

PLAN REVISIONS		
NO.	DATE	REVISION

ODELL
ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350

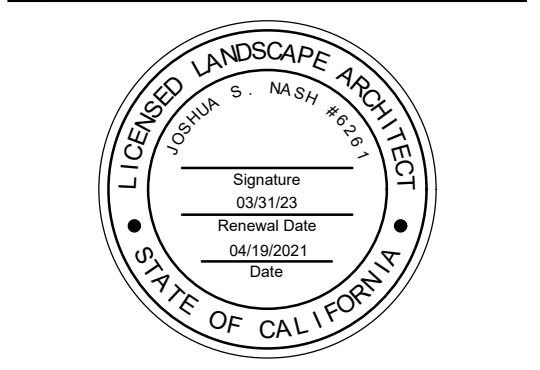
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LANDSCAPE IMPROVEMENT PLANS

OAKLEY SELLERS VILLAGE
STREET TREE MASTER PLAN AND
PRODUCTION HOMES

CITY, CALIFORNIA

STREET TREE
MASTER PLAN



APPROVED: _____

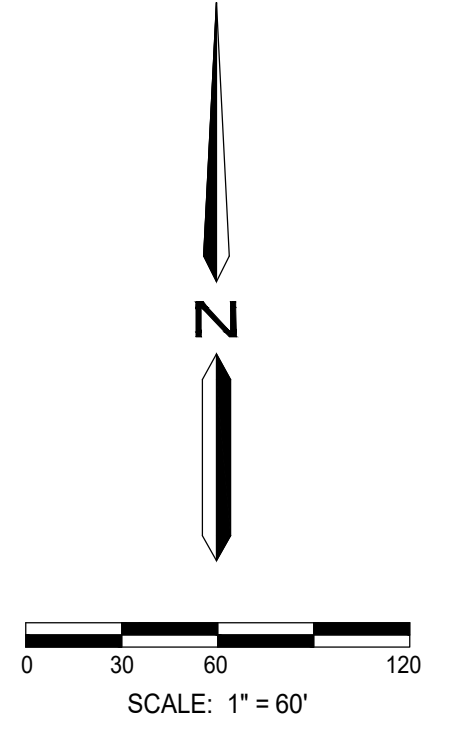
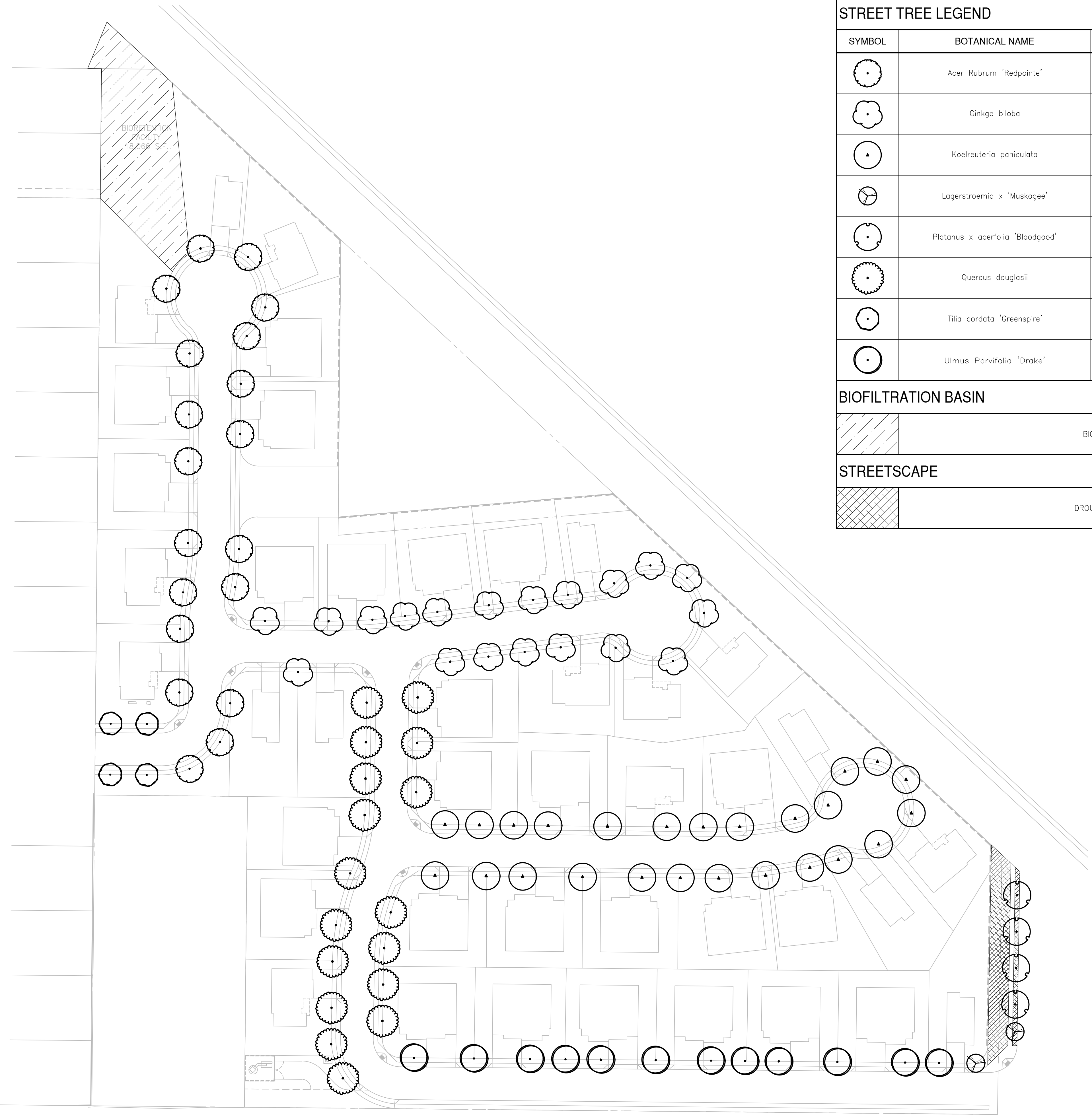
DESIGNED: TH
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SCALE: 1"=60'
DATE: 04/19/2021
JOB NO.: 35750
FILE NO.: 35750-PT-STREET TREES.DWG

SHEET NO.
L1.0
OF
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STREET TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	Acer Rubrum 'Redpointe'	Redpointe Maple	15 GAL	MODERATE
	Ginkgo biloba	Maidenhair Tree	15 GAL	MODERATE
	Koelreuteria paniculata	Golden Rain Tree	15 GAL	MODERATE
	Lagerstroemia x 'Muskogee'	Crape Myrtle Light Lavender	15 GAL	LOW
	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree	15 GAL	MODERATE
	Quercus douglasii	Blue Oak	15 GAL	VERY LOW
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	15 GAL	MODERATE
	Ulmus Parvifolia 'Drake'	Drake Lacebark Elm	15 GAL	LOW

BIOFILTRATION BASIN	
	BIOFILTRATION GRASS MIX

STREETSCAPE	
	DROUGHT TOLERANT PLANTING



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GENERAL PLANTING NOTES

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- ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
- PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING PLANTING RELATED INSTALLATIONS.
- CONTRACTOR TO PURCHASE AND PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE LANDSCAPE WORK (I.E. TREE PLANTING, LAWN HYDROSEEDING, ETC.) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTION OF THESE ITEMS UNTIL THE PROJECT IS COMPLETE.
- ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE INFORMATION, NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF SYMBOLS SHOWN ON THE PLANS SHALL HAVE PRIORITY OVER THE NUMBERS GIVEN.

SOIL PREPARATION

- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE PLANTER AREAS FOR EXTREME COMPACTION PARTICULARLY AROUND CONSTRUCTION AREAS. PROVIDE MEANS FOR RIPPING TO A DEPTH OF TWELVE INCHES (12") ALL COMPACTED AREAS TO INSURE PROPER ROOT GROWTH OF NEW PLANTINGS.
- CULTIVATE TOP SIX INCHES (6") OF SOIL IN ALL AREAS.
- NO SOIL SHALL BE HANDLED OR WORKED WHEN IN A MUDDY CONDITION.
- FINISH GRADE SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE BEFORE ANY PLANTING BEGINS.
- AN EVEN FINISHED GRADE WITH NO RIDGES OR DEPRESSIONS SHALL BE CAREFULLY MAINTAINED DURING OPERATIONS TO ENSURE PROPER SURFACE DRAINAGE.
- LAWN AREAS SHALL BE FINE GRADED TO WITHIN ONE INCH (1") BELOW ADJACENT SURFACES.
- THE CONTRACTOR SHALL PERFORM A SOILS FERTILITY TEST AND SUBMIT SAMPLE TO A REPUTABLE SOILS LABORATORY. CONTRACTOR SHALL SUBMIT RESULTS OF SOILS TEST TO THE LANDSCAPE ARCHITECT FOR APPROVAL OR MODIFICATION.
- FOR BID PURPOSES ONLY; THE FOLLOWING MINIMUM AMENDMENTS SHALL BE INCORPORATED INTO ALL PLANTED AREAS AND TILLED INTO THE SOIL TO A DEPTH OF SIX TO TWELVE INCHES (6"-12"):
--6-20-20 FERTILIZER AT 25LBS PER 1,000 S.F.
--NITRIFIED REDWOOD SHAVINGS AT 4 CUBIC YARDS PER 1,000 S.F.
--SOIL SULFUR AT 15LBS PER 1,000 S.F.

PLANT MATERIAL

- SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER/LANDSCAPE ARCHITECT.
- PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM NOXIOUS WEEDS, PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS AND COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. DO NOT "TOP" TREES.
- ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY REJECTED MATERIAL.
- CONTRACTOR TO PROVIDE PLANT MATERIAL DELIVERY TO JOB SITE. CONTRACTOR IS RESPONSIBLE FOR STORAGE, CARE, INSTALLATION, AND GUARANTEE FROM TIME OF DELIVERY. DO NOT STORE PLANT MATERIAL ON CONCRETE OR ASPHALT SURFACES.

WEED CONTROL

- CONTRACTOR SHALL COMPLETELY REMOVE ALL WEEDS AND REFUSE FROM SITE PRIOR TO PERFORMING ANY SITE IMPROVEMENT.
- THOROUGHLY WATER TREES, SHRUBS, AND GROUND COVER IMMEDIATELY AFTER PLANTING.
- RELOCATION OF TREES; IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF THE TREE HOLES, ALTERNATE LOCATIONS WILL BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE PRUNED TO REMOVE BROKEN AND DAMAGED LIMBS AND BRANCHES. NO OTHER PRUNING IS APPROVED.
- INSTALL STREET TREES PER CITY OF MANTECA RESIDENTIAL STREET TREE PLANTING (ST-26).
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 5' OF A PAVED SURFACE. SEE DETAILS FOR MORE INFORMATION.
- 3" TOP-DRESSING OF 2" CHIP WOOD MULCH (OWNER TO SELECT COLOR) TO BE INSTALLED PER DETAILS.
- IT IS RECOMMENDED TO ADD FERTILIZER TABLET BEST-PAKS (20-10-5) PLANTER PACKETS, OR EQUAL, PLACED IN ALL PLANTING PITS PER DETAILS.

PLANTING OPERATIONS

- ALL PLANTS SHALL BE PLANTED, STAKED, AND TIED ACCORDING TO THESE PLANS.
- STAKE TREES AT THE LOWEST POINT WHERE THE TREE CAN SUPPORT ITSELF.
- THOROUGHLY WATER TREES, SHRUBS, AND GROUND COVER IMMEDIATELY AFTER PLANTING.
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- IT IS RECOMMENDED TO ADD FERTILIZER TABLET BEST-PAKS (20-10-5) PLANTER PACKETS, OR EQUAL, PLACED IN ALL PLANTING PITS PER DETAILS.

PLANT ESTABLISHMENT AND MAINTENANCE PERIODS

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD OF FIFTEEN (15) DAYS COMMENCING AT COMPLETION OF PLANT MATERIAL INSTALLATION.
- APPROXIMATELY 30 DAYS AFTER INITIAL PLANTING, APPLY A BALANCED FERTILIZER TO TURF AND SHRUB AREAS PER MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE SHALL BE MAINTAINED BY THE HOMEOWNER AFTER THE INSTALLATION: INCLUDING MOWING AND MAINTENANCE OF TURF, SHRUBS, TREES, FERTILIZATION, REMOVING CLIPPINGS FROM SITE, EDGING, AND THE CONTROL OF WEEDS. ADJUSTMENTS TO THE IRRIGATION SYSTEM FOR TIME AND DURATION OF FLOWS AND REPLACEMENT AND ADJUSTMENTS TO HEADS AND NOZZLES ARE ALSO REQUIRED.
- THE HOME OWNER SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL.

ACCEPTANCE

- COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY OWNER. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE LANDSCAPE CONTRACTOR AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY OWNER.
- UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE PROGRAM AND DOCUMENTATION TO THE OWNER.

GUARANTEE

- ALL TREES AND SHRUBS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO LIVE AND GROW IN A HEALTHY UPRIGHT POSITION DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS. REPLACEMENT MATERIAL WILL BE AT THE LANDSCAPE CONTRACTOR'S EXPENSE EXCEPT IF VANDALIZED OR STOLEN.

WATER CONSERVATION STATEMENT

- I HAVE COMPLIED WITH THE CRITERIA OF THE (STATE/CITY WATER CONSERVATION) ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- CHANGES TO THE APPROVED PLANS OR FIELD SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER/LANDSCAPE ARCHITECT. IF THE OWNER/CONTRACTOR DEVIATES FROM THE APPROVED PLAN WITHOUT PRIOR WRITTEN APPROVAL THEY WILL BE REQUIRED TO MAKE ANY CORRECTIONS, AT THEIR OWN EXPENSE, TO BRING THE LANDSCAPE AND IRRIGATION INTO COMPLIANCE WITH THE APPROVED PLANS AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

CLOSE-OUT DOCUMENTS

- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL SUPPLY A "CERTIFICATE OF COMPLETION" DOCUMENT. THE DOCUMENT SHALL INCLUDE:
 - PROJECT INFORMATION SHEET THAT CONTAINS:
 - DATE
 - PROJECT NAME
 - PROJECT APPLICANT NAME, TELEPHONE NUMBER, AND MAILING ADDRESS.
 - PROJECT ADDRESS
 - PROPERTY OWNER NAME, TELEPHONE NUMBER AND MAILING ADDRESS.
 - CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE DESIGNER OF THE IRRIGATION DESIGN PLAN OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
 - WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION.
 - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
 - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE E. IRRIGATION AUDIT REPORT.
 - SOILS ANALYSIS REPORT IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS.

PLANT LEGEND

SYMBOL	PALETTE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COMMENTS/NOTES
PARKSTRIP TREES - REFER TO STREET TREE AND FENCING PLAN VILLAGE DD						
	NORTH/SOUTH STREETS	Acer Rubrum 'Redpointe'	Redpointe Maple	15 GAL	LOW	F&B, FGR, HI BR, MATCH, SL
	EAST/WEST STREETS	Ulmus Parvifolia 'Drake'	Drake Lacebark Elm	15 GAL	LOW	F&B, FGR, HI BR, MATCH, SL
LOT TREES						
	PALETTE 1	Lagerstroemia x 'Muskogee'	Crape Myrtle Light Lavender	15 GAL	LOW	F&B, FGR, LAVENDER FLW, HI BR, MATCH, SL
	PALETTE 2	Prunus c. 'Kroutor Vesuvius'	Purple Leaf Flowering Plum	15 GAL	MODERATE	F&B, FGR, PINK FLW, HI BR, MATCH, SL
	PALETTE 3	Cercis occidentalis	Western Redbud	15 GAL	LOW	F&B, FGR, PINK FLW, HI BR, MATCH, SL
ROOT BARRIER - (DEEP ROOT UB-18-2)						
SHRUBS						
	PALETTE 1	Xylosma c. 'Compacta'	Shiny Xylosma	5 GAL	LOW	F&B, FGR, LO BR, MATCH, SL
	PALETTE 2	Dodonea v. 'Purpurea'	Purple Hopsed Bush	5 GAL	LOW	BR GR, F&B, FGR, MATCH, SL
	PALETTE 3	Ligustrum j. 'Texanum'	Wax-Leaf Privet 'Pyramidal'	5 GAL	LOW	BR GR, F&B, FGR, WHITE FLW, MATCH
	PALETTE 1	Olea e. 'Little Ollie'	Little Ollie Olive	5 GAL	LOW	BR GR, F&B, FGR, MATCH
	PALETTE 2	Myrtus c. 'Compacta'	Myrtle	5 GAL	LOW	BR GR, F&B, FGR, MATCH
	PALETTE 3	Rhopilepis u. 'Minor'	Yedda Hawthorn	5 GAL	LOW	BR GR, F&B, FGR, WHITE FLW, MATCH
	PALETTE 1	Euryops pectinatus	Golden Daisy shrub	5 GAL	LOW	DV, F&B, FGR, YELLOW FLW, MATCH
	PALETTE 2	Anisodonta x 'Tara's Pink'	Cape Mallow	5 GAL	LOW	DV, F&B, FGR, PRPL FLW, MATCH
	PALETTE 3	Teucrium fruticosans	Bush Germander	5 GAL	LOW	BR GR, DV, F&B, FGR, BLUE FLW, MATCH
	PALETTE 1	Lantana m. 'Spreading Sunshine'	Lantana	1 GAL	LOW	F&B, FGR, YLLW FLW, MATCH
	PALETTE 2	Myoporum parvifolium 'Putah Creek'	Myoporum	1 GAL	LOW	F&B, FGR, MATCH
	PALETTE 3	Juniperus sabina 'Arcadia'	Arcadia Juniper	1 GAL	LOW	F&B, FGR, MATCH
	PALETTE 1	Tulbaghia v. 'Silver Lace'	Society Garlic	1 GAL	LOW	PINK/PURPLE FLW, MATCH, VAR
	PALETTE 2	Phormium t. 'Tom Thumb'	Dwarf New Zealand Flax	1 GAL	LOW	YELLOW FLW, MATCH, TRI SP
	PALETTE 3	Diets iridioides	African Iris	1 GAL	LOW	F&B, FGR, WHITE FLW, MATCH
GRASS						
		TURF - 90/10 DWARF FESCUE	SOD/LAWN	SOD	HIGH	INSTALL PER MAN. RECOMMENDATIONS

LANDSCAPE WATER-EFFICIENCY (MWEO) APPENDIX - D CHECKLIST
(CAN ONLY BE USED WHEN AGGREGATE LANDSCAPE AREAS ARE 2,500 SQUARE FEET OR LESS)

Landscap Parameters	Design Measures	Project Compliance (state Yes or No)
Compost	Incorporate Compost at a rate of at least four (4) cubic yards per 1,000 sq.ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	Yes
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.4) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	Yes
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	Yes
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	Yes
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape sub-meter is installed at non-residential landscape areas of 1,000 sq.ft. or more.	Yes

I agree to comply with the requirements of the prescriptive compliance option of the MWEO per Appendix D.

Signature of property owner or authorized representative

Date

Notes:

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

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- IRRIGATION SHALL BE CONSISTENT WITH THE CITY WATER CONSERVATION REQUIREMENTS AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
- PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
- ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF SITE WORK.
- CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR SUCCESSFUL COMPLETION OF PROJECT PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PROJECT RELATED ARCHITECTURAL OR ENGINEERING DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL REPAIR, REPLACE, OR COMPENSATE OWNER FOR ALL ITEMS DAMAGED BY THEIR WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION EFFORTS WITH THOSE OF OTHER TRADES TO AVOID COSTLY DELAYS AND ERRORS.

CONTROLLER ASSEMBLY NOTES

- CONTRACTOR IS TO CONFIRM LOCATION OF CONTROLLER WITH OWNER PRIOR TO CONTROLLER INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTIONS BETWEEN THE 120 VOLT POWER SOURCE TO THE CONTROLLER, VALVES, AND ADDITIONAL IRRIGATION EQUIPMENT. FAILURE TO OBTAIN APPROVAL OF CONTROLLER ASSEMBLY LOCATION PRIOR TO INSTALLATION WILL RESULT IN OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER.
- LAMINATED, WATERPROOF, LEGIBLE, CHART OF THE IRRIGATION SYSTEM NOT EXCEEDING 11"x17" SHALL BE ADHERED TO THE INSIDE COVER OF THE CONTROLLER. ALL VALVES AND THEIR RESPECTIVE COVERAGE AREAS SHALL BE IDENTIFIED WITH SEPARATE AND DISTINCT COLORS.
- CONTROLLER SHALL COMPLY WITH ONE OF THE FOLLOWING CONFIGURATIONS:
 - ET-BASED AUTOMATIC CONTROLLER
 - AUTOMATIC CONTROLLER WITH RAIN SENSOR AND SOIL MOISTURE SENSOR.

IRRIGATION VALVE NOTES

- VALVE LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO STAKE THE LOCATIONS OF VALVES FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- VALVES ARE TO BE GROUPED TOGETHER AND INSTALLED IN SHRUB BEDS, UNLESS OTHERWISE INDICATED.
- INSTALL ALL VALVES PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.

DRIP AND LOW FLOW EMITTER NOTES

- INSTALL ALL DRIPLINE AND EMITTERS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS. TUBING TO BE INSTALLED DIRECTLY BENEATH BARK MULCH WITH GALVANIZED TIE-DOWN STAKES AS NEEDED.
- INSTALL (2) HUNTER HE-20-B (ZGPH) PER SHRUB, AND (4) HUNTER HE-40-B (ZGPH) EMITTERS FOR ALL TREES IN SHRUB BEDS (OR EQUAL).

OVERHEAD SPRAY AND ROTOR NOTES

- ALL HEADS SHALL INCLUDE A FACTORY INSTALLED DRAIN CHECK VALVE TO PREVENT LOW HEAD DRAINAGE.
- ALL HEADS SHALL INCLUDE A FACTORY INSTALLED PRESSURE REGULATOR. SEE LEGEND FOR SPECIFIED PRESSURE LEVELS OF INDIVIDUAL HEADS.
- AFTER INSTALLATION, ADJUST ALL ARCS AND THROWS FOR EVEN COVERAGE AND TO PREVENT OVERSPRAY ONTO PAVEMENT, BUILDINGS, WALLS, OR EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTMENTS TO THE RADIUS REDUCTION SCREW, SCREEN REPLACEMENTS, AND APPROVED NOZZLE REPLACEMENTS. ANY VERTICAL OBSTRUCTIONS NOT NOTED ON THESE PLANS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- ALL HEADS SHALL BE INSTALLED FLUSH AND PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE NOTED OR DETAILED.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED ADJACENT TO AN IMPERVIOUS SURFACE UNLESS THAT SURFACE DRAINS DIRECTLY INTO AND ADJACENT LANDSCAPE AREA.

ELECTRICAL WIRING NOTES

- WIRING TO BE INSTALLED IN SAME TRENCH AS MAINLINE WITH 12" OF COVER.
- CONTRACTOR TO SUPPLY TWO ADDITIONAL WIRES FROM CONTROLLER (STRETCHING ALONG THE ENTIRE MAINLINE) TO THE LAST VALVE OR STUB OF EACH AND EVERY LEG OF MAINLINE.
- CONTROL WIRE TO BE U.L. LISTED, DIRECT BURIAL #18UF AWG MINIMUM. MULTI-STRAND WIRE. WIRING TO BE COLOR CODED WITH CORRESPONDING STATION AT THE CONTROLLER AND VALVES.
- WATERPROOF CONNECTORS TO BE USED AT ALL WIRE CONNECTIONS.

PVC PIPING NOTES

- MAINLINES SHOULD BE LOCATED A MINIMUM OF 12" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES.
- NON-PRESSURIZED LINES ARE TO BE BURIED WITH A MINIMUM OF 12" COVER. PRESSURIZED MAINLINES ARE TO BE BURIED WITH A MINIMUM OF 18" COVER.
- SOLVENT WELD FITTINGS FOR MAINLINES 2" AND SMALLER SHALL BE SCHEDULE 40 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 40 FVC.

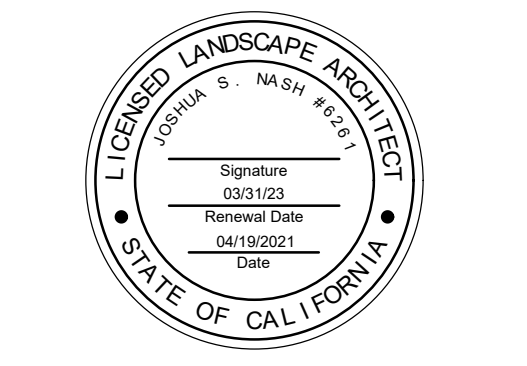
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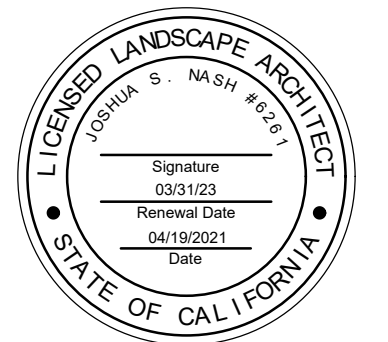
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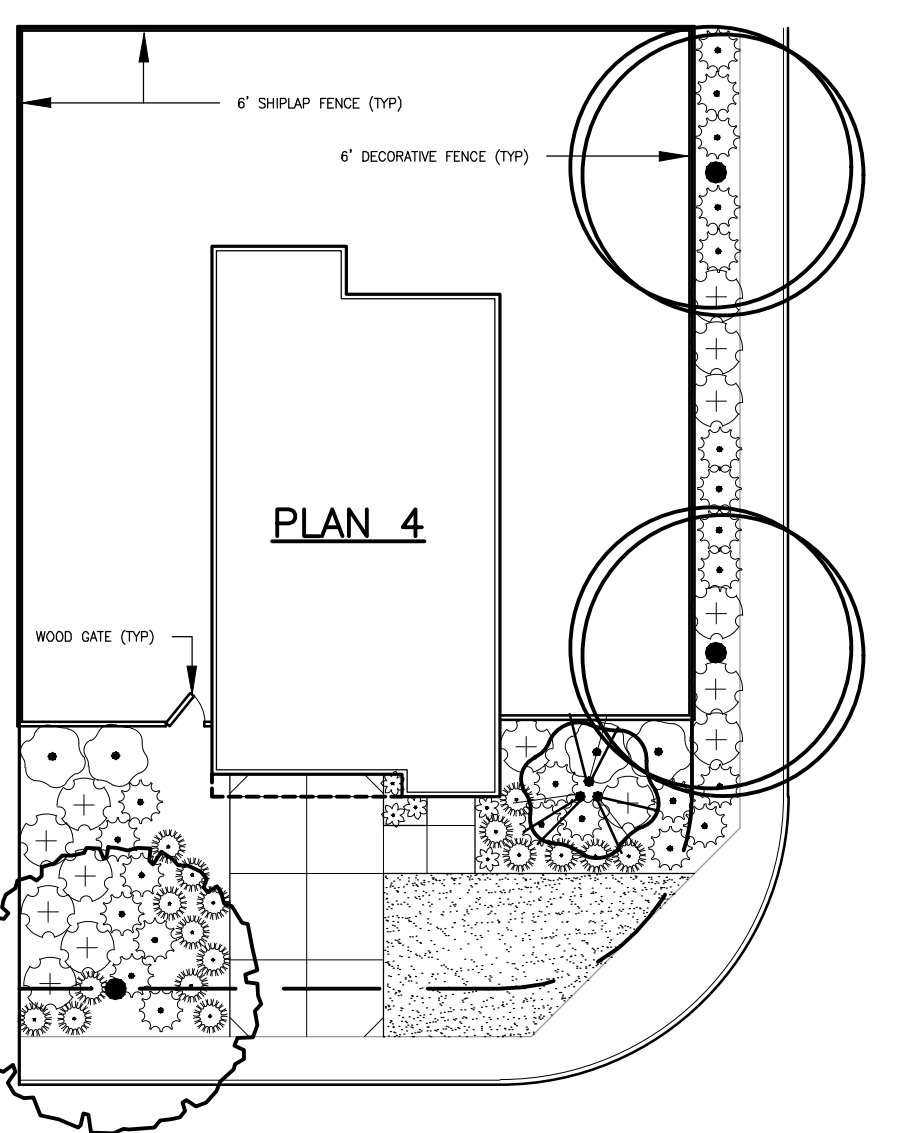
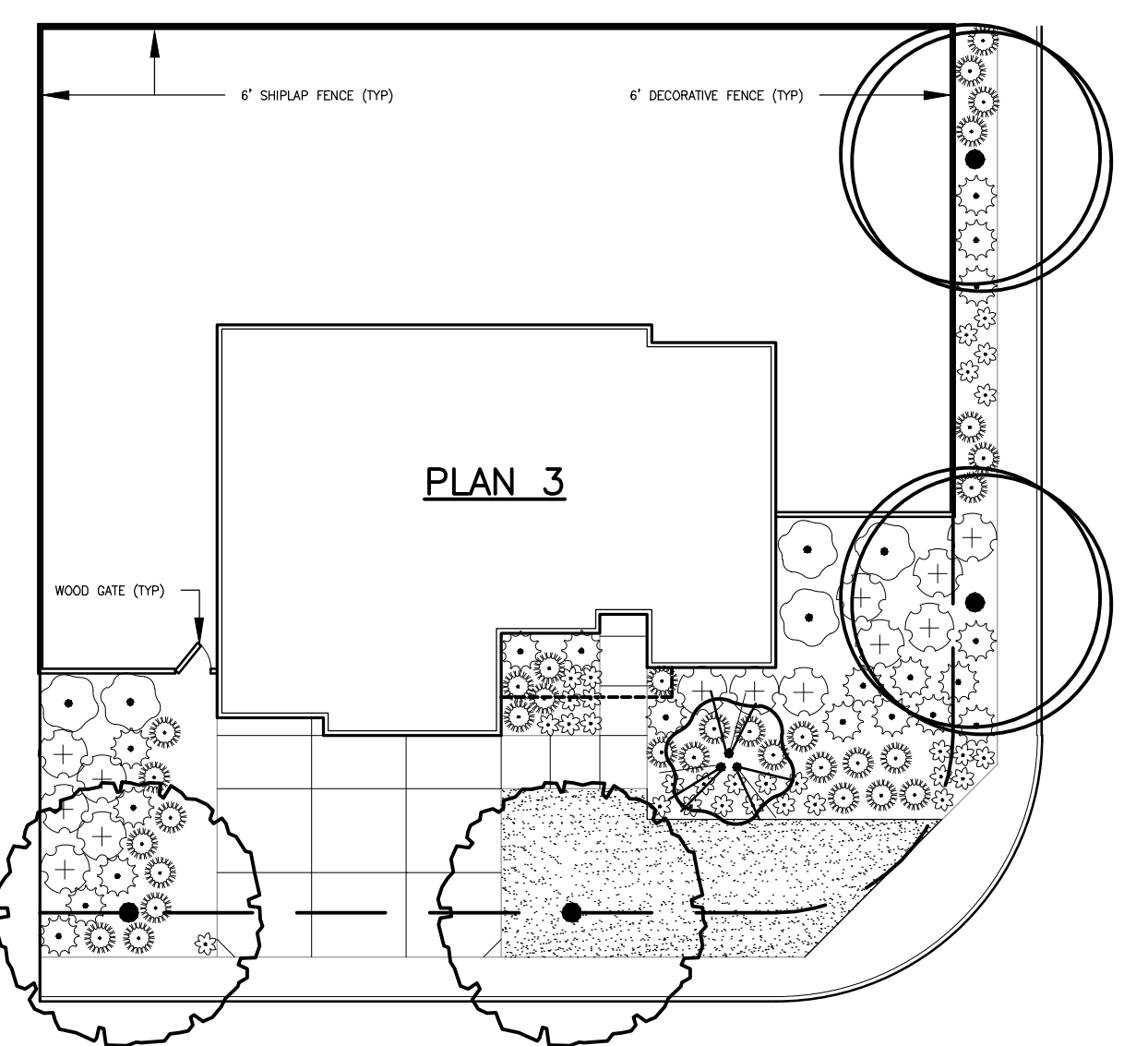
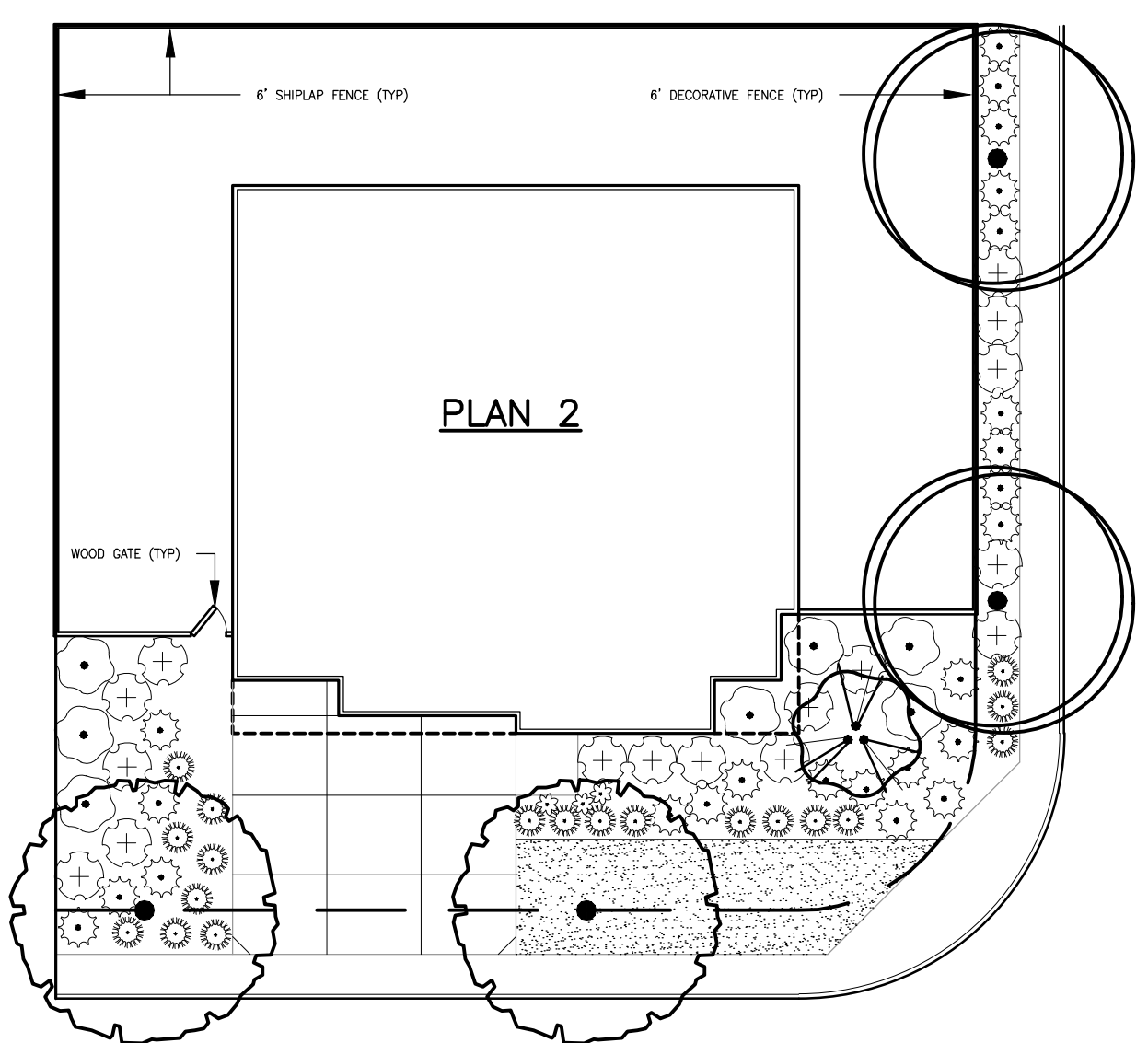
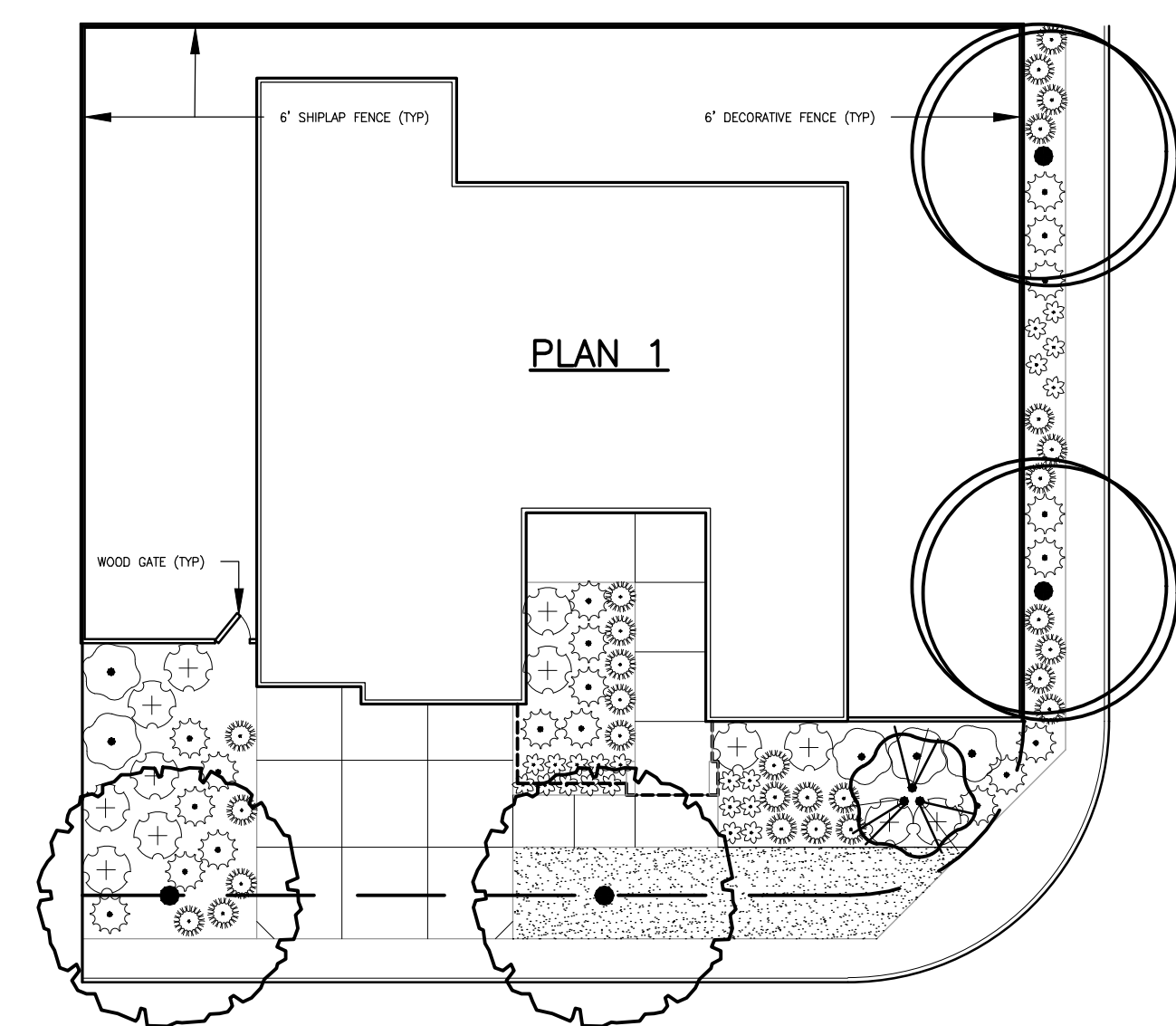
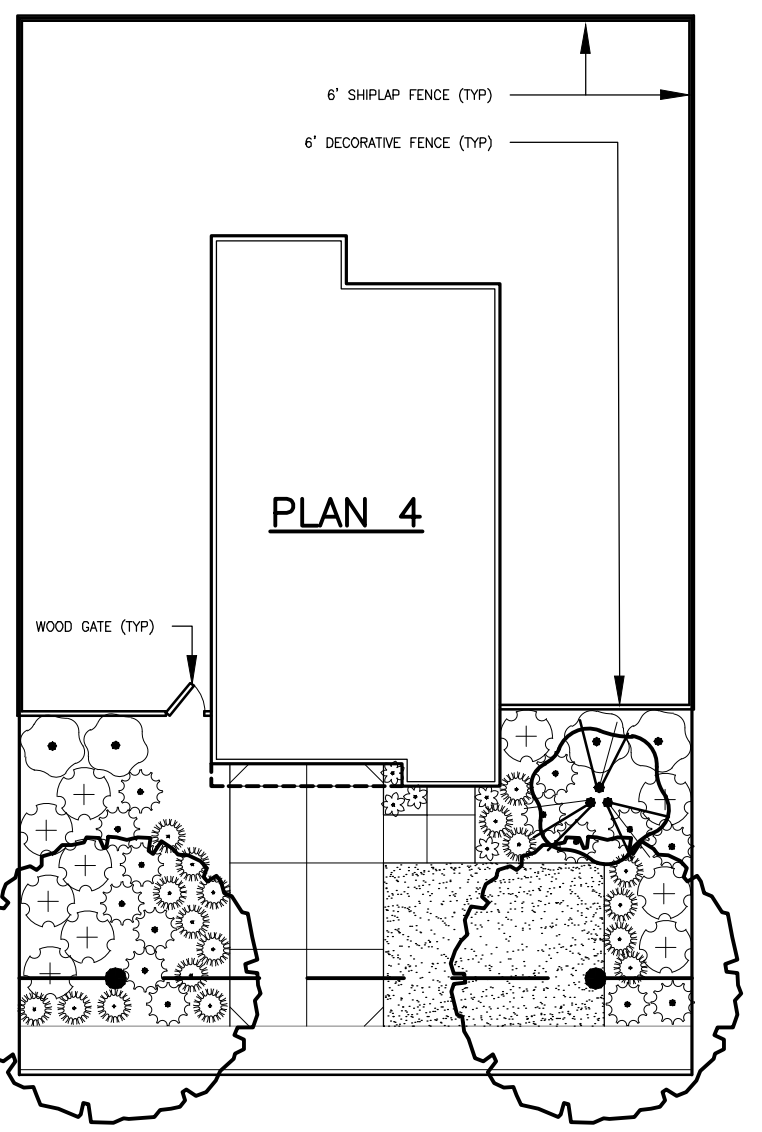
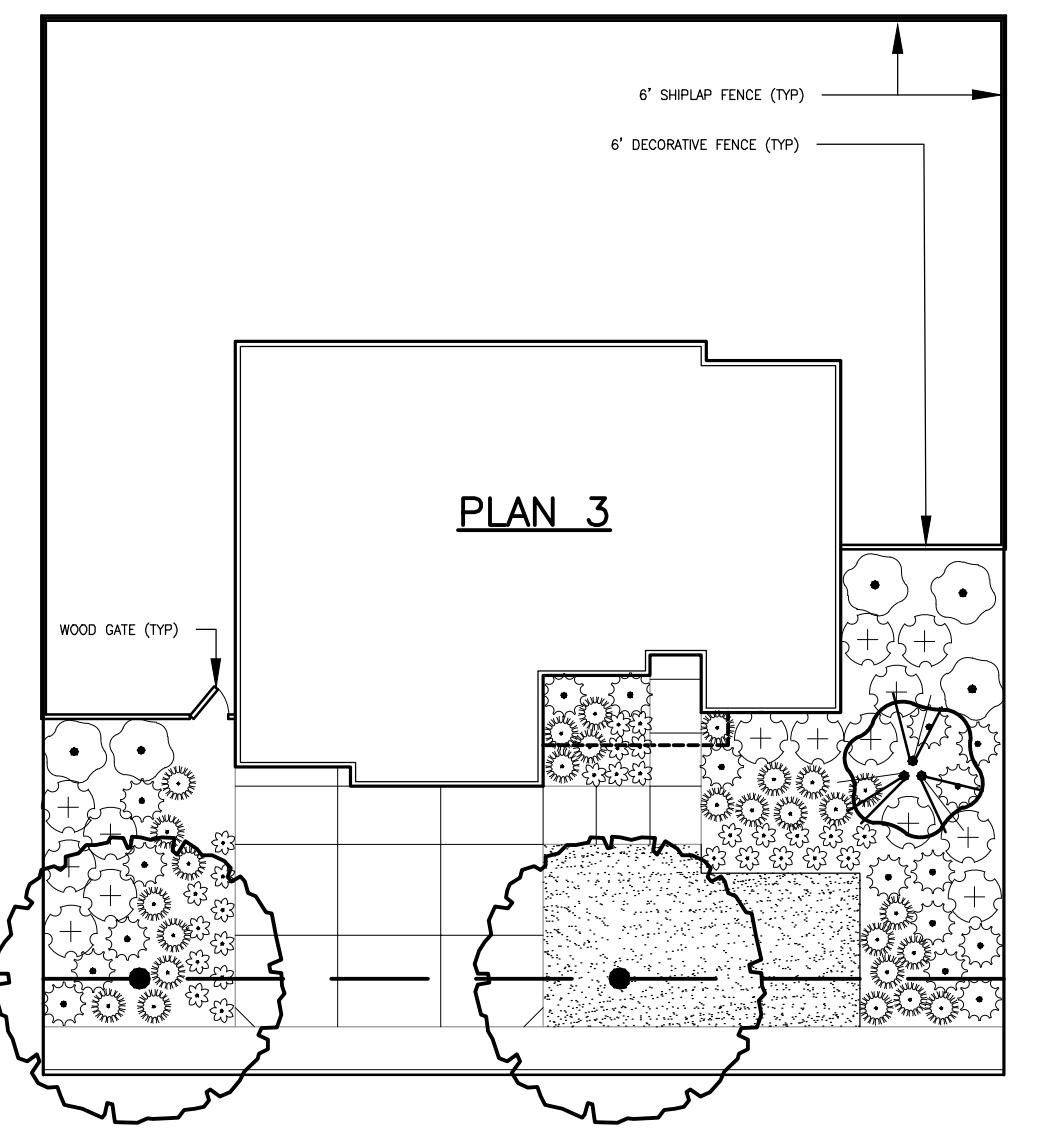
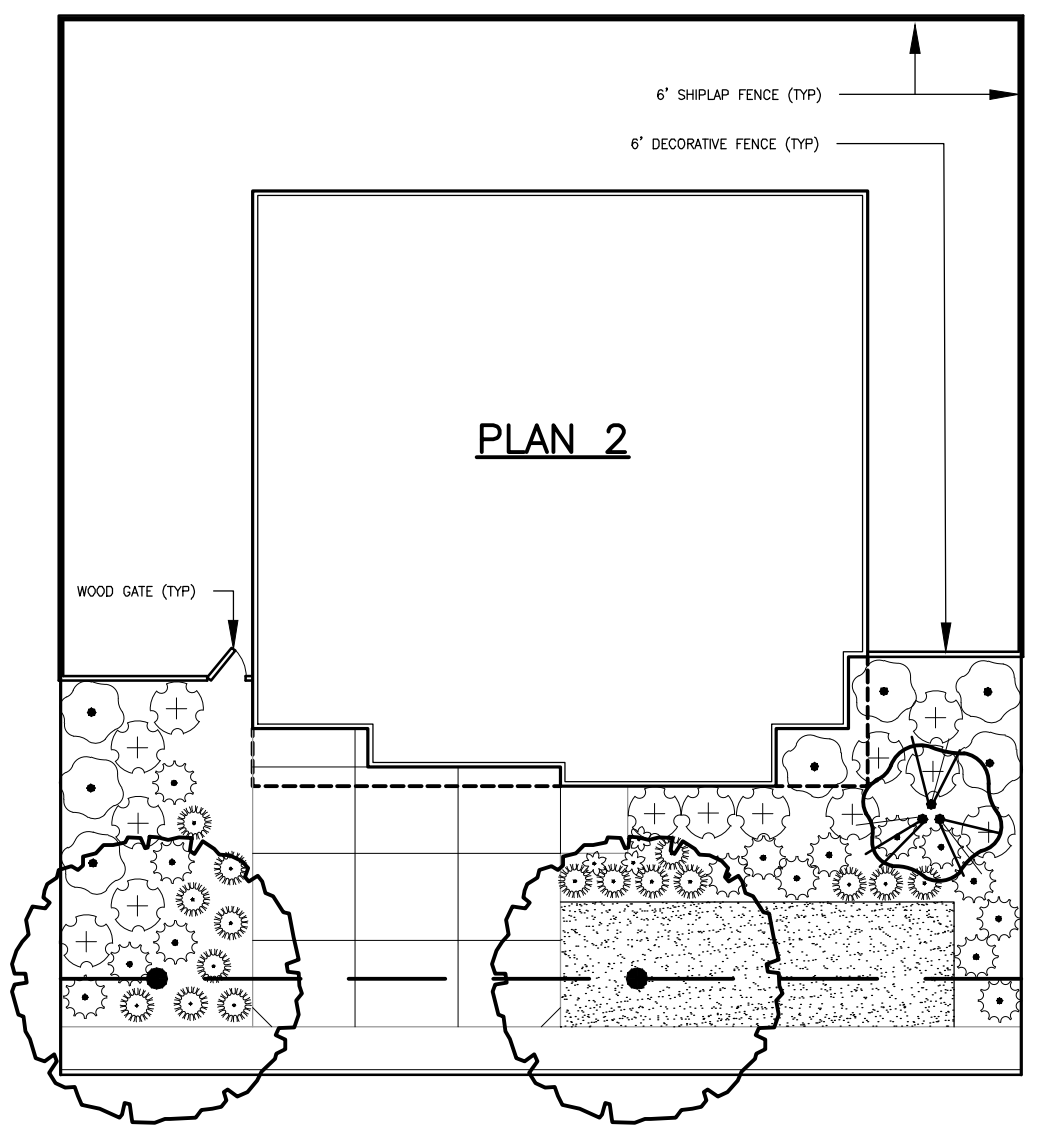
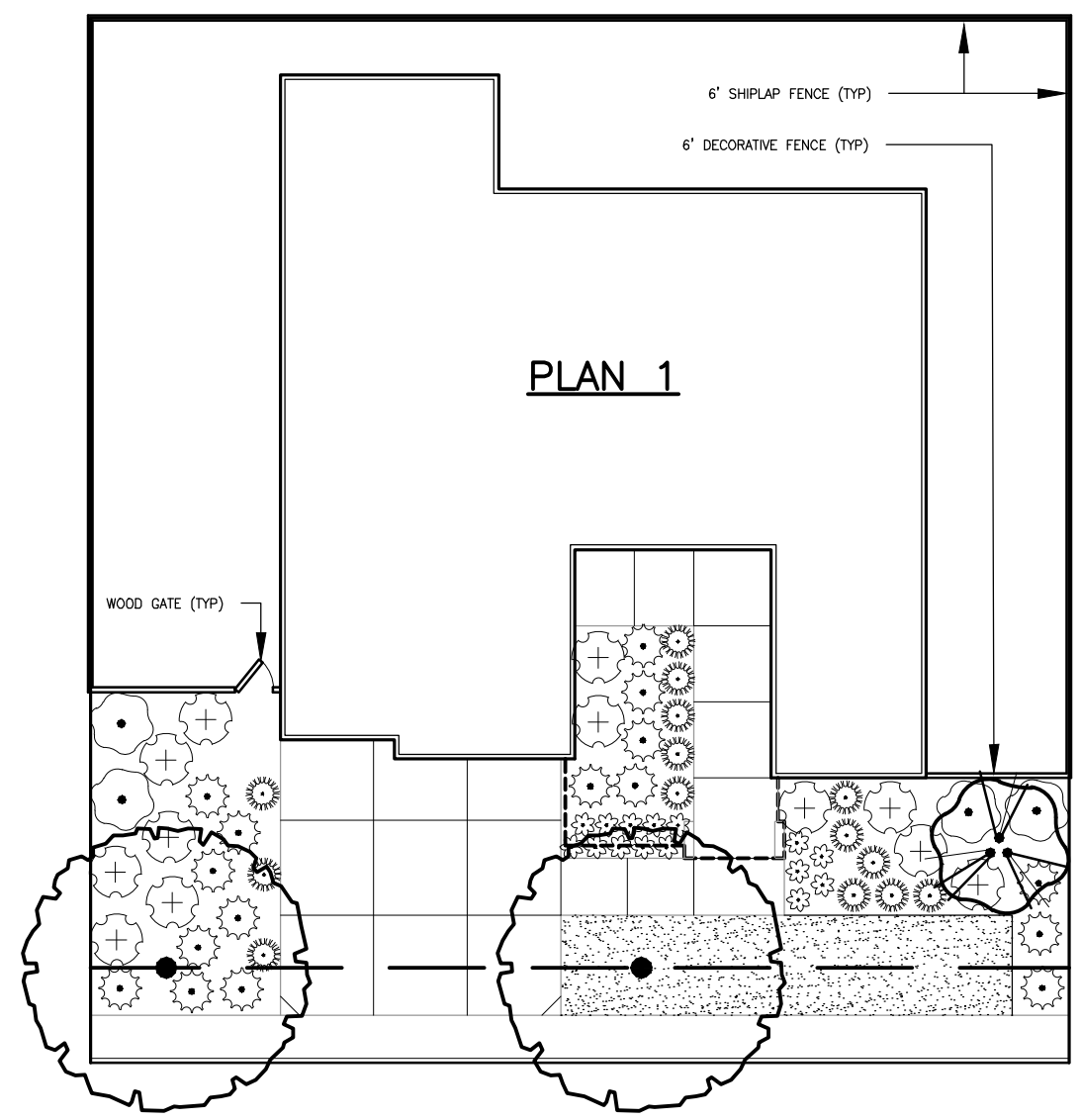
PLANTING PLAN
 REGULAR LOT



APPROVED: _____

DESIGNED: TH
 DRAWN: TH
 CHECKED: JN
 SCALE: 1"=20'
 DATE: 04/19/2021
 JOB NO.: 35750
 FILE NO.: 35750-PRODUCTION-PT.DWG

SHEET NO.
L1.2
 OF
3



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