

GENERAL NOTES

3. ALL WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
 3. ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
 4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 18006422444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
 6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
 9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
- ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
10. ALL CONCRETE SHALL BE A 6 SACK MIX.
 11. COMPACTION OF BACKFILL BY METHOD OF 'JETTING' SHALL NOT BE PERMITTED.
 12. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
 13. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
 14. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 15. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 16. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.
 - 17.

GRADING AND DRAINAGE NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
3. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2%.
4. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE .5%.
5. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
6. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
7. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
8. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
10. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
11. AFTER A RAINFOREST, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

LAYOUT NOTES

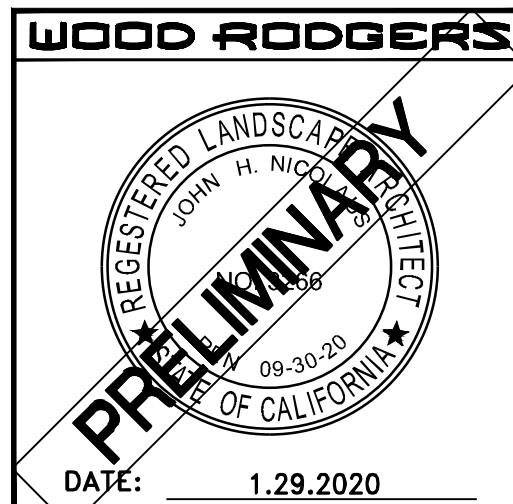
1. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DISTANCES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK. DIMENSIONS NOT SHOWN SHALL BE SCALED FROM PLAN.
3. CONTRACTOR SHALL COORDINATE LANDSCAPE CONSTRUCTION WITH OTHER WORK ON SITE.
4. ALL WRITTEN DIMENSIONS ARE FROM THE OUTSIDE OF BUILDING OR FENCE, BACK OF CURB OR WALK, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY EXTENSION OF WORK INCLUDING STUBOUTS, ETC., DURING PHASE UNDER CONSTRUCTION TO FACILITATE WORK ON SUBSEQUENT PHASES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND UNSUITABLE MATERIAL FROM THE SITE WHICH HAS BEEN GENERATED BY HIS WORK.
7. PRECISE BUILDING, PARKING, AND ROADWAY LAYOUT IS BASED ON DRAWINGS PREPARED BY ENGINEERS.
8. CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (IE. LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE.

PLANTING NOTES

1. **SOIL TESTING:**
 - A. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACT. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE.
 - B. EACH SAMPLE SHALL BE SUBMITTED TO LABORATORY. THE LABORATORY MUST B APPROVED BY THE LANDSCAPE ARCHITECT. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
 - C. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATION FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
 - D. TEST RESULTS FOR SOIL TESTING SHALL BE PROVIDED TO LANDSCAPE ARCHITECT, WITH AMENDMENT RECOMMENDATIONS APPROVED BY LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE.
 - E. SOIL TESTS AND AMENDMENTS FOR THESE IMPROVEMENTS SHALL ADHERE TO THE WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS REGARDING SOIL TESTING.
 - F. A COPY OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE PLANNING DEPARTMENT
2. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
3. PLANT SYMBOL LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
4. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NOT COST TO THE OWNER.
5. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
6. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
7. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 15-2% AND A MAXIMUM SLOPE OF 2:1.
8. A 3" LAYER OF WALK ON FIR BARK MULCH IS REQUIRED IN ALL PLANTER AREAS. MULCH IS TO BE BLACK CHIPPED BARK MULCH OR SIMILAR TO BE APPROVED BY LANDSCAPE ARCHITECT.
9. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN FIVE FEET FROM BUILDING AND THREE FEET FROM CURBS OR WALKS.
10. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN 5' OF A TREE PLANTING.
11. ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
12. INCORPORATE SOIL AMENDMENT IN ALL PLANTER AREAS AT A RATE OF FOUR CUBIC YARDS PER 1000 SQUARE FEET. AMENDMENTS SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES.

IRRIGATION NOTES

1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AND TURF AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE.
4. LOCATION OF THE IRRIGATION CONTROLLER SHALL BE WALL MOUNTED IN GARAGE.
5. ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
8. THE IRRIGATION CONTROLLER SHALL BE SET TO OPERATE THE IRRIGATION SYSTEM WATERING SCHEDULE BETWEEN THE HOURS OF 8:00 PM AND 6:00 AM.



SUNGOLD - TAYLOR MORRISON
LANDSCAPE IMPROVEMENT PLANS FOR
MODEL HOME LANDSCAPES
LANDSCAPE NOTES

CITY OF TRACY

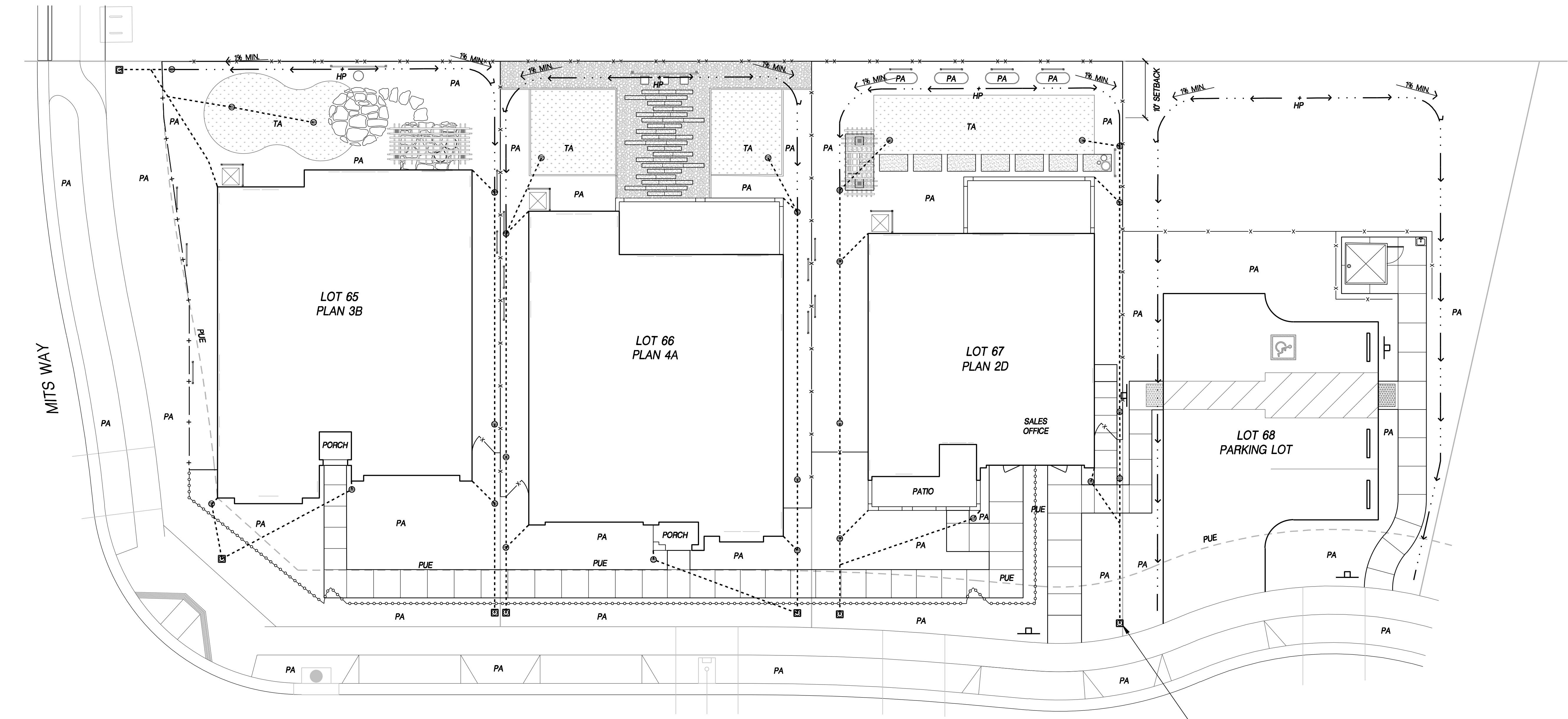
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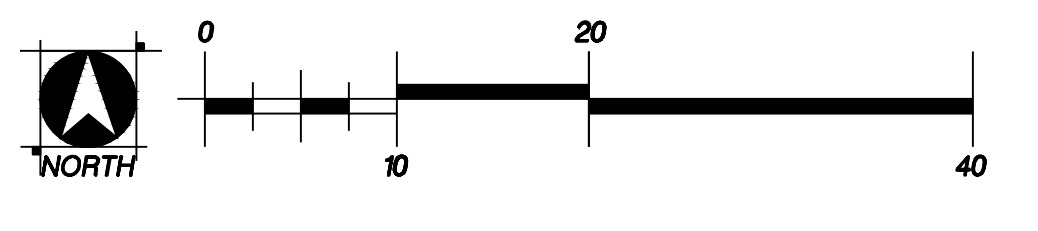
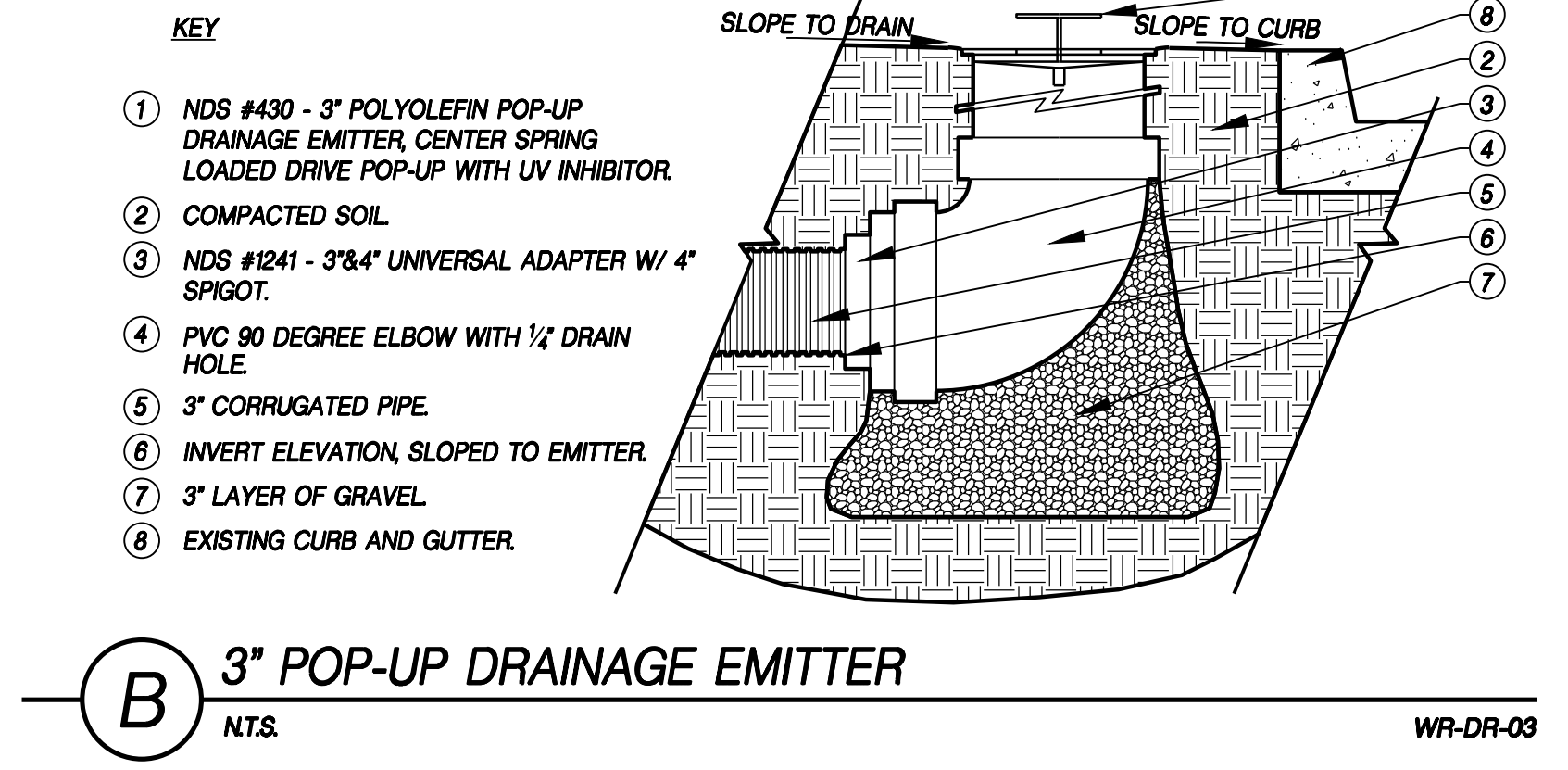
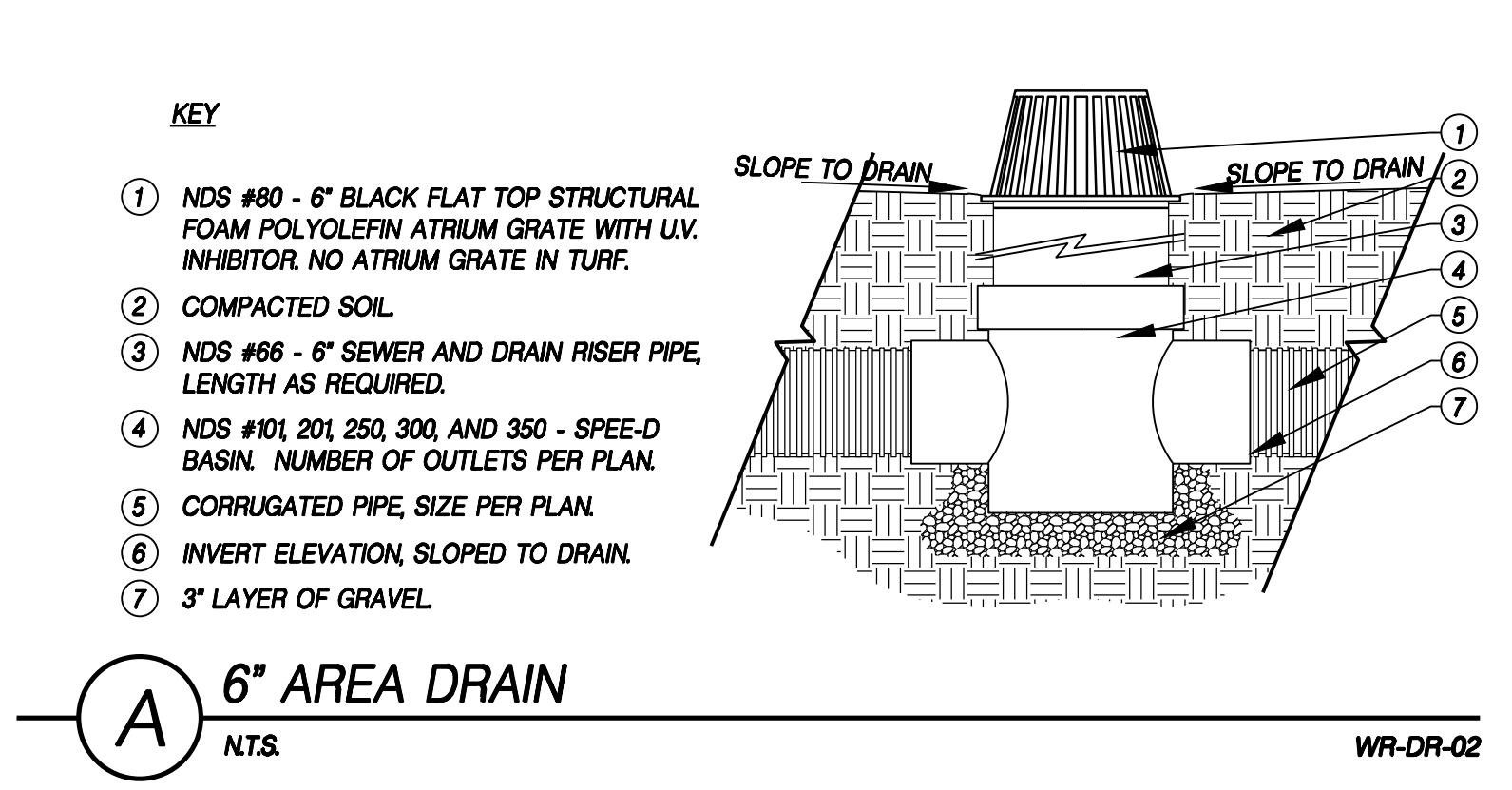
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CITY OF TRACY

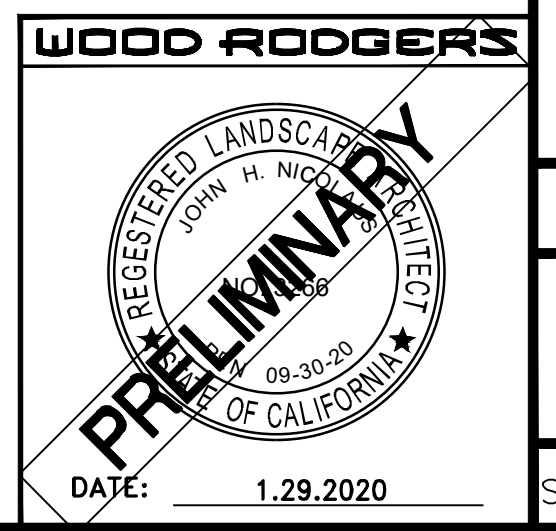


DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
PA	PLANTER AREA
TA	TURF AREA
HP	HIGH POINT OF DRAINAGE SWALE PER CIVIL PLOT PLANS
PUE	PUBLIC UTILITY EASEMENT
⊙	NDS SPEED-D BASIN WITH ONE OUTLET (PART NUMBER 101). CONTRACTOR TO USE NDS #66 AS A RISER WHEN NEEDED, AND INSTALL 4" BLACK ATRIUM GRATE (PART NUMBER 80) IN EVERY SPEED-D BASIN. NO ATRIUM GRATE IN TURF.
⊠	NDS POP-UP DRAINAGE EMITTER WITH ELBOW AND COBBLES. PART #421 TO BE PLACED AT END OF DRAIN 6" AWAY FROM HINGE DOWNSLOPE AND SET BACK FROM AT LEAST 25' FROM BACK OF CURB OR WALK.
—1% MIN.—	1% MIN. CONSTANT SLOPE. TYPICAL DRAINAGE PER CIVIL PLOT PLANS. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
-----	3" CORRUGATED/ NON-PERFORATED DRAIN PIPE. CONTRACTOR TO TIE INTO DOWNSPOUT, SPEED-D BASINS AND CATCH BASINS PER NOTES, PLANS AND DETAILS.
NOTE: CONTRACTOR TO TIE DOWNSPOUTS INTO LANDSCAPE DRAINAGE. FIELD VERIFY FINAL LOCATIONS OF DOWNSPOUTS.	



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE GRADING DESIGN PLAN STATEMENT, SIGNATURE AND DATE.

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN."



DATE: JANUARY 2020
SCALE: H: N/A V: N/A
DRAWN BY: A. CHRISTENSEN
DESIGNED BY: A. CHRISTENSEN
CHECKED BY: J. NICOLAUS

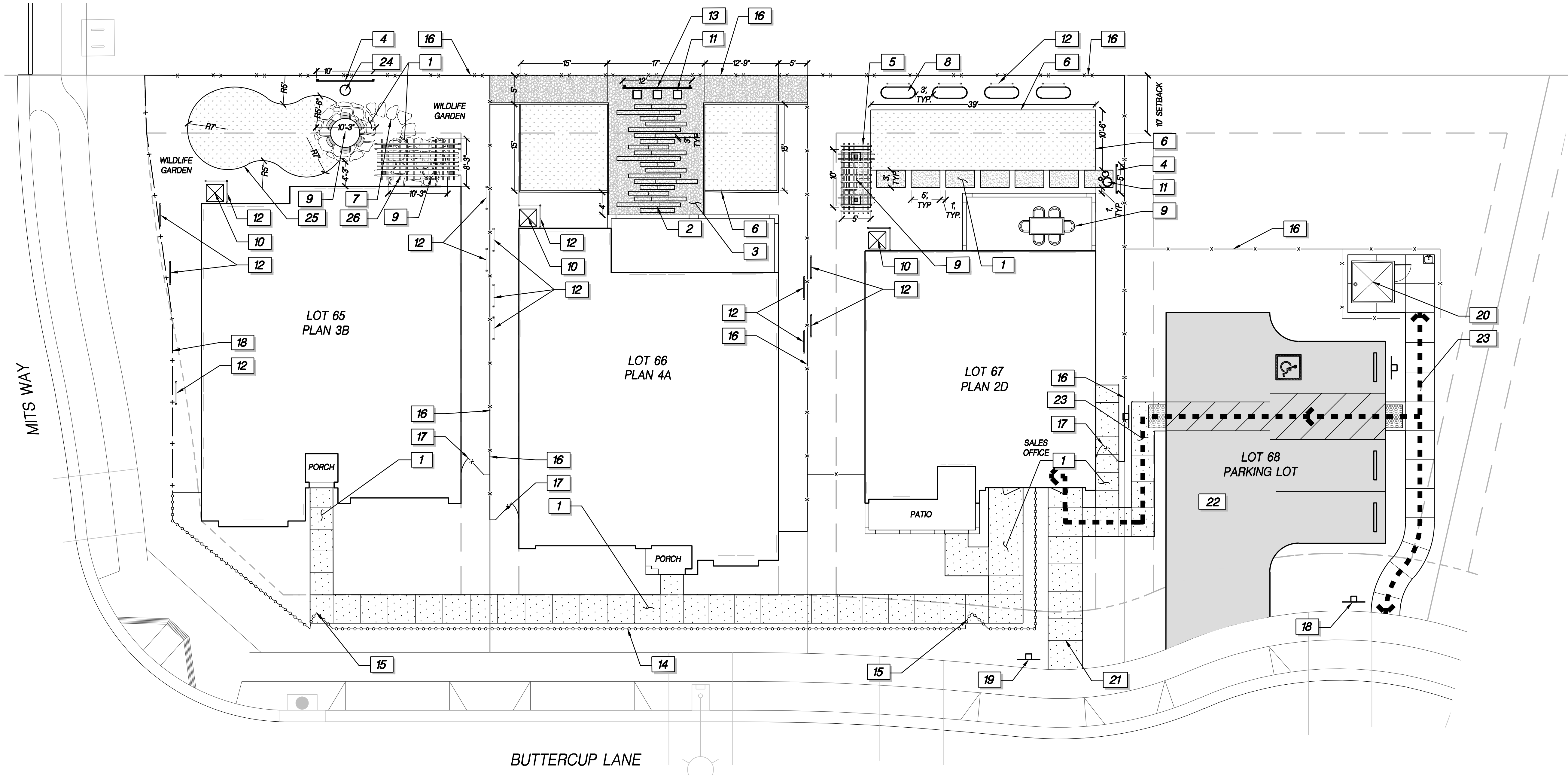
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LANDSCAPE IMPROVEMENT PLANS FOR
**SUNGOLD - TAYLOR MORRISON
MODEL HOME LANDSCAPES**
GRADING AND DRAINAGE PLAN AND DETAILS

CITY OF TRACY

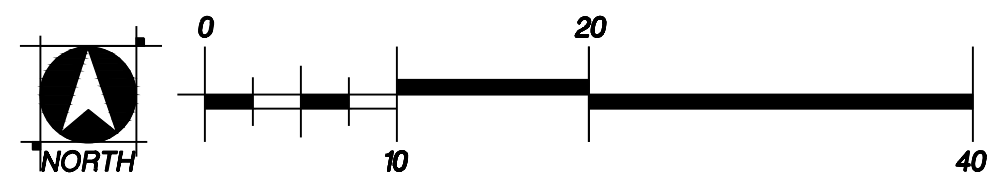
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DATE: 1.29.2020



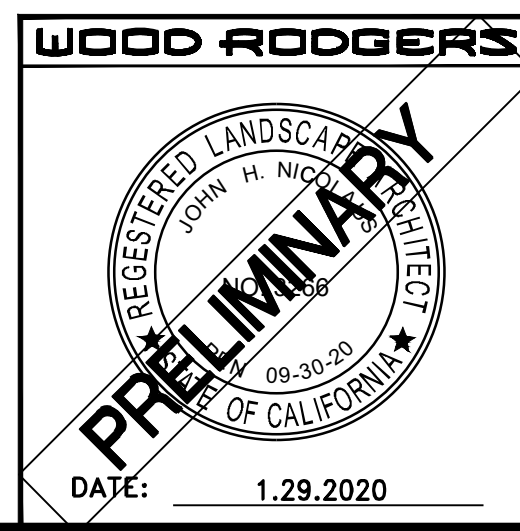
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE FLATWORK (WITHOUT THINCKENED EDGE). INSTALL SCORE JOINTS AS DEPICTED ON LAYOUT PLAN, TYP. SEE COLOR AND FINISH SCHEDULE ON SHEET L3.01 FOR IMPORTANT INFORMATION REGARDING COLOR AND FINISH FOR EACH MODEL HOME LOT.	F/L3.01	10	APPROXIMATE LOCATION OF AIR CONDITIONING UNIT, RETAIN AND PROTECT. CONTRACTOR TO MAKE MINOR ADJUSTMENTS TO PLANTING/ IRRIGATION TO ACCOMMODATE SPACE FOR A/C UNIT. VERIFY ADJUSTMENTS WITH TAYLOR MORRISON REPRESENTATIVE.	A/L3.01	19	ACCESSIBLE PARKING AND PATH OF TRAVEL SIGNS SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION.	
2	POURED IN PLACE CONCRETE STRIPS - 8" W BY VARYING LENGTHS OF 6', 7', 9', OR 11' PER PLAN. INSTALL SCORE JOINTS AS DEPICTED ON LAYOUT PLAN, TYP. SEE COLOR AND FINISH SCHEDULE ON SHEET L3.01 FOR IMPORTANT INFORMATION REGARDING COLOR AND FINISH FOR EACH MODEL HOME LOT. LENGTHS VARY BETWEEN 6', 7', 9', & 11' PER PLAN.	F/L3.01	11	DECORATIVE PLANTER POT. LOT 66: 18" X 18" X 22.5" WEDGE SQUARE, ITEM# QS-WE1822P, COLOR: MISSION WHITE. MANUFACTURER: QCP 866.703.3434 LOT 67: IMPANEMA PLANTER - SET OF 3, ITEM# 6812-6803, COLOR: ANTIO TERRA COTTA. MANUFACTURER: CAMPANIA INTERNATIONAL AVAILABLE FROM QUAIL LAKE NURSERY (208.473.8733)		20	ACCESSIBLE RESTROOM AND HAND WASH STATION. SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION.	
3	PEA GRAVEL WITH METAL HEADER EDGING, TYP.	H/L3.01	12	DECORATIVE WOOD LATTICE PANEL	A/L3.01	21	EXISTING STANDARD CONCRETE STEPS. SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION.	
4	DECORATIVE SCREEN	J/L3.02	13	12' MODERN DECORATIVE SCREEN	I/L3.02	22	EXISTING ASPHALT PAVING, ACCESSIBLE PARKING STALL AND DRIVEWAY. SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION.	
5	CANTEVERELED WOODEN TRELLIS.	K/L3.02	14	TUBE STEEL TRAP FENCE SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION. TRAP FENCING SHALL NOT BE INSTALLED DIRECTLY ABOVE ANY ELECTRICAL SERVICE BOX.		23	CONCRETE ADA PATH. SEE MODEL PERMIT EXHIBIT FOR ADDITIONAL INFORMATION.	
6	REDWOOD HEADER BOARD	B/L3.01	15	4' W TUBE STEEL ACCESS GATES. SEE MODEL PERMIT EXHIBIT.		24	BIRD BATH. ISLEBORO BIRD BATH, ITEM# B-146, COLOR: ALPINE STONE. DRIP EMITTER TO BE RAN UP THE BACKSIDE OF THE BIRD BATH. MANUFACTURER: CAMPANIA INTERNATIONAL AVAILABLE FROM QUAIL LAKE NURSERY (208.473.8733)	
7	SANDSET FLAGSTONE PAVERS	G/L3.01	16	6' TALL GOOD NEIGHBOR WOOD FENCE	E/L3.01	25	COMPOSITE HEADER BOARD	L/L3.02
8	GALVANIZED LIVESTOCK TROUGH - 2'W X 2'H X 6'L. MODEL # 217722799. MANUFACTURER: TRACTOR SUPPLY (925.516.6610)		17	WOOD GATE	D/L3.01	26	WOODEN TRELLIS.	I/L3.01
9	STAGED OUTDOOR FURNITURE PER TAYLOR MORRISON MARKETING REPRESENTATIVE, TYP.		18	DELUXE FENCE	C/L3.01			



SEE SHEET L3.01 & L3.02 FOR DETAILS

SEE SHEET L1.01 FOR PLAN NOTES



DATE: JANUARY 2020
SCALE: H: N/A V: N/A
DRAWN BY: A. CHRISTENSEN
DESIGNED BY: A. CHRISTENSEN
CHECKED BY: J. NICOLAUS

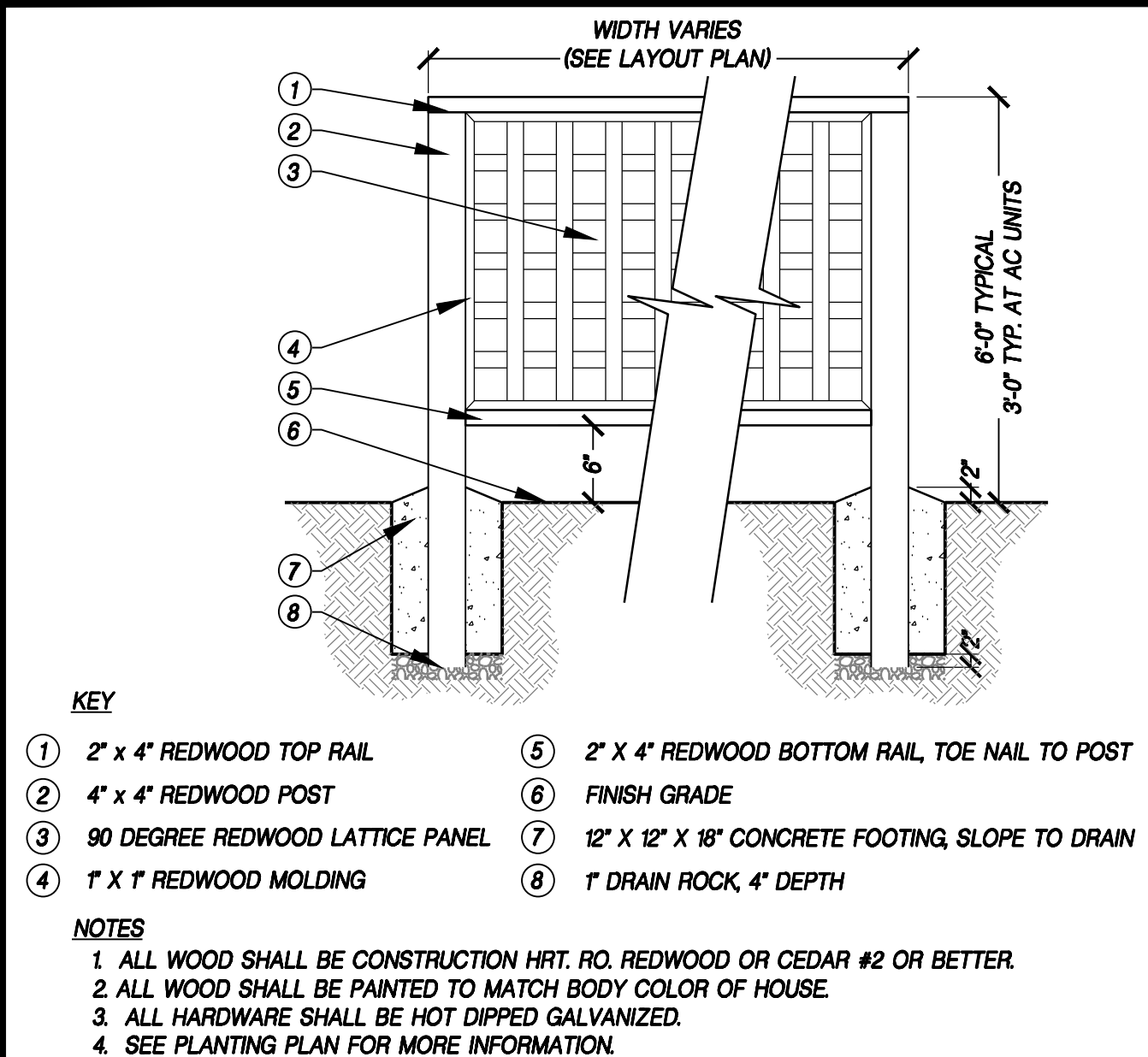
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CITY OF TRACY

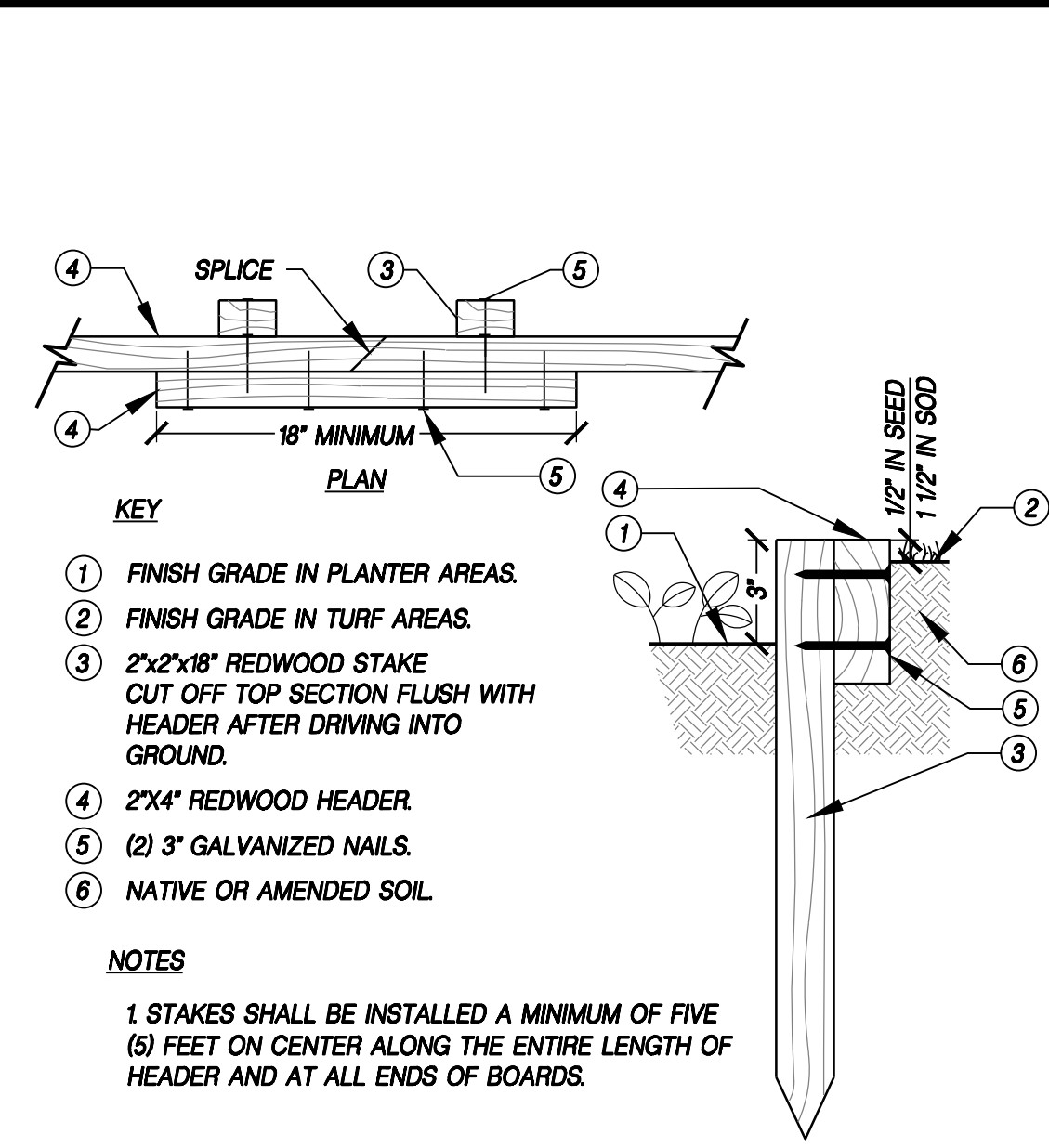
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SHT 4 OF 11

LANDSCAPE IMPROVEMENT PLANS FOR
SUNGOLD - TAYLOR MORRISON
MODEL HOME LANDSCAPES
LAYOUT PLAN

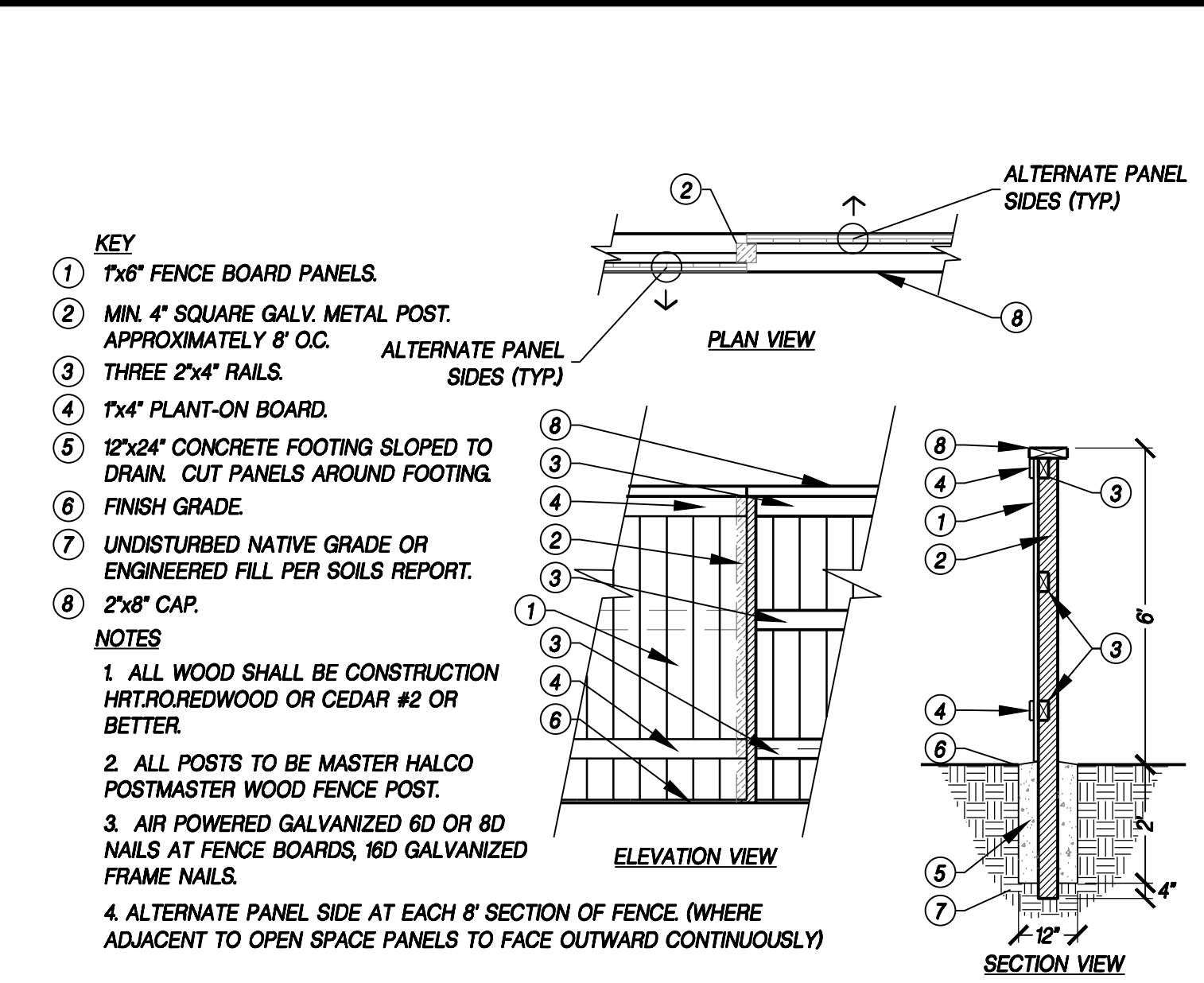
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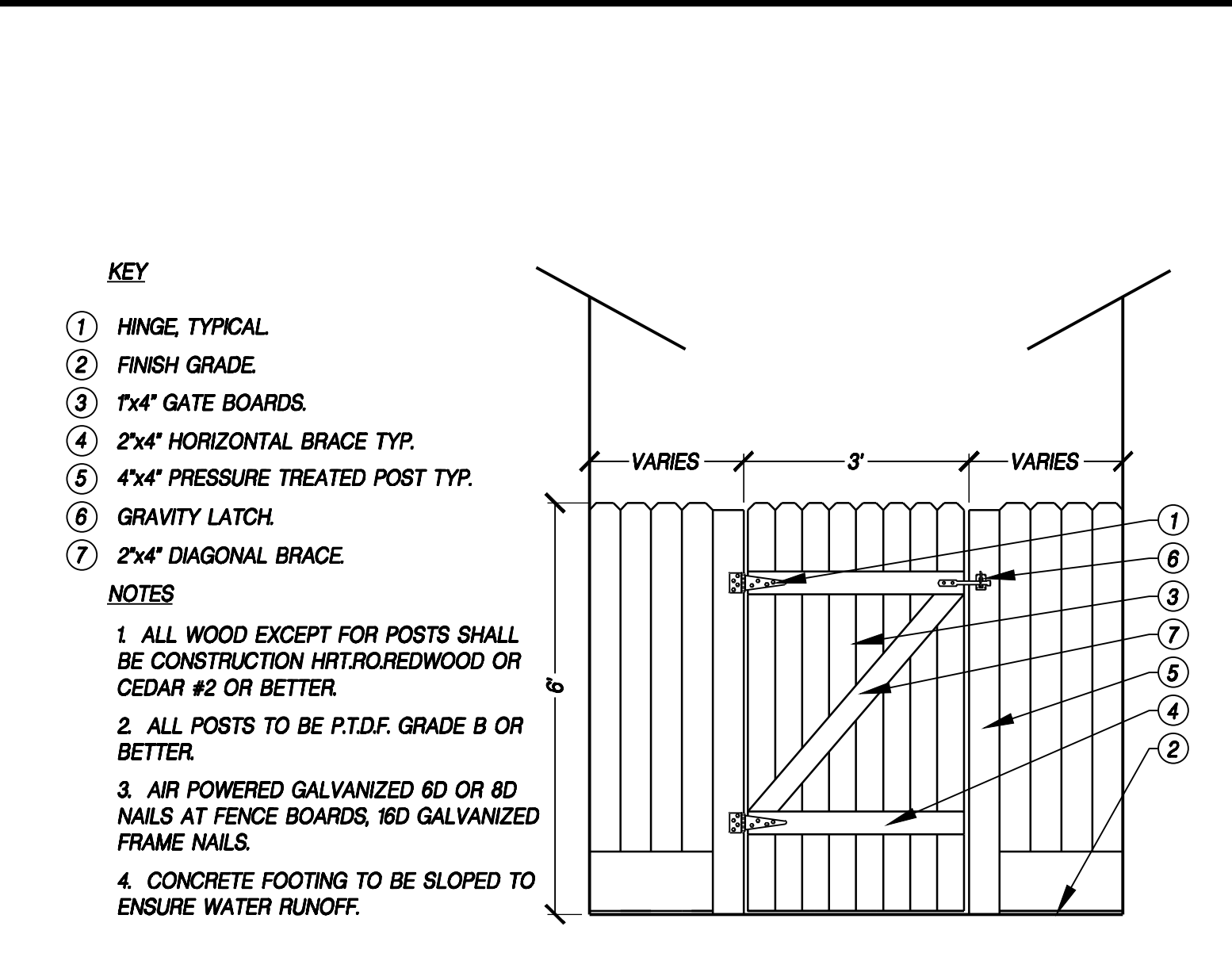
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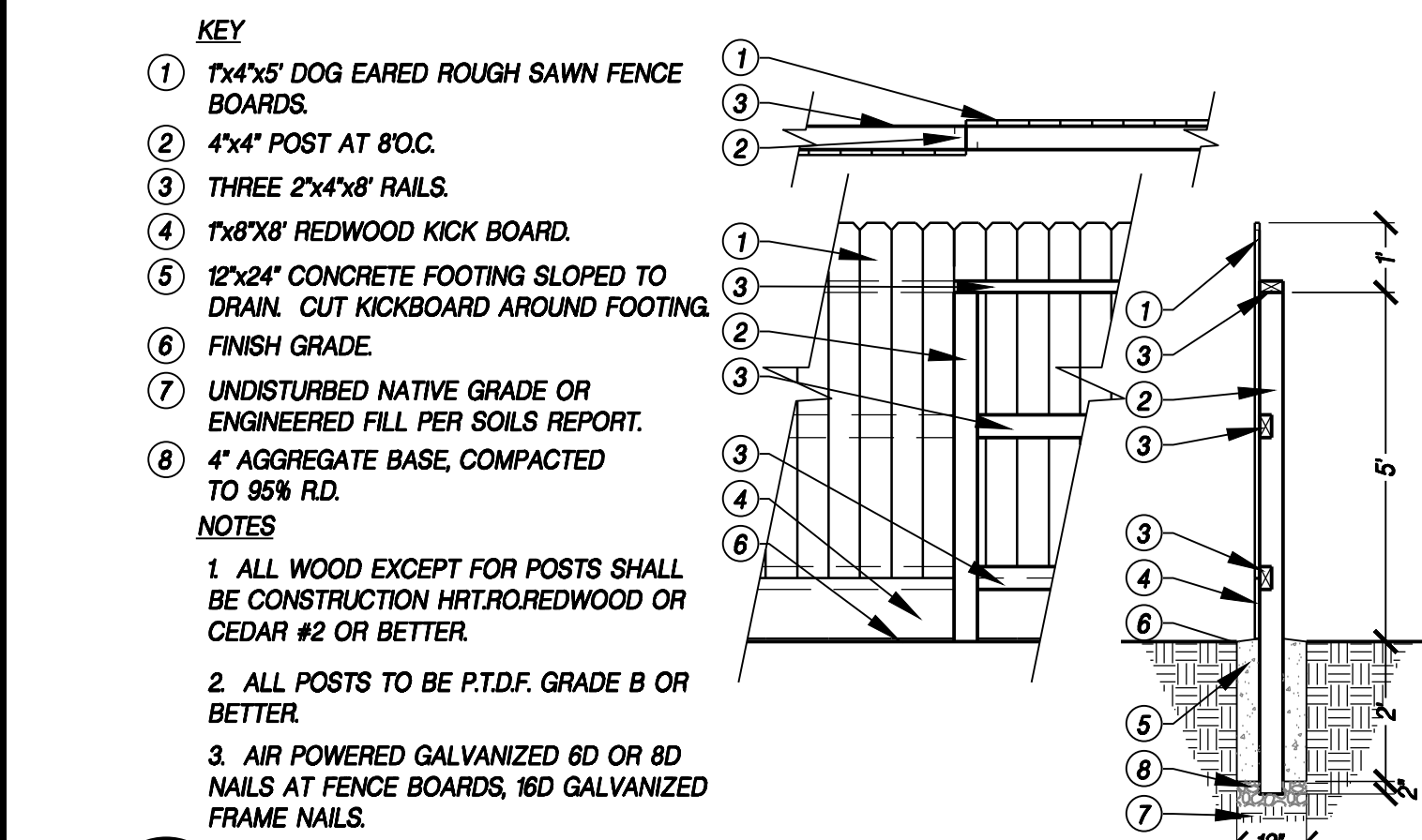
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NTS. WR-LA-04



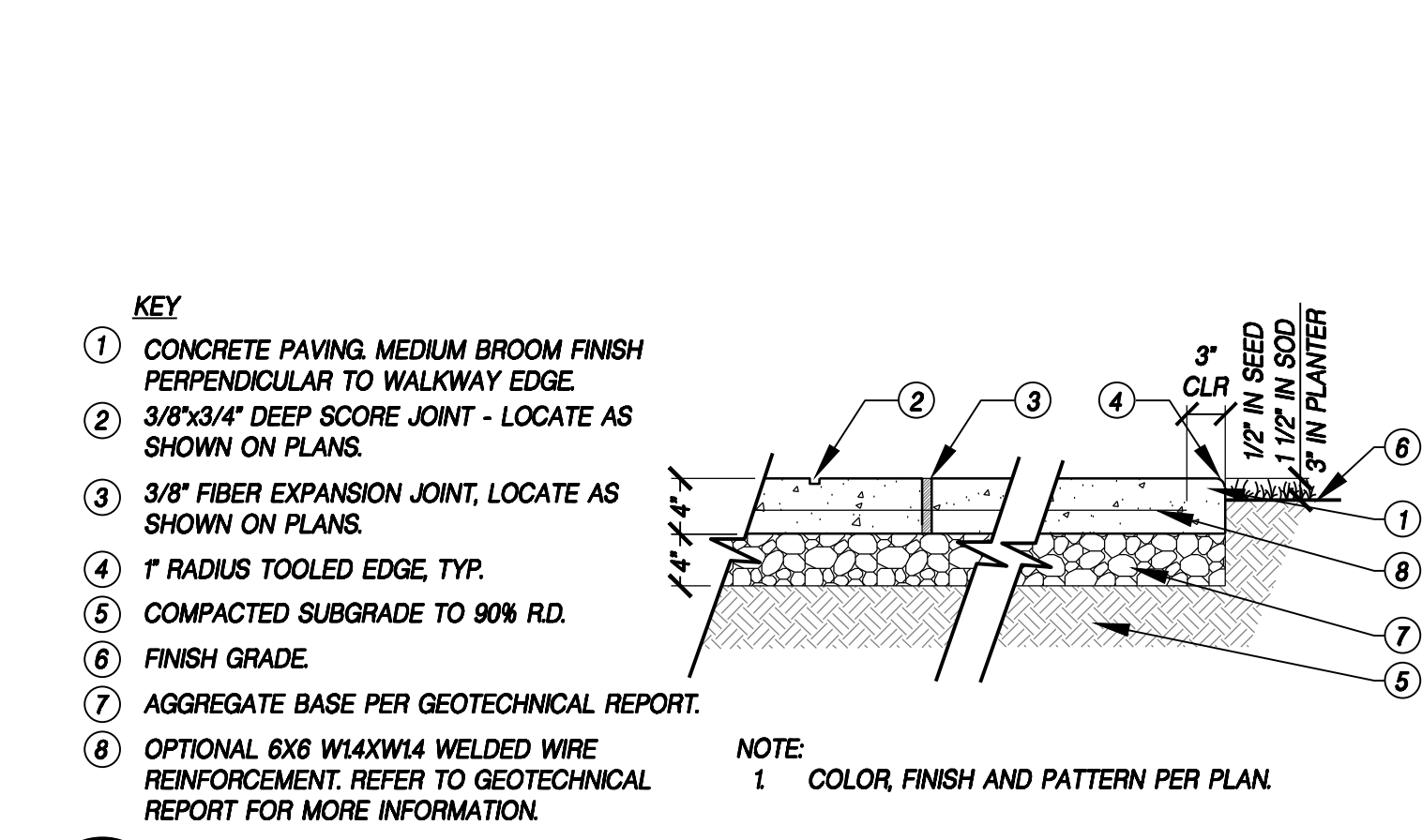
00 DELUXE FENCE
DETAIL-FILE



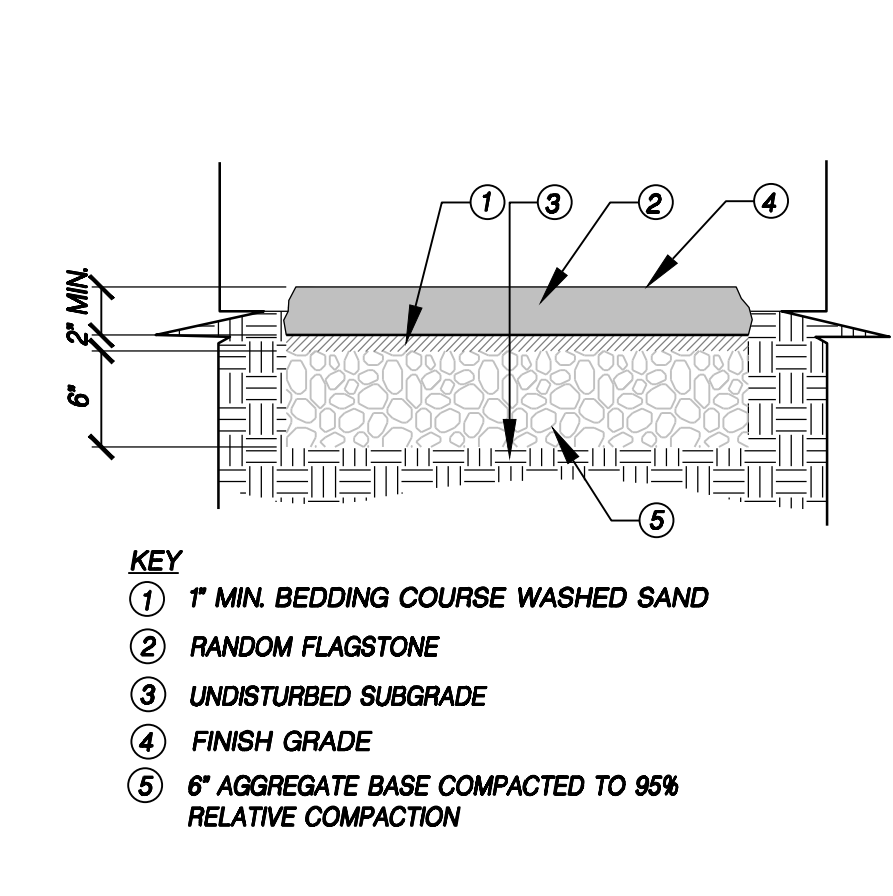
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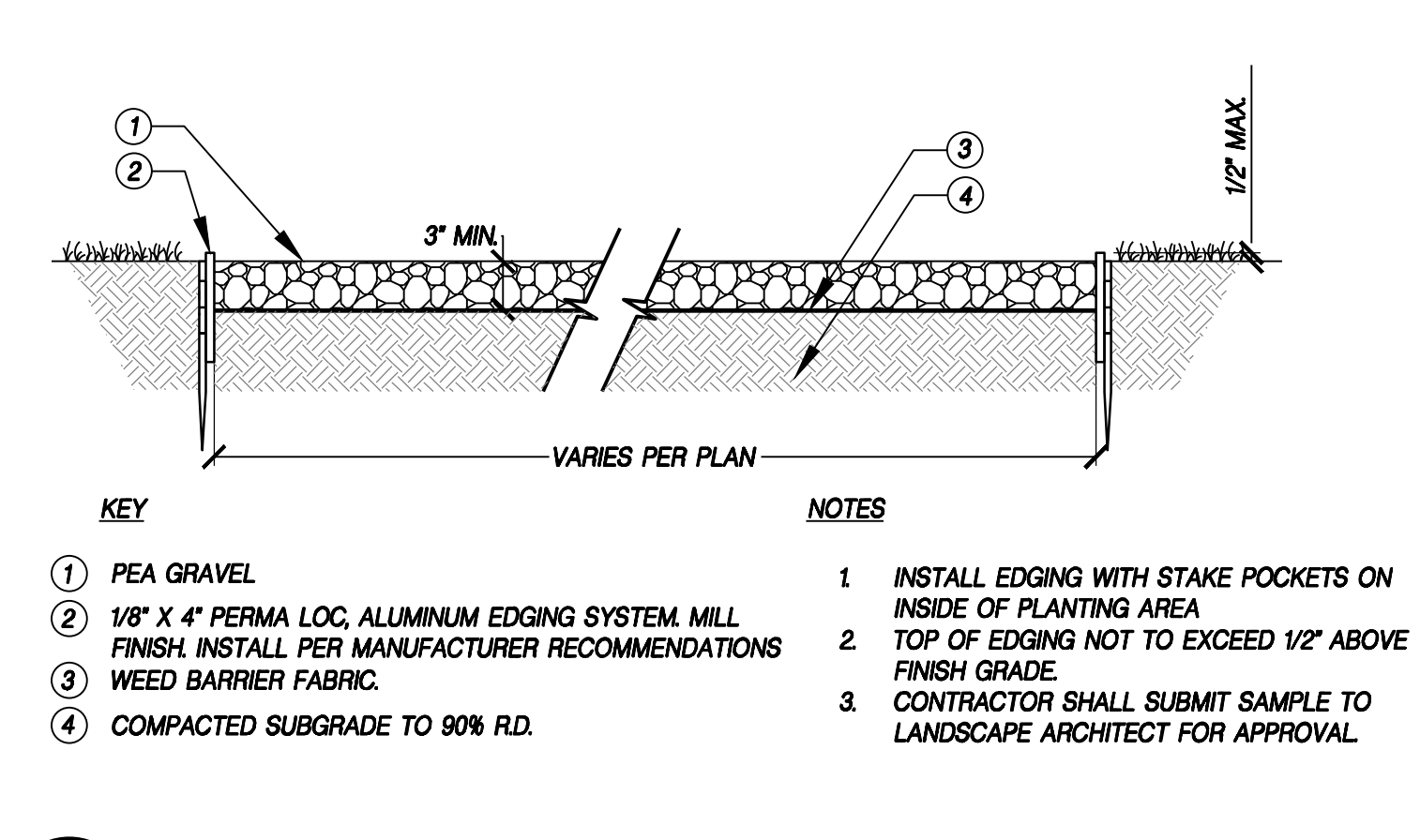
E GOOD NEIGHBOR FENCE
NTS. WR-LA-FNC-04



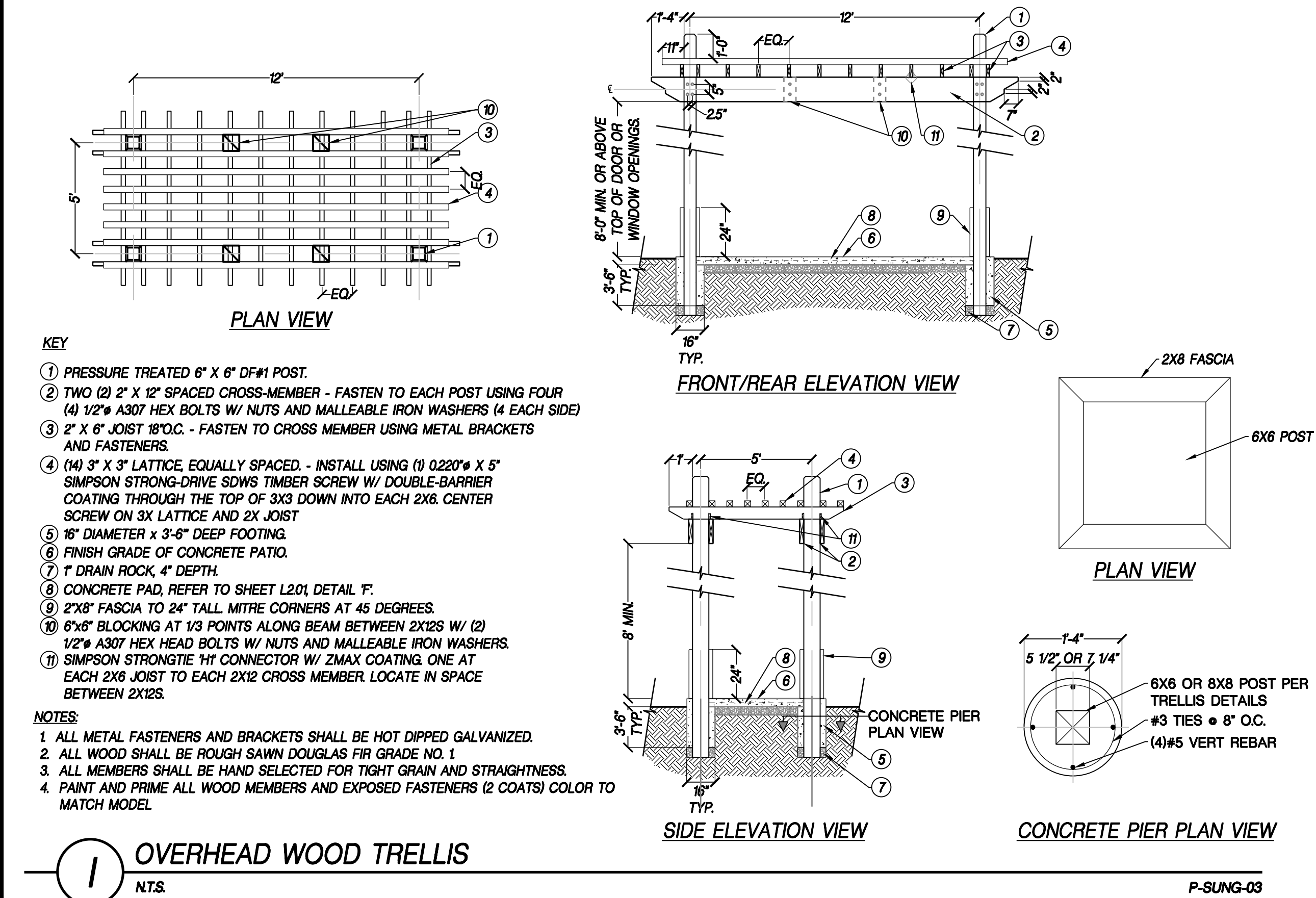
F CONCRETE FLATWORK
NTS. WR-LA-PAV-02



G SANDSET FLAGSTONE PATHWAY
NTS. P-WC-04



H PEA GRAVEL WITH METAL EDGING
NTS. P-AG-08

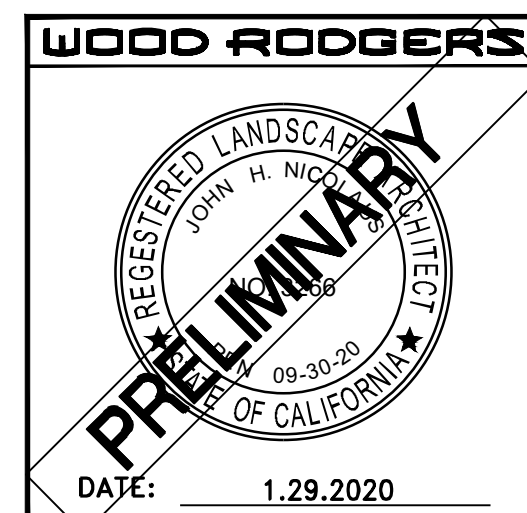


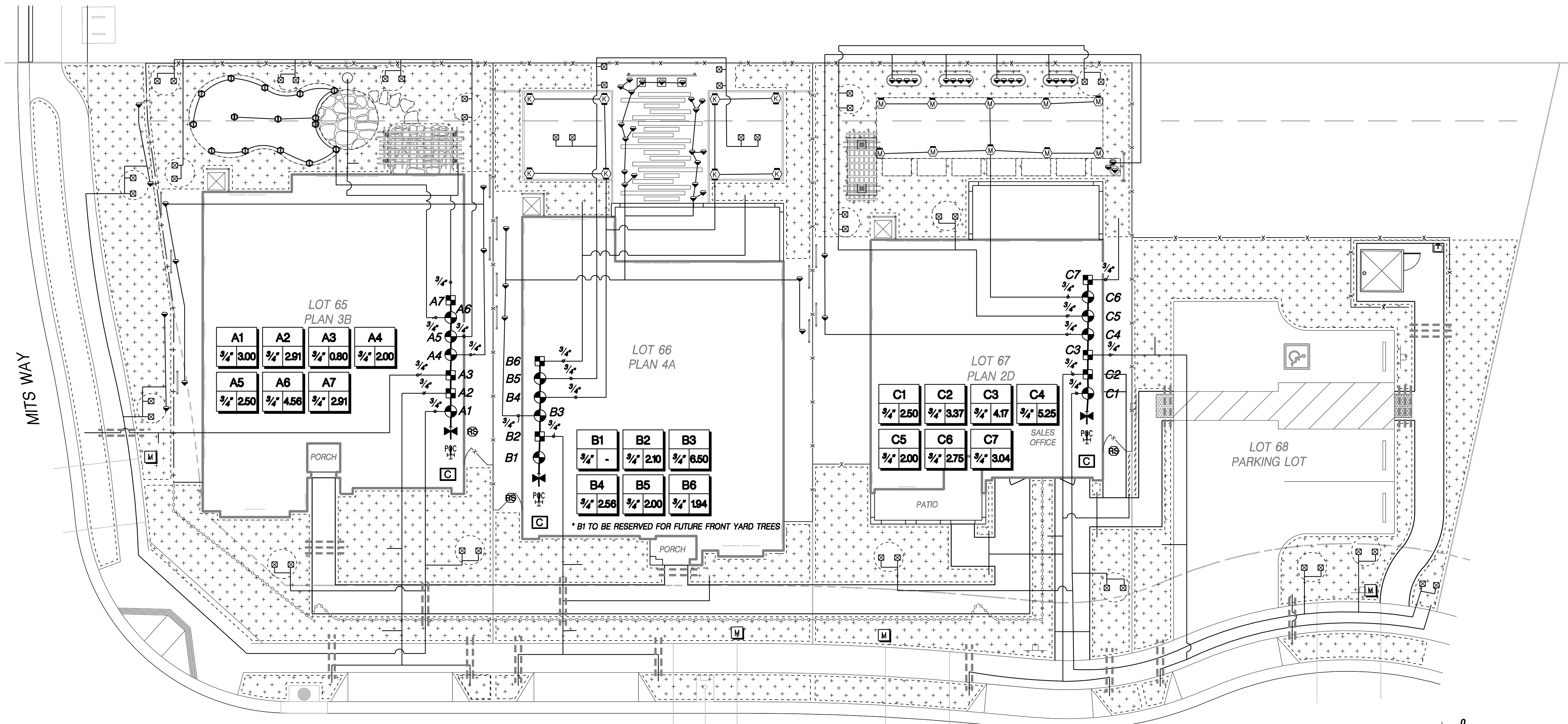
I OVERHEAD WOOD TRELLIS
NTS. P-SUNG-03

HARDSCAPE SCHEDULE				
SUNGOLD MODEL HOMES				
TRACY, CALIFORNIA				
LOCATION	MATERIAL	FINISH/PATTERN	COLOR	RELEASE
FRONT YARDS				
ALL LOTS	CONCRETE FLATWORK	MEDIUM BROOM	STANDARD GREY	N/A
REAR YARDS				
LOT 65	CONCRETE FLATWORK	STAMP: BRICKFORM, FM-750 LARGE RANDOM STONE	BAYOU - 6130	LITHOCHROME ANTIQUING RELEASE, A-55
LOT 66	CONCRETE FLATWORK	MEDIUM BROOM	BAYOU - 6130	N/A
LOT 67	CONCRETE FLATWORK	MEDIUM BROOM	BAYOU - 6130	N/A

*REAR YARD FLATWORK INCLUDES CALIFORNIA ROOMS, PATIOS, AND WALKS

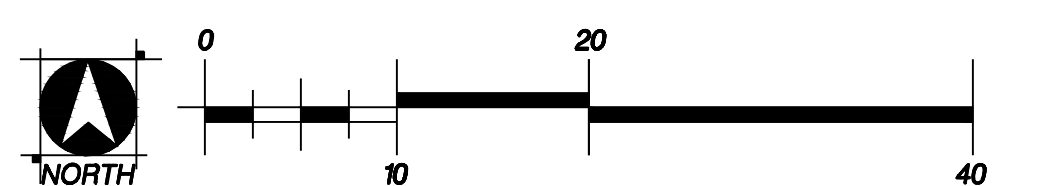
SEE SHEET L101 FOR PLAN NOTES





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000 PROS-06-PRS30-CV-F TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	30		RAIN BIRD ARV050 (NOT SHOWN) 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 60" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.
	HUNTER MP2000 PROS-06-PRS30-CV-F TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30		AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 10GPH=BLACK, AND 20GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 10 GPH emitters (2 assigned to each 1 gal plant) 20 GPH emitters (2 assigned to each 15 gal plant) 10 GPH emitters (2 assigned to each 5 gal plant)
	HUNTER MP800SR PROS-06-PRS30-CV-F TURF ROTATOR, 60" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	30		HUNTER PGV-ASV 3/4" AND 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS.
	HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.	30		MATCO-NORCA 54T (OR APPROVED EQUAL) 1/2"-4" BRASS GATE VALVE (MANUAL SHUT-OFF VALVE), FULL PORT, WITH SOLID WEDGE IPS. WHEEL HANDLE SAME SIZE AS MAINLINE PIPE.
	HUNTER RZWS-SLEEVE-36-CV 36" LONG RZWS WITH FILTER FABRIC SLEEVE, 25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30		RAIN BIRD ESP-TM2-08 8 STATION CONTROLLER WITH WI-FI CONNECTION #LNKWIIFI AND RAIN/FREEZE SENSOR #WR2-RFC, 120 VAC POWER PROVIDED BY AN AVAILABLE OUTLET IN THE GARAGE. ESTABLISH CONNECTION TO WIFI AND RAIN SENSOR.
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.			
	RAIN BIRD MDCFAP (NOT SHOWN) DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.			



IMPORTANT NOTE: IRRIGATION MAINLINE, LATERAL LINE, AND VALVES ARE SHOWN DIAGRAMMATICALLY IN PAVING AREAS FOR CLARITY ONLY. INSTALL THESE COMPONENTS IN PLANTING AREA ADJACENT TO EDGE OF HARDSCAPE. COORDINATE SLEEVE LOCATIONS UNDER PAVING.

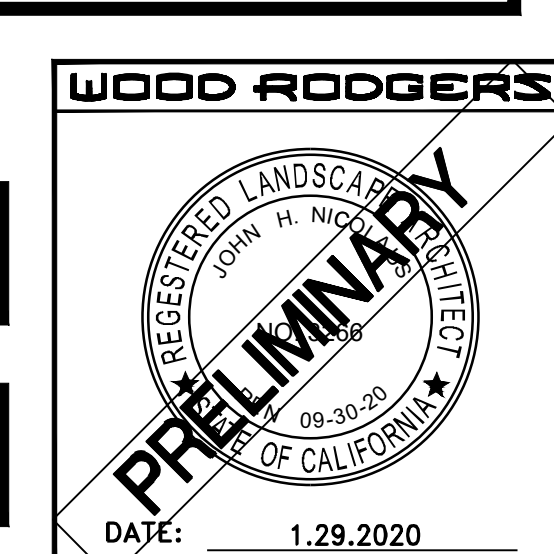
P.O.C. NOTE:
EACH IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE. THIS SYSTEM IS DESIGNED FOR A MAXIMUM OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 45 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10%.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE IRRIGATION DESIGN PLAN STATEMENT, SIGNATURE AND DATE:

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SEE SHEET L4.01 FOR DETAILS

SEE SHEET L1.01 FOR PLAN NOTES



DATE: JANUARY 2020
SCALE: H: N/A V: N/A
DRAWN BY: A. CHRISTENSEN
DESIGNED BY: A. CHRISTENSEN
CHECKED BY: J. NICOLAUS

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

CITY OF TRACY

PROJECT NO. 3774.001
DRAWING L4.00
SHT 7 OF 11

LANDSCAPE IMPROVEMENT PLANS FOR
**SUNGOLD - TAYLOR MORRISON
MODEL HOME LANDSCAPES**
IRRIGATION PLAN

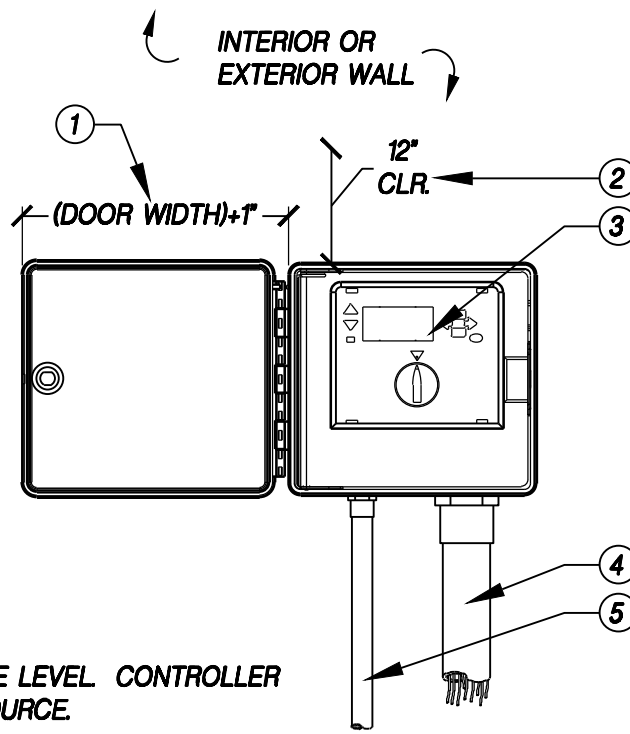
DATE: 1.29.2020

KEY

- 1 MINIMUM CLEARANCE FOR DOOR OPENING.
- 2 MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL.
- 3 IRRIGATION CONTROLLER MOUNTED IN WALL MOUNTED ENCLOSURE. SEE IRRIGATION LEGEND AND SPECIFICATIONS FOR FURTHER INFORMATION.
- 4 CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE.
- 5 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER. CONNECT PER LOCAL CODE.

NOTE

1. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND/110 VAC SOURCE.



A WALL MOUNTED CONTROLLER

NT.S.

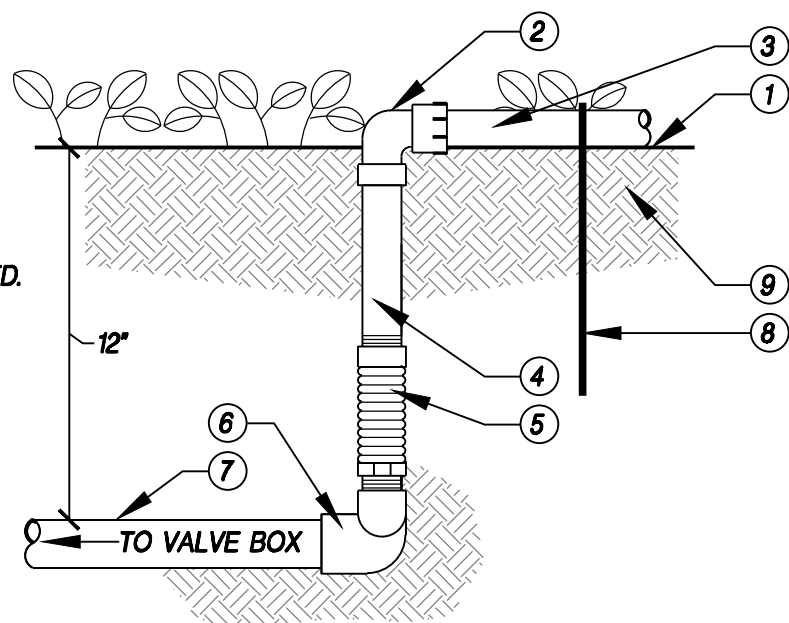
WR-IR-CONT-03

KEY

- 1 FINISH GRADE.
- 2 SPIN-LOC TUBING FITTING FOR CONNECTION TO PVC LATERAL LINE. SLXFA ELL FITTING. SPIN-LOC CONNECTIONS WITH O-RINGS.
- 3 DRIP TUBING, INSTALL ON GRADE, MULCH AS PER PLANTING PLANS.
- 4 PVC SCH. 80 THREADED ONE END NIPPLE, 1/2" SIZE LENGTH AS REQUIRED.
- 5 FLEXIBLE RISER, WXF 1/2"x6" SIZE.
- 6 SCH. 40 PVC SXT ELL FITTING, 1/2" THREADED SIZE.
- 7 PVC LATERAL LINE PIPE.
- 8 EPOXY COATED WIRE STAPLE 9" LONG, 5 FEET ON CENTER.
- 9 AMENDED SOIL.

NOTES

1. INSTALL TUBING ON GRADE AND COVER WITH 3" OF MULCH. SECURE TUBING WITH STAPLES 3 FEET ON CENTER TO PREVENT SURFACING OF TUBING THROUGH MULCH.
2. DRIPPERLINE TUBING SHALL BE INSTALLED IN PARALLEL ROWS. BLANK TUBING FOR PUNCHED IN EMITTERS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.



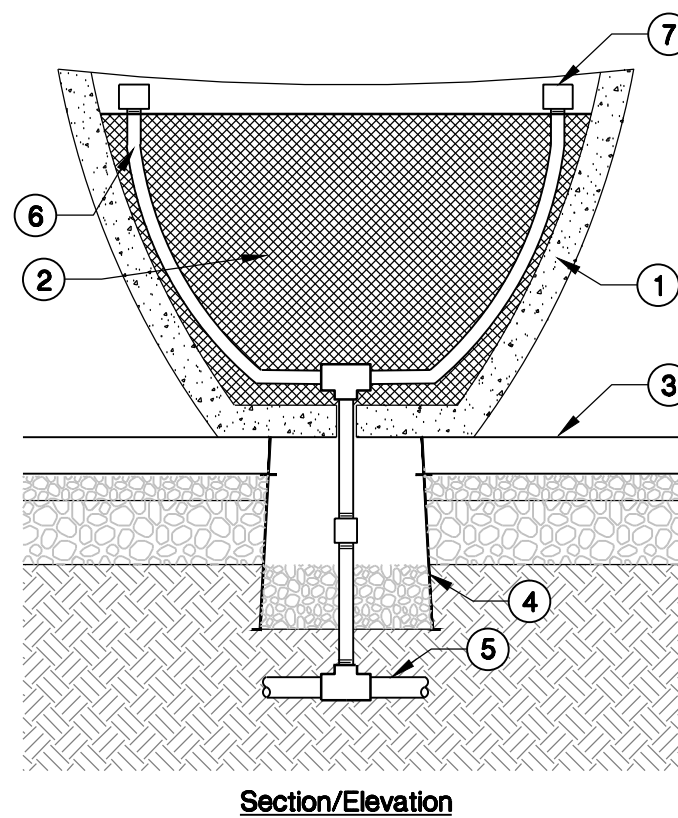
E FLEXIBLE DRIP TUBING INSTALLED ABOVE GRADE

NT.S.

WR-IR-DRI-05

KEY:

- 1 DECORATIVE PLANTER POT. REFER TO LANDSCAPE LAYOUT PLAN FOR LOCATIONS.
- 2 PLANTING POT SOIL.
- 3 CONCRETE FLATWORK. SEE DETAIL.
- 4 CHRISTY 9"x12" ROUND FIBRELYTE BOX #FL08TBOX WITH LID, CENTERED BELOW PLANTER POT, FLUSH IN CONCRETE PAVING. TYP. REMOVE LID WHEN INSTALLING PLANTER POT TO PROVIDE ACCESS TO PEA GRAVEL DRAINAGE SUMP AND IRRIGATION CONNECTION BELOW AND PLACE POT OVER BOX.
- 5 PVC LATERAL.
- 6 FLEX TUBE RISER.
- 7 FLOOD BUBBLER (2).



Section/Elevation

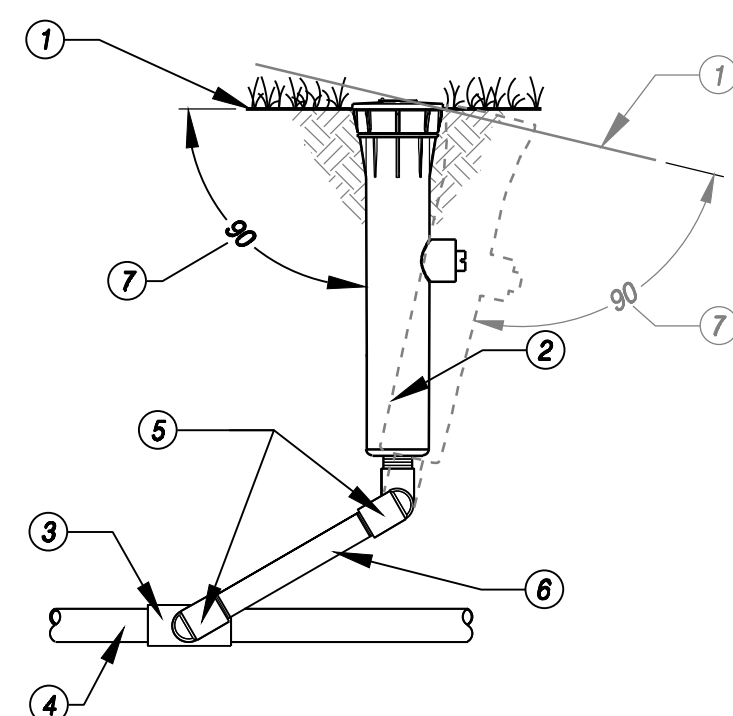
I PLANTER POT BUBBLER CONNECTION

NT.S.

WR-IR-BUB-02

KEY

- 1 FINISH GRADE.
- 2 6" POP SPRAY HEAD.
- 3 LATERAL TEE OR ELL.
- 4 LATERAL PIPE.
- 5 1/2" MARLEX STREET ELLS (3).
- 6 SCH. 80 NIPPLE.
- 7 INSTALL SPRINKLER BODY PERPENDICULAR TO SLOPE OF IRRIGATED AREA.



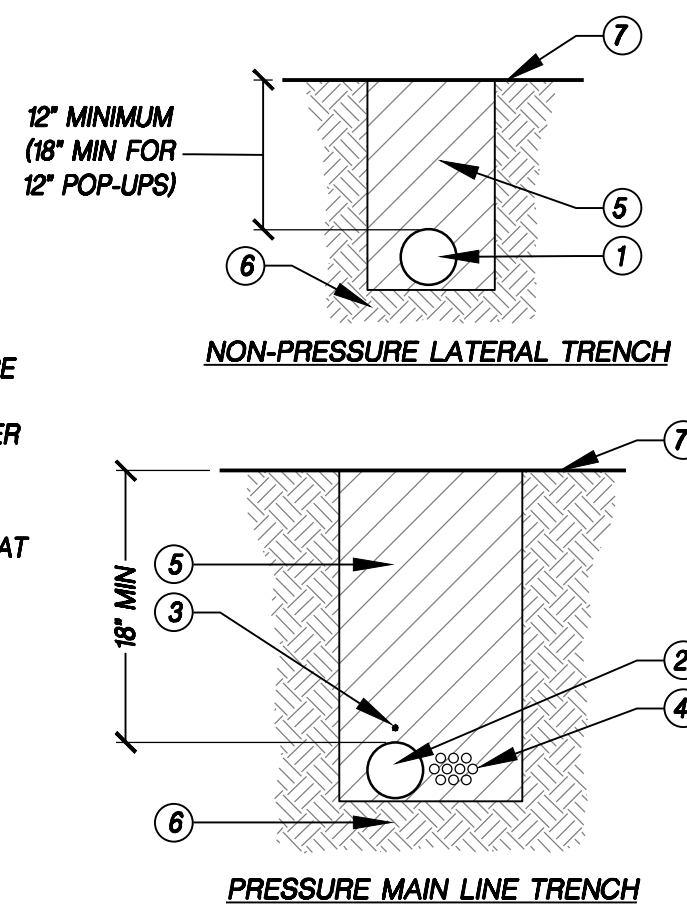
L 6" POP UP SPRAY HEAD

NT.S.

WR-IR-HEAD-03

KEY

- 1 NON-PRESSURE LATERAL PIPE.
- 2 PRESSURE MAIN LINE PIPE.
- 3 INSTALL #10 BARE COPPER TRACE WIRE IN MAINLINE TRENCH. LEAVE 8" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPLICES IN EACH TRACE WIRE.
- 4 CONTROL WIRE ADJACENT TO PRESSURE MAINLINE. BUNDLE & TAPE AT 4'-6" INTERVAL TO PIPE.
- 5 CLEAN BACKFILL - SEE SPECS, 92% COMPACTION IN NON-PAVED AREAS.
- 6 NATIVE OR AMENDED SOIL.
- 7 FINISH GRADE.



B PIPE TRENCHING

NT.S.

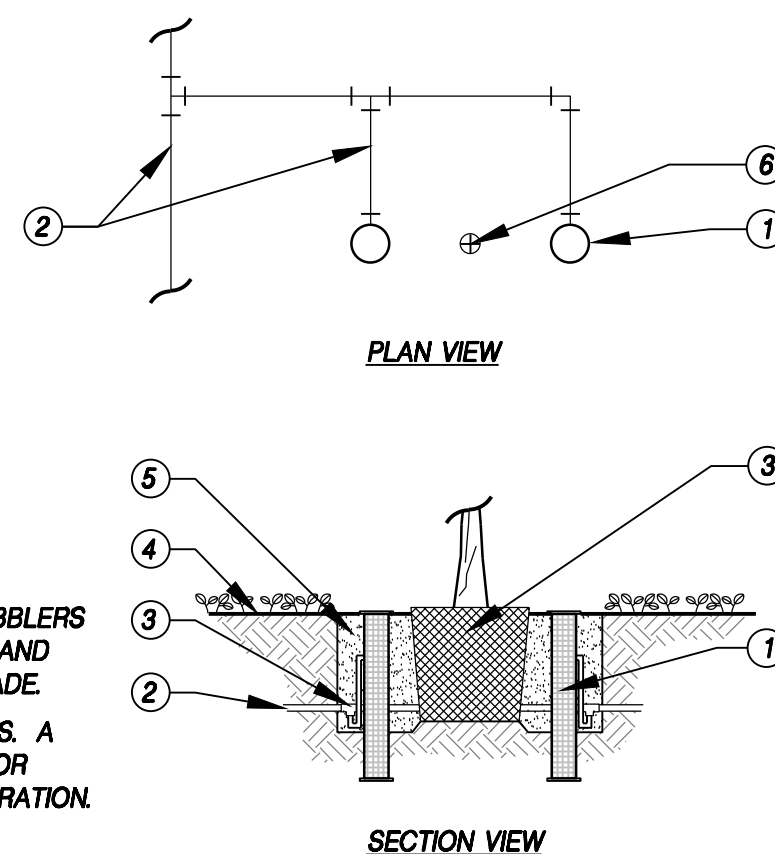
WR-IR-07

KEY

- 1 ROOT ZONE BUBBLER SYSTEM.
- 2 PVC LATERAL LINE.
- 3 PVC SXSXT TEE.
- 4 FINISH GRADE.
- 5 PLANTING PIT, SEE TREE PLANTING DETAIL FOR MORE INFORMATION.
- 6 PLANT TRUNK.

NOTES

1. REFER TO PLAN SHEETS FOR MORE INFORMATION.
2. AFTER PLACING TREE OR SHRUB IN PREPARED PLANTING HOLE, PLACE BUBBLERS EVENLY SPACED AROUND ROOT BALL AND VERTICALLY FLUSH WITH FINISHED GRADE.
3. BACK FILL HOLE AROUND BUBBLERS. A FILTER FABRIC SLEEVE IS REQUIRED FOR SANDY SOILS TO PREVENT SOIL INFILTRATION.



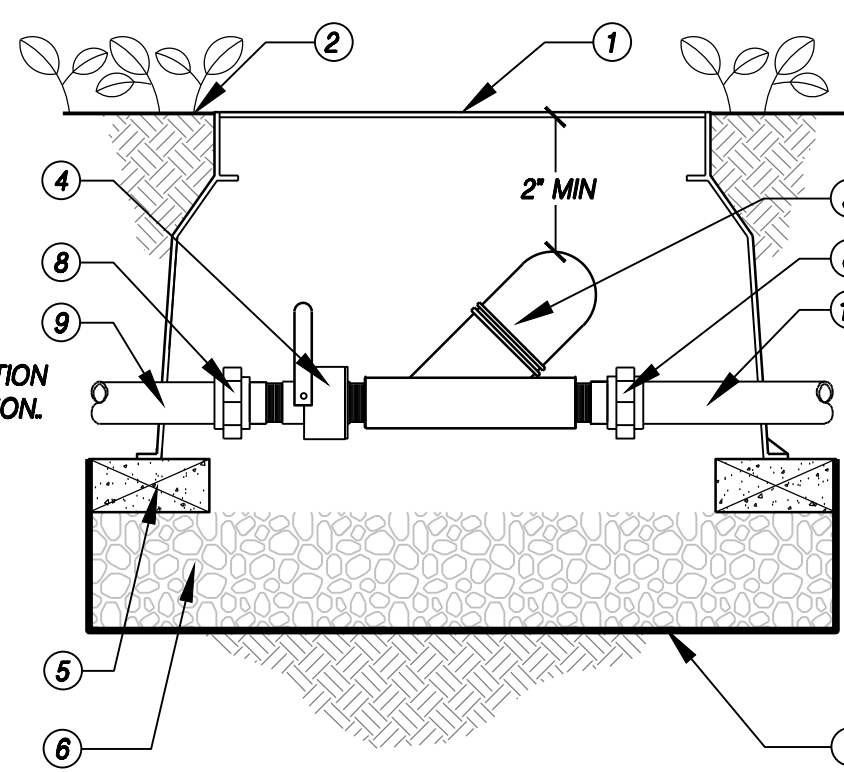
F ROOT ZONE BUBBLER

NT.S.

WR-IR-BUB-01

KEY

- 1 STANDARD VALVE BOX.
- 2 FINISH GRADE.
- 3 DRIP FILTER. REFER TO IRRIGATION LEGEND FOR MORE INFORMATION.
- 4 LINE SIZED BALL VALVE.
- 5 BRICK SUPPORTS (4).
- 6 3/4" MINUS WASHED GRAVEL.
- 7 LANDSCAPE FABRIC.
- 8 SCH. 80 PVC SLIP UNION.
- 9 FLOW FROM VALVE.
- 10 FLOW TO LATERAL.



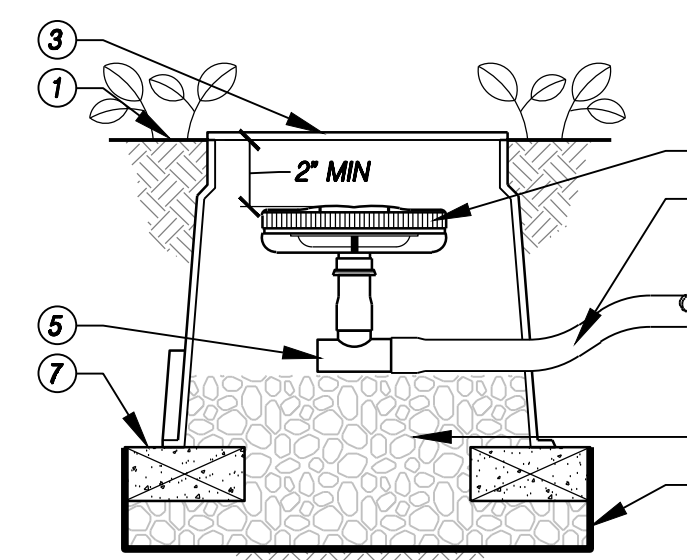
J DRIP FILTER

NT.S.

WR-IR-DRI-02

KEY

- 1 FINISH GRADE.
- 2 AUTOMATIC FLUSH VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
- 3 ROUND VALVE BOX.
- 4 DRIP TUBING, SWEEP DOWN TO ENTER VALVE BOX.
- 5 ELL.
- 6 LANDSCAPE FABRIC.
- 7 BRICK SUPPORT (3).
- 8 3/4" MINUS WASHED GRAVEL.



M AUTOMATIC FLUSH VALVE

NT.S.

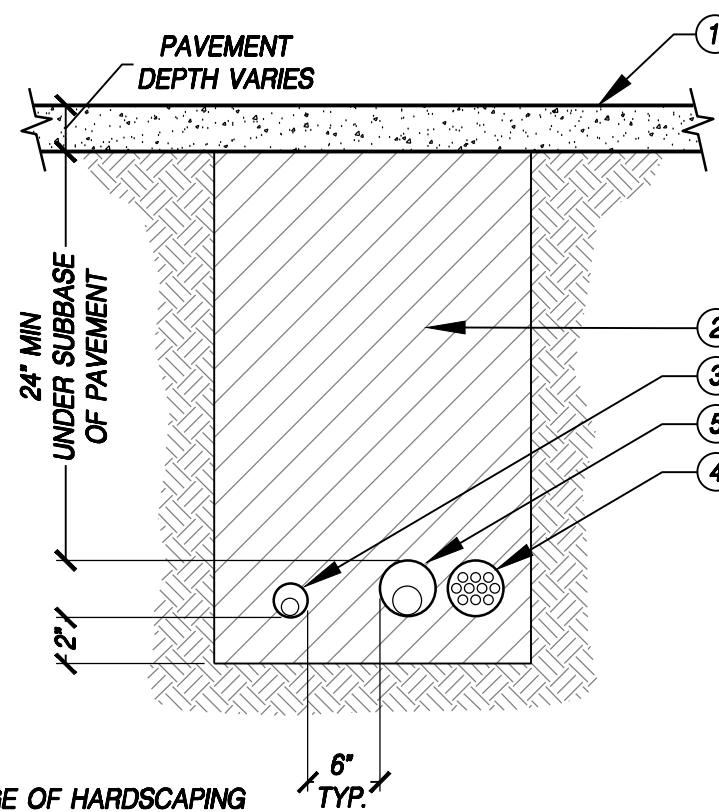
WR-IR-DRI-03

KEY

- 1 FINISH GRADE OF ASPHALT, PAVING, CONCRETE OR OTHER IMPERVIOUS MATERIALS.
- 2 CLEAN BACKFILL - SEE SPECS, 95% COMPACTION IN PAVED AREAS.
- 3 NON-PRESSURE LATERAL LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF NON-PRESSURE LATERAL LINE).
- 4 CONTROL WIRE SLEEVE UNDER PAVING. SIZE AS REQD. INSTALL ADJACENT TO PRESSURE MAIN LINE.
- 5 MAIN LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF PRESSURE MAIN LINE).

NOTES:

1. ALL SLEEVES TO BE SCH. 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.



C PIPE TRENCHING UNDER PAVEMENT

NT.S.

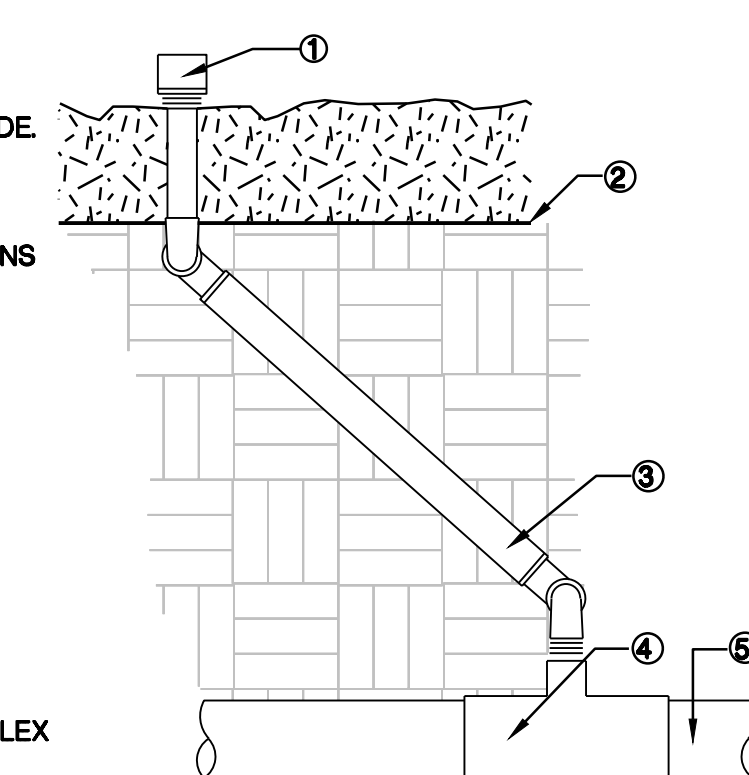
WR-IR-08

KEY

- 1 BUBBLER SHALL BE ONE INCH (1") ABOVE BARK MULCH FINISHED GRADE.
- 2 FINISHED GRADE.
- 3 SWING JOINT. SEE DETAIL.
- 4 SCH. 40 PVC TEE OR ELBOW, LATERAL LINE. (SEE IRRIGATION PLANS FOR CLASS AND SIZE).
- 5

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTION FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE SOIL AROUND THE BUBBLER AND SWING JOINT PRIOR TO INSTALLATION. ALL SWING JOINTS SHALL HAVE SCH. 80 FITTINGS AND NIPPLES.
4. CONTRACTOR SHALL NOT USE MARLEX SWING JOINTS.



G BUBBLER ON SWING JOINT

T = 10'

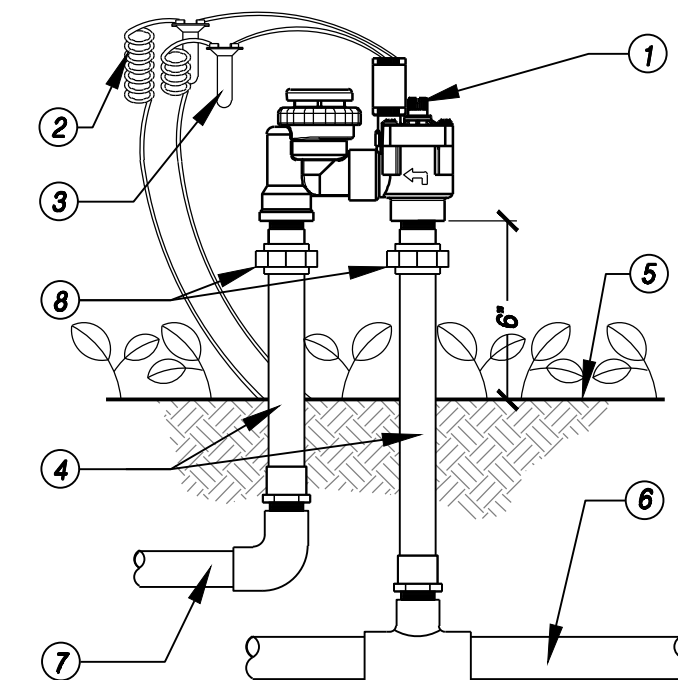
WR-IR-BUB-05

KEY

- 1 ANTI-SIPHON VALVE.
- 2 18-24" COIL WIRE.
- 3 WATERPROOF CONNECTIONS.
- 4 SCH. 80 NIPPLES.
- 5 FINISH GRADE.
- 6 MAIN LINE PIPE AND FITTINGS.
- 7 LATERAL PIPE AND FITTINGS.
- 8 PVC SLIP UNION ON BOTH SIDES OF VALVE.

NOTE

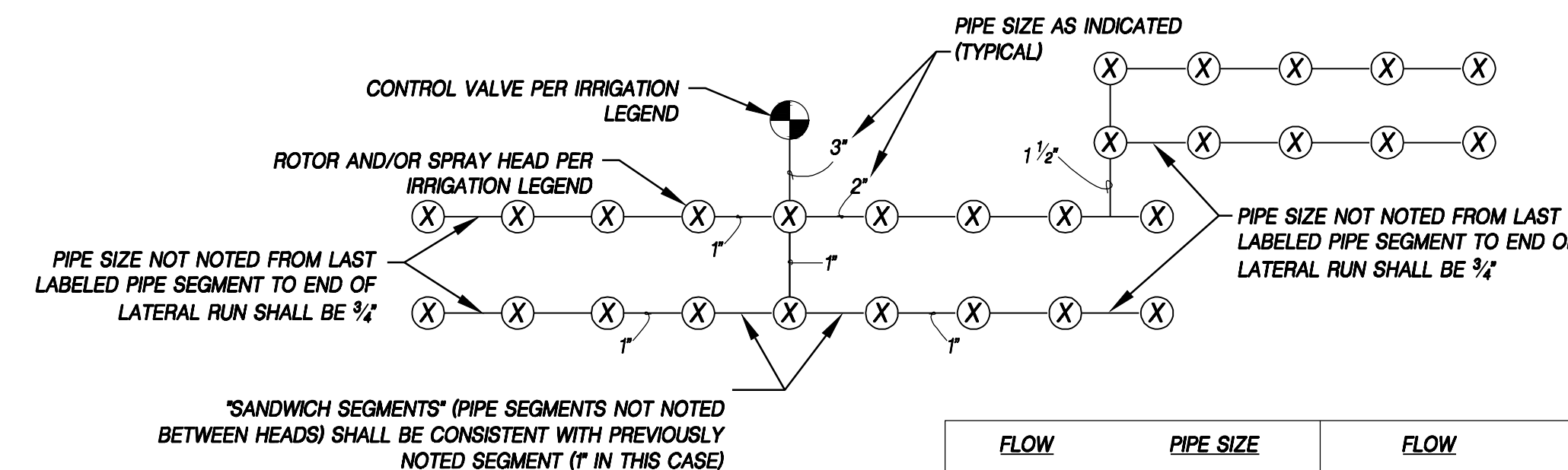
1. ANTI-SIPHON VALVE SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE OR ACCORDING TO LOCAL CODE.



H ANTI-SIPHON VALVE

NT.S.

WR-IR-VAL-01



NOTES

1. PIPE SIZING SHALL CONFORM TO THE DIMENSIONS SHOWN ON THE PLANS.
2. IF FIELD ADJUSTMENTS ARE NECESSARY AND LATERAL LINE PIPING LAYOUT CHANGES OCCUR, THE CONTRACTOR MUST CONFORM TO THE FOLLOWING SIZING REQUIREMENTS:
3. MINIMUM PIPE SIZE SHALL BE 3/4"

FLOW	PIPE SIZE	FLOW	PIPE SIZE
0-10 GPM	3/4"	351-55 GPM	2"
10.1-16 GPM	1"	551-80 GPM	2 1/2"
16.1-26 GPM	1 1/4"	801-120 GPM	3"
26.1-35 GPM	1 1/2"		

K NON-PRESSURE (CLASS 200 LATERAL LINE) PIPE SIZING SCHEMATIC

NT.S.

WR-IR-05

LANDSCAPE IMPROVEMENT PLANS FOR
SUNGOLD - TAYLOR MORRISON
MODEL HOME LANDSCAPES
IRRIGATION DETAILS

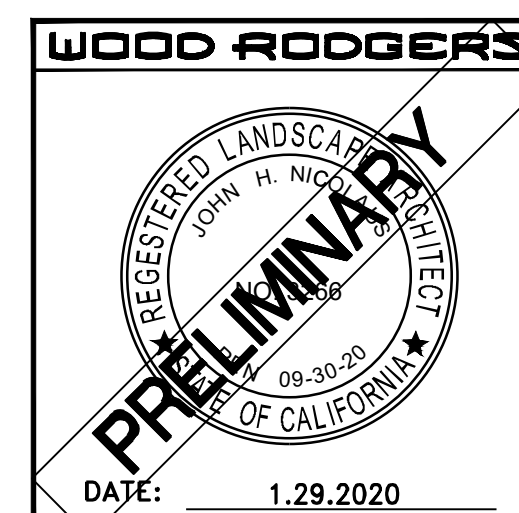
CITY OF TRACY

PROJECT NO.
3774.001

DRAWING

L4.01

SHT 8 OF 11



SEE SHEET L1.01 FOR
PLAN NOTES

DATE: 1.29.2020

\\s3000-s\3774.001 SUNGOLD_Landscape\Wdg MODELS\L4.01_IRR02.MDL.SUNG.dwg 1/29/2020 3:41 PM Ashley Christensen

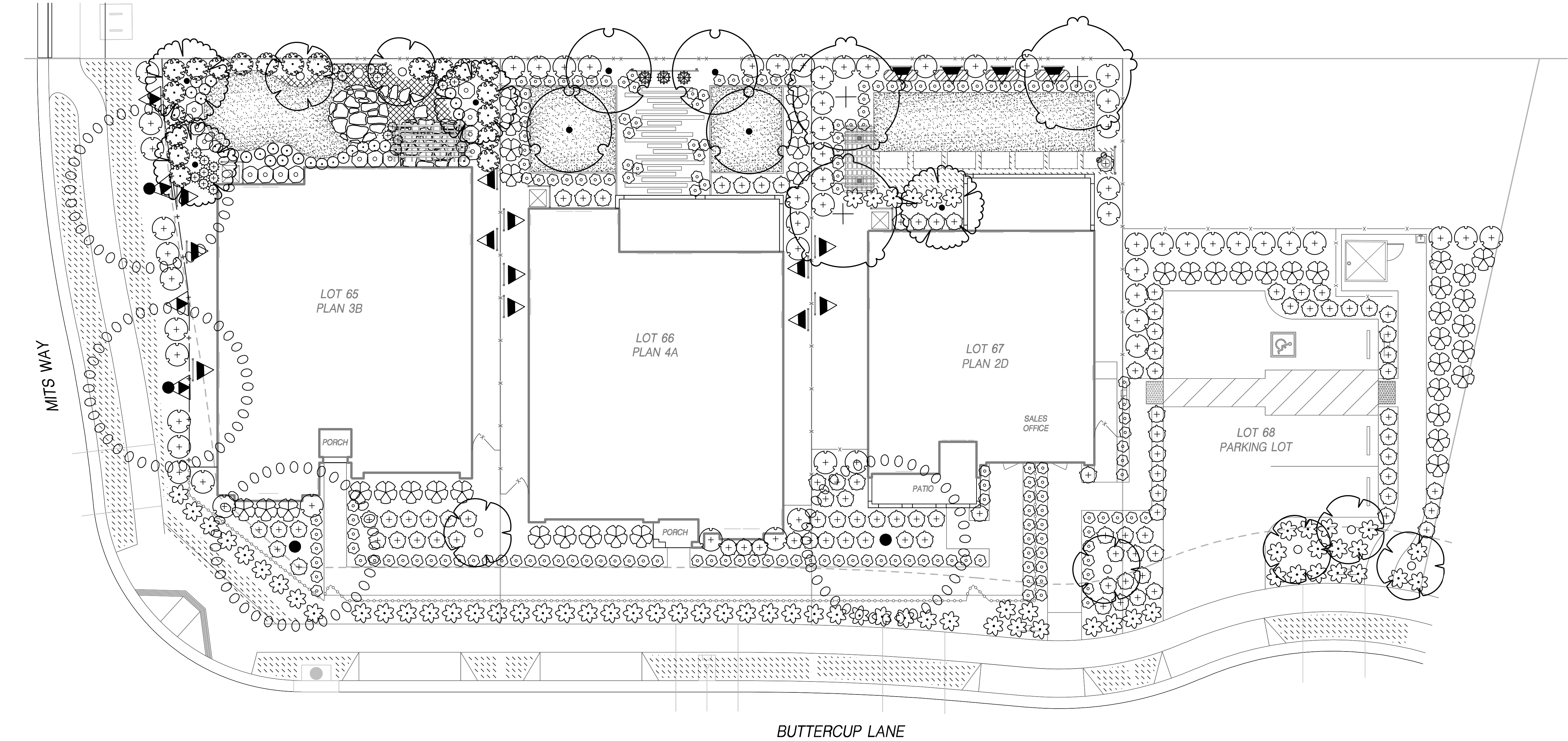
CONTROLLER IRRIGATION SCHEDULE																																		
										ESTABLISHMENT PERIOD (6 MONTHS)												MAINTENANCE PERIOD												
										RUN TIME IN MINUTES PER DAY												RUN TIME IN MINUTES PER DAY												
VALVE	GPM	PLANT TYPE	PLANT FACTOR	HYRDOZONE/ WATER USE	IRRIGATION METHOD	IRRIGATION EFFICIENCY	DESIGN PRESSURE (PSI)	PRECIP RATE (IN/HR)	WATERING DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
A1	3.00	TREE	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
A2	2.91	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
A3	0.80	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
A4	2.00	VINE/SHRUB	0.5	ZONE 3 / MED	BUBBLER	0.81	30	0.95	3	4	5	10	16	22	26	28	24	19	12	5	3	3	5	9	14	18	22	24	20	16	10	4	2	
A5	2.50	TREE	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
A6	4.56	TURF	0.8	ZONE 4 / HIGH	ROTARY	0.75	30	0.41	3	14	22	42	65	88	105	114	97	76	46	19	10	12	18	35	54	73	88	95	81	64	38	16	8	
A7	2.91	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
B1	0.00	TREE (FUTURE)	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
B2	2.10	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
B3	6.50	VINE/SHRUB	0.5	ZONE 3 / MED	BUBBLER	0.81	30	0.95	3	4	5	10	16	22	26	28	24	19	12	5	3	3	5	9	14	18	22	24	20	16	10	4	2	
B4	2.56	TURF	0.8	ZONE 4 / HIGH	ROTARY	0.75	30	0.41	3	14	22	42	65	88	105	114	97	76	46	19	10	12	18	35	54	73	88	95	81	64	38	16	8	
B5	2.00	TREE	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
B6	1.94	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
C1	2.50	TREE	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
C2	3.37	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
C3	4.17	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
C4	5.25	VINE/SHRUB	0.5	ZONE 3 / MED	BUBBLER	0.81	30	0.95	3	4	5	10	16	22	26	28	24	19	12	5	3	3	5	9	14	18	22	24	20	16	10	4	2	
C5	2.00	TREE	0.5	ZONE 2 / MED	BUBBLER	0.81	30	3.40	3	1	2	3	5	6	7	8	7	5	3	1	1	1	1	1	2	4	5	6	7	6	4	3	1	1
C6	2.75	TURF	0.8	ZONE 4 / HIGH	ROTARY	0.75	30	0.41	3	14	22	42	65	88	105	114	97	76	46	19	10	12	18	35	54	73	88	95	81	64	38	16	8	
C7	3.04	SHRUB	0.3	ZONE1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	7	14	21	29	35	38	32	25	15	6	3	4	6	12	18	24	29	31	27	21	13	5	3	
CONTROLLER SCHEDULE NOTES:																																		
1 RUN TIME IN MINUTES PER DAY SHALL OCCUR ON EACH WATERING DAY PER WEEK. IRRIGATION REQUIRED = WEEKLY ETO*PF/ IE RUNTIME = IR*60/PR*WATERING DAYS																																		
2 CONTROLLERS SHALL BE PROGRAMMED USING MULTIPLE PROGRAM FEATURES IN ORDER TO OBTAIN THE MAXIMUM FLOW DEMAND. IF NECESSARY, PROGRAM MULTIPLE VALVES TO RUN SIMULTANEOUSLY SO THAT THE MAXIMUM FLOW DEMAND IS MET.																																		
3 RUN TIMES IN MINUTES PER DAY SHALL BE DIVIDED INTO THE NECESSARY AMOUNT OF CYCLES TO AVOID RUNOFF.																																		
4 REFER TO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS FOR ADDITIONAL WATER USE AND EVAPOTRANSPIRATION INFORMATION.																																		

WATER EFFICIENT LANDSCAPE WORKSHEET PER LOT 65								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)				48.5		MAWA ETAF		0.55
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW SHRUBS	A2, A3, A7	0.3	DRIP EMITTERS	0.81	0.37	2,902	1,074.81	32,319.68
ZONE 2 / MED. TREES / VINES	A1, A5	0.5	BUBBLERS	0.81	0.62	180	111.11	3,341.11
ZONE 3 / MED. VINES / SHRUBS	A4	0.5	BUBBLERS	0.81	0.62	45	27.78	835.28
ZONE 4 / HIGH TURF	A6	0.8	ROTARY	0.81	0.99	289	285.43	8,582.94
TOTAL LANDSCAPE AREA								3,416
ETWU TOTAL								45,079.01
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)								56,495.52

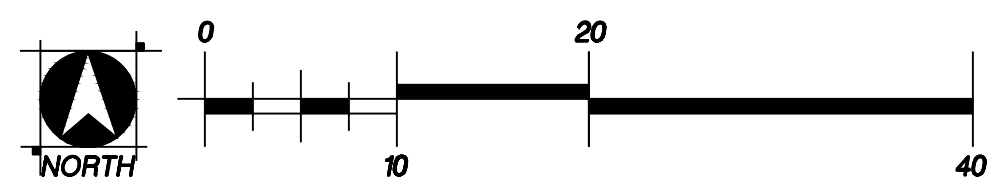
WATER EFFICIENT LANDSCAPE WORKSHEET PER LOT 66								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)				48.5		MAWA ETAF		0.55
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW SHRUBS	B2, B6	0.3	DRIP EMITTERS	0.81	0.37	1,370	507.41	15,257.74
ZONE 2 / MED. TREES	B5	0.5	BUBBLERS	0.81	0.62	105	64.81	1,948.98
ZONE 3 / MED. VINES / SHRUBS	B3	0.5	BUBBLERS	0.81	0.62	105	64.81	1,948.98
ZONE 4 / HIGH TURF	B4	0.8	ROTARY	0.81	0.99	414	408.89	12,295.29
TOTAL LANDSCAPE AREA							1,994	
ETWU TOTAL							31,450.99	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							32,977.77	

WATER EFFICIENT LANDSCAPE WORKSHEET PER LOT 67								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)				48.5		MAWA ETAF		0.55
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW SHRUBS	C2, C7	0.3	DRIP EMITTERS	0.81	0.37	1,821	674.44	20,280.54
ZONE 2 / MED. TREES	C1, C5	0.5	BUBBLERS	0.81	0.62	210	129.63	3,897.96
ZONE 3 / MED. SHRUBS / VINES	C4	0.5	BUBBLERS	0.81	0.62	210	129.63	3,897.96
ZONE 4 / HIGH TURF	C6	0.8	ROTARY	0.81	0.99	407	401.98	12,087.40
TOTAL LANDSCAPE AREA								2,648
ETWU TOTAL								40,163.87
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)								43,793.95

WATER EFFICIENT LANDSCAPE WORKSHEET PER LOT 68								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)				48.5		MAWA ETAF		0.55
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW SHRUBS	C3	0.3	DRIP EMITTERS	0.81	0.37	1,787	661.85	19,901.89
ZONE 2 / MED. TREES	C1	0.5	BUBBLERS	0.81	0.62	60	37.04	1,113.70
TOTAL LANDSCAPE AREA								1,847
ETWU TOTAL								21,015.59
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)								30,546.61



PLANT SCHEDULE									
TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY					
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	24"BOX	LOW	7		LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL	LOW	165
	LAURUS NOBILIS / SWEET BAY	15 GAL	LOW	4		PRUNUS C. 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	15 GAL	LOW	60
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	24"BOX	LOW	4		RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	5 GAL	LOW	43
	PISTACIA C. 'KEITH DAVEY' / CHINESE PISTACHE	24"BOX	LOW	3		ROSA X 'FLOWER CARPET WHITE' / ROSE	5 GAL	LOW	67
	QUERCUS ILEX / HOLLY OAK	24"BOX	LOW	4		ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL	LOW	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY					
	ACHILLEA M. 'APRICOT DELIGHT' / APRICOT DELIGHT YARROW	5 GAL	LOW	20		SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	5 GAL	LOW	14
	AGAVE ATTENUATA / FOXTAIL AGAVE	15 GAL	LOW	3		WESTRINGIA F. 'MORNING LIGHT' / COAST ROSEMARY	5 GAL	LOW	98
	ASCLEPIAS SPECIOSA / SHOWY MILKWEED	5 GAL	LOW	11					
	ELAEOCARPUS DECIPiens TM / JAPANESE BLUEBERRY TREE	5 GAL	LOW	20					
	ERIGERON KARVINSKIANUS / FLEABANE	5 GAL	LOW	19					
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM	4					
	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	5 GAL	MEDIUM	16					
GROUND COVERS									
	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY					
	ANNUAL COLOR IN RAISED BEDS / 6"12" O.C.	4"POT	MEDIUM	44					
	FRAGARIA VESCA / WOODLAND STRAWBERRY	1 GAL	LOW	41					
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	5 GAL	LOW	145					
	TURF SOD BOLERO PLUS / FESCUE BLEND	SOD	HIGH	1,109 SF					



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE LANDSCAPE DESIGN PLAN STATEMENT, SIGNATURE AND DATE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SEE SHEET L5.01 FOR DETAILS

SEE SHEET L1.01 FOR PLAN NOTES

WOOD RODGERS

REGISTERED LANDSCAPE ARCHITECT
JOHN H. NICHOLS
STATE OF CALIFORNIA
09-30-20
PRELIMINARY

DATE: 1.29.2020

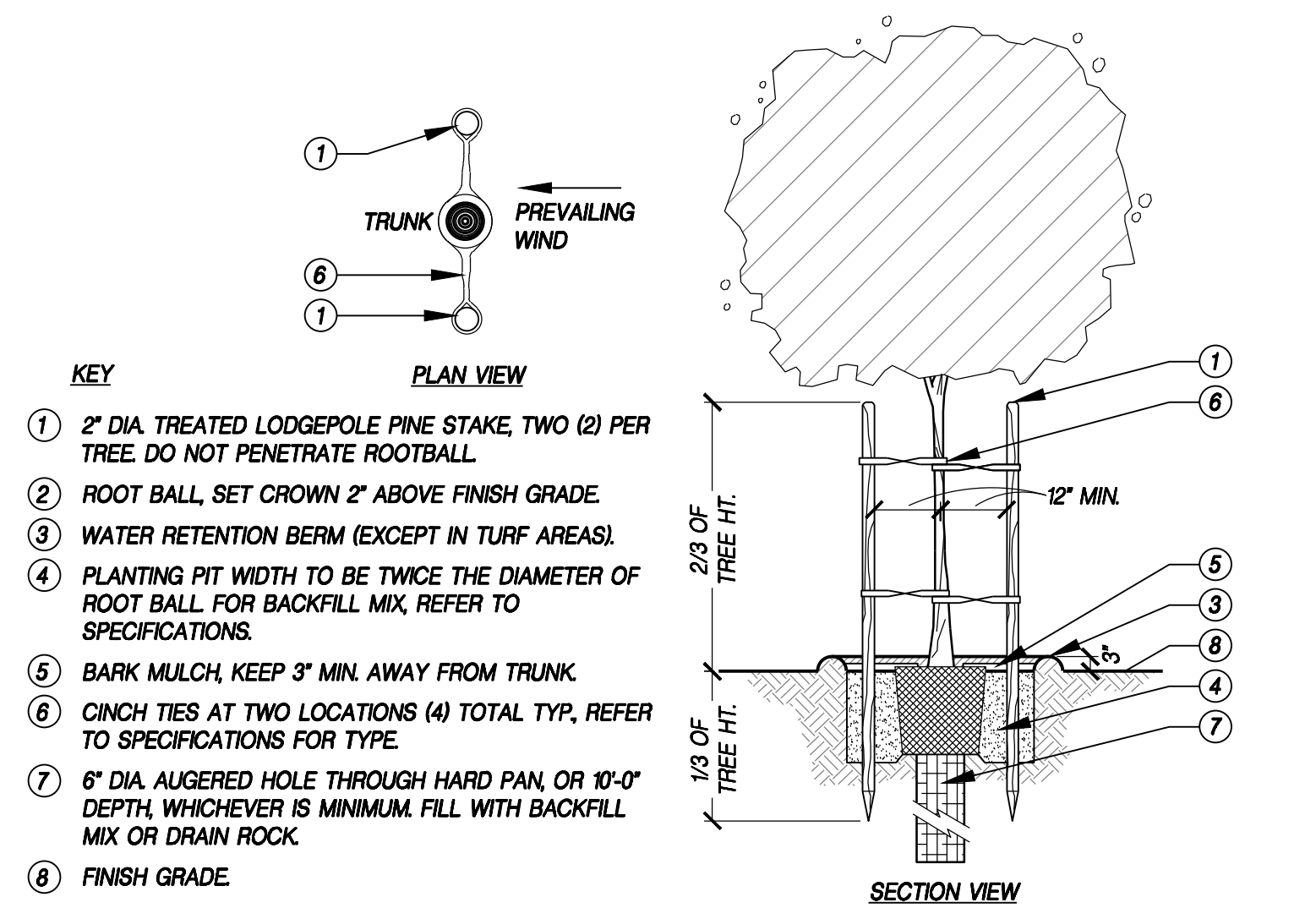
LANDSCAPE IMPROVEMENT PLANS FOR
SUNGOLD - TAYLOR MORRISON
MODEL HOME LANDSCAPES
PLANTING PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 T. C. ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

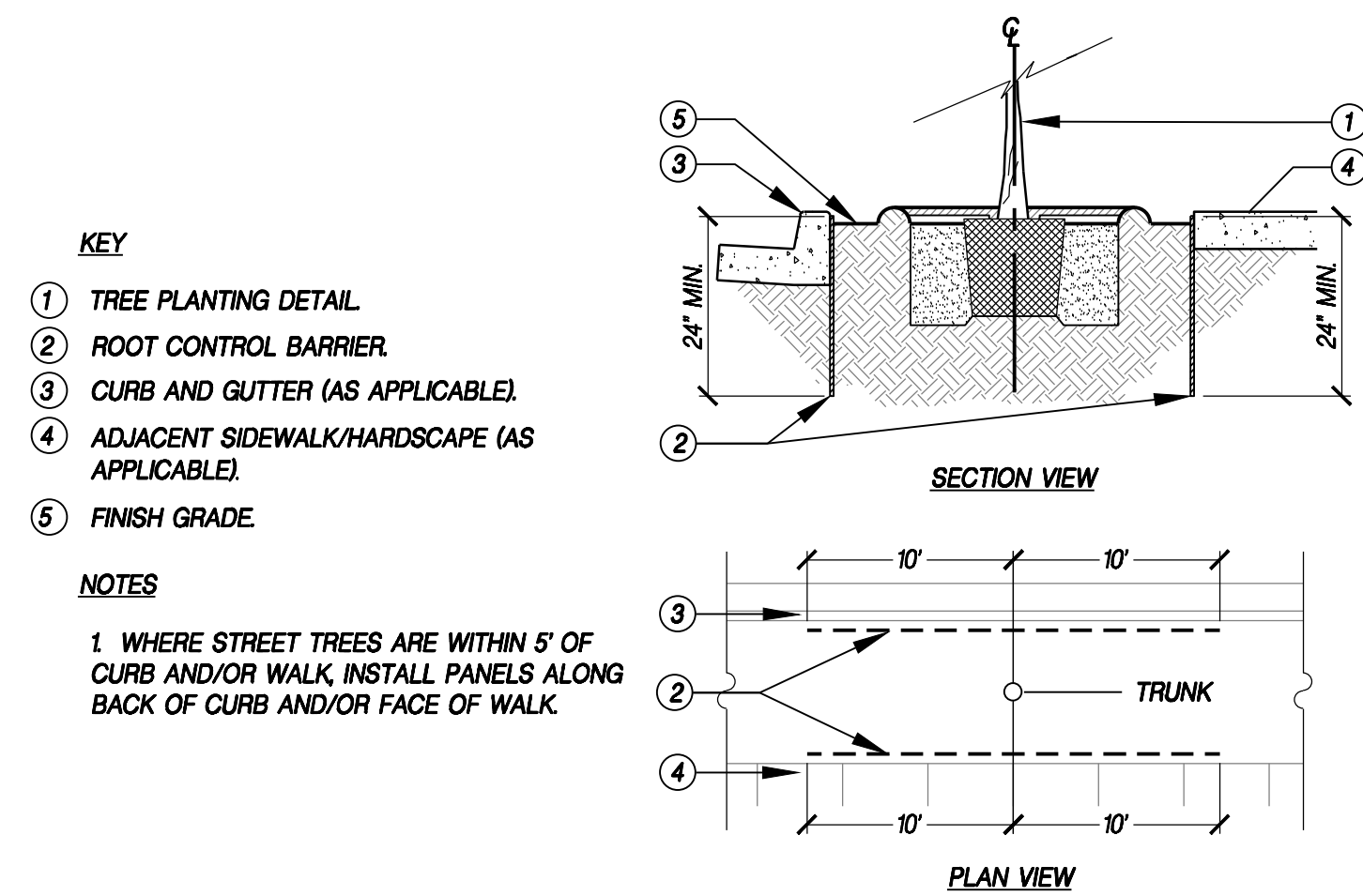
DATE: JANUARY 2020
SCALE: H: N/A V: N/A
DRAWN BY: A. CHRISTENSEN
DESIGNED BY: A. CHRISTENSEN
CHECKED BY: J. NICOLAUS

PROJECT NO. 3774.001
DRAWING L5.00
SHT 10 OF 11

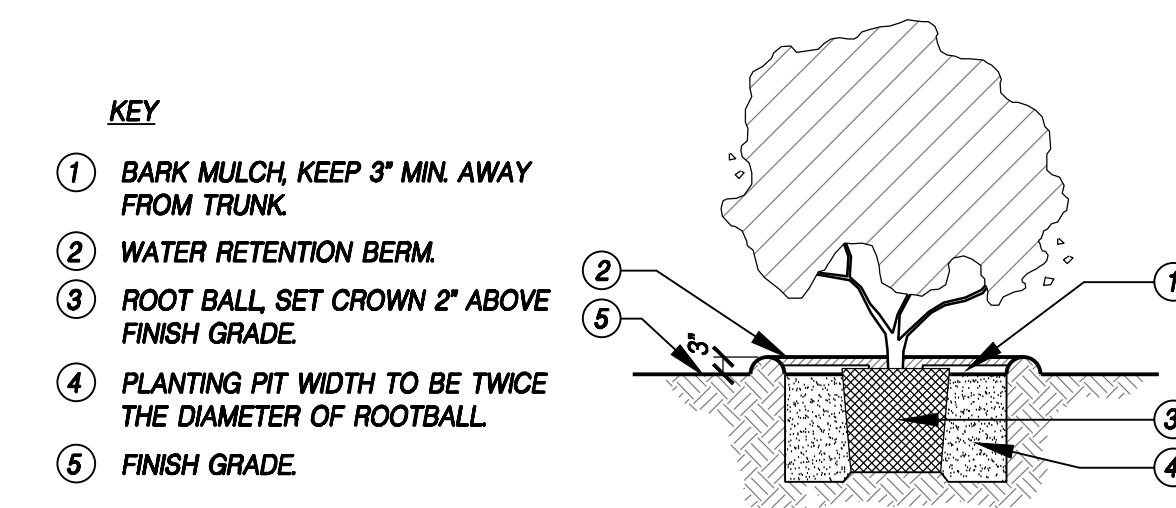
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J:\3000-s\3774.001 SUNGOLD\landscape\img\MODELS\L5_00_PLANT01_MDL5_SUNG.dwg 1/29/2020 3:42 PM Ashley Christensen



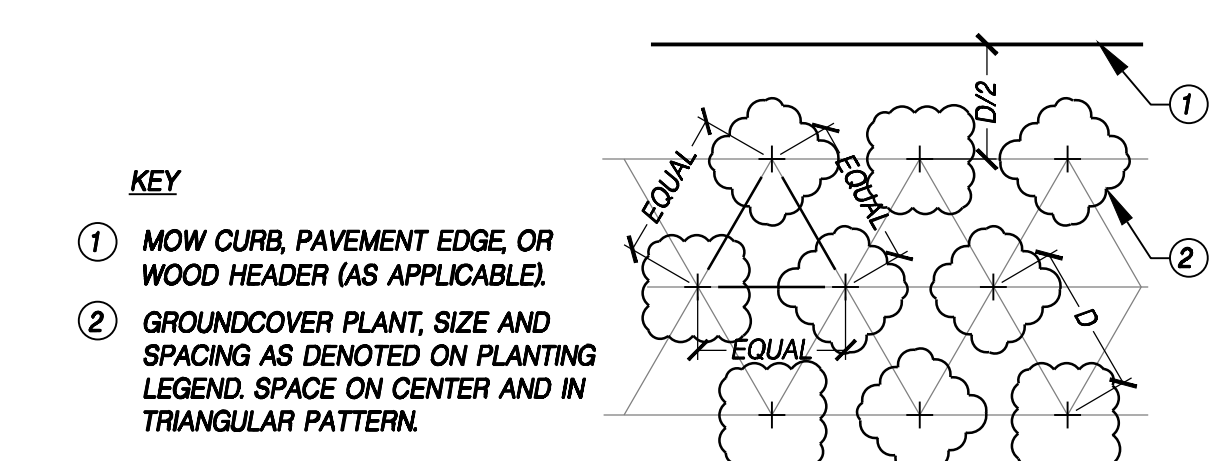
A TREE PLANTING W/ AUGURED HOLE (LODGE POLE STAKE)
NTS. WR-PL-05



D ROOT CONTROL BARRIER
NTS. WR-PL-02



B SHRUB PLANTING
NTS. WR-PL-03



C GROUNDCOVER SPACING/LAYOUT
NTS. WR-PL-01

NATIONAL WILDLIFE CERTIFIED HABITAT CHECKLIST - LOT 65

FOOD: ARBUTUS PROVIDES FRUIT FOR SONGBIRDS. VARIOUS FLOWERING SHRUBS AND PERENNIALS PROVIDE NECTAR TO BUTTERFLIES, HUMMINGBIRDS, AND POLLINATORS AND SEEDS TO SONGBIRDS.

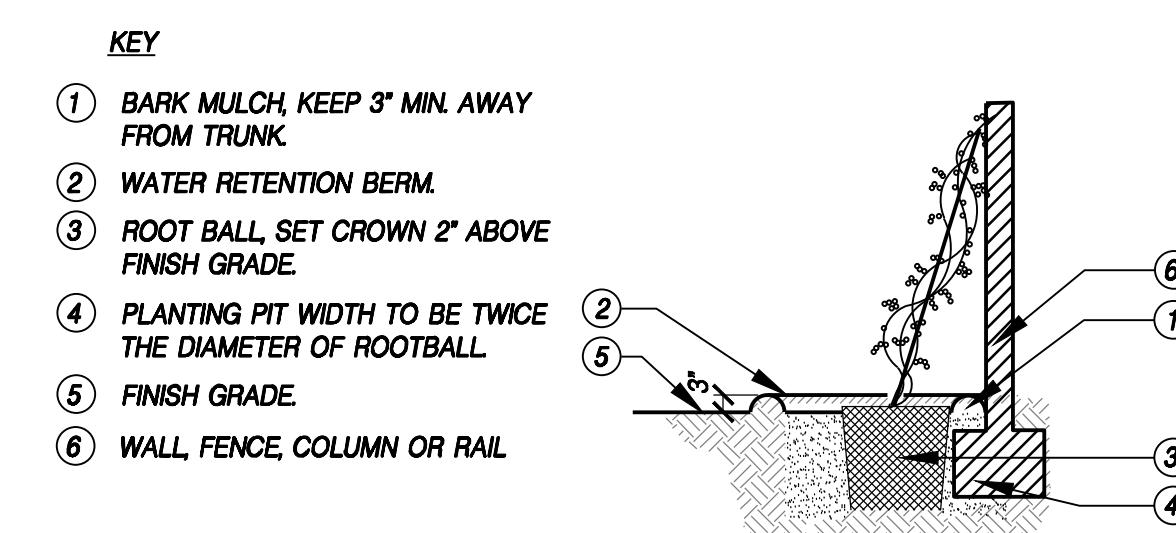
WATER: THE BIRDBATH PROVIDES CLEAN WATER FOR WILDLIFE TO DRINK AND BATHE.

COVER:
THE SWEET BAY AND ARBUTUS ARE EVERGREEN TREES THAT PROVIDE COVER FOR SONGBIRDS

PLACES TO RAISE YOUNG:
THE SWEET BAY AND ARBUTUS PROVIDE SHELTER FOR NESTING BIRDS. MILKWEED PROVIDES MONARCH BUTTERFLIES WITH A PLACE TO LAY THEIR EGGS.

NATIVE PLANTS:
ARBUTUS, LAURUS, ACHILLEA, ASCLEPIAS, ERIGERON, SPHAERALCEA, FRAGARIA

SUSTAINABLE PRACTICES:
ALLOW PERENNIALS TO OVERSEED. DO NOT SPRAY PLANTS WITH ANY CHEMICALS, PESTICIDES OF PRE-EMERGENT. NATIVE PLANTS HAVE BEEN UTILIZED IN THE LANDSCAPE DESIGN. SOIL AND WATER CONSERVATION PRACTICES HAVE BEEN UTILIZED WITH THE USE OF A 3\"/>



E VINE PLANTING
NTS. SECTION

SEE SHEET L1.01 FOR
PLAN NOTES

