKABLE ON/OFF SWITCH. PROVIDE UNDER IRRIGATION CONTRACT.
- 4 120 VOLT ELECTRICAL SERVICE TO CONTROLLER. LOCATION PROVIDED BY ELECTRICAL CONTRACTOR.
- 5 SCH. 40 PVC GREY 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. PRIVATE



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED ID TAG
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 REMOTE CONTROL VALVE: W/ ATMOSPHERIC VALVE
- 4 INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- 5 UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
- 6 UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- 7 FINISH GRADE/TOP OF MULCH
- 8 PVC SCH 40 ELL (1 OF 2)
- 9 PVC MAINLINE (SCH. 40 PVC)
- 10 PVC LATERAL PIPE (CL. 200 PVC)

**B** ATMOSPHERIC ANTI-SIPHON REMOTE CONTROL VALVE  
SCALE: N.T.S. PRIVATE

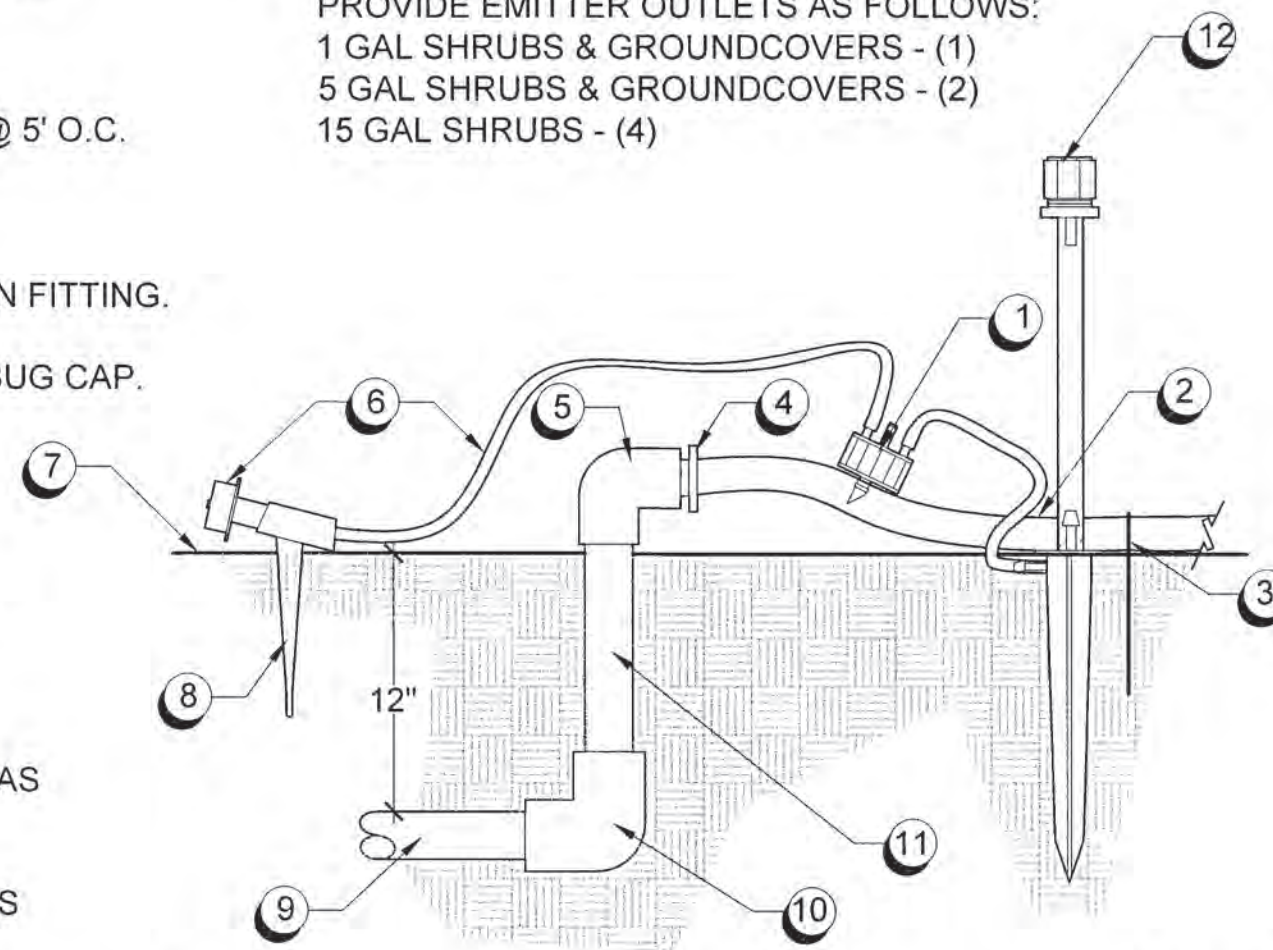


- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 ID TAG
- 3 WATER PROOF CONNECTION (1 OF 2)
- 4 REMOTE CONTROL DRIP VALVE: RAIN BIRD OR EQUAL W/ FILTER & REGULATOR
- 5 INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- 6 UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER
- 7 UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- 8 FINISH GRADE/TOP OF MULCH
- 9 PVC SCH 40 ELL (1 OF 2)
- 10 PVC MAINLINE (SCH. 40 PVC)
- 11 PVC LATERAL PIPE (CL. 200 PVC)
- 12 MANUAL BALL VALVE
- 13 UV RADIATION RESISTANT PVC SCH 40 FEMALE ADAPTER
- 14 PRESSURE REGULATOR
- 15 WYE STRAINER

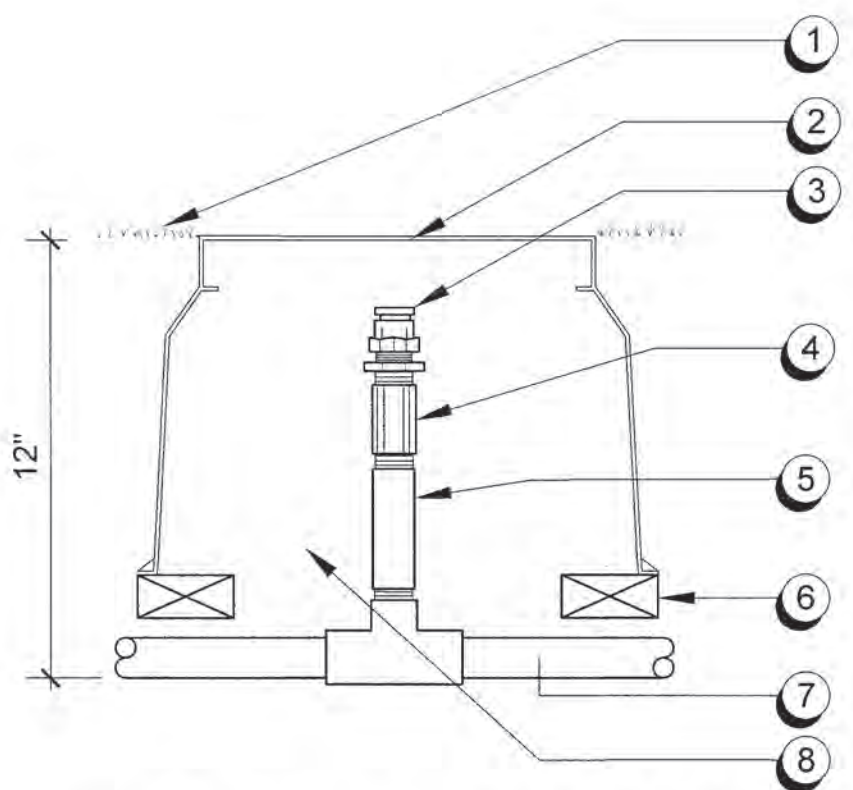
**C** ATMOSPHERIC ANTI-SIPHON DRIP RCV ASSEMBLY  
SCALE: N.T.S. PRIVATE

- 1 MULTI-OUTLET BARBED EMITTER
- 2 POLYETHYLENE TUBING.
- 3 "U" SHAPED STEEL STAPLE @ 5' O.C.
- 4 3/4" MALE ADAPTER.
- 5 SCH 40 TT ELL COMPRESSION FITTING.
- 6 DISTRIBUTION TUBING AND BUG CAP.
- 7 FINISH GRADE.
- 8 6" S.S. TUBING STAKE.
- 9 PVC LATERAL FROM VALVE.
- 10 PVC SCH 40 ST ELL.
- 11 PVC SCH 80 RISER, LENGTH AS REQUIRED.
- 12 POLYFLEX RISER (LENGTH AS NEEDED).

NOTES:  
PROVIDE EMITTER OUTLETS AS FOLLOWS:  
1 GAL SHRUBS & GROUNDCOVERS - (1)  
5 GAL SHRUBS & GROUNDCOVERS - (2)  
15 GAL SHRUBS - (4)



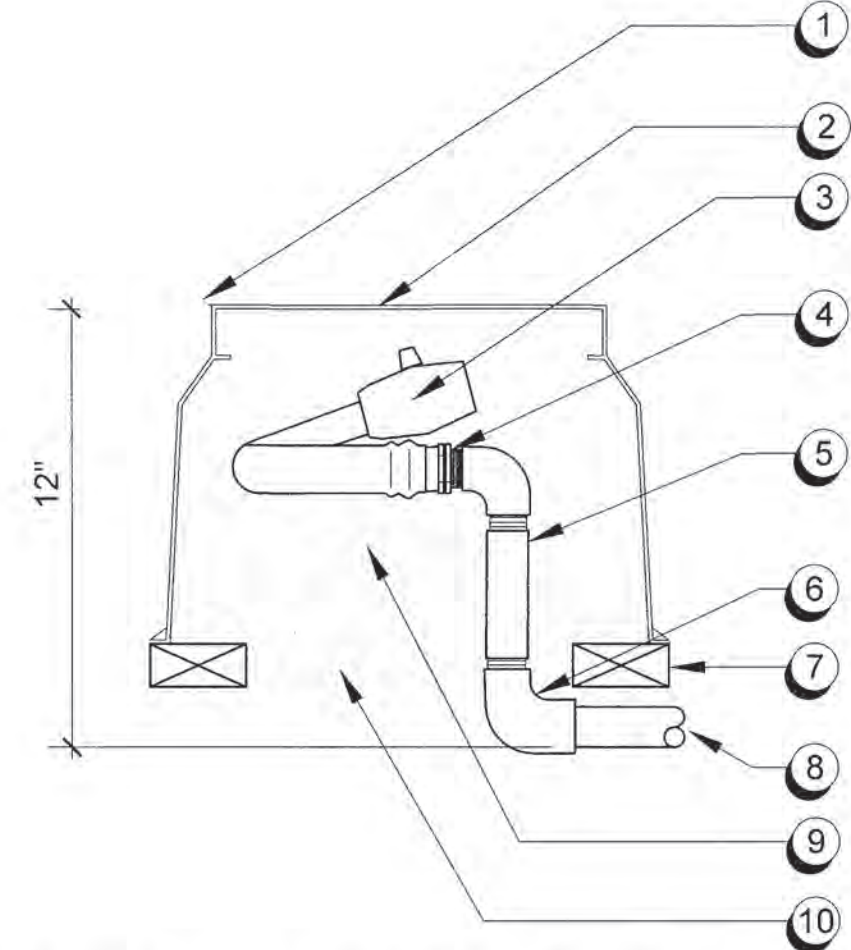
**D** ON-SURFACE DRIP TUBING W/ MULTI EMITTER  
SCALE: N.T.S. PRIVATE



- 1 FINISH GRADE
- 2 6" ROUND VALVE BOX
- 3 AIR/VACUUM RELIEF VALVE
- 4 1/2" PVC COUPLING (T x T)
- 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.

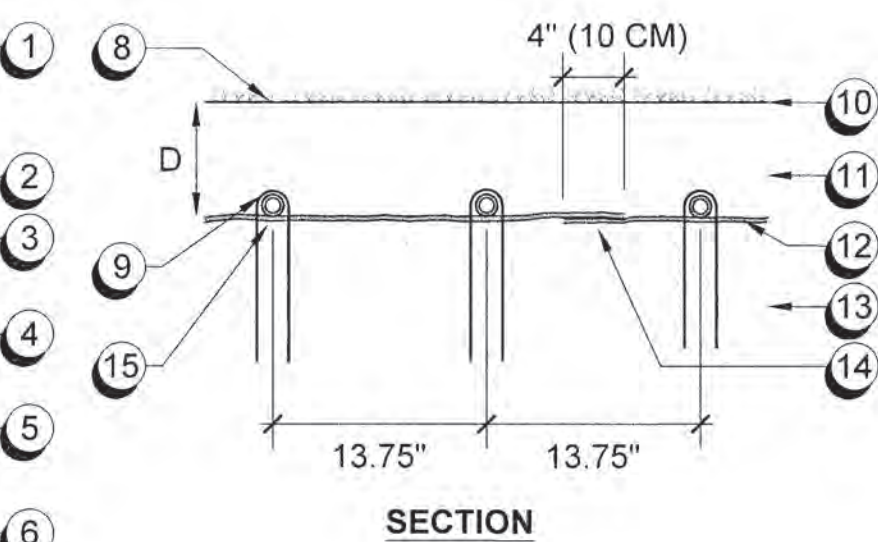
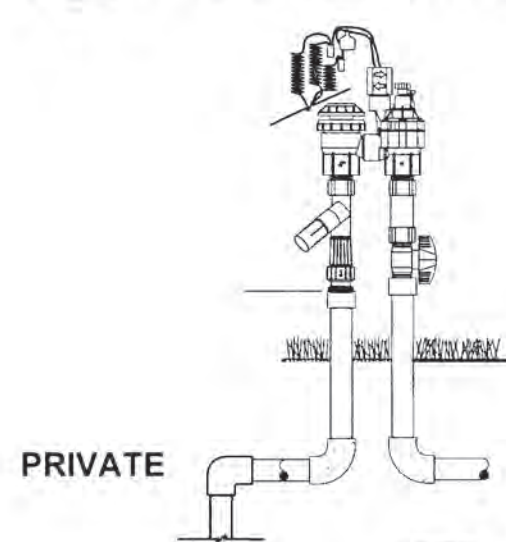
**E** ECO. MAT DRIP AIR RELIEF VALVE  
SCALE: N.T.S. PRIVATE & HOA



- 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.
- 9 PEA GRAVEL SUMP BELOW BALL VALVE, 4" DEEP
- 10 PEA GRAVEL SUMP 4" DEEP

NOTE: INSTALL AT LOWEST POINT IN SYSTEM.

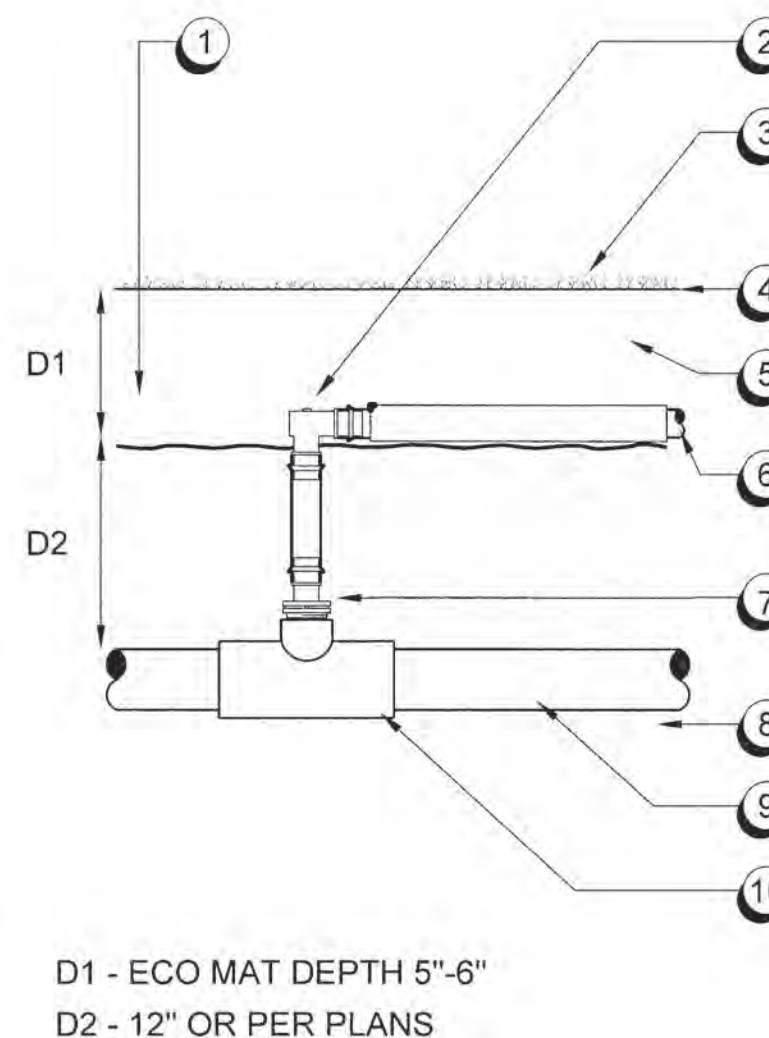
**F** ECO. MAT DRIP END FLUSHING VALVE  
SCALE: N.T.S. PRIVATE & HOA



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

- 1 HUNTER XACZ DRIP CONTROL ZONE KIT, SIZE PER PLAN, (1" KIT SHOWN) SEE DETAIL C, THIS SHEET.
- 2 PVC / TUBING CONNECTION
- 3 PVC SUPPLY HEADER, 3/4" SIZE
- 4 ECO MAT SUBSURFACE IRRIGATION MAT
- 5 DRIP LINE TUBING, WRAPPED IN POLYPROPYLENE FLEECE
- 6 PVC DISCHARGE HEADER, 3/4" SIZE AS REQUIRED
- 7 MANUAL FLUSH VALVE - REFER TO DETAIL F, 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

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

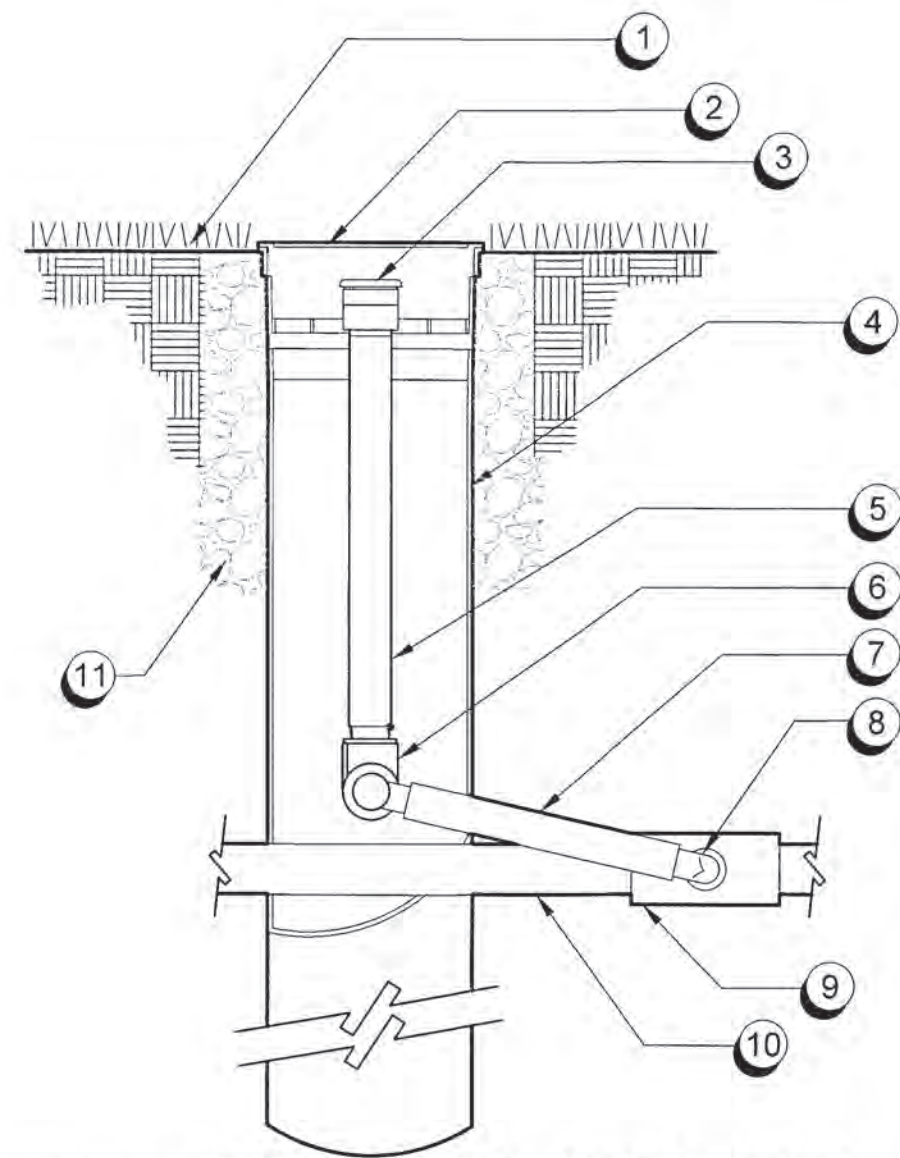


D1 - ECO MAT DEPTH 5"-6"  
D2 - 12" OR PER PLANS

- 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"

**H** ECO-MAT RISER CONNECTION  
SCALE: N.T.S. PRIVATE & HOA

<b>REVISIONS</b> No. Description 1. REVISED PER COMMENTS 2. REVISED PER COMMENTS		Date: 10/24/2020 App: [Signature]
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT Approved By: [Signature] DEVEN CHROME RCE 88075 ENGINEER Date: 10/14/2020		
DATE: MAY 13, 2020	DRAWN BY: DVC	PROJ. ENGR: BF
		PROJ. MGR: BG
vanderVelden - Associates LANDSCAPE ARCHITECTS Walnut Creek, CA 1100 Walnut Creek Blvd., Suite 200 Walnut Creek, CA 94597 Tel: 925.938.2277 www.vanderVelden.com		
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8 IN-TRACT LANDSCAPE GUIDELINES IRRIGATION DETAILS		
vTA JOB No. 03723 PLAN FILE NO. 0807 SHEET: 35 OF 37 <b>L-5.3</b>		



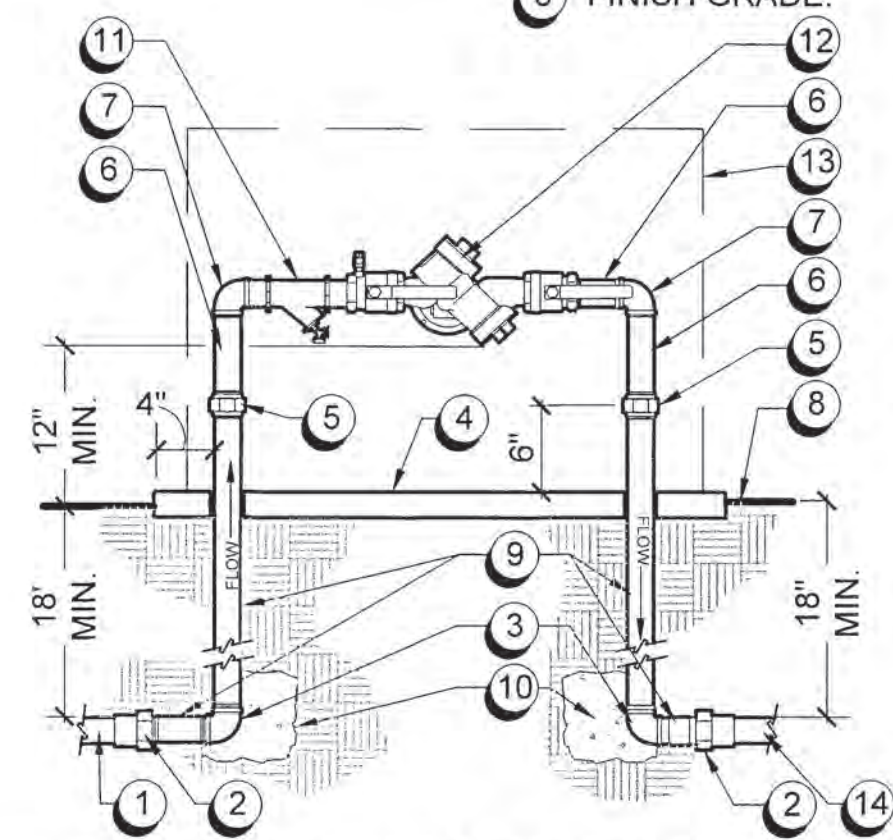
- 1 FINISH GRADE.
- 2 4" GRATE.
- 3 BUBBLER PER LEGEND WITH COVER
- 4 ROOT WATERING SYSTEM UNIT W/ 4" BASKET WEAVE CANNISTER (QUANTITY PER LEGEND).
- 5 1/2" PVC SCH. 80 NIPPLE.
- 6 1/2" PVC SCH 40 ELL.
- 7 1/2" SWING PIPE ASSEMBLY.
- 8 1/2" PVC SCH 40 MALE ADAPTER.
- 9 PVC SCH 40 TEE OR ELL.
- 10 LATERAL PIPE.
- 11 OPTIONAL PEA GRAVEL FOR SANDY SOILS.

### A TREE BUBBLER - ROOT WATERING SYSTEM UNIT

PRIVATE & HOA  
N.T.S.

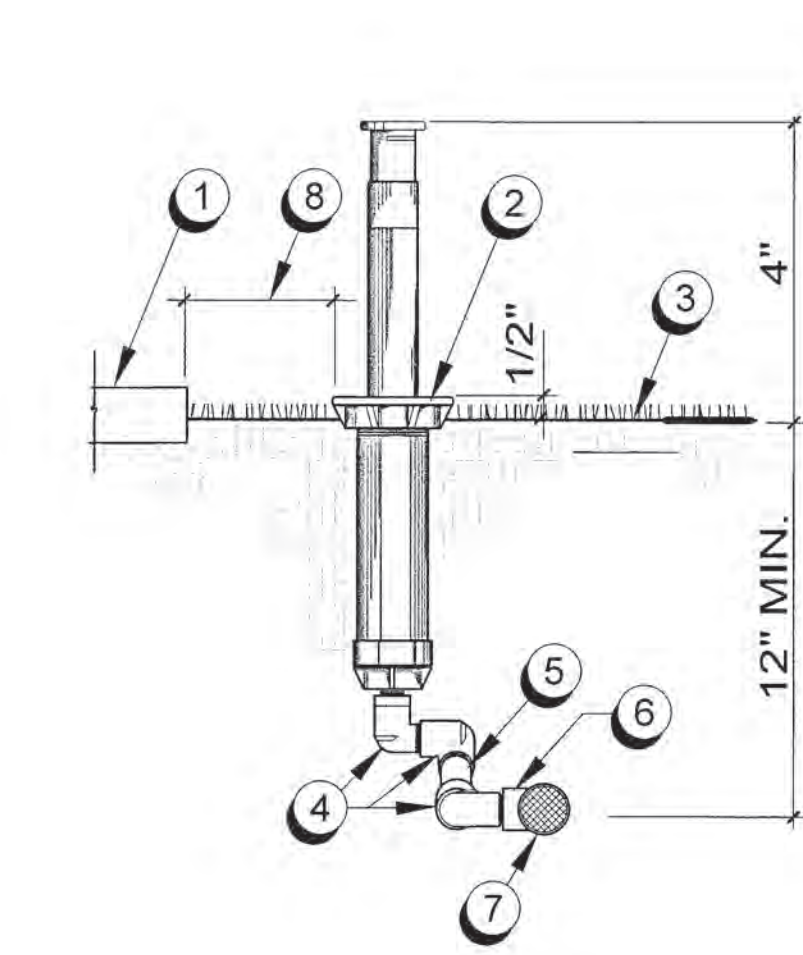
- 1 IRRIGATION MAINLINE FROM P.O.C.
- 2 PVC MALE ADAPTER.
- 3 GALVANIZED 90 ELBOW.
- 4 4" CONCRETE SLAB.
- 5 DIELECTRIC COUPLING.
- 6 BRASS NIPPLE, TYPICAL.
- 7 BRASS 90 ELBOW, TYPICAL.
- 8 FINISH GRADE.
- 9 GALVANIZED NIPPLES. WRAP UNDERGROUND PIPE WITH (2) WRAPS DUCT TAPE.
- 10 18" BY 18" BY 18" CONCRETE THURST BLOCK.
- 11 ARMSTRONG BRASS WYE STRAINER, LINE SIZE.
- 12 REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES; INSTALL PER LOCAL CODE.
- 13 BACKFLOW PREVENTER ENCLOSURE BY LEMEUR MANUFACTURING. PHONE (877) 453-8387.
- 14 PVC MAINLINE SUPPLY TO VALVES.

NOTES:  
- LEMEUR ENCLOSURE UNIT SHALL BE HINGED; PROVIDE ADEQUATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW PREVENTER UNIT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB.  
- PROVIDE INSULATED BLANKET, POLAR BLANKET OR EQUAL; REFER TO IRRIGATION LEGEND TO SIZE APPROPRIATELY.



### D REDUCED PRESSURE BACKFLOW PREVENTER

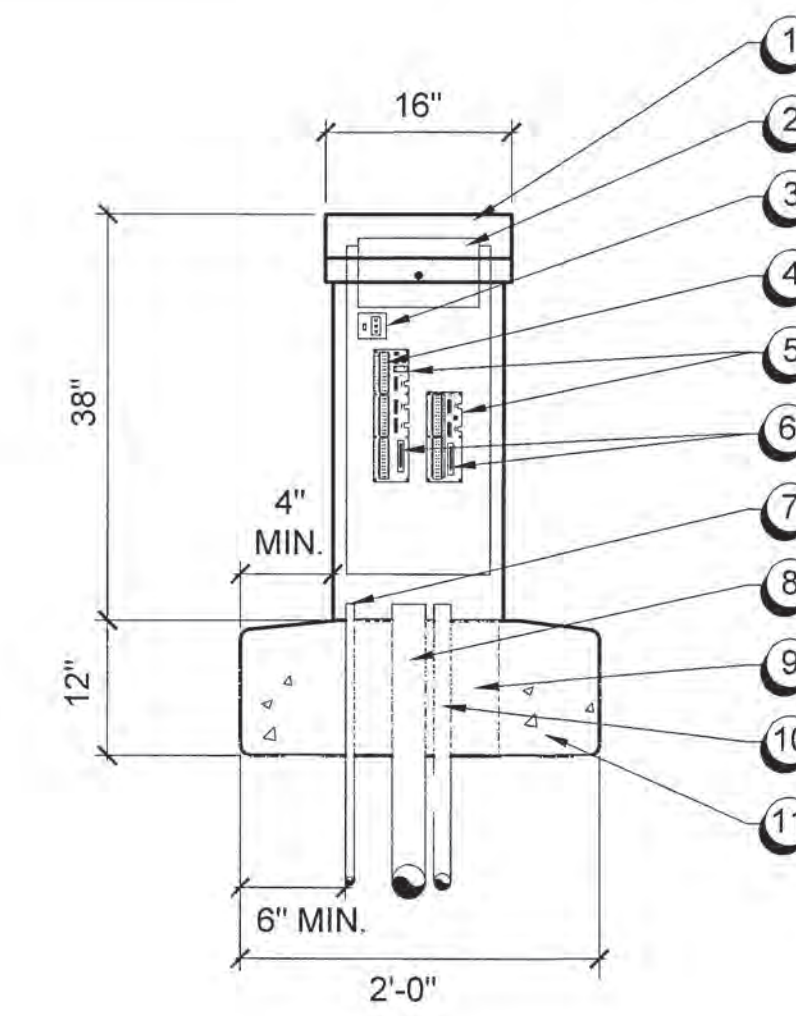
N.T.S. HOA



- 1 SIDEWALK, CURB, ETC.
- 2 POP-UP MULTI-STREAM HEAD, INSTALL 1" ABOVE FINISH GRADE AND ADJUST TO 1/2" ABOVE GRADE ONCE TURF BECOMES ESTABLISHED
- 3 FINISH GRADE
- 4 MARLEX STREET ELL
- 5 PVC SCH. 80 NIPPLE LENGTH AS REQUIRED
- 6 PVC SCH40 SST TEE
- 7 LATERAL LINE
- 8 1" MIN. HEAD CLEARANCE AT IMPERMEABLE SURFACE DRAINING TO LANDSCAPE. 24" MIN. HEAD CLEARANCE AT IMPERMEABLE SURFACE DRAINING TO GUTTER/STORM DRAIN SYSTEM.

### B 6" POP-UP TURF MULTI-STREAM HEAD

N.T.S. PRIVATE & HOA



- 1 TOP ENTRY CONTROLLER NEMA 3R RAINPROOF ENCLOSURE (UL LISTED)
- 2 CONTROLLER
- 3 POWER SWITCH/GFI RECEPTACLE
- 4 MASTER START RELAY ASSEMBLY OR PUMP START RELAY ASSEMBLY
- 5 TERMINAL BOARD
- 6 REMOTE RECEIVER CONNECTOR (OPTIONAL)
- 7 1" PVC CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY
- 8 PVC CONDUIT FOR CONTROL WIRES, SIZE AS REQUIRED
- 9 FILL VOIDS WITH 3/8" PEA GRAVEL
- 10 1" PVC CONDUIT FOR FLOW SENSOR CABLE PAIGE CABLE P - 7162 - D
- 11 POURED CONCRETE BASE

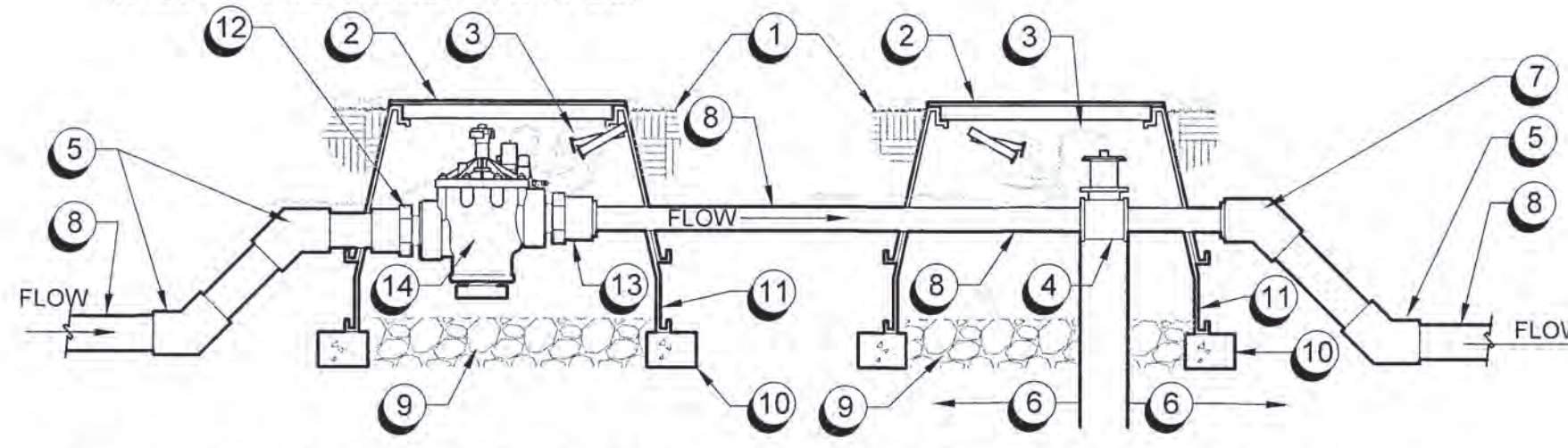
NOTE:  
ALL GROUNDING REQUIREMENTS AND ELECTRICAL WORK FOR CONTROLLERS SHALL CONFORM TO THE LOCAL, STATE AND NATATIONAL ELECTRICAL CODES.

### C TOP-ENTRY PEDESTAL CONTROLLER

SCALE: N.T.S. HOA

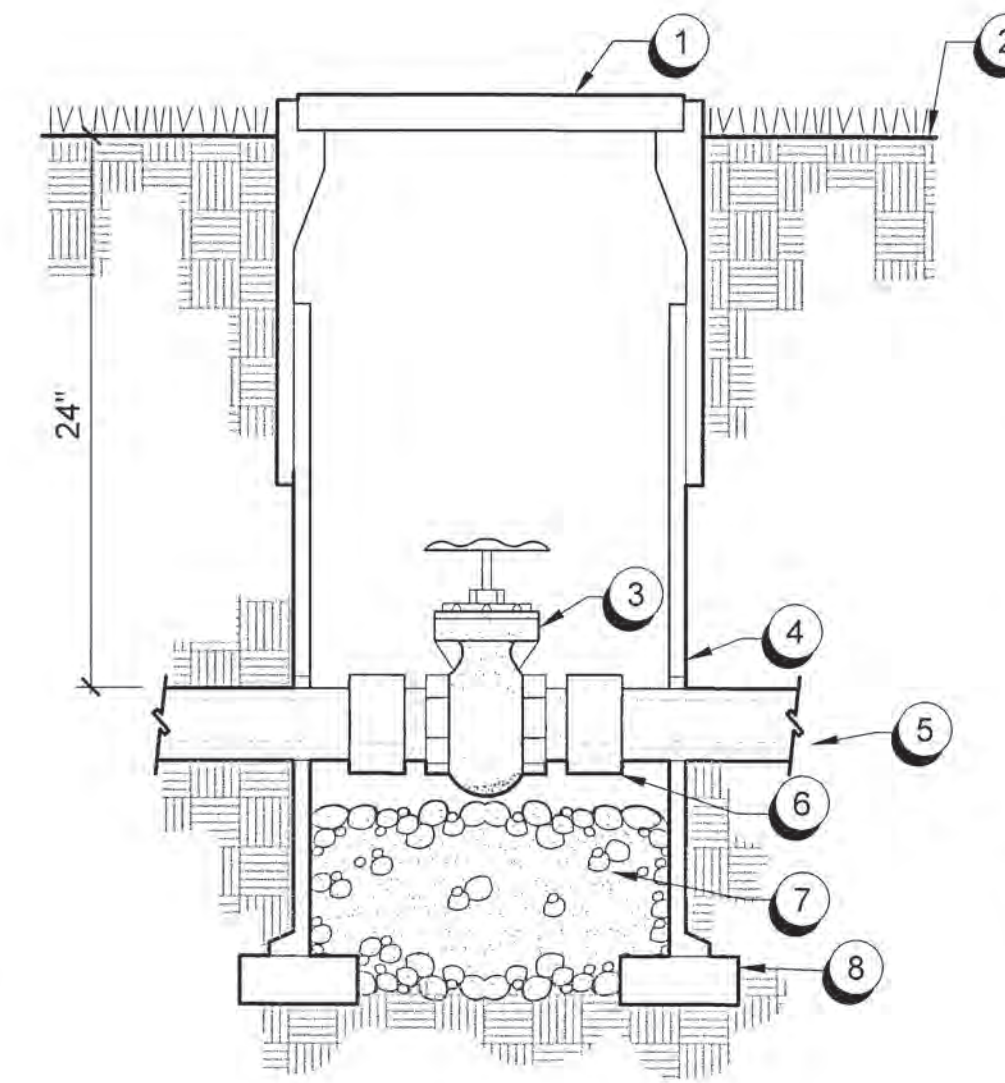
- 1 FINISH GRADE.
- 2 JUMBO VALVE BOX & COVER.
- 3 COMMUNICATION CABLE WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS.
- 4 TORO TFS-300 FLOW SENSOR.
- 5 PVC 45 DEGREE ELL (TYP.)
- 6 MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE WITHOUT FITTINGS.
- 7 PVC 45 DEGREE ELL, TYP. BUSH DOWN TO FLOW METER SIZE AS NECESSARY.
- 8 PVC MAINLINE - SEE IRRIGATION LEGEND FOR TYPE AND DEPTH.
- 9 GRAVEL (1 CU. FT.)
- 10 CONTINUOUS BRICK SUPPORTS.
- 11 VALVE BOX EXTENSIONS AS REQUIRED.
- 12 PVC MALE ADAPTER.
- 13 PVC MALE ADAPTER - BUSH DOWN TO FLOW METER SIZE AS NECESSARY.
- 14 SUPERIOR MASTER VALVE. MODEL NO. 3300.

NOTE:  
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



### E FLOW SENSOR / MASTER VALVE

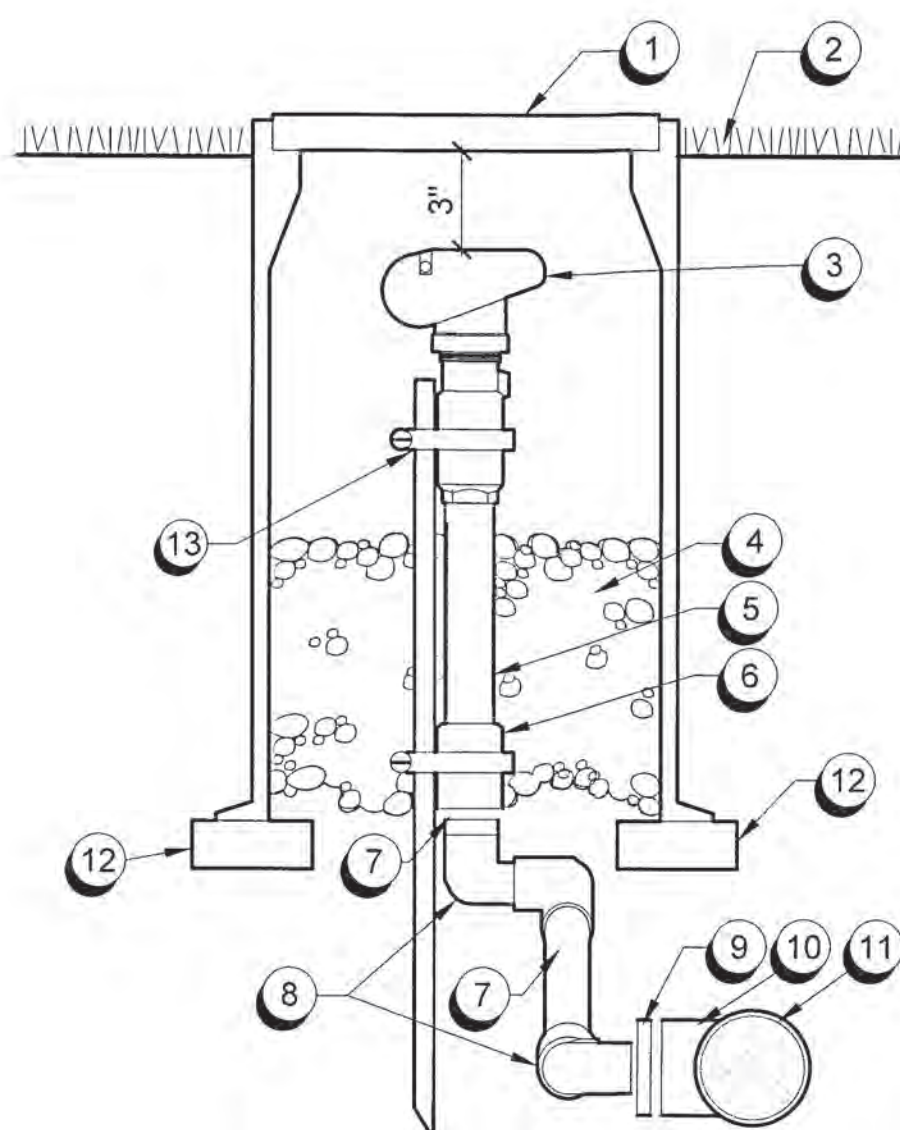
NOT TO SCALE HOA



- 1 ARMOR ACCESS PLASTIC VALVE BOX W/ GREEN LOCKING COVER OR EQUAL AND "GV" BURNED INTO LID (MIN 2" HIGH).
- 2 FINISH GRADE.
- 3 GATE VALVE W/ CHRISTY TAG.
- 4 VALVE BOX EXTENSION, LENGTH AS REQUIRED.
- 5 PVC MAINLINE.
- 6 LINE SIZE THREADED PVC MALE ADAPTER.
- 7 PEA GRAVEL.
- 8 BRICK SUPPORT

### F BRASS GATE VALVE 2" OR LESS

N.T.S. HOA



- 1 ROUND PLASTIC VALVE BOX W/ GREEN LOCKING COVER AND "QC" BURNED INTO LID (MIN. 2" HIGH).
- 2 FINISH GRADE.
- 3 QUICK COUPLER W/ LOCKING COVER
- 4 PEA GRAVEL 1 CU. FT. MIN. (HOLD ROCK ABOVE SWING JOINT)
- 5 SCH. 80 THREADED RISER; LENGTH AS REQ'D.
- 6 SCH. 40 COUPLING.
- 7 PVC SCH. 80 THREADED NIPPLE.
- 8 MARLEX DOUBLE SWING JOINT.
- 9 PVC SCH. 40 REDUCER BUSHING.
- 10 PVC SCH. 40 SST TEE.
- 11 PVC MAINLINE.
- 12 BRICK SUPPORTS.
- 13 3/16" REBAR STAKE W/ TWO STAINLESS STEEL HOSE CLAMPS.

### G STAKED QUICK COUPLER

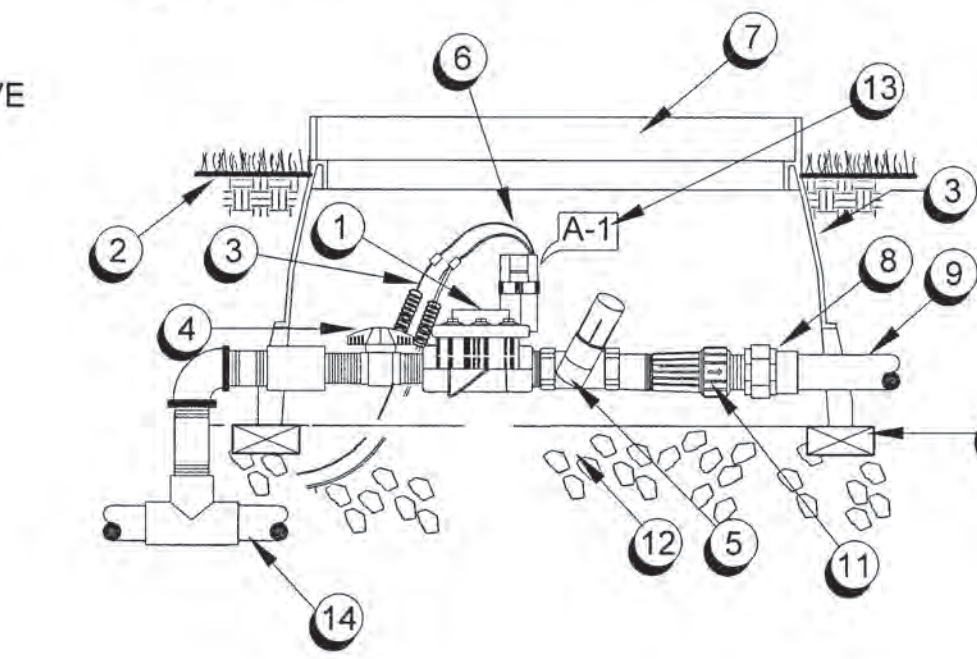
N.T.S. HOA

- NOTES:  
- ALL WIRE SHALL BE INSTALLED PER LOCAL CODE.  
- PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WRAPS AROUND A 1/2" DIA. PIPE).  
- SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREAS AND SET FLUSH WITH FINISH GRADE IN TURF AREAS.  
- SCH 80 FITTING UPSTREAM OF VALVE.  
- ATTACH PURPLE WARNING TAG.
- 1 REMOTE CONTROL VALVE PER LEGEND.
  - 2 FINISH GRADE. COMPACT SOIL AROUND VALVE BOX.
  - 3 WIRE CONNECTORS.
  - 4 MANUAL BALL VALVE, SAME SIZE AS REMOTE CONTROL VALVE.
  - 5 CONTROL WIRES.
  - 6 RECTANGULAR PURPLE PLASTIC VALVE BOX W/ LOCKING COVER AND VALVE I.D. BURNED INTO LID (MIN. 2" HIGH).
  - 7 PVC UNION.
  - 8 PVC LATERAL PIPE.
  - 9 BRICK SUPPORTS.
  - 10 3/4" PEA GRAVEL 1 C.F. MINIMUM.
  - 11 CHRISTY I.D. TAG; NUMBERED TO MATCH PLANS.
  - 12 PVC MAINLINE.
  - 13 PURPLE CHRISTY TAG.

### H REMOTE CONTROL VALVE W/ BALL VALVE

N.T.S. HOA

- NOTE:  
1. REFER TO MHCS STANDARD DETAILS LI-11, LI-13 AND LI-15 FOR ADDITIONAL INSTALLATION REQUIREMENTS.  
2. DRIP SYSTEMS TO USE WYE STRAINER AND PRESSURE REGULATOR AS INDICATED.  
3. SUPPORT VALVE BOX ON BRICKS, ONE IN EACH CORNER, SET TOP OF VALVE BOX AT FINISH GRADE AS DESCRIBED IN MHCS STD. DETAIL LI-11.



- 1 HUNTER PCZ-101 DRIP CONTROL ZONE KIT, INCLUDES FILTER AND PRESSURE REGULATOR.
- 2 FINISH GRADE, COMPACT SOIL AROUND VALVE BOX
- 3 WIRE CONNECTORS
- 4 1" SPEARS SCH 80 BALL VALVE
- 5 WYE FILTER
- 6 CONTROL WIRES
- 7 RECTANGULAR GREEN PLASTIC JUMBO VALVE BOX WITH BOLT DOWN LID - ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN PER MHCS STD. DETAIL LI-15.
- 8 PVC UNION
- 9 PVC LATERAL PIPE (DEPTH PER SPECIFICATION)
- 10 BRICK SUPPORTS
- 11 PRESSURE REGULATOR
- 12 PEA GRAVEL SUMP 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 13 CHRISTY I.D. TAG.
- 14 PVC MAINLINE

### I DRIP REMOTE CONTROL VALVE

SCALE: N.T.S. HOA

REVISIONS	App	
Descriptions	Date	
NEIGHBORHOOD B1/B7/B8 - TRACT 3819 ADDITION	05/20/24	
No.		
PROJECT		

DATE: MAY 13, 2020  
DRAWN BY: DVC  
PROJ. ENGR. BF  
PROJ. MGR. BG

**COMMUNITY SERVICES DISTRICT**  
**HOA**

Approved By: *[Signature]*  
DEVON GROOME, RCE 88075  
ENGINEER V  
Date: 05/14/2024

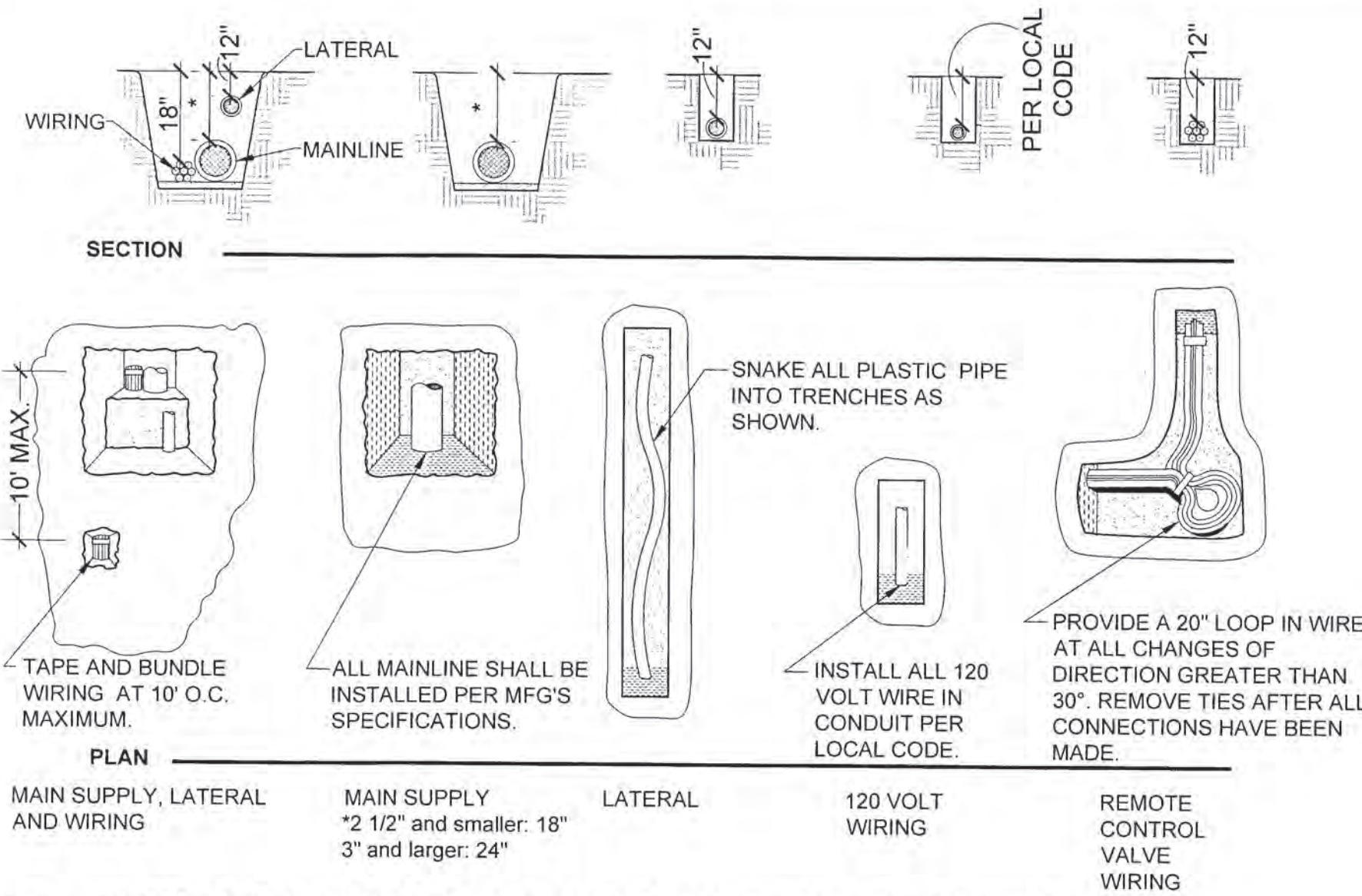
**LANDSCAPE ARCHITECT**  
No. 5785  
VTA  
STATE OF CALIFORNIA

**IRRIGATION DETAILS**

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
**NEIGHBORHOOD 'A'/B' - NEIGHBORHOOD 'B' TRACT B2B3, B4, B5, B6, B7 & B8 IN-TRACT LANDSCAPE GUIDELINES**

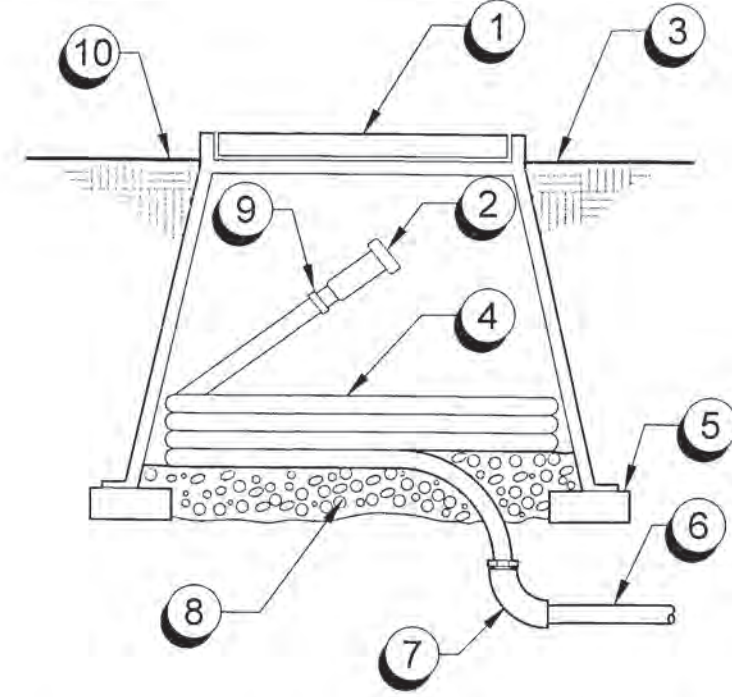
VTA JOB No. 03723  
PLAN FILE NO. 0607

SHEET: 36 OF 37  
**L-5.4**



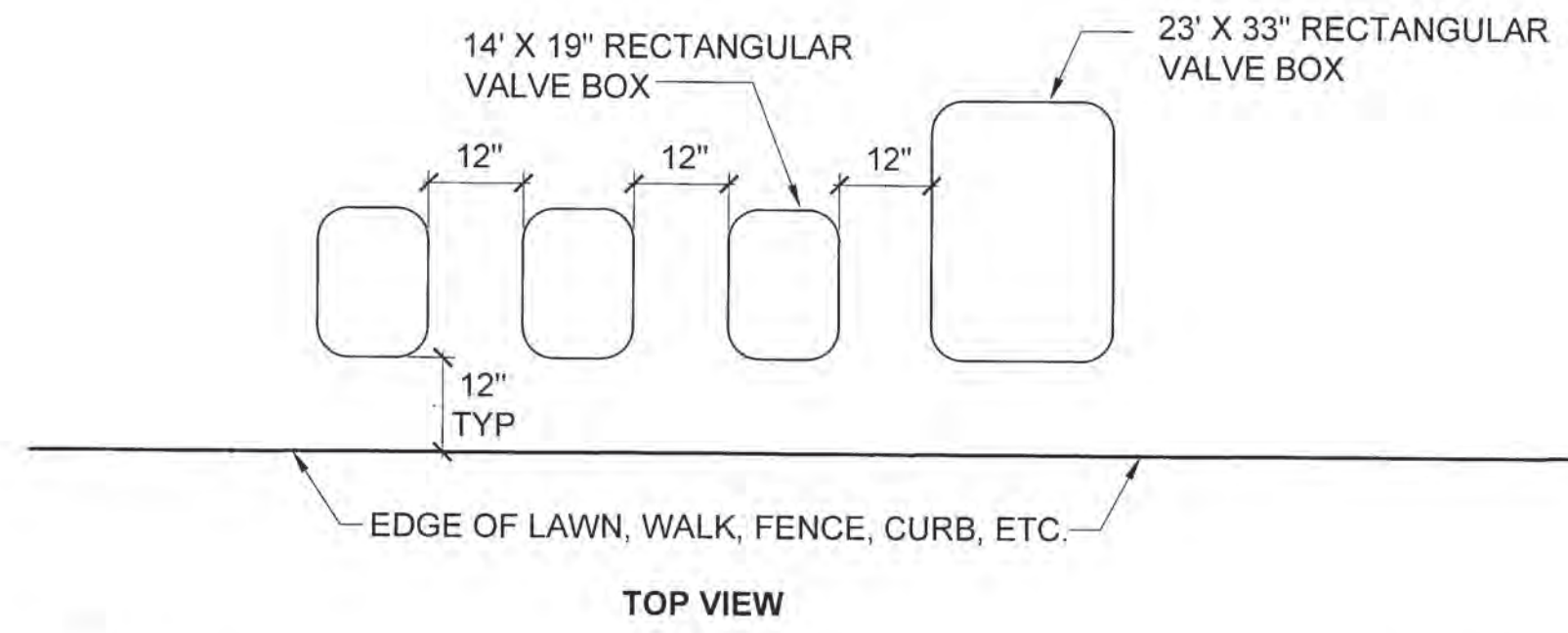
**A PIPE & WIRE TRENCHING DETAIL**  
N.T.S. HOA

**NOTES:**  
1. ATTACH A HOSE TO END PLUG FOR FLUSHING SYSTEM AWAY TO DRAINS.  
2. THIS DETAIL IS TYPICAL FOR ALL EMITTER LATERAL ENDS.



- 1 CARSON 910-12B PLASTIC BOX OR EQUAL.
- 2 FLUSHING END PLUG.
- 3 1" IN LAWN - 2" IN SHRUB/ GROUND COVER AREAS.
- 4 3' COIL OF 1/2" PVC SALCO ALGAE RESISTANT FLEXIBLE HOSE - USE IPS WELD-ON #795 SOLVENT CEMENT ON THIS HOSE.
- 5 BRICK SUPPORTS.
- 6 PVC LATERAL PIPE.
- 7 PVC SCHEDULE 40 SS ELL.
- 8 3/4" PEA GRAVEL 4" DEEP (NO SOIL IN BOX).
- 9 SCHEDULE 40 PVC ADAPTER FOR 1/2" IPS SOCKET TO SALCO HOSE (2 TOTAL).
- 10 FINISH GRADE.

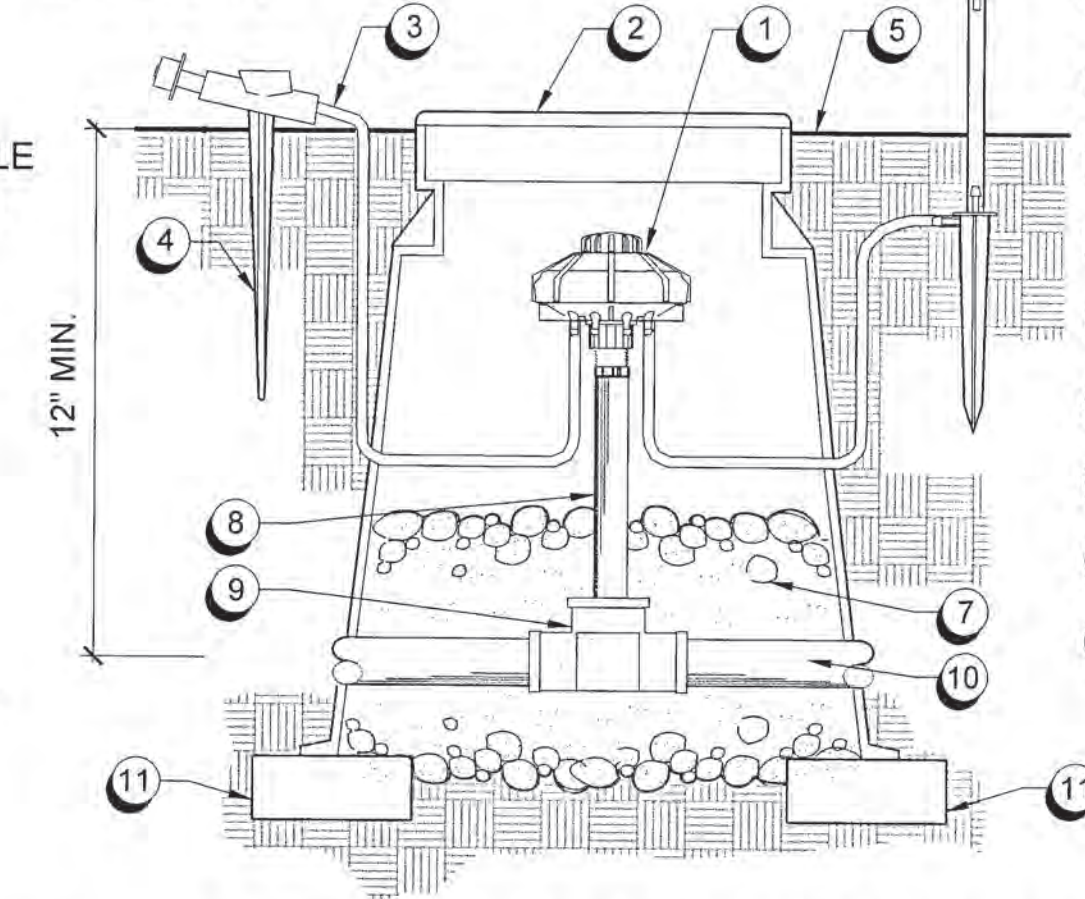
**D EMITTER FLUSHING PLUG**  
SCALE: N.T.S. HOA



**NOTES:**  
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.  
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.  
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/ SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.  
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.  
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

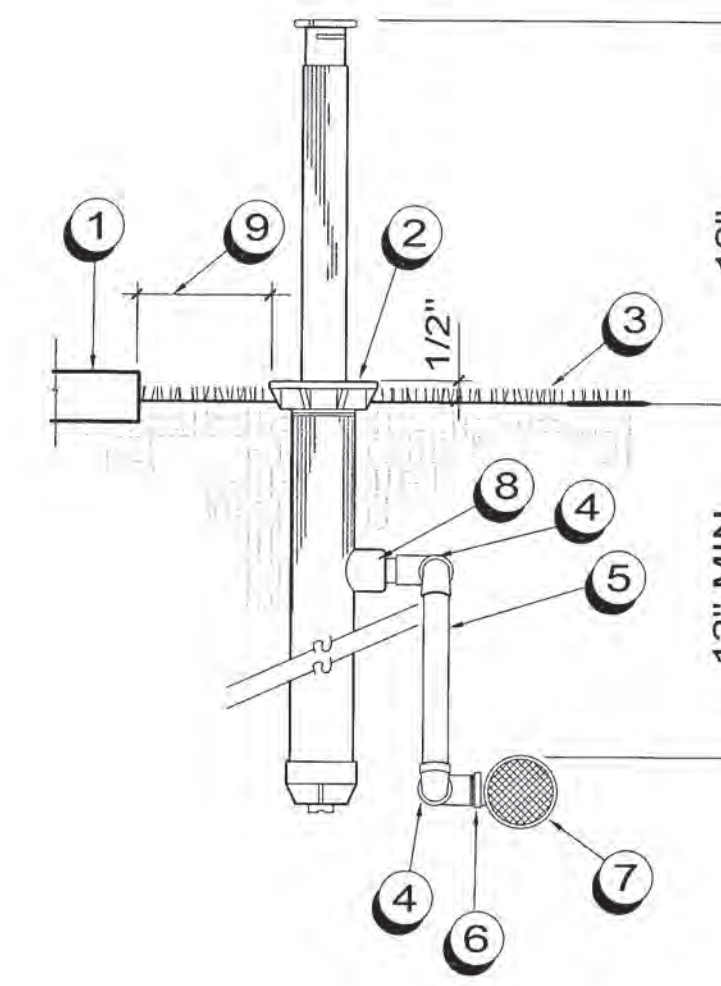
**B VALVE BOX INSTALLATION**  
SCALE: 1/4" = 1'-0" HOA

**NOTES:**  
PROVIDE EMITTER OUTLETS AS FOLLOWS:  
#1 SHRUB - (1)  
#2 SHRUB - (1)  
#5 SHRUB - (2)  
#15 SHRUB - (4)



- 1 PRESSURE COMPENSATING MULTI-OUTLET EMITTER.
- 2 OLSON VALVE BOX OR APPROVED EQUAL.
- 3 DISTRIBUTION TUBING AND BUG CAP.
- 4 6" TUBING STAKE.
- 5 FINISH GRADE.
- 6 POLYFLEX RISER (LENGTH AS NEEDED).
- 7 3/4" PEA GRAVEL; 1 CU FT MIN.
- 8 SCH 80 PVC RISER.
- 9 SCH 40 SST TEE.
- 10 PVC LATERAL PIPE.
- 11 BRICK SUPPORTS.

**E MULTI OUTLET EMITTER**  
N.T.S. HOA



- 1 SIDEWALK, CURB, ETC.
- 2 POP-UP MULTI-STREAM HEAD, INSTALL 1" ABOVE FINISH GRADE AND ADJUST TO 1/2" ABOVE GRADE ONCE TURF BECOMES ESTABLISHED
- 3 FINISH GRADE
- 4 MARLEX STREET ELL
- 5 PVC SCH. 80 NIPPLE LENGTH AS REQUIRED
- 6 PVC SCH40 SST TEE
- 7 LATERAL LINE
- 8 SIDE INLET FOR 12" POP-UP
- 9 1" MIN. HEAD CLEARANCE AT IMPERMEABLE SURFACE DRAINING TO LANDSCAPE. 24" MIN. HEAD CLEARANCE AT IMPERMEABLE SURFACE DRAINING TO GUTTER/STORM DRAIN SYSTEM.

**C 12" POP-UP TURF MULTI-STREAM HEAD**  
N.T.S.

<b>REVISIONS</b>	
No.	Descriptions
1	NEIGHBORHOOD B6/B7/B8 TRACT B2/B3 ADDITION
Date	06/20/24
<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b> Approved By: <i>Devon Crowe</i> DEVION CROWE, RCE 88075 Title: ENGINEER Date: 6/14/2024	
DATE:	MAY 13, 2020
DRAWN BY:	DVC
PROJ. ENGR.:	BF
PROJ. MGR.:	BG
<b>vanderhoof - Associates</b> LANDSCAPE ARCHITECT West Sacramento, CA 2000 Creekside Blvd., Suite 100 West Sacramento, CA 95691 www.vanderhoofassociates.com	
<b>MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT</b> <b>NEIGHBORHOOD 'A'/'B' - NEIGHBORHOOD 'B'</b> <b>TRACT B2/B3, B4, B6, B6, B7 &amp; B8</b> <b>IN-TRACT LANDSCAPE GUIDELINES</b> <b>IRRIGATION DETAILS</b>	
VTA JOB No.	03723
PLAN FILE NO.	0607
SHEET 37 OF 37	
<b>L-5.5</b>	