



City of
Los Banos
At the Crossroads of California

**City of Los Banos
Public Works Department
411 Madison Avenue
Los Banos, CA 93635
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June 19, 2008

To whom it may concern:

Please find attached the new landscape section for the City of Los Banos Standards and Specifications. There is a new table of contents for the front of the binder as well as the standard details section in the back. Please update this new information. Feel free to contact me if you should have any questions.

Thank you,
Grace Brandi
Administrative Clerk

CITY OF LOS BANOS IMPROVEMENT STANDARDS

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FEBRUARY 2007

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6-1 Introduction

The Public Works Department is responsible for the task of reviewing all new commercial and residential subdivision landscape and irrigation plans. The review of these plans will be performed under the authority of the Public Works Director. All inquiries relating to these guidelines should be directed to the Director. These are only guidelines. Please refer to the Los Banos Municipal Code and the State of California Model Water Efficient Landscape Ordinance for more in-depth information. Submittals should be made directly to Public Works Department, 411 Madison Avenue, Los Banos, CA 93635, Attention: Landscape Plan Check.

6-2 Applicability

This section shall apply to all new and rehabilitated landscaping for public agency projects and private development projects that require a permit including developer-installed landscaping in single-family and multi-family projects. This section shall not apply to homeowner-provided landscaping at single-family and multi-family projects. (§ 1, Ord. 863, eff. February 5, 1993)

6-3 General Requirements

1. The package must be prepared by a landscape architect licensed by the state. Irrigation plans may be prepared by a Certified Irrigation Designer. (§10-2.03)
2. Three (3) copies of the landscape submittal package shall be submitted drawn to a scale no smaller than one (1) inch equals twenty (20) feet. Maximum sheet size on all drawing shall be twenty-four (24) inches by thirty-six (36) inches ("D" size). (§10-2.03)
3. General information required on plans: (§10-2.03, 10-2.04, 10-2.05)
 - a. Project title, street address, parcel number, vicinity map and zoning.
 - b. Owner's name, address and telephone number.
 - c. Plan preparer's name, address and telephone number with stamp and signature of preparer.
 - d. Adjacent property uses.
 - e. Street names, driveways and property lines.
 - f. Existing and proposed structures.
 - g. Natural features, including, but not limited to, rock outcroppings, existing trees.
 - h. Square footage calculation of turf and shrub areas.
 - i. North Arrow and scale.
4. Water features, fences, retaining walls and all site features are indicated.

6-5 Fees

1. A Schedule of Fees may be obtained at the Public Works Department. The Landscape Review and Site Inspection Fees are based on the squared footage of the project. The fees are due upon the first submittal of the project.

6-6 Planting Plan

1. Plant legend indicating:
 - a. Botanical and common names, container sizes, symbol and quantities.
2. Appropriate plants for the site selected from approved city list and grouped in similar hydrozones.

3. Special recreational lawn areas indicated.
4. Spacing of trees in relation to obstructions shall be no closer than:
 - a. Streetlights 25'
 - b. Fire hydrants 8'
 - c. Driveways 10'
 - d. Utility lines 5'
 - e. Intersections 25'
 - f. Private trees 20'
5. Grading Plan
 - a. Indicate the height of graded slopes, drainage patterns and finish grade on a separate plan or integrated into the Planting Plan.
6. Soil Test
 - a. Sample is to be taken from proposed finish grade.
 - b. Provide recommendations for amending soil.
7. All planter areas shall have a permanent border around the perimeter.
8. No turf in areas less than 5' wide, or in median dividers. No shrub areas less than 2' wide.
9. Details of Construction and Standard City of Los Banos Planting Notes on plans.

6-7 Irrigation Plan

1. Irrigation Legend indicating:
 - a. Proposed equipment and material.
 - b. Size, location and static water pressure of Point of Connection
 - c. Maximum system demand and design operating pressure.
2. Effective placement and 100% coverage of sprinkler heads with matched precipitation rates.
3. Irrigation controllers shall have the capability to create dual or multiple programs, include three cycle start times per program, have a battery backup to protect the program in the case of power failure, and contain a rain switch to interrupt the program in the case of rain.
4. Controllers shall be set to operate between sunset and sunrise.
5. Backflow prevention with insulating blanket.
6. Overspray is minimized.
7. All irrigation lines sized.
8. Schedule 40 PVC on all lines 2" and under, Class 315 of pipe greater than 2".
9. 18" cover over non-pressurized pipes and 24" over pressure lines. Emitter tubing may be at grade.
10. Irrigation schedule divided into (4) quarters posted inside controller.
11. Check valves are required where elevation differential may cause low head drainage.
12. Tree wells contain minimum (1) bubbler.
13. No sprinklers on fixed risers adjacent to pedestrian areas.
14. Water Conservation Statement for projects in excess of 10,000 square feet of landscape area:
 - a. Water conservation concept statement;
 - b. Calculation of maximum applied water allowance;
 - c. Calculation of the estimated applied water use;
15. Irrigation Audit Schedule
16. Details of Construction and Standard City of Los Banos Irrigation Notes.
17. Certification of substantial completion (to be submitted after installation of the project).

6-8 References

1. Los Banos Municipal Code – Current Edition
2. State of California Model Water Efficient Landscape Ordinance, available available online at www.owue.water.ca.gov/docs/waterordsec492.cfm

6-9 GENERAL PLANTING NOTES

1. Contractor shall not install landscaping when it is obvious that there is discrepancy between the plans and the actual site conditions. Consult with the landscape designer to resolve the discrepancy.
2. All planting and related work shall comply with the City of Los Banos Standards and Specifications, Section 02800. Specifications are available at Public Works Department, 411 Madison Avenue.
3. Trees in enclosed planter boxes, raised planters or subject to subsurface drip irrigation require no temporary water basins.
4. Scarify the sides of rootballs when removed from containers prior to backfilling.
5. Place tree tie at lowest point along trunk where tree head will support itself.
6. Planting hole to be two (2) times the diameter of the plant container.
7. Root barriers are required for all trees planted within six (6) feet or less of all concrete improvements as per City of Los Banos Standards and Specifications and as shown on plants.
8. All shrubs shall be set back tree (3) feet from edge of walks, walls, and other hardscape features. Ground cover shall be planter one (1) foot from the same features.
9. 12" wide by 6" thick concrete mowstrip shall be constructed over six (6) inches of compacted native soil or as determined by the engineer. Mowstrips are to define boundaries of landscaping to be maintained by the City and are to be constructed as shown on the plans.
10. Maximum slope shall not exceed 3:1 with one foot of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measure shall be implemented on all slopes 3:1 or steeper. Such erosion control shall, at a minimum include the use of synthetic erosion control netting in combination with ground cover species approved by the Public Works Department prior to shipping, and installation shall be as per manufacturer's recommendations.
11. After acceptance of the project by the City of Los Banos, the contractor shall maintain all planting and associated materials according to the approved Standards and Specifications for a period no less than the standard ninety (90) day maintenance period.

6-10 GENERAL IRRIGATION NOTES

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that vary from the plans that affect the installation process shall be brought to the attention of the landscape designer and/or owner prior to work. Commencement of work implies acceptance of the condition of the site. In the event that this notification is not performed, the contractor shall assume full responsibility for any revisions necessary at no expense to the owner.
2. Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas (not turf) where practicable.
3. The irrigation system design is based on a minimum operating pressure of ___ psi and a maximum flow demand of ___ gpm. The irrigation contractor shall verify water pressures prior to installation. Any difference between the pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the landscape designer.
4. All mainline piping and control wires under paving shall be installed in separate Schedule 40 PVC sleeves. All other piping shall be installed in sleeves two sizes larger than the pipe. Control wire sleeves shall be of sufficient size for the required number of wires. Piping and wiring to be in separate sleeves.
5. All lateral line piping under paving (not in sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
6. Pipe sizes shall conform to those shown on the drawings with no smaller size substitutions. Larger size substitution may be approved.
7. All Backflow Prevention Devices and piping between the point of connection and Backflow Preventer shall be installed per local codes. The final location of the Backflow Preventer and the Automatic Controller shall be approved by the Owner's Representative. The contractor is to verify the codes and requirements of all governing agencies. Any discrepancy between requirements and the plans are to be brought to the attention of the landscape Architect.
8. All irrigation heads shall be set perpendicular to finish grade unless otherwise specified.
9. Flood trenches to compact backfill before leveling spray nozzles.
10. Prior to turnover of project, the irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal overspray onto hardscape elements.
11. It is the responsibility of the irrigation contractor to become familiar with all existing and proposed site elements and grades. The irrigation contractor shall repair, replace, or compensate for all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls and under paving.

6-10 GENERAL IRRIGATION NOTES (CONTINUED)

12. Any obstructions, changes in the project layout, or grade differences not shown on the plan but affecting the operation of the irrigation system are to be brought to the attention of the landscape designer prior to installation. The irrigation contractor shall be responsible for costs associated with correcting irrigation layout if the plan is different from the site and he does not bring such differences to the attention of the landscape designer.
13. All irrigation equipment not detailed or specified shall be installed per the manufacturer's recommendations and specifications.
14. Install valve boxes 4' from and perpendicular to path edge, curb, lawn, buildings or landscape features. At multiple valve box groups, each box shall be an equal distance from the walk, curb, lawn, etc. and each box shall be 6" apart. Trees in enclosed planter boxes, raised planters or subject to subsurface drip irrigation require no temporary water basins.

6-11 TREE LIST**STREET TREES**

BOTANICAL NAME	COMMON NAME
<i>Celtis australis</i>	European Hackberry
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause Ash
<i>Fraxinus americana</i> 'Autumn Purple'	American Purple Ash
<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo
<i>Ginkgo biloba</i> 'Fairmont'	Fairmont Ginkgo
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i> 'Russet'	Russet Magnolia
<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary Magnolia
<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane
<i>Platanus x acerifolia</i> 'Columbia'	London Plane
<i>Platanus x acerifolia</i> 'Yarwood'	Yarwood London Plane
<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Tilia americana</i>	American Linden
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus suber</i>	Cork Oak
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Zelkova serrata</i> 'Village Green'	Sawleaf Zelkova

GENERAL USE TREES

<i>Acer macrophyllum</i>	Big-leaf Maple
<i>Alnus oregona</i>	Red Alder
<i>Alnus cordata</i>	Italian Alder
<i>Alnus rhombifolia</i>	California White Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Casuarina equisetifolia</i>	Australian Pine
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eucalyptus</i> spp	Eucalyptus
<i>Geijera parviflora</i>	Australian Willow
<i>Melaleuca Linarifolia</i>	Flaxleaf Paperbark
<i>Nyssa sylvatica</i>	Sourgum
<i>Parkinsonia aculeate</i>	Mexican Palo Verde
<i>Pheonix canariensis</i>	Canary Island Palm
<i>Pheonix dactylifera</i>	Date Palm
<i>Populus fremontii</i>	Cottonwood
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pinus thunbergii</i>	Japanese Black Pine

6-11 TREE LIST (CONTINUED)**GENERAL USE TREES (CONTINUED)**

Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus virginiana 'Heritage'	Southern Live Oak
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Sapium sebiferum	Chinese Tallow
Sequoia sempervirens "Aptos Blue"	Coast Redwood
Sequoia sempervirens "Los Altos"	Coast Redwood
Tilia x euchlora 'Redmond'	Redmond Linden

PARKWAY / ACCENT TREES

Acer palmatum	Japanese Maple
Cercis Canadensis 'Oklahoma'	Western Redbud
Crataegus phaenopyrum	Washington Thorn
Fraxinus Americana 'Autumn Purple'	American Purple Ash
Lagerstroemia indica spp	Crape Myrtle
Malus floribunda spp	Flowering Crabapple
Prunus ceracifera 'Atropurpurea'	Purpleleaf Plum
Prunus serrulata spp	Flowering Cherry
Rhaphiolepis indica 'Majestic Beauty'	India Hawthorne

SHRUBS

Abelia grandiflora	Glossy Abelia
Arbutus undedo	Strawberry Tree
Acacia cyclops	Acacia
Acacia farnesiana	Sweet Acacia
Acacia longifolia	Sydney Golden Wattle
Acacia podalyriifolia	Pearl Acacia
Agapanthus spp	Lily of the Nile
Armeria maritima	Sea Pink
Berbis thunbergii spp	Japanese Barberry
Callistemon viminalis	Weeping Bottlebrush
Ceanothus spp's	Wild Lilac
Cercis Canadensis spp's	Eastern Redbud
Cercis chinensis	Chinese Redbud
Cercis reniformis 'Alba'	Redbud
Cocculus laurifolius	Snailseed
Coleonema pulchrum	Breath of Heaven
Cotoneaster franchetii	English Laurel
Cotoneaster lacteus	Parney Cotoneaster
Cotoneaster salicifolius	Willowleaf Cotoneaster
Cupressus sempervirens 'Tiny Tower'	Italian Cypress
Cytisus canariensis	Canary Island Bloom
Cytisus x spachianus	Broom
Dietes vegeta	Fortnight Lily
Elaeagnus commutate spp's	Silverberry
Escallonia bifida	White Escallonia
Escallonia spp	Hybrid Escallonia species
Euryops pectinatis	Shrub Daisy
Euonymis japonica spp	Euonymus

6-11 TREE LIST (CONTINUED)**SHRUBS (CONTINUED)**

Feijoa sellowiana	Pineapple Guava
Festuca spp	Perennial Grasses
Grevillea 'Noellii'	Grevillea
Gaura lindheimeri	Butterfly Bush
Hemerocallis spp	Day Lily
Ilex altaclerensis 'Wilsonii'	Wilson Holly
Ilex aquifolium spp	English Holly
Ilex cornuta 'Burfordii'	Holly
Ilex aquipernyi 'Brilliant'	Holly
Ilex latifolia 'Nellie Stevens'	Holly
Ilex ilicifolia	Holly Leaf Sweet Spire
Juniperus varieties	Junipers selected for appropriate circumstances
Ligustrum japonicum	Japanese Privet
Limonium prezil	Sea Statice
Mahonia aquifolium	Oregon Grape
Myoporum laetum 'Carsonii'	Myoporum
Myrtus comminus	Myrtle
Osmanthus fragrans	Sweet Olive
Pittosporum tobira spp	Mock Orange
Photinia fraseri	Photinia
Photinia glabra	Photinia
Photinia serratifolia	Chinese Photinia
Pittosporum crassifolium	Mock Orange
Pittosporum eugenioides	Mock Orange
Pittosporum tenuifolium	Mock Orange
Pittosporum tobira spp	Mock Orange
Prunus caroliniana 'Bright n Tight'	Carolina Cherry
Prunus ilicifolia	Holly Leaf Cherry
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha coccinea	Pyracantha
Rosmarinus officinalis 'Irene'	Trailing Rosemary
Rhamnus alaternus	Italian Buckthorn
Syringa vulgaris	Common Lilac
Tulbaghia violacea	Society Garlic
Viburnum spp	Viburnum
Xylosma congestum	Shiny Xylosma

VINES

Clematis spp	Evergreen and deciduous varieties
Clytostoma callistegioides	Lavender Trumpet
Ficus repens	Creeping Fig
Gelsmiiim sempervirens	Carolina Jessamine
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy
Passiflora edulis	Passion Fruit

6-11 TREE LIST (CONTINUED)**GROUNDCOVERS**

Carpobrodus chilensis

Gazania spp

Lampranthus spectabilis

Osteospermum fruticosum

Trachelospermum asiaticum

Trachelospermum jasminoides

Vinca minor 'Bowles'

Ice Plant

Trailing Gazania

Training Ice Plant

African Trailing Daisy

Asian Jasmine

Star Jasmine

Periwinkle



City of
Los Banos
At the Crossroads of California

*City of Los Banos
Public Works Department
411 Madison Avenue
Los Banos, CA 93635
Telephone: 209 827-7056
Fax: 209 827-7069*

Landscape Plan Review Application (Section 6-12)

Date Submitted: _____ Total Landscape Area: (sq. ft.) _____

Applicant's Name:

Applicant's Address:

Phone: (Office) _____ (Cell) _____ (Fax) _____

e-mail: _____

Project Name:

Project Address:

Owner's Name:

Owner's Address:

Phone: (Office) _____ (Cell) _____ (Fax) _____

e-mail: _____

Designer's Name:

Designer's Address:

Phone: (Office) _____ (Cell) _____ (Fax) _____

e-mail: _____

Three (3) copies of landscape and irrigation drawings attached. _____

CERTIFICATE OF SUBSTANTIAL COMPLETION (Section 6-13)

Project Site: _____ **Project Number:** _____

Preliminary Project Documentation Submitted: (Check indicating submittal)

- _____ 1. Landscape Plan
- _____ 2. Irrigation Plan
- _____ 3. Irrigation Schedules
- _____ 4. Irrigation Audit Schedule
- _____ 5. Grading Design Plan
- _____ 6. Maintenance Schedule
- _____ 7. Soils Analysis with recommendations

For projects exceeding 10,000 square feet the following is required:

- _____ 1. Maximum Applied Water Allowance:
(gallons or cubic feet per year)
- _____ 2. Estimated Applied Water Use:
(gallons or cubic feet per year)
- _____ 3. Estimated Total Water Use:
(gallons or cubic feet per year)

Post-Installation Inspection: (Check indicating substantial completion)

- _____ 1. Plants installed as specified
- _____ 2. Irrigation system installed as designed
 - _____ Dual distribution system for recycled water
 - _____ Minimal runoff or overspray
- _____ 3. Landscape Irrigation Audit performed

Comments: _____

I certify that the work has been installed in accordance with the construction documents.		
_____	_____	_____
Landscape Designer		Signature
Date	License #	

I certify that based upon periodic site observations, the work has been substantially completed in accordance with the Los Banos Landscape Ordinance and that the landscape planting and irrigation installation conform with the approved plans and specifications.		
_____	_____	_____
Contractor		Signature
Date	License #	

I certify that I/we have received all of the construction documents and that it is our responsibility to maintain the landscape accordance with the construction documents.		
_____	_____	_____
Owner	Signature	Date



City of
Los Banos
At the Crossroads of California

WATER CONSERVATION STATEMENT (Section 6-14)

Project Name:	
Project Number:	
Project Location	
Landscape Designer:	
Total Project Landscape Area Footage:	
Recreational Area to be removed from Total Project Square Footage:	

Included in this project submittal package are: (check to indicate completion)

1. Maximum Applied Water Allowance: <i>(fill in)</i>	gallons/year
2. Estimated Applied Water Use: <i>(fill in)</i>	gallons/year
3. Estimated Total Water Use: <i>(fill in)</i>	gallons/year
4. Landscape Design Plan	
5. Grading Design Plan	
6. Irrigation Design Plan	
7. Irrigation Schedule	
8. Maintenance Schedule, per Los Banos Ordinance, referenced on plans	
9. Landscape Irrigation Audit Schedule, per Los Banos Ordinance, referenced on plans	
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CITY OF LOS BANOS STANDARD DETAILS

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- BF-3 EXCAVATION & BACKFILL IN EXISTING STREETS

LANDSCAPE

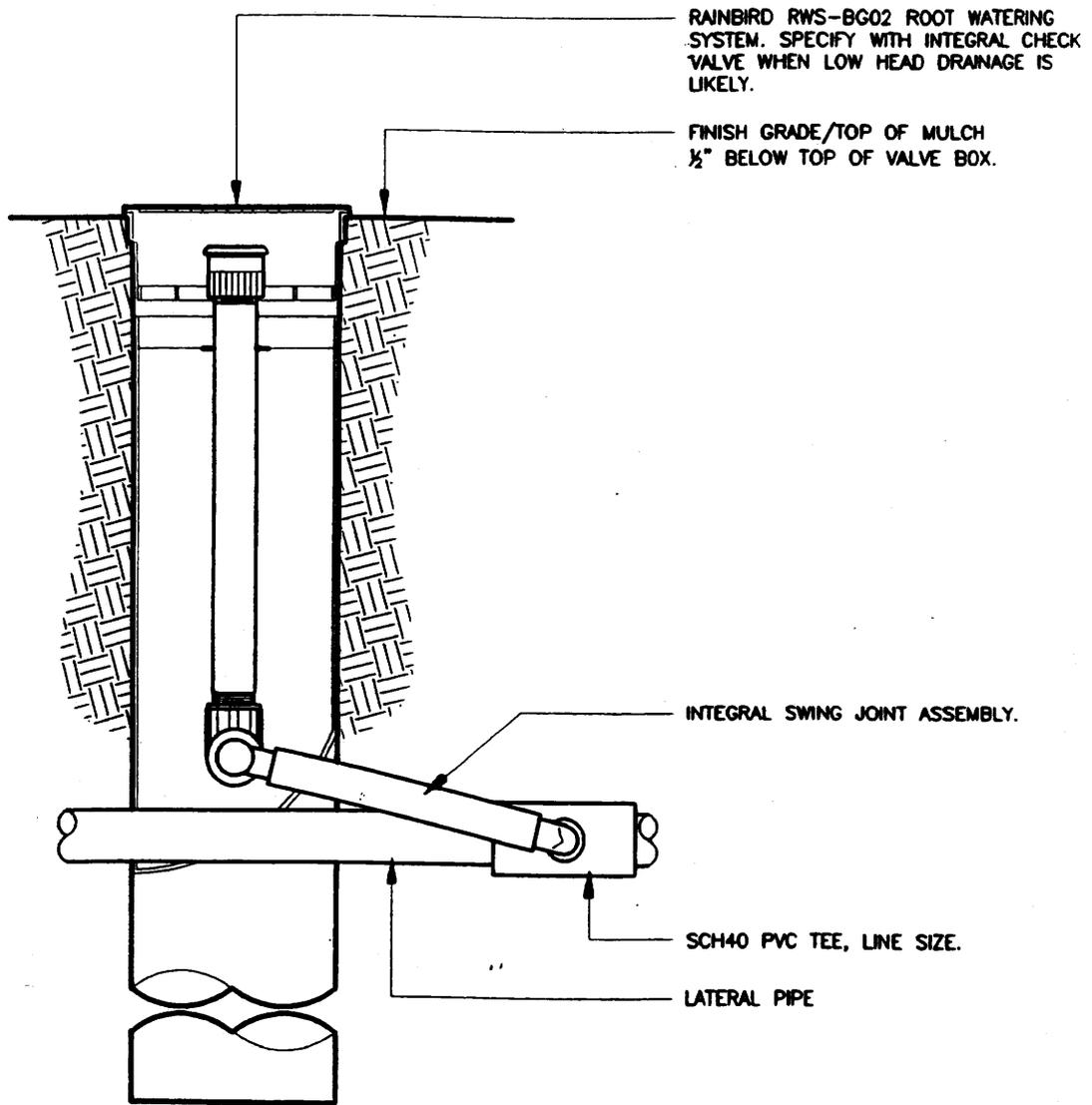
- L-1 ROOT WATERING SYSTEM
- L-2 ROTOR SPRINKLER INSTALLATION
- L-3 PLANTING DETAIL VINE
- L-4 PLANTING DETAIL SHRUB & GROUND COVER
- L-5 BACKFLOW PREVENTOR 2-1/2" AND LARGER
- L-6 IRRIGATION CONTROL PANEL INSTALLATION
- L-7 DRIP VALVE ASSEMBLY INSTALLATION
- L-8 POP-UP SPRINKLER INSTALLATION
- L-9 IRRIGATION SHUT OFF VALVE INSTALLATION
- L-10 TYPICAL TRENCH INSTALLATION
- L-11 TYPICAL THRUST BLOCK INSTALLATION
- L-12 IRRIGATION QUICK COUPLING VALVE

MISCELLANEOUS

- M-1 PERMENANT MONUMENTS
- M-2 TYPICAL RESIDENTIAL LOT GRADING
- M-3 PARKING STANDARDS
- M-4 DOUBLE GATE-CLICK TO ENTER
- M-5 SINGLE GATE-CLICK TO ENTER

RESOLUTION 4840

ORDINANCE NO. 10559



- NOTE:
1. PLACE OUTSIDE ROOTBALL BUT WITHIN WATERING BASIN.
 2. PROVIDE (2) BUBBLERS AT EACH TREE.
 3. INSTALL SAND SOCK FILTER AROUND BASKET STRAINER IN SANDY OR SILTY SOILS.



DATE APPROVED: 11-7-2007

APPROVED BY: *[Signature]*

DRAWN: B.T. MACHADO DATE: 04/01/07

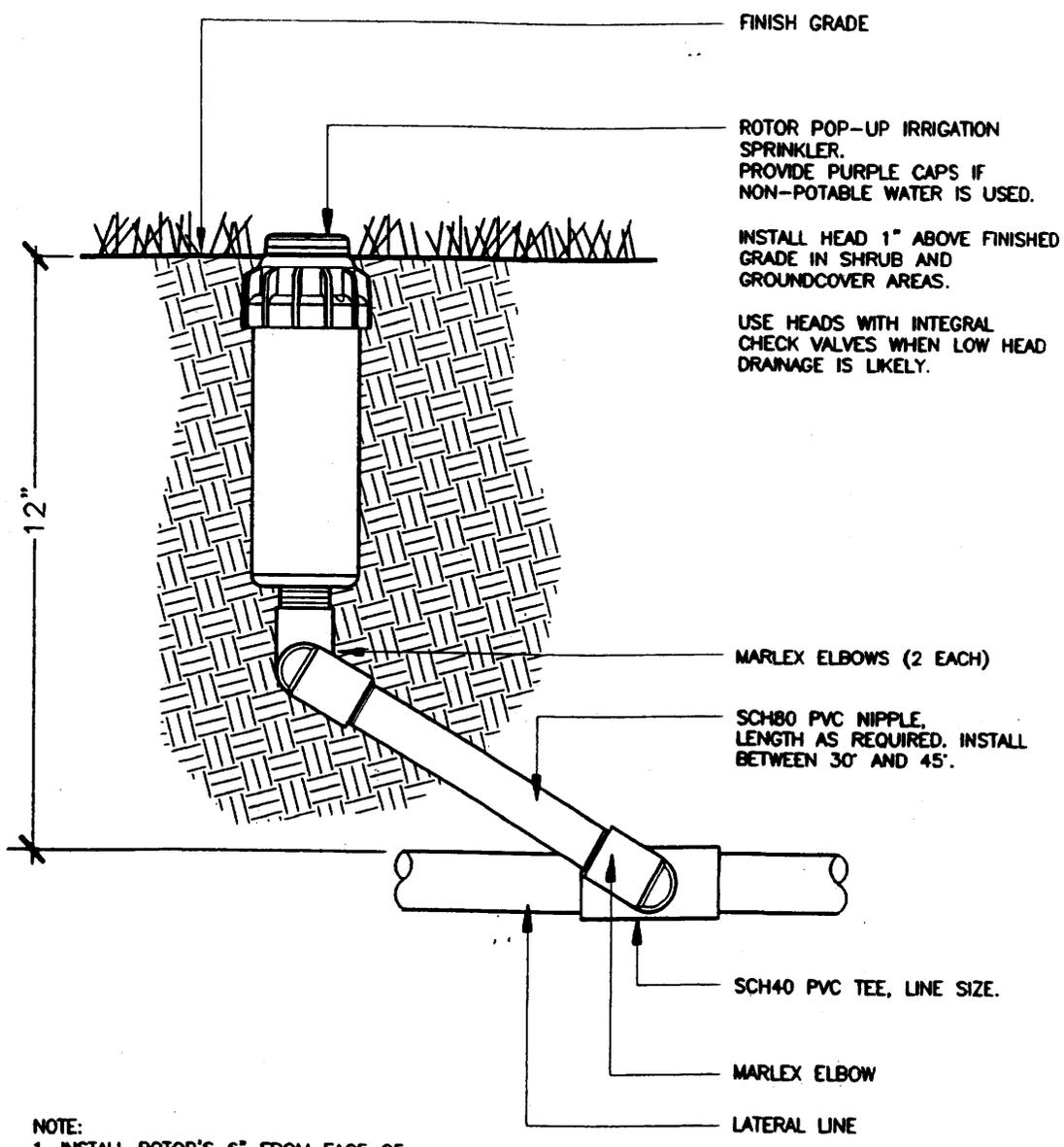
LANDSCAPE STANDARDS

ROOT WATERING SYSTEM

CITY OF LOS ANGELES

STANDARD DETAIL

L - 1



NOTE:
 1. INSTALL ROTOR'S 6" FROM FACE OF FENCE OR WALL. INSTALL ROTOR'S 2" FROM PAVING EDGE.
 2. INSTALL SPRINKLERS PLUMB. ADJUST PATTERN TO COVER LANDSCAPE AREA WHILE MINIMIZING OVERSPRAY.



DATE APPROVED: 11-7-2007

APPROVED BY: *[Signature]*

DRAWN: D.F. MACHADO DATE: 04/01/07

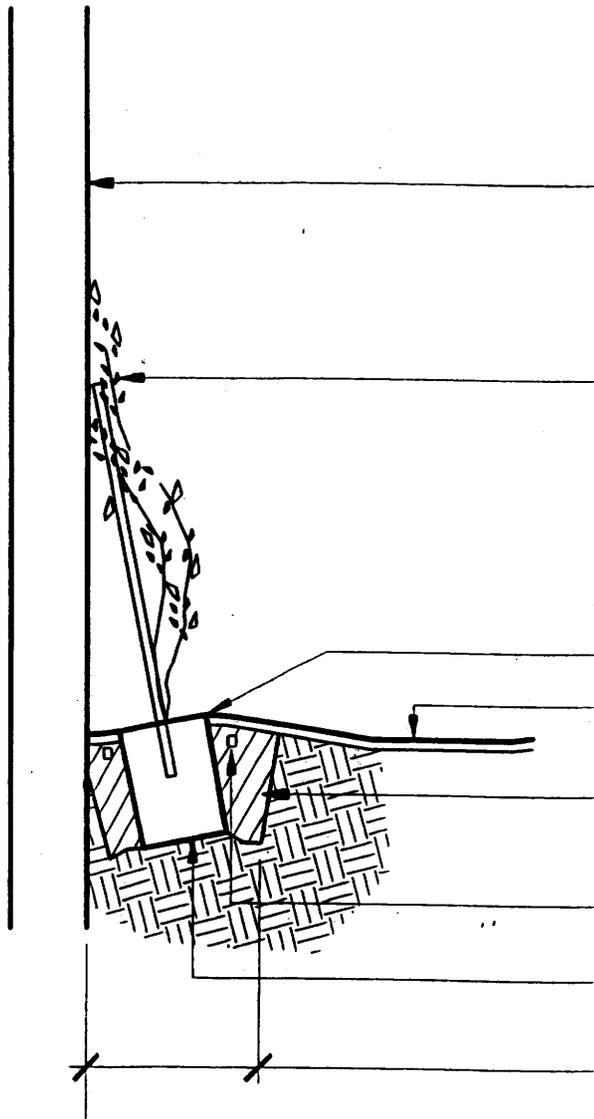
LANDSCAPE STANDARDS

ROTOR SPRINKLER INSTALLATION

CITY OF LOS BANOS

STANDARD DETAIL

L-2



WALL OR FENCE

TRAIN VINE TO WALL. LEAVE NURSERY STAKE IN PLACE.

ROOTBALL TO BE 2" ABOVE FINISHED GRADE.

2" DEPTH OF BARK MULCH.

BACKFILL MIX TO BE AMENDED NATIVE SOIL FROM SITE. THOROUGHLY WATER TO SETTLE BACKFILL.

FERTILIZER TAB/PACKETS PLACED JUST BELOW FINISH GRADE.

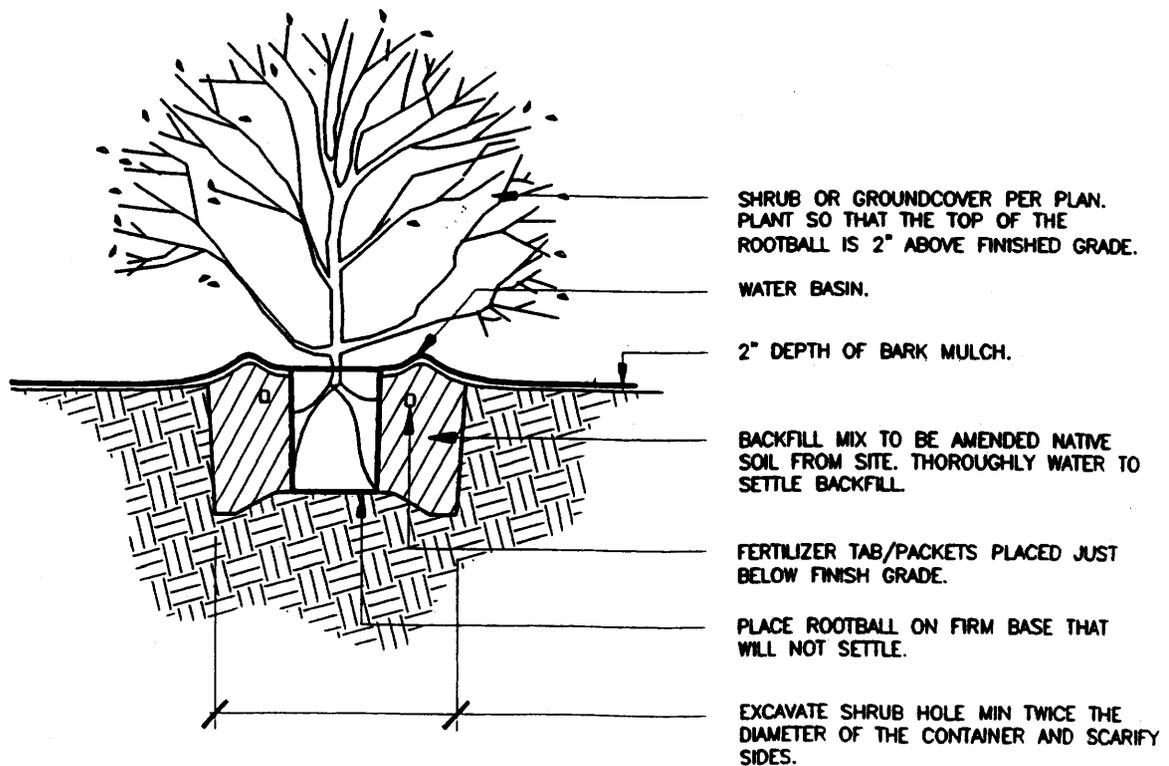
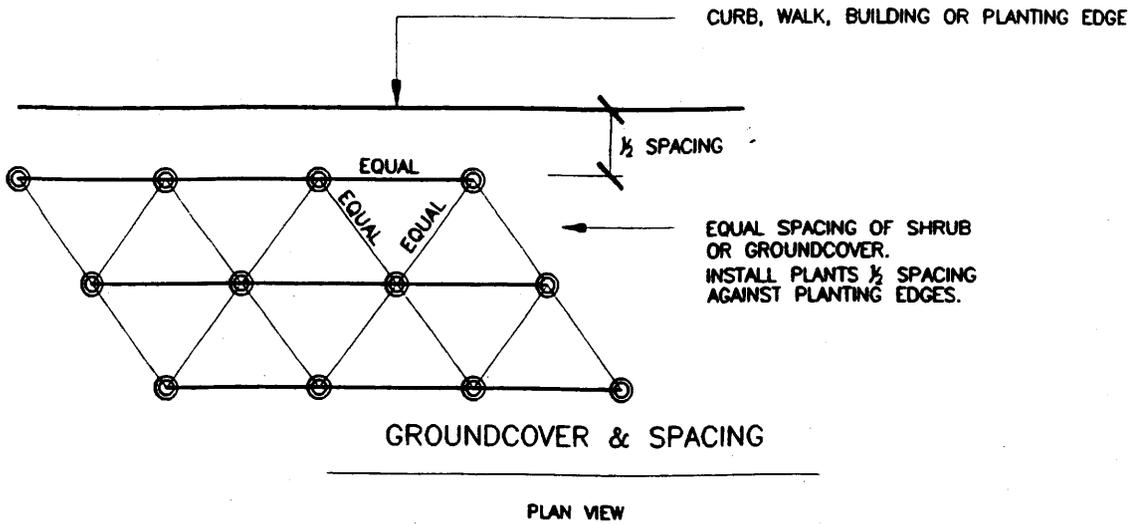
PLACE ROOTBALL ON FIRM BASE THAT WILL NOT SETTLE.

EXCAVATE SHRUB HOLE MIN TWICE THE DIAMETER OF THE CONTAINER AND SCARIFY SIDES.

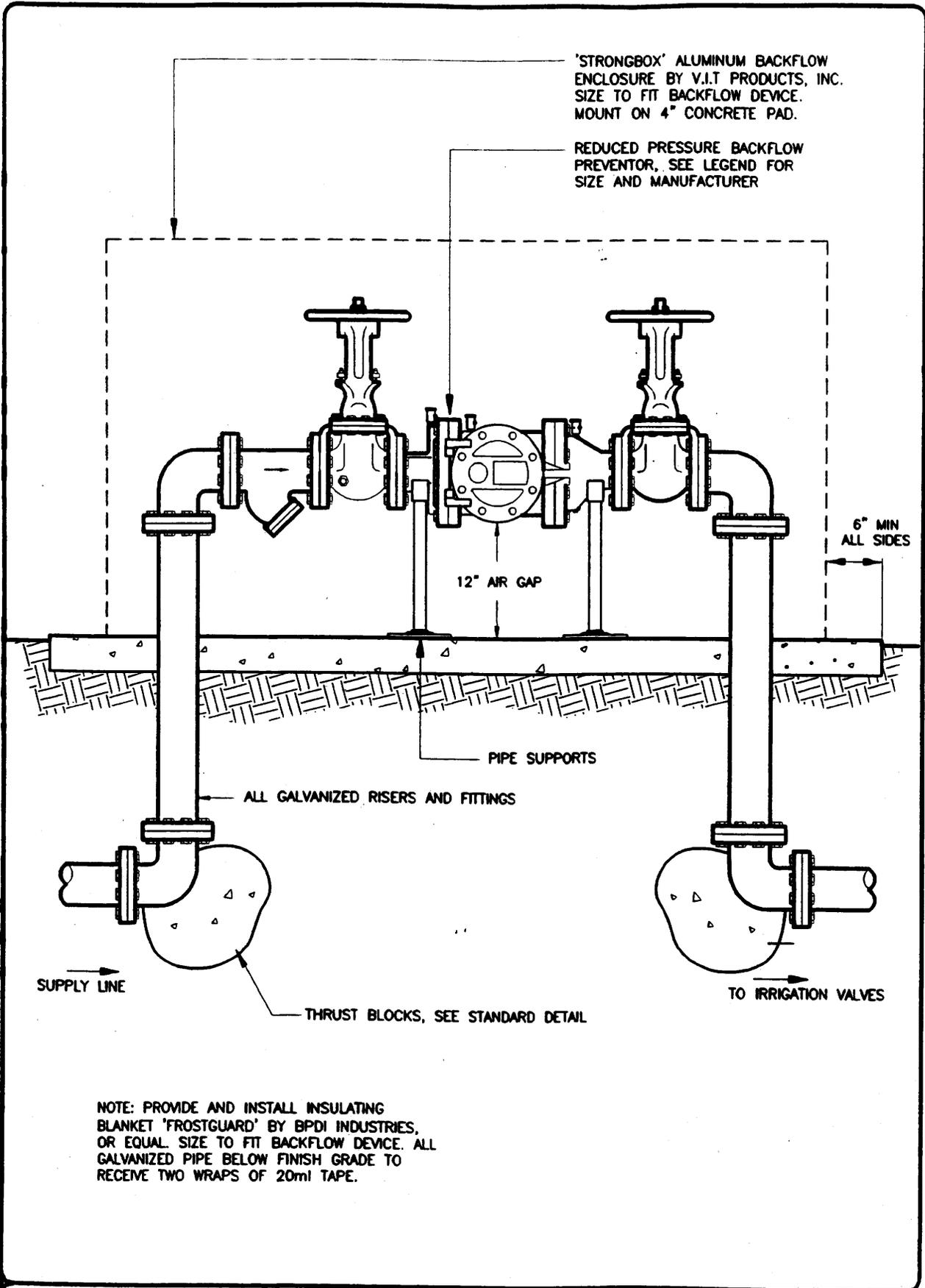
NOTE:

1. REMOVE NURSERY TAGS AFTER INSTALLATION IS COMPLETE.

	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS PLANTING DETAIL VINE	STANDARD DETAIL
	APPROVED BY:		L-3
	DRAWN: D.F. MACHADO DATE: 04/1/07	CITY OF LOS BANOS	

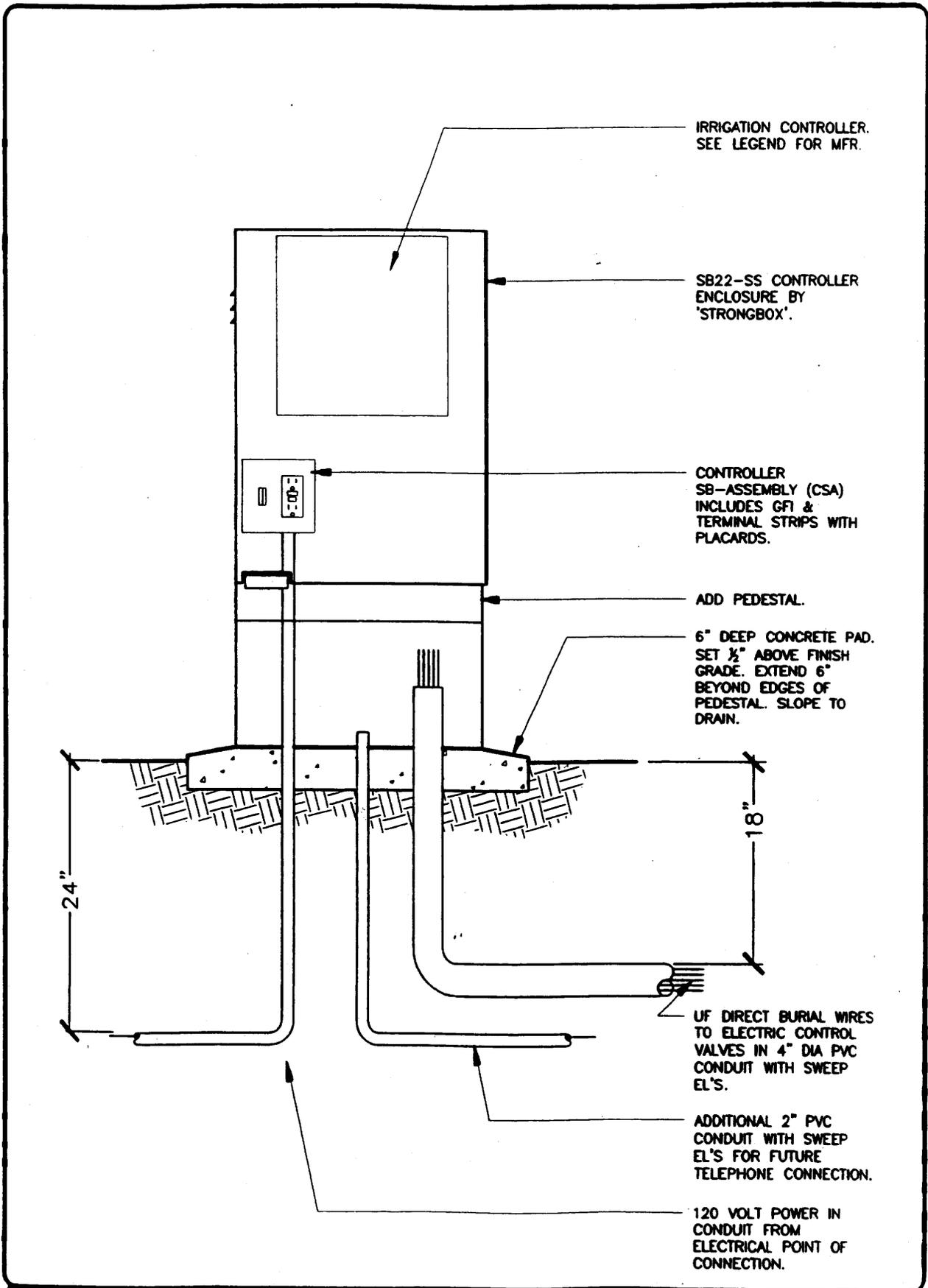


	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS	STANDARD DETAIL
	APPROVED BY:	PLANTING DETAIL SHRUB & GROUNDCOVER	L - 4
	DRAWN: B.T. MACHADO DATE: 04/1/07	CITY OF LOS BANOS	

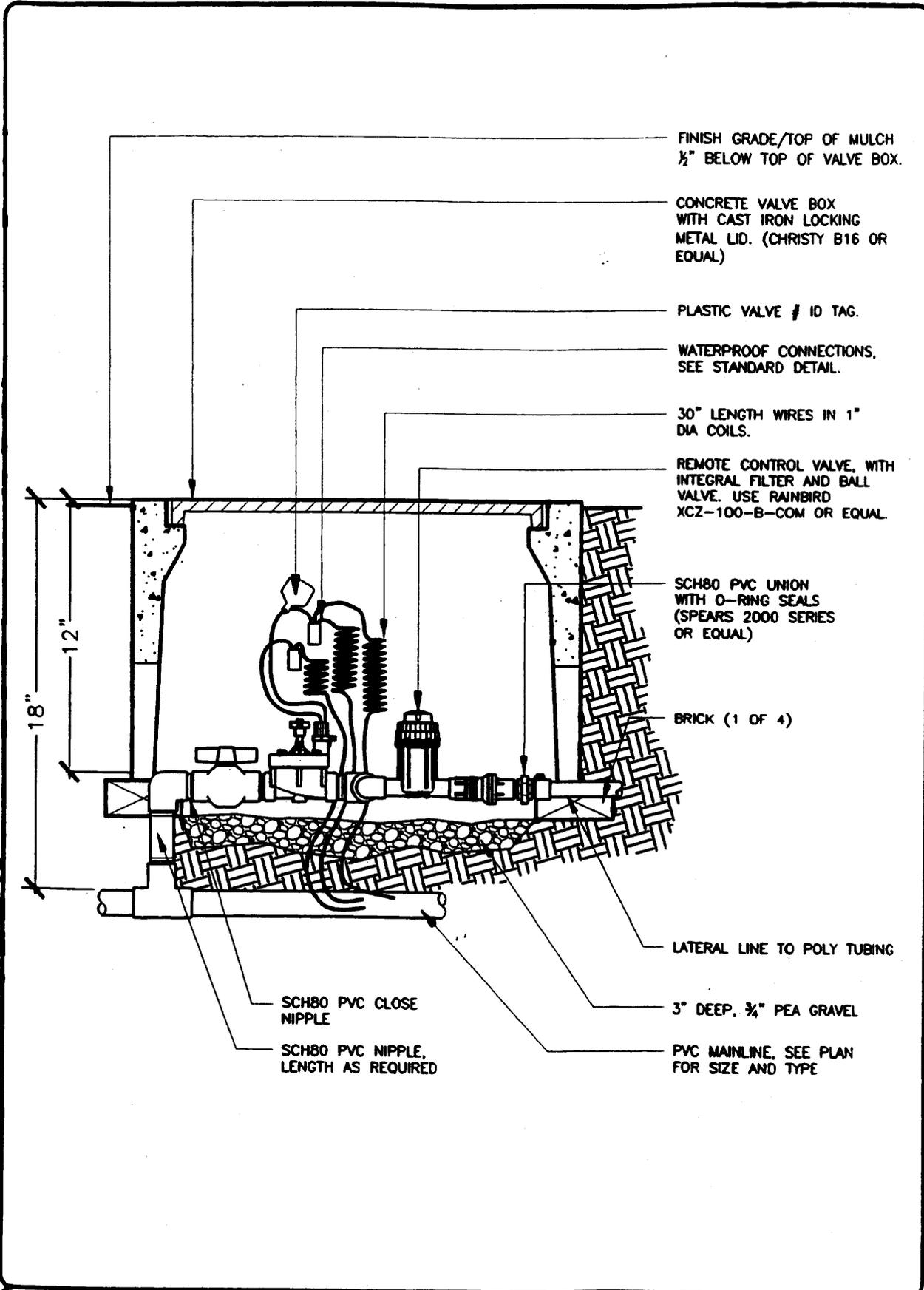


NOTE: PROVIDE AND INSTALL INSULATING BLANKET 'FROSTGUARD' BY BPD I INDUSTRIES, OR EQUAL. SIZE TO FIT BACKFLOW DEVICE. ALL GALVANIZED PIPE BELOW FINISH GRADE TO RECEIVE TWO WRAPS OF 20mi TAPE.

	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS BACKFLOW PREVENTOR 2-1/2" AND LARGER	STANDARD DETAIL
	APPROVED BY: 		L-5
	DRAWN: D.F. MACHADO DATE: 04/01/07	CITY OF LOS BAMOS	



	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS	STANDARD DETAIL
	APPROVED BY:	IRRIGATION CONTROL PANEL INSTALLATION	L - 6
	DRAWN: D.F. MACHADO DATE: 04/01/07	CITY OF LOS BANOS	



FINISH GRADE/TOP OF MULCH
 1/2" BELOW TOP OF VALVE BOX.

CONCRETE VALVE BOX
 WITH CAST IRON LOCKING
 METAL LID. (CHRISTY B16 OR
 EQUAL)

PLASTIC VALVE # ID TAG.

WATERPROOF CONNECTIONS,
 SEE STANDARD DETAIL.

30" LENGTH WIRES IN 1"
 DIA COILS.

REMOTE CONTROL VALVE, WITH
 INTEGRAL FILTER AND BALL
 VALVE. USE RAINBIRD
 XCZ-100-B-COM OR EQUAL.

SCH80 PVC UNION
 WITH O-RING SEALS
 (SPEARS 2000 SERIES
 OR EQUAL)

BRICK (1 OF 4)

LATERAL LINE TO POLY TUBING

3" DEEP, 3/4" PEA GRAVEL

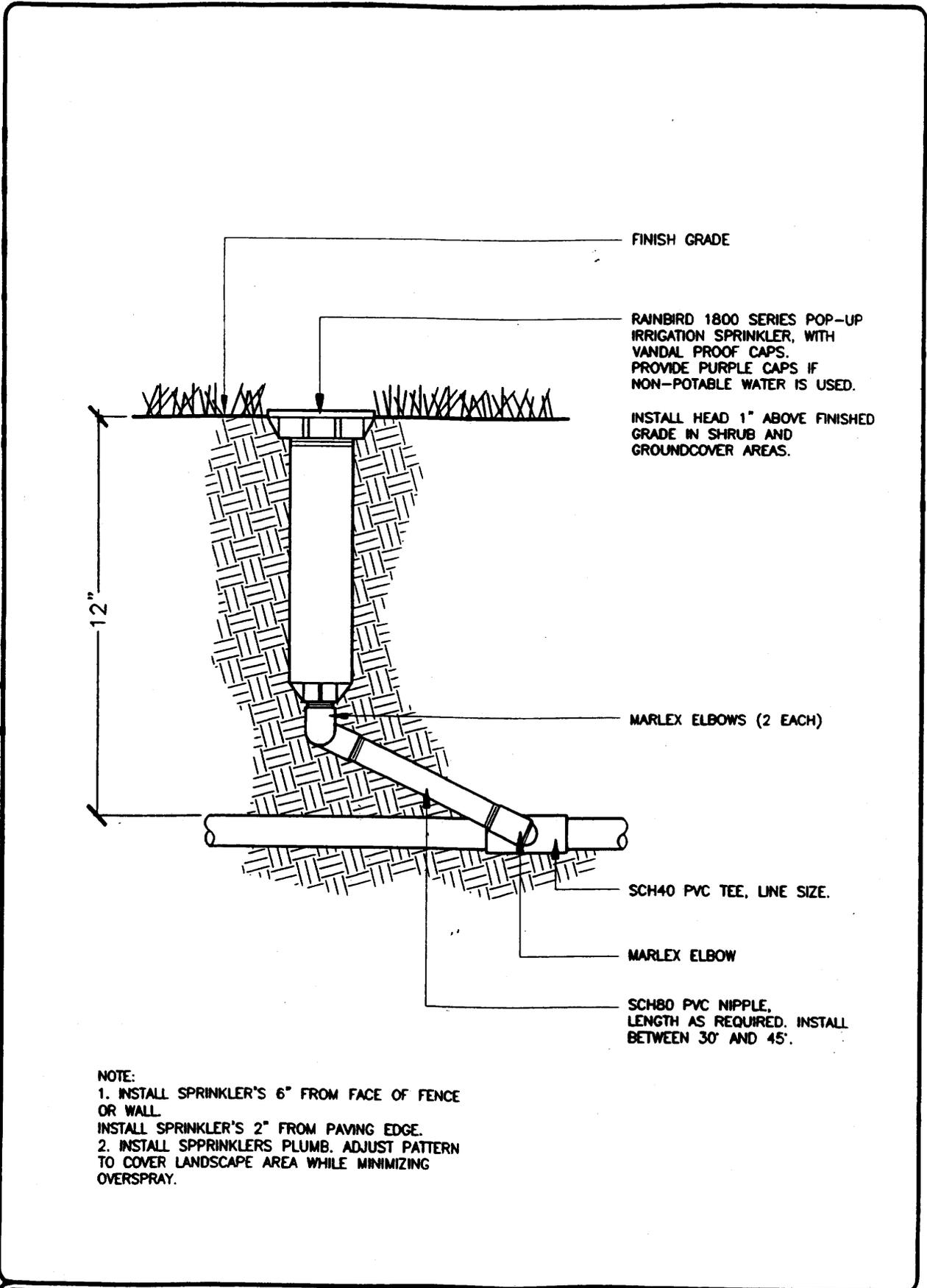
PVC MAINLINE, SEE PLAN
 FOR SIZE AND TYPE

SCH80 PVC CLOSE
 NIPPLE

SCH80 PVC NIPPLE,
 LENGTH AS REQUIRED

18"
 12"

	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS	STANDARD DETAIL
	APPROVED BY: <i>[Signature]</i>	DRIP VALVE ASSEMBLY INSTALLATION	L-7
	DRAWN: D.F. MACHADO DATE: 04/01/07	CITY OF LOS RANOS	



DATE APPROVED: 11-7-2007

APPROVED BY: *[Signature]*

DRAWN: D.F. MACHADO DATE: 04/01/07

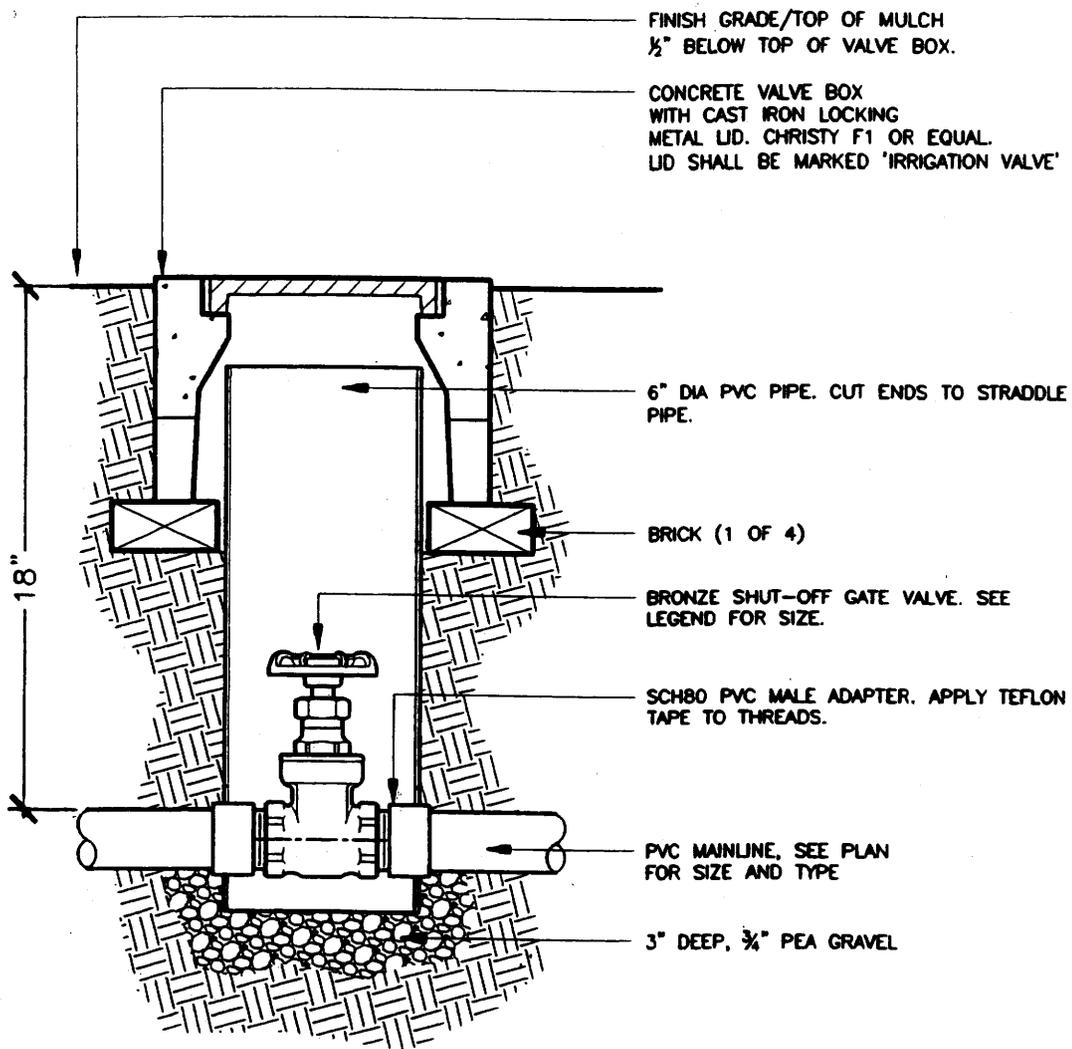
LANDSCAPE STANDARDS

POP-UP SPRINKLER INSTALLATION

CITY OF LOS BANOS

STANDARD DETAIL

L-8



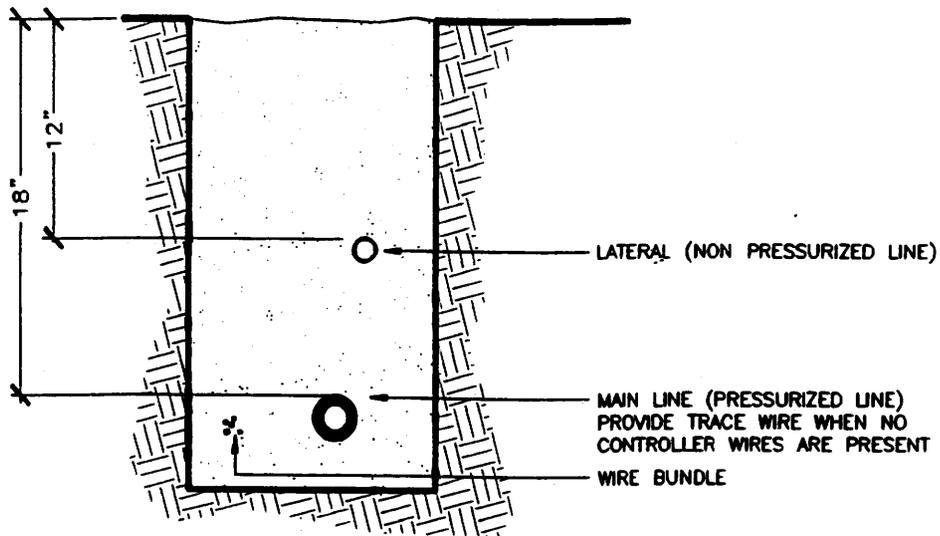
DATE APPROVED: 11-7-2007

APPROVED BY:

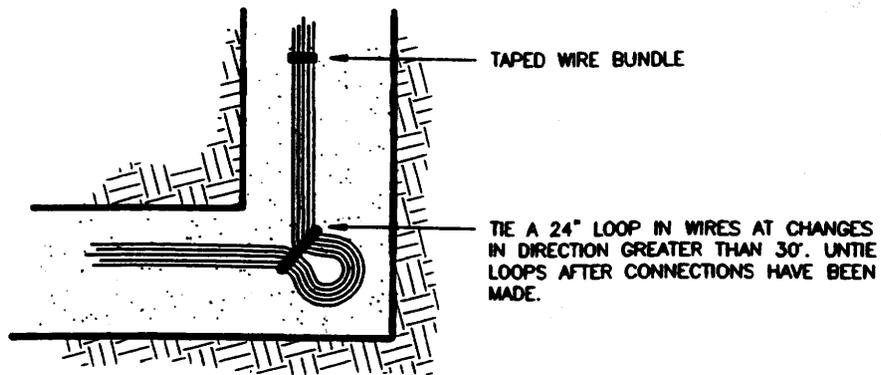
DRAWN: D.F. MACHADO DATE: 04/01/07

LANDSCAPE STANDARDS
 IRRIGATION SHUT OFF
 VALVE INSTALLATION
 CITY OF LOS BANOS

STANDARD DETAIL
 L-9



SECTION THROUGH TRENCH



PLAN VIEW OF CONTROLLER WIRES

NOTES:

1. SNAKE PIPES IN TRENCHES FROM SIDE TO SIDE DURING INSTALLATION.
2. TIE WIRES TOGETHER AT 20' MAXIMUM INTERVALS.
3. INSTALL 12V WIRING MINIMUM 24" BELOW GRADE AND IN CONDUIT PER LOCAL CODES.
4. COMPLETELY SETTLE ALL TRENCHES.
5. BACKFILL TO BE CLEAN NATIVE SOIL.



DATE APPROVED: 11-7-2007

APPROVED BY: *[Signature]*

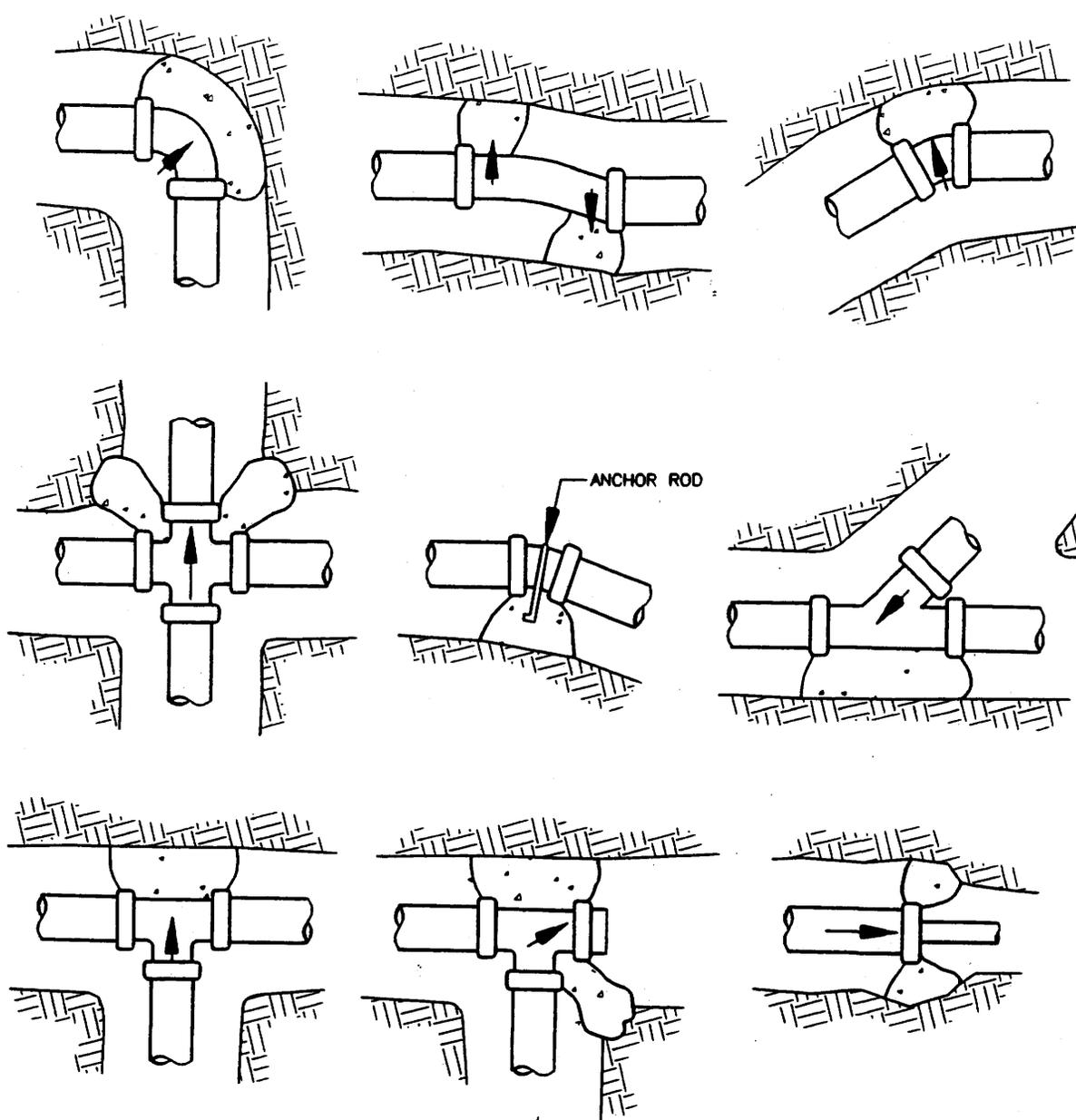
DRAWN: D.F. MACHADO DATE: 04/01/07

LANDSCAPE STANDARDS
TYPICAL TRENCH
INSTALLATION

CITY OF LOS BANOS

STANDARD DETAIL

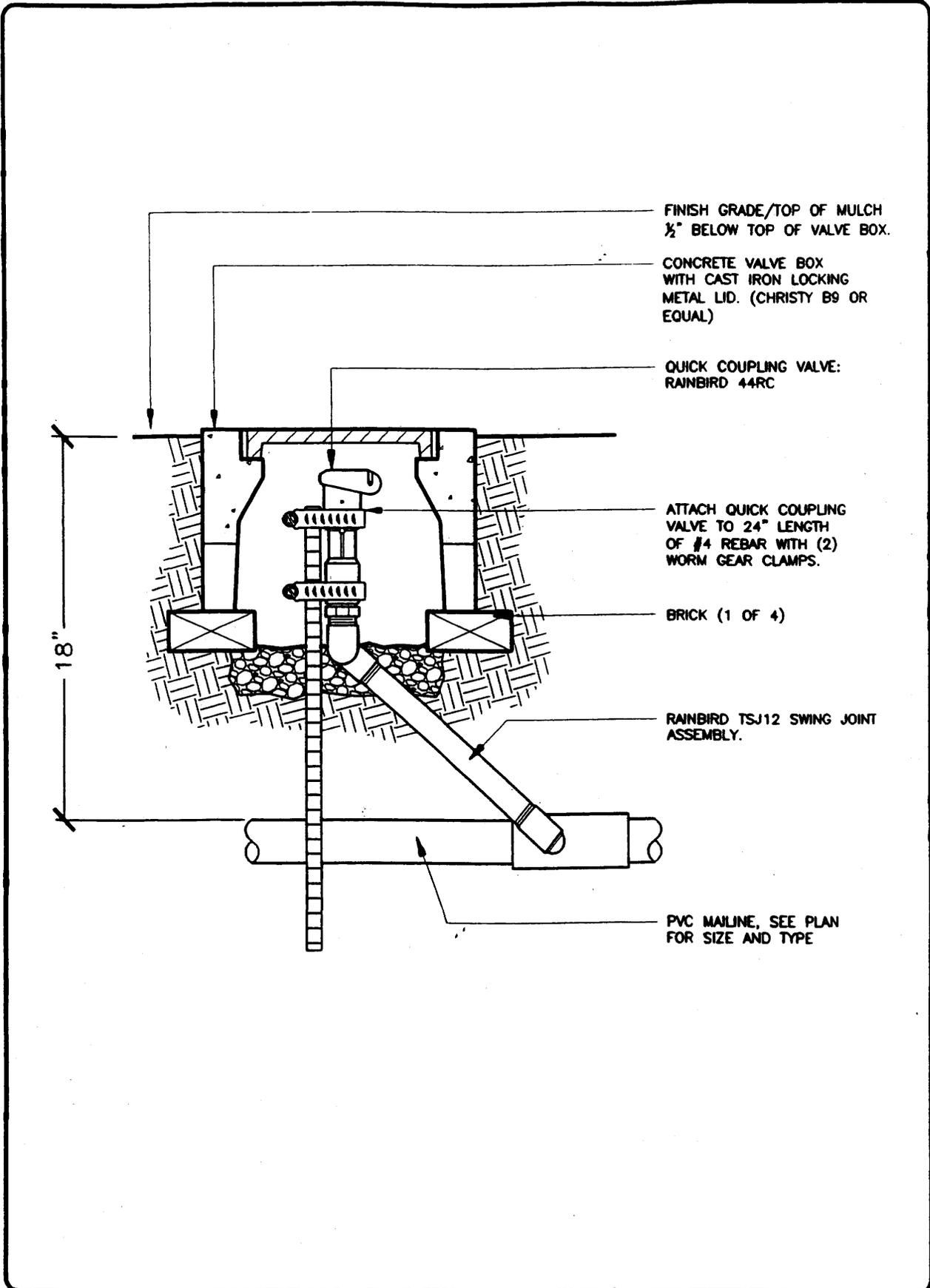
L-10



NOTES:

1. SIZES OF ANCHOR AND THRUST BLOCKS SHALL BE AS RECOMMENDED BY PIPE MANUFACTURER AND APPROVED BY PUBLIC WORKS DEPARTMENT.
2. ANCHOR AND THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
3. CONCRETE SHALL ATTAIN 2000 PSI COMPRESSIVE STRENGTH.
4. ANCHOR RODS SHALL BE #4 REBAR, ENCASED IN CONCRETE.
5. KEEP CONCRETE CLEAR OF ALL PIPE JOINTS.
6. WRAP PIPE IN VISQUINE PLASTIC AT POINTS WHERE CONCRETE WOULD CONTACT PIPING JOINTS.

DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS	STANDARD DETAIL
APPROVED BY:	TYPICAL THRUST BLOCK INSTALLATION	L - 11
DRAWN: D.F. MACHADO DATE: 04/01/07	CITY OF LOS ANGELES	



FINISH GRADE/TOP OF MULCH
 1/2" BELOW TOP OF VALVE BOX.

CONCRETE VALVE BOX
 WITH CAST IRON LOCKING
 METAL LID. (CHRISTY B9 OR
 EQUAL)

QUICK COUPLING VALVE:
 RAINBIRD 44RC

ATTACH QUICK COUPLING
 VALVE TO 24" LENGTH
 OF #4 REBAR WITH (2)
 WORM GEAR CLAMPS.

BRICK (1 OF 4)

RAINBIRD TSJ12 SWING JOINT
 ASSEMBLY.

PVC MAINLINE, SEE PLAN
 FOR SIZE AND TYPE

18"

	DATE APPROVED: 11-7-2007	LANDSCAPE STANDARDS	STANDARD DETAIL
	APPROVED BY: 	IRRIGATION QUICK COUPLING VALVE	L-12
		CITY OF LOS ANGELES	

RESOLUTION NO. 4928

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF LOS BANOS ADOPTING
PROCEDURES FOR LANDSCAPE PLAN
REVIEW, SCHEDULE OF FEES, GUIDELINES
FOR PREPARATION OF LANDSCAPE
DOCUMENT, TREE LIST, AND TWELVE
LANDSCAPE STANDARD PLANS**

WHEREAS, the City Council of the City of Los Banos is desirous of amending Title 10, Parks and Recreation, Chapter 2, of the Los Banos Municipal Code "Water Conservation in Landscaping"; and

WHEREAS, revisions to Title 10, Parks and Recreation, Chapter 2, Water Conservation in Landscaping, provides further definition and specific standards for the design and construction of landscape areas for both commercial and private development; and

WHEREAS, the City Council of the City of Los Banos has reviewed the revisions to Title 10, Parks and Recreation, Chapter 2, Water Conservation in Landscaping; and

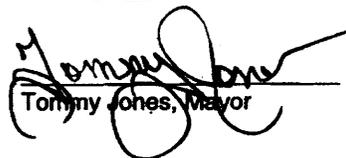
WHEREAS, the City Council of the City of Los Banos has reviewed and is desirous of establishing procedures for landscape plan reviews, schedule of fees, guidelines for preparation of landscape documents, tree list, and twelve landscape standard plans (attached).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Banos does hereby approve adopting procedures for Landscape Plan Review, Schedule of Fees, Guidelines for Preparation of Landscape Document, Tree List, and Twelve Landscape Standard Plans.

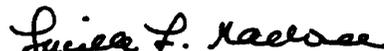
The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Los Banos held on the 7th day of November, 2007, by Council Member Villalta, who moved its adoption, which motion was duly seconded by Council Member Faria, and the Resolution adopted by the following vote: .

AYES: Council Member Faria, Sousa, Villalta, Mayor Jones
NOES: None
ABSENT: Council Member Brooks

APPROVED:


Tommy Jones, Mayor

ATTEST:


Lucille L. Mallonee, City Clerk