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
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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

2. State of California Model Water Efficient Landscape Ordinance, 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 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 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 deferens 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.
### TREE LIST

#### STREET TREES

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
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<tbody>
<tr>
<td>Celtis australis</td>
<td>European Hackberry</td>
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<td>Celtis occidentalis</td>
<td>Common Hackberry</td>
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<tr>
<td>Celtis sinensis</td>
<td>Chinese Hackberry</td>
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<tr>
<td>Fraxinus americana ‘Autumn Applause’</td>
<td>Autumn Applause Ash</td>
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<tr>
<td>Fraxinus americana ‘Autumn Purple’</td>
<td>American Purple Ash</td>
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<tr>
<td>Fraxinus angustifolia ‘Raywood’</td>
<td>Raywood Ash</td>
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<tr>
<td>Ginkgo biloba ‘Autumn Gold’</td>
<td>Autumn Gold Ginkgo</td>
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<tr>
<td>Ginkgo biloba ‘Fairmont’</td>
<td>Fairmont Ginkgo</td>
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<td>Russet Magnolia</td>
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<tr>
<td>Magnolia grandiflora ‘St. Mary’</td>
<td>St. Mary Magnolia</td>
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<td>Platanus x acerifolia ‘Bloodgood’</td>
<td>Bloodgood London Plane</td>
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<tr>
<td>Platanus x acerifolia ‘Columbia’</td>
<td>London Plane</td>
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<td>Platanus x acerifolia ‘Yarwood’</td>
<td>Yarwood London Plane</td>
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<td>Pistacia chinensis ‘Keith Davey’</td>
<td>Chinese Pistache</td>
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<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
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<td>Pyrus kawakamii</td>
<td>Evergreen Pear</td>
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<td>Tilia cordata ‘Greenspire’</td>
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<td>Quercus agrifolia</td>
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<td>Quercus suber</td>
<td>Cork Oak</td>
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<td>Ulmus parvifolia</td>
<td>Chinese Elm</td>
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<tr>
<td>Zelkova serrata ‘Village Green’</td>
<td>Sawleaf Zelkova</td>
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#### GENERAL USE TREES

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<tbody>
<tr>
<td>Acer macrophyllum</td>
<td>Big-leaf Maple</td>
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<td>Alnus oregona</td>
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<td>Alnus cordata</td>
<td>Italian Alder</td>
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<td>Alnus rhombifolia</td>
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<td>Arbutus unedo</td>
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<td>Cupressus sempervirens</td>
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<td>Casuarina equisetifolia</td>
<td>Australian Pine</td>
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<td>Cedrus deodora</td>
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<td>Cinnamomum camphora</td>
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<td>Bronze Loquat</td>
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<td>Geijera parviflora</td>
<td>Australian Willow</td>
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<td>Melaleuca Linarifolia</td>
<td>Flaxleaf Paperbark</td>
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<td>Nyssa sylvatica</td>
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<td>Parkinsonia aculeate</td>
<td>Mexican Palo Verde</td>
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<td>Phoenix canariensis</td>
<td>Canary Island Palm</td>
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<td>Phoenix dactylifera</td>
<td>Date Palm</td>
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<td>Populus fremontii</td>
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<td>Pinus pinea</td>
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<td>Pinus thunbergii</td>
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### GENERAL USE TREES (CONTINUED)

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<tr>
<th>Tree Name</th>
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<tbody>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
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<tr>
<td>Quercus lobata</td>
<td>Valley Oak</td>
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<td>Quercus virginiana ‘Heritage’</td>
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<td>Sapium sebiferum</td>
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<td>Sequoia sempervirens &quot;Aptos Blue’</td>
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<td>Sequoia sempervirens ‘Los Altos’</td>
<td>Coast Redwood</td>
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### PARKWAY / ACCENT TREES

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<td>Fraxinus Americana ‘Autumn Purple’</td>
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<td>Malus floribunda spp</td>
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<td>Prunus ceracifera ‘Atropurpurea’</td>
<td>Purpleleaf Plum</td>
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<tr>
<td>Prunus serrulata spp</td>
<td>Flowering Cherry</td>
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<td>Rhaphiolepis indica ‘Majestic Beauty’</td>
<td>India Hawthorne</td>
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### SHRUBS

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<td>Abelia grandiflora</td>
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<td>Sweet Acacia</td>
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<td>Pearl Acacia</td>
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<td>Agapanthus spp</td>
<td>Lily of the Nile</td>
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<td>Armeria maritima</td>
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<td>Berbis thunbergii spp</td>
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<td>Calistemon viminalis</td>
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<td>Ceanothus spp’s</td>
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<td>Dietes vegeta</td>
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<td>White Escallonia</td>
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<td>Hybrid Escallonia species</td>
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<td>Euryops pectinatis</td>
<td>Shrub Daisy</td>
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<td>Euonymis japonica spp</td>
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### 6-11 TREE LIST (CONTINUED)

#### SHRUBS (CONTINUED)

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<th>Shrub Name</th>
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<tbody>
<tr>
<td>Feijoa sellowiana</td>
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<tr>
<td>Gaura lindheimeri</td>
<td>Butterfly Bush</td>
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<td>Day Lily</td>
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<td>English Holly</td>
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<td>Holly</td>
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<td>Ilex aqurynnii ‘Brilliann’</td>
<td>Holly</td>
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<td>Ilex latifolia ‘Nellie Stevens’</td>
<td>Holly Leaf Sweet Spire</td>
</tr>
<tr>
<td>Ilex ilicifolia</td>
<td>Junipers selected for</td>
</tr>
<tr>
<td>Juniperus varieties</td>
<td>appropriate circumstances</td>
</tr>
<tr>
<td>Ligustrum jamonicum</td>
<td>Japanese Privet</td>
</tr>
<tr>
<td>Limonium prezil</td>
<td>Sea Statice</td>
</tr>
<tr>
<td>Mahonia aquifolium</td>
<td>Oregon Grape</td>
</tr>
<tr>
<td>Myoporum laetum ‘Carsonii’</td>
<td>Myoporum</td>
</tr>
<tr>
<td>Myrtus comminus</td>
<td>Myrtle</td>
</tr>
<tr>
<td>Osmanthus fragrans</td>
<td>Sweet Olive</td>
</tr>
<tr>
<td>Pittosporum tobira spp</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Photinia fraseri</td>
<td>Photinia</td>
</tr>
<tr>
<td>Photinia glabra</td>
<td>Photinia</td>
</tr>
<tr>
<td>Photinia serratifolia</td>
<td>Chinese Photinia</td>
</tr>
<tr>
<td>Pittosporum crassifolium</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Pittosporum eugenoides</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Pittosporum tenuifolium</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Pittosporum tobira spp</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Prunus caroliniana ‘Bright n Tight’</td>
<td>Carolina Cherry</td>
</tr>
<tr>
<td>Prunus ilicifolia</td>
<td>Holly Leaf Cherry</td>
</tr>
<tr>
<td>Prunus laurocerasus</td>
<td>English Laurel</td>
</tr>
<tr>
<td>Prunus lusitanica</td>
<td>Portugal Laurel</td>
</tr>
<tr>
<td>Pyracantha coccina</td>
<td>Pyracantha</td>
</tr>
<tr>
<td>Rosmarinus officinalis ‘Irene’</td>
<td>Trailing Rosemary</td>
</tr>
<tr>
<td>Rhamnus alaternus</td>
<td>Italian Buckthorn</td>
</tr>
<tr>
<td>Syringa vulgaris</td>
<td>Common Lilac</td>
</tr>
<tr>
<td>Tulbaglia violacea</td>
<td>Society Garlic</td>
</tr>
<tr>
<td>Viburnum spp</td>
<td>Viburnum</td>
</tr>
<tr>
<td>Xylosma congestum</td>
<td>Shiny Xylosma</td>
</tr>
</tbody>
</table>

#### VINES

<table>
<thead>
<tr>
<th>Vine Name</th>
<th>Variety Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clematis spp</td>
<td>Evergreen and deciduous varieties</td>
</tr>
<tr>
<td>Clytostoma callistegioides</td>
<td>Lavender Trumpet</td>
</tr>
<tr>
<td>Ficus repens</td>
<td>Creeping Fig</td>
</tr>
<tr>
<td>Geisumium sempervirens</td>
<td>Carolina Jessamine</td>
</tr>
<tr>
<td>Jasminum mesnyi</td>
<td>Primrose Jasmine</td>
</tr>
<tr>
<td>Jasminum polyanthum</td>
<td>Jasmine</td>
</tr>
<tr>
<td>Parthenocissus tricuspidata</td>
<td>Boston Ivy</td>
</tr>
<tr>
<td>Passiflora edulis</td>
<td>Passion Fruit</td>
</tr>
</tbody>
</table>
### 6-11 TREE LIST (CONTINUED)

#### GROUNDCOVERS

<table>
<thead>
<tr>
<th>Groundcover</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpobrodus chilensis</td>
<td>Ice Plant</td>
</tr>
<tr>
<td>Gazania spp</td>
<td>Trailing Gazania</td>
</tr>
<tr>
<td>Lampranthus spectabilis</td>
<td>Training Ice Plant</td>
</tr>
<tr>
<td>Osteospermum fruticosum</td>
<td>African Trailing Daisy</td>
</tr>
<tr>
<td>Trachelospermum asiaticum</td>
<td>Asian Jasmine</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Star Jasmine</td>
</tr>
<tr>
<td>Vinca minor 'Bowles'</td>
<td>Periwinkle</td>
</tr>
</tbody>
</table>
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
WATER CONSERVATION STATEMENT (Section 6-14)

<table>
<thead>
<tr>
<th>Project Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Project Number:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Project Location</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Landscape Designer:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Total Project Landscape Area Footage:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Recreational Area to be removed from Total Project Square Footage:</td>
</tr>
</tbody>
</table>

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

| 1. Maximum Applied Water Allowance: (fill in) gallons/year |
| 2. Estimated Applied Water Use: (fill in) gallons/year    |
| 3. Estimated Total Water Use: (fill in) 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 |
| 10. Soil Analysis                                           |
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ST-6 STANDARD CURB & GUTTER SECTION
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ST-8 VALLEY CROSS GUTTER
ST-9 RESIDENTIAL DRIVEWAY
ST-10 COMMERCIAL/INDUSTRIAL DRIVEWAY
ST-11 SPECIAL COMMERCIAL DRIVEWAY
ST-12 ALLEY APPROACH DETAILS
ST-13 ALLEY GUTTER AND PAVEMENT SECTION
ST-14 WHEELCHAIR RAMP DETAIL
ST-15 STREET SIGNS
ST-16 STREET NAME SIGNS
ST-17 STREET BARRICADES
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SD-2 RAINFALL INTENSITY CURVES
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SD-4 TYPE 'A' CATCH BASIN
SD-5 CURB DRAIN
SD-6 C.I.P.P. STORM DRAIN & TRENCH
SD-7 STORM DRAIN M.H. FOR 30"-48" C.I.P.P.
SD-8 STORM DRAIN M.H. FOR 54"-96" C.I.P.P.
SD-9 STORM DRAIN M.H. 'S PLAN VIEW C.I.P.P.
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SS-2 DROP MANHOLE
SS-3 CAST IRON MANHOLE FRAME & COVER
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SS-6 4-INCH SEWER CLEANOUT ATTACHED SIDEWALK
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L-2  ROTOR SPRINKLER INSTALLATION
L-3  PLANTING DETAIL VINE
L-4  PLANTING DETAIL SHRUB & GROUNDCOVER
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
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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.
NOTE:
1. Install rotor's 6" from face of fence or wall. Install rotor's 2" from paving edge.
2. Install sprinklers plum. Adjust pattern to cover landscape area while minimizing overspray.
NOTE:
1. Remove nursery tags after installation is complete.

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.
Curb, walk, building or planting edge

\( \frac{1}{2} \) spacing

Equal spacing of shrub or groundcover. Install plants \( \frac{1}{2} \) spacing against planting edges.

Groundcover & Spacing

Plan View

Shrub or groundcover per plan. Plant so that the top of the rootball is 2" above finished grade.

Water basin.

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.
'Strongbox' aluminum backflow enclosure by V.I.T. Products, Inc. Size to fit backflow device. Mount on 4" concrete pad.

Reduced pressure backflow preventor, see legend for size and manufacturer

6" min all sides

12" air gap

Pipe supports

All galvanized risers and fittings

Supply line

Thrust blocks, see standard detail

To irrigation valves

Note: Provide and install insulating blanket 'Frostguard' by BPD Industries, or equal size to fit backflow device. All galvanized pipe below finish grade to receive two wraps of 20mil tape.
IRRIGATION CONTROLLER. SEE LEGEND FOR MFR.

SB22-SS CONTROLLER ENCLOSURE BY 'STRONGBOX'.

CONTROLLER SB-ASSEMBLY (CSA) INCLUDES GFI & TERMINAL STRIPS WITH PLACARDS.

ADD PEDESTAL.

6'' DEEP CONCRETE PAD. SET 4'' ABOVE FINISH GRADE. EXTEND 6'' BEYOND EDGES OF PEDESTAL. SLOPE TO DRAIN.

1'' DIRECT BURIAL WIRES TO ELECTRIC CONTROL VALVES IN 4'' DIA PVC CONDUIT WITH SWEEP EL'S.

ADDITIONAL 2'' PVC CONDUIT WITH SWEEP EL'S FOR FUTURE TELEPHONE CONNECTION.

120 VOLT POWER IN CONDUIT FROM ELECTRICAL POINT OF CONNECTION.
NOTE:
1. INSTALL SPRINKLER'S 6" FROM FACE OF FENCE OR WALL.
   INSTALL SPRINKLER'S 2" FROM PAVING EDGE.
2. INSTALL SPRINKLERS PLUMB, ADJUST PATTERN TO COVER LANDSCAPE AREA WHILE MINIMIZING OVERSPLASH.
FINISH GRADE/TOP OF MULCH
\( \frac{3}{4} \)" BELOW TOP OF VALVE BOX.

CONCRETE VALVE BOX
WITH CAST IRON LOCKING
METAL LID. CHISTY F1 OR EQUAL.
LID SHALL BE MARKED "IRRIGATION VALVE"

6" DIA PVC PIPE. CUT ENDS TO STRADDLE
PIPE.

BRICK (1 OF 4)

BRONZE SHUT-OFF GATE VALVE. SEE
LEGEND FOR SIZE.

SCH80 PVC MALE ADAPTER. APPLY TEFLOM
TAPE TO THREADS.

PVC MAINLINE. SEE PLAN
FOR SIZE AND TYPE

3" DEEP, 3/4" PEA GRAVEL
LATERAL (NON PRESSURIZED LINE)

MAIN LINE (PRESSURIZED LINE)
PROVIDE TRACE WIRE WHEN NO CONTROLLER WIRES ARE PRESENT
WIRE BUNDLE

SECTION THROUGH TRENCH

TAPED WIRE BUNDLE

TIE A 24" LOOP IN WIRES AT CHANGES IN DIRECTION GREATER THAN 30° UNTIL LOOPS AFTER CONNECTIONS HAVE BEEN MADE.

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.
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 VISOULINE PLASTIC AT POINTS WHERE CONCRETE WOULD CONTACT PIPING JOINTS.
FINISH GRADE/TOP OF MULCH
1/2" BELOW TOP OF VALVE BOX.

CONCRETE VALVE BOX
WITH CAST IRON LOCKING
METAL LID. (CHRISTY BR 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
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:

[Signature]
Tommy Jones, Mayor

ATTEST:

[Signature]
Lucille L. Mallonee, City Clerk