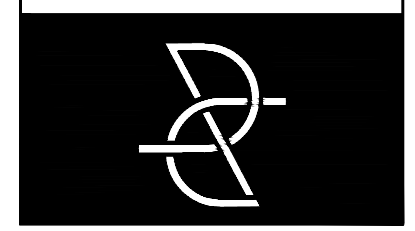




TYPICAL IN-LINE LOTS WITH STANDARD CORNER

Roach & Campbell



111 Scripps Drive  
Sacramento,  
California 95825  
916.945.8003 | 916.342.7119  
4409 CRA 5044

**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR  
WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

TYPICAL LOT IRRIGATION PLAN

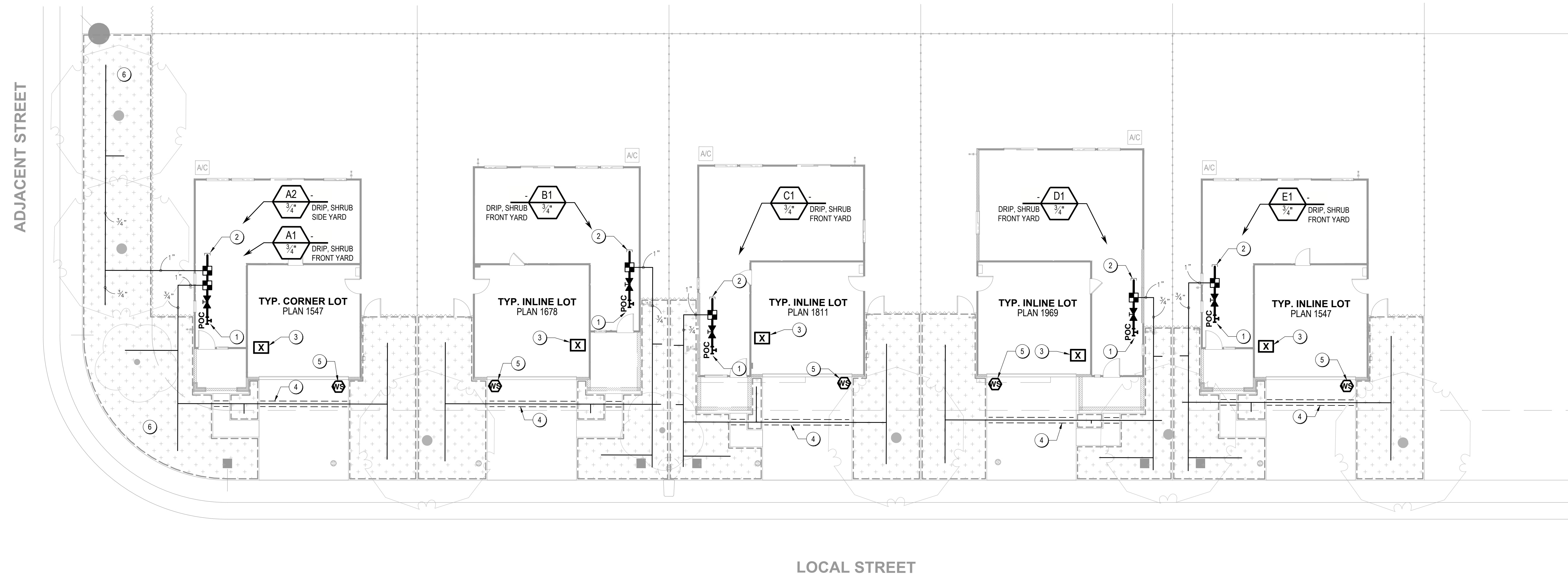
DRAWN BY:  
STAFF  
CHECKED BY:  
DWC  
JOB NO.  
20044A  
DATE  
SEPTEMBER 15, 2020  
REVISIONS:



**L2.1**

DRAWINGS IN SET: 8

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.J)



**GENERAL IRRIGATION NOTES**

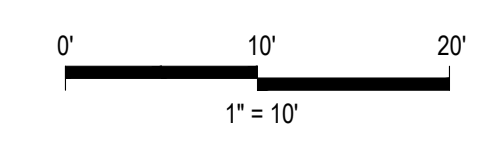
- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES. TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- QUANTITIES:** (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- EXPLANATION OF DRAWINGS:** THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY. IRRIGATION DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- FIELD CONDITIONS:** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT FULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- FIELD ADJUSTMENTS:** ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
- POINT OF CONNECTION:** FIELD LOCATE EXTERNAL RESIDENTIAL HOSE BIB. INSTALL SHUTOFF VALVE AND 1" COPPER LINE TO SCH. 40 PVC MAINLINE BELOW GRADE. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 40 PSI (STATIC) AND A MINIMUM FLOW OF 16 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- NEW MATERIALS:** ALL EQUIPMENT AND PIPING SHALL BE NEW, CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
- PIPE SIZING:** PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. SMALLEST PIPE SIZE IS 3/4". IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
- IRRIGATION SCHEDULE:** IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS. USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVERWATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED. DEPENDING ON SEASON, CONTRACTOR MAY ANTICIPATE ADJUSTING IRRIGATION SCHEDULE BY UP TO 50% DURING PLANT ESTABLISHMENT PERIOD. ALL OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN THE HOURS OF 8PM AND 10AM (OR AS PER LOCAL REQUIREMENTS).
- CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY):** CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE TWO SPARE CONDUCTORS.
- WARRANTY:** ALL WORK SHALL BE WARRANTED FROM ONE YEAR OF THE DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ACCEPTANCE, PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
- THREADED CONNECTIONS:** ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHALL RECEIVE THREE WRAPS "EXTRA HEAVY" OR "FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE THREADED ADAPTORS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL. ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
- SLEEVES:** ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVES TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.

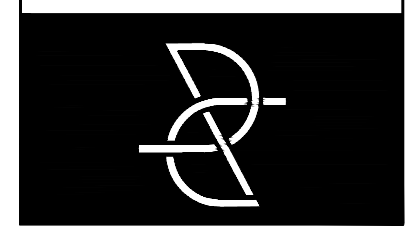
**IRRIGATION KEYNOTES**

- LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
- STUB MAINLINE FOR FUTURE EXPANSION
- LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
- COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
- LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER.
- WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE, PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.  
*R. Campbell*  
SIGNED \_\_\_\_\_ DATE 09/15/20

**SEE SHEET L2.1 FOR  
IRRIGATION NOTES, L2.2  
FOR LEGEND & L2.3 FOR  
DETAILS & SCHEDULE**





**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR  
WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

**TYP. CORNER IRRIGATION  
PLAN AND LEGEND**

DRAWN BY:  
STAFF  
CHECKED BY:  
DWC  
JOB NO.  
20044A  
DATE  
SEPTEMBER 15, 2020  
REVISIONS:



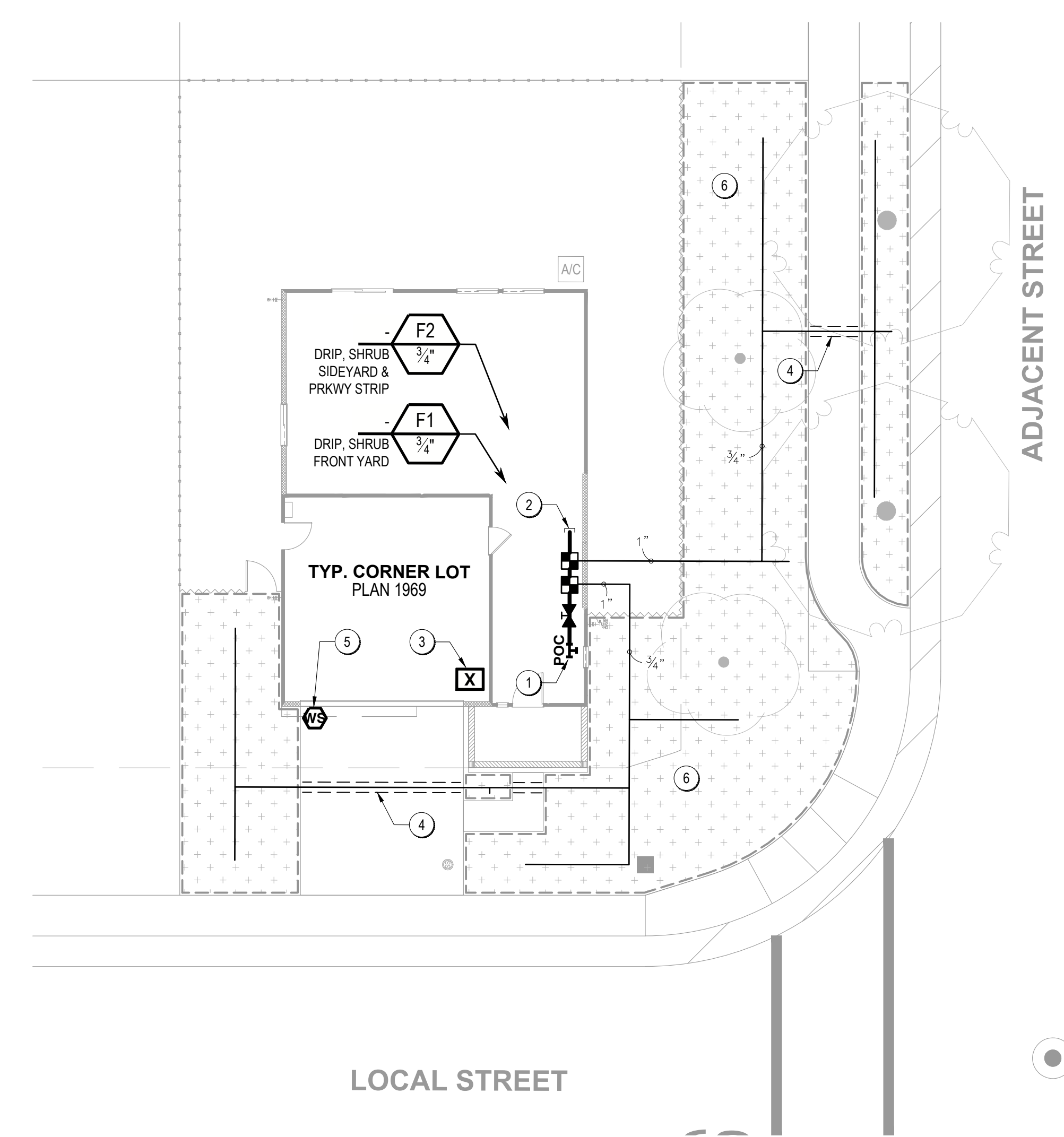
**L2.2**

DRAWINGS IN SET: 8

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	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.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B OR EQUAL PRESSURE COMPENSATING (PC) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING. PC RANGE: 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 GAL. plant) 20HE-B emitters (2 assigned to each 5 GAL. plant) 40HE-B emitters (2 assigned to each 15 GAL. plant) 40HE-B emitters (3 assigned to each 24" BOX plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SHUT-OFF VALVE CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE EQUAL TO MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF MANIFOLD. NIBCO T-113 OR EQUAL.
	HOMEOWNER MAINTAINED IRRIGATION CONTROLLER HUNTER XC-400I, 4-STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS. INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.
	POINT OF CONNECTION 1" LOCATE EXTERIOR HOSE BIB AND INSTALL COPPER TEE, SHUTOFF VALVE, AND LINE TO BELOW GRADE CONNECTION TO PVC.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC 1120 SCH 40, MIN. DIAMETER 3/4" UNLESS NOTED OTHERWISE. INSTALL 12" BELOW GRADE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC 1120 SCH 40, MIN. DIAMETER 1" UNLESS NOTED OTHERWISE. INSTALL 18" BELOW GRADE.
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout Valve Number Valve Flow Valve Size

**TYPICAL CORNER WITH PARKWAY STRIP**

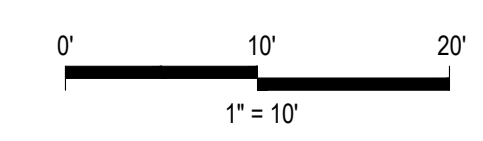


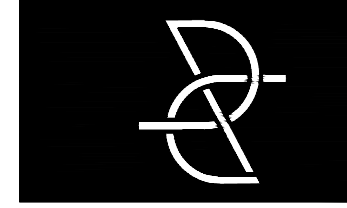
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*[Signature]*  
09/15/20  
DATE

**SEE SHEET L2.1 FOR  
IRRIGATION NOTES, L2.2  
FOR LEGEND & L2.3 FOR  
DETAILS & SCHEDULE**





**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR**

**WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

**IRRIGATIONS DETAILS &  
SCHEDULE**

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20044A

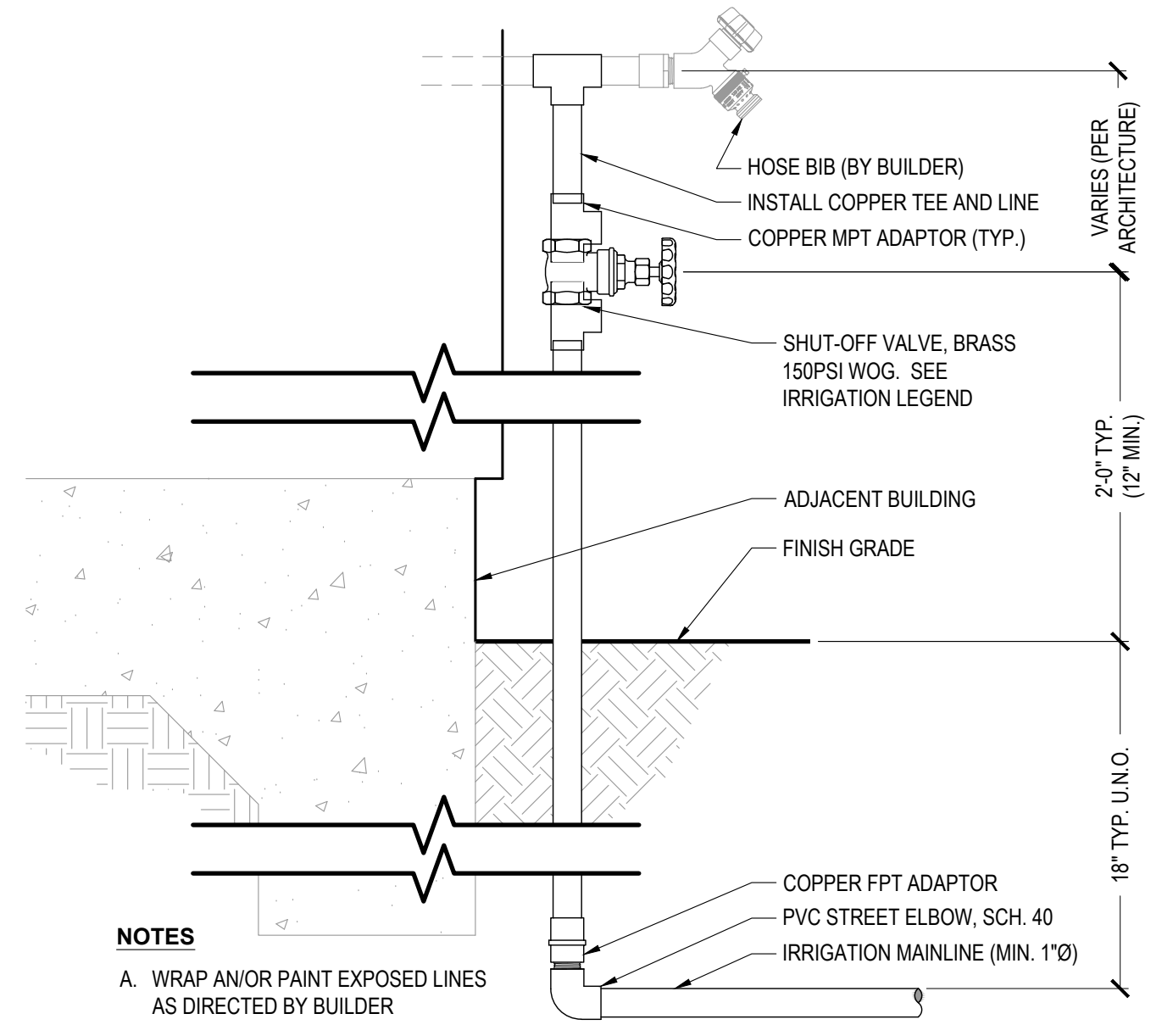
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SEPTEMBER 15, 2020

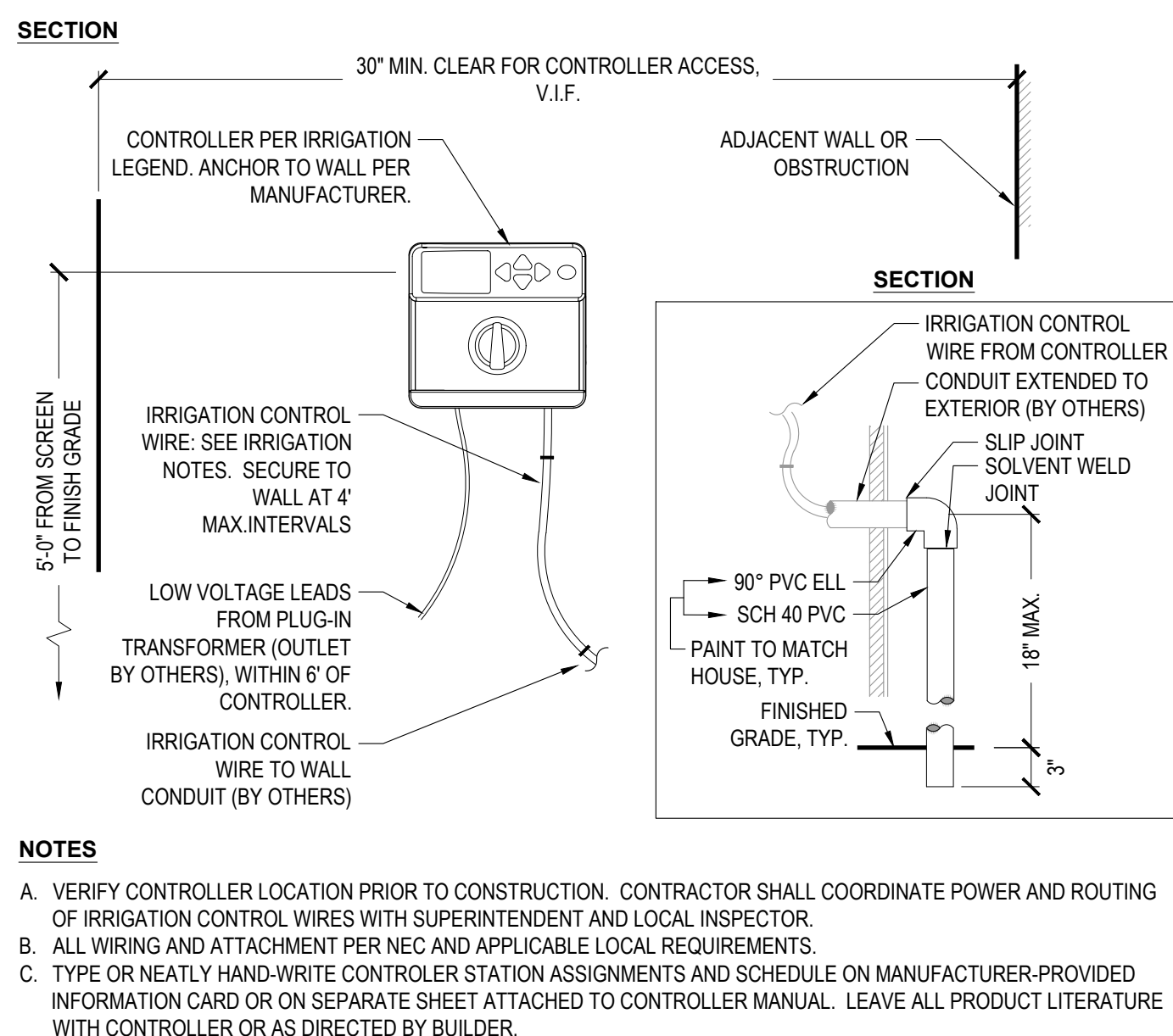
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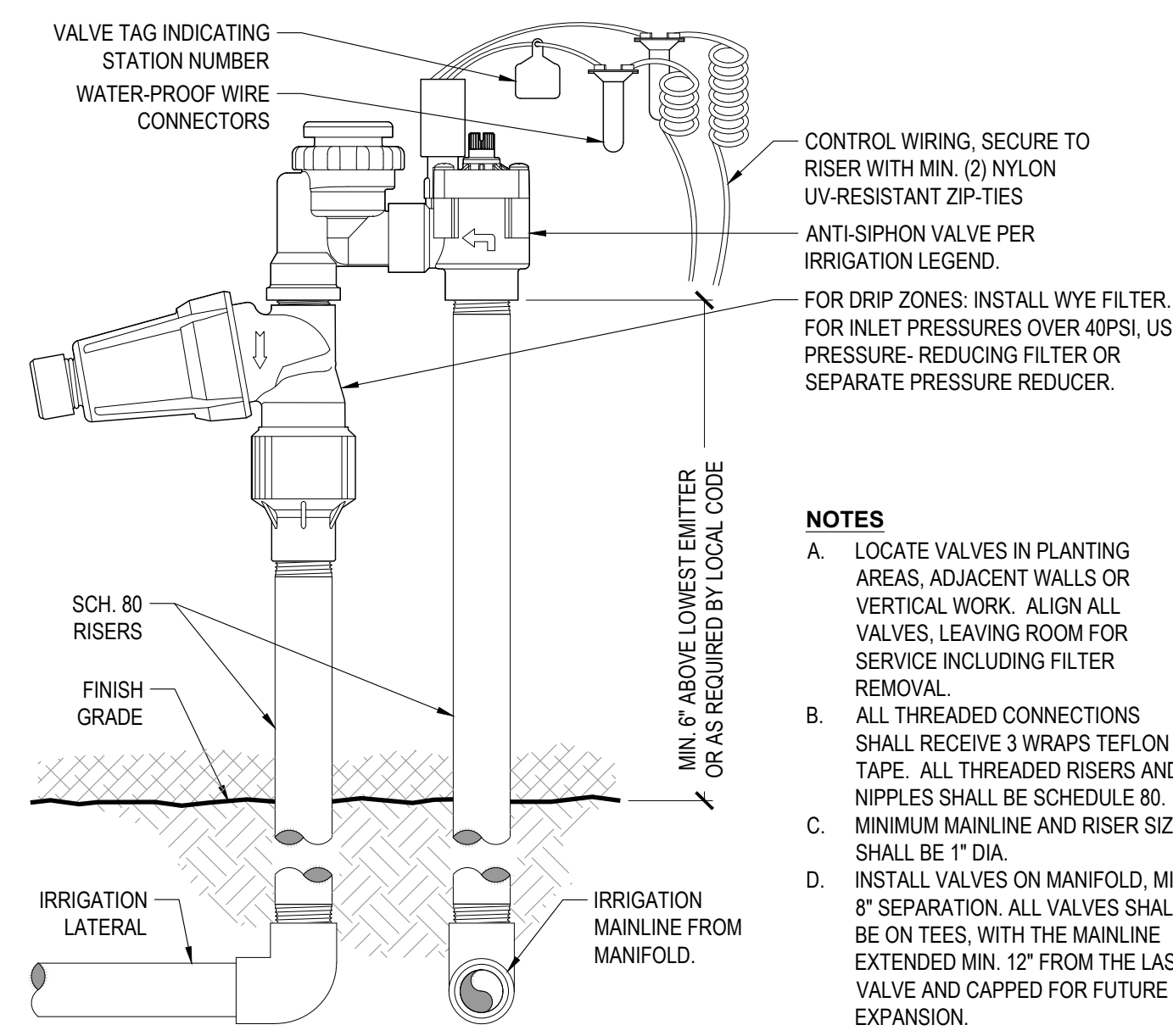
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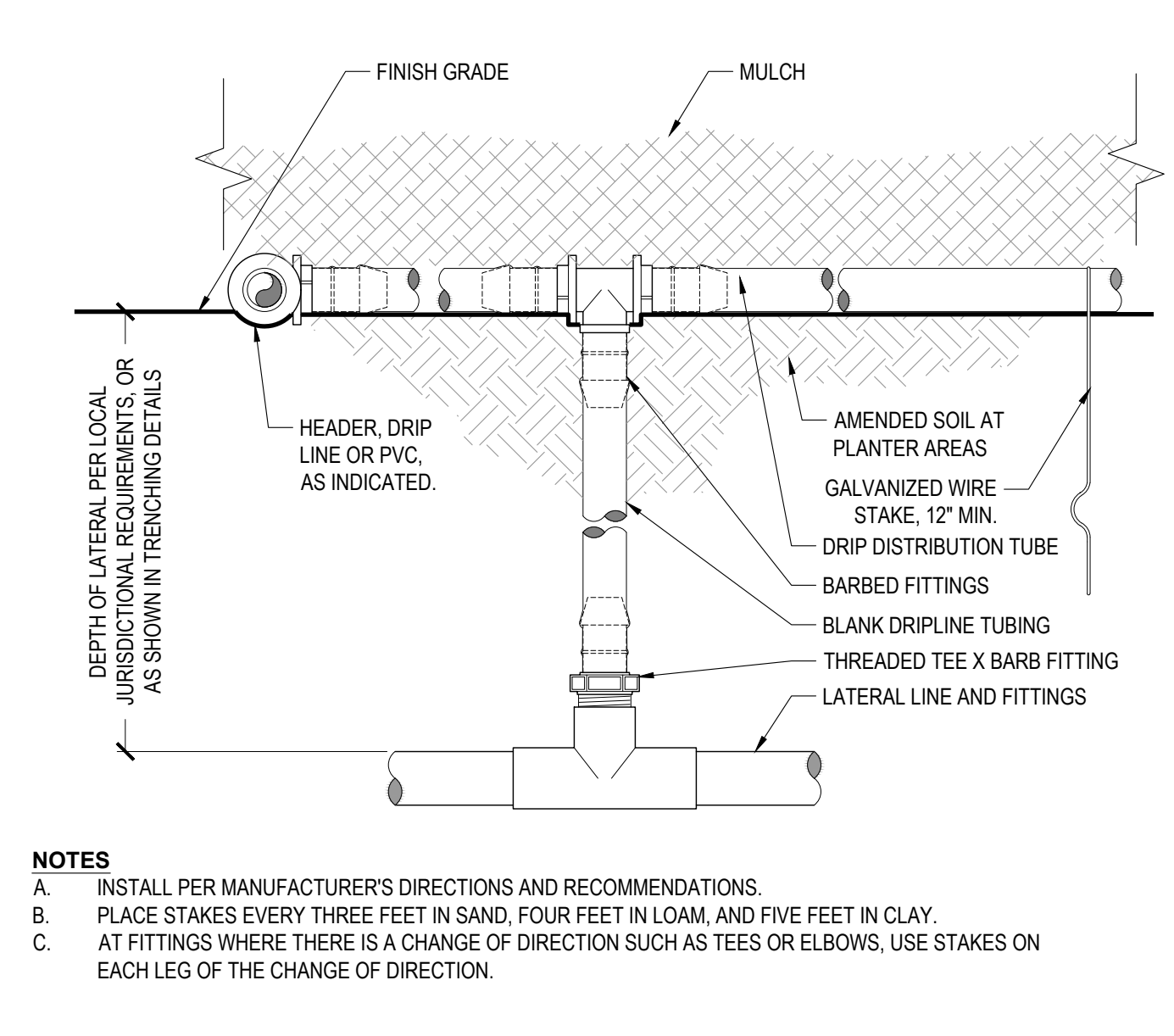
**1 SHUTOFF VALVE (RESIDENTIAL)**  
NO SCALE



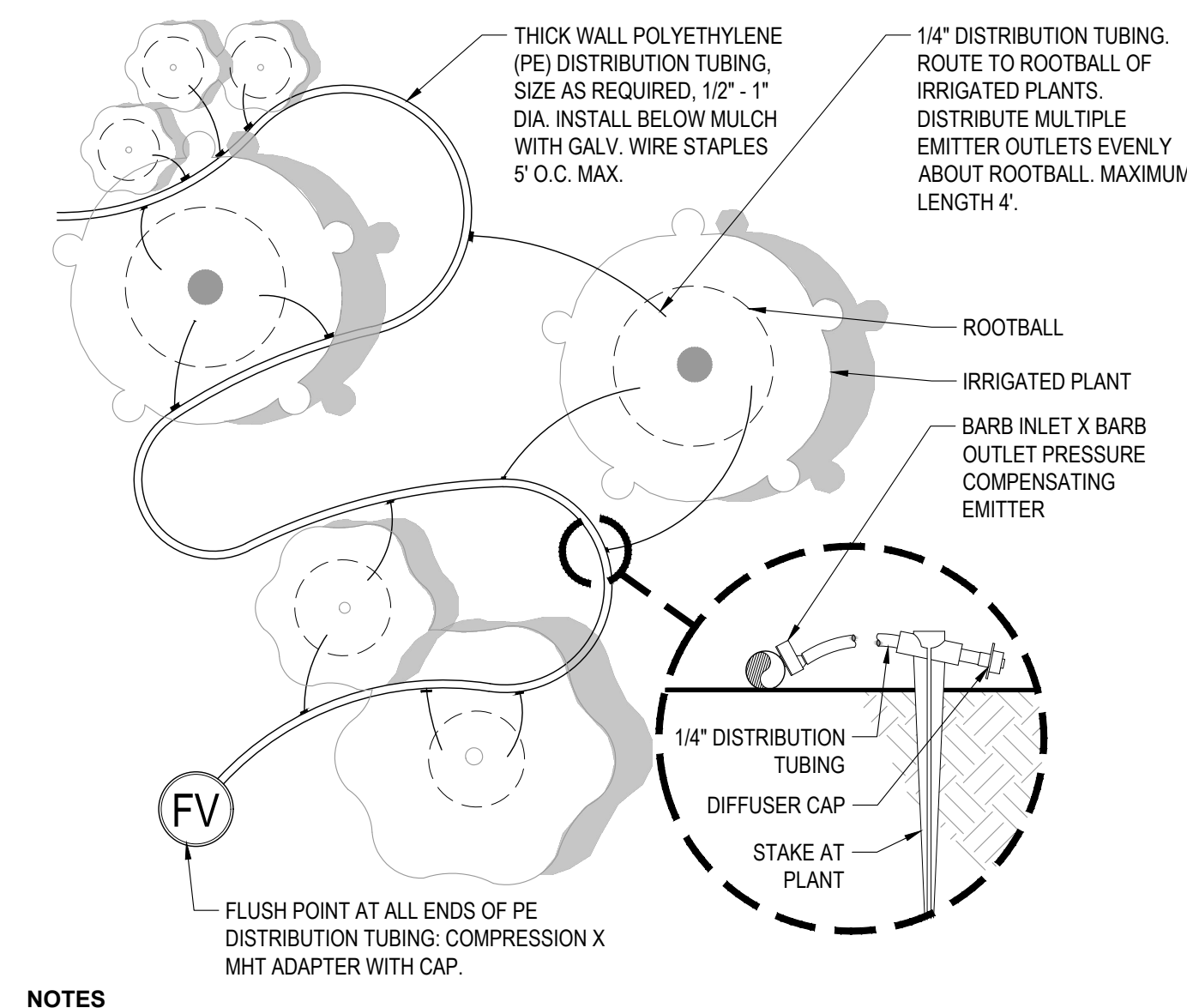
**2 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT**  
NO SCALE



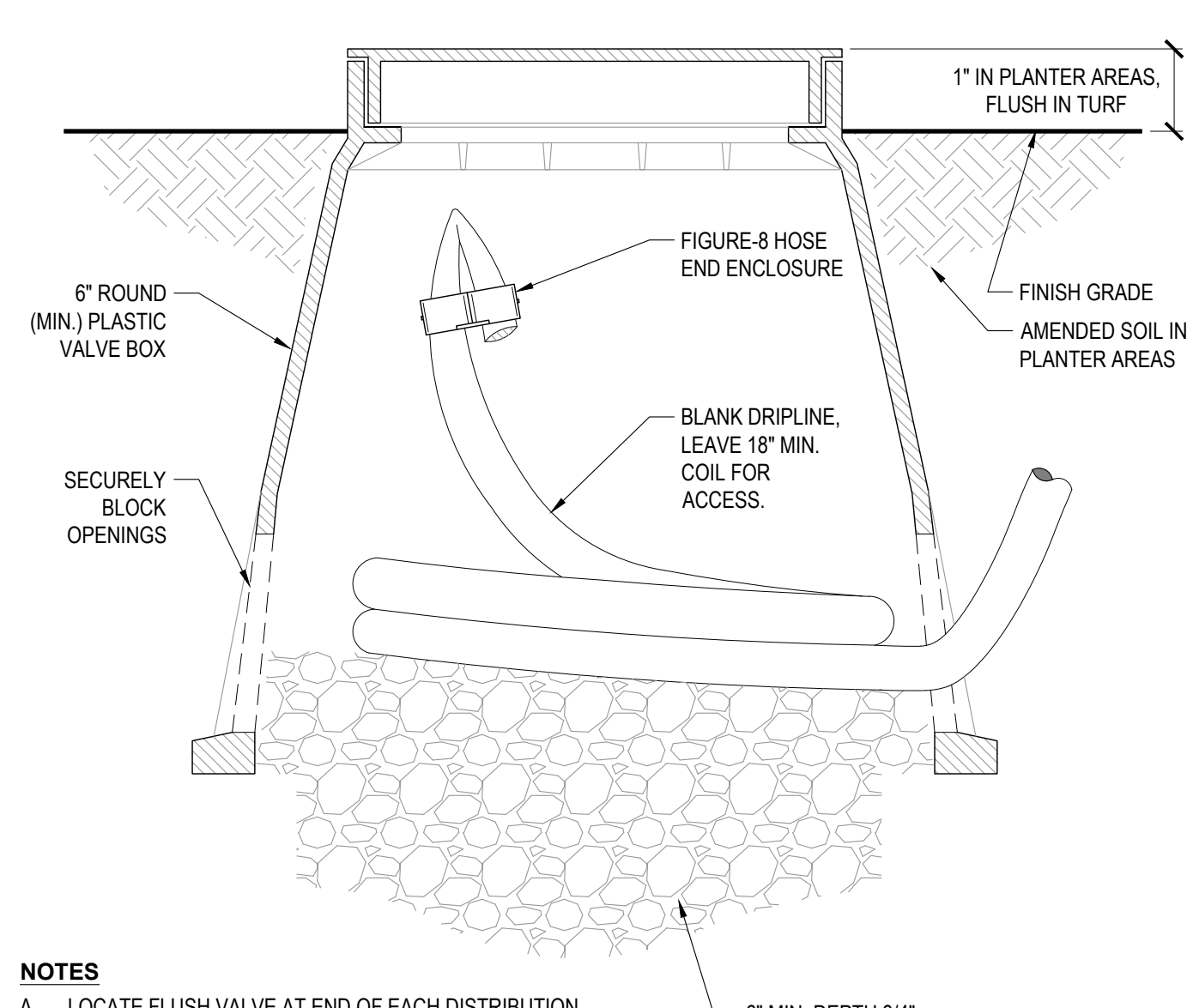
**3 REMOTE CONTROL VALVE: RESIDENTIAL**  
NO SCALE



**4 POINT-SOURCE DRIP: LATERAL CONNECTION**  
NO SCALE



**5 DRIP EMITTER LAYOUT**  
NO SCALE



**6 DRIPLINE: FLUSH VALVE**  
NO SCALE

**SUGGESTED IRRIGATION SCHEDULE**

Recommended Irrigation Schedule	Project: 20044A
Site Description: Winding Creek VII 23 & 24 - Typical Front and Side yard	Date: 9/14/2020

Nearest data location: Roseville	
Reference Eto (in./mo.)	Jan: 1.10, Feb: 1.70, Mar: 3.10, Apr: 4.70, May: 6.20, Jun: 7.70, Jul: 8.50, Aug: 7.30, Sep: 5.60, Oct: 3.70, Nov: 1.70, Dec: 1.00
Historical average precipitation	0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00
Effective precip (hist. ave. - 0.2\"/>	

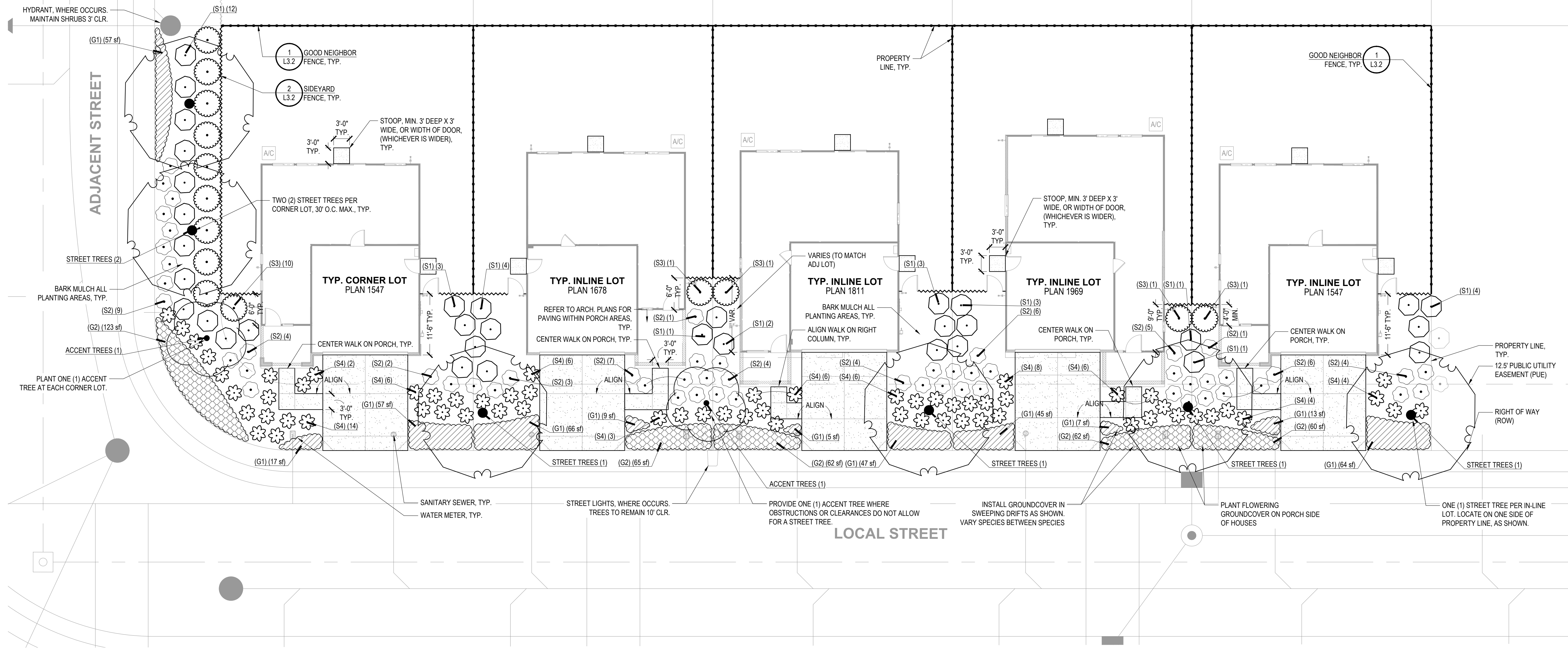
Hydrozone Information Table																	
Hydrozone data summary													Model Ord. Area Calculations				
Zone	Description	Ks	Kd	Kmc	KL	Irr Type	IE	PR	Soil Type	BIR	AW	RZ	PAW	MAD	AD	HA (sqft)	% of landscape area
A1	Drip, Front yard Shrubs	0.2	1.0	1.3	0.26	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	12	2.16	50%	1.08	962	62%
A2	Drip, Side yard Shrubs	0.2	1.0	1.3	0.26	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	12	2.16	50%	1.08	596	38%
<b>Total:</b>																1558	100%

Controller Schedule by Zone														
Zone	Description	Temp?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A1	Drip, Front yard Shrubs	N	1	1	1	1	1	1	1	1	1	1	1	1
	Irr. Days / Wk		1	1	2	2	3	3	3	3	2	2	1	1
	Max. Minutes / Cycle	28	11	18	15	23	20	25	27	23	27	18	17	10
A2	Drip, Side yard Shrubs	N	1	1	1	2	2	3	3	3	2	1	1	1
	Irr. Days / Wk		1	1	2	1	2	1	1	1	1	2	1	1
	Max. Minutes / Cycle	28	11	18	15	23	15	25	27	23	27	18	17	10

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED: *[Signature]* 09/15/20  
DATE

TYPICAL IN-LINE LOTS WITH STANDARD CORNER



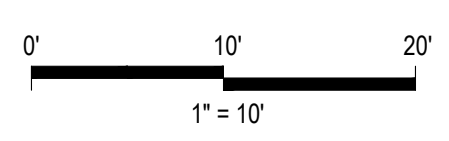
PLANT LEGEND

<p><b>STREET TREES</b> TREES SELECTED FOR SHADE AND CANOPY GROWTH. PLANT SAME SPECIES THROUGHOUT EACH STREET.</p> <ul style="list-style-type: none"> <li>ACER BUERGERIANUM 'PRITCHARD' OR 'STREETWISE' / TRIDENT MAPLE, VAR. AS AVAILABLE WUCOLS (M), FOR STREET: CLOUD DANCE DR. 15 GAL.</li> <li>ACER TRUNCATUM / SHANTUNG MAPLE 15 GAL.</li> <li>NYSSA SYLVATICA / SOUR GUM 15 GAL.</li> <li>WUCOLS (M), FOR STREETS: FARMSTEAD CR. &amp; TRAILBLAZER LOOP 15 GAL.</li> <li>PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M) 15 GAL.</li> <li>ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA WUCOLS (L), FOR STREETS: FITCH &amp; EDIE MAE PLACE 15 GAL.</li> </ul> <p><b>ACCENT TREES</b> SMALLER SIZE SUITABLE FOR PLANTING ADJACENT TO HOMES, BEHIND LARGER STREET TREES.</p> <ul style="list-style-type: none"> <li>CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL.</li> <li>WUCOLS (L) SW EXPOSURE ONLY 15 GAL.</li> <li>CHIONANTHUS RETUSUS / CHINESE FRINGE TREE 15 GAL.</li> <li>ERIOBOTRYA DEFLEXA / BRONZE LOGUAT 15 GAL.</li> <li>LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE 15 GAL.</li> <li>MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA WUCOLS (L), ALL EXPOSURES 15 GAL.</li> </ul> <p><b>(S1)</b> LARGE SHRUBS: EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.</p> <ul style="list-style-type: none"> <li>ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE WUCOLS (L), ALL EXPOSURES 5 GAL.</li> <li>ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA WUCOLS (L), SW EXPOSURES 5 GAL.</li> <li>COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER WUCOLS (L), SW EXPOSURES 5 GAL.</li> <li>GREVILLEA X 'NOELLII' / GREVILLEA WUCOLS (L), SW EXPOSURE 5 GAL.</li> <li>OSMANTHUS FRAGRANS / SWEET OLIVE WUCOLS (M), N/E EXPOSURE 5 GAL.</li> <li>PHOTINIA X FRASERI / PHOTINIA WUCOLS (L), ALL EXPOSURES 5 GAL.</li> <li>PITTIOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L), SW EXPOSURES 5 GAL.</li> <li>PRUNUS LAUROCERASUS 'COMPACTA' / DWARF ENGLISH LAUREL WUCOLS (M), N/E EXPOSURES 5 GAL.</li> <li>RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN WUCOLS (L), ALL EXPOSURES 5 GAL.</li> </ul>	<p><b>(S2)</b> MID-GROUND SHRUBS: SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.</p> <ul style="list-style-type: none"> <li>CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 1 GAL.</li> <li>WUCOLS (L), ALL EXPOSURES 1 GAL.</li> <li>ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (L), SW EXPOSURE 1 GAL.</li> <li>LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER WUCOLS (L), SW EXPOSURE 1 GAL.</li> <li>RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M), SW EXPOSURE 1 GAL.</li> <li>RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE WUCOLS (L), ALL EXPOSURES 1 GAL.</li> <li>ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L), SW EXPOSURE 1 GAL.</li> <li>SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L), SW EXPOSURE 5 GAL.</li> <li>SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M), ALL EXPOSURES 5 GAL.</li> <li>TEUCRIUM FRUTICOSUM 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L), ALL EXPOSURES 5 GAL.</li> <li>WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L), SW EXPOSURE 5 GAL.</li> </ul> <p><b>(S3)</b> VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.</p> <ul style="list-style-type: none"> <li>LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET WUCOLS (L), ALL EXPOSURES 5 GAL.</li> <li>PHOTINIA X FRASERI / PHOTINIA WUCOLS (M), ALL EXPOSURES 5 GAL.</li> <li>PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL WUCOLS (L), ALL EXPOSURES 5 GAL.</li> <li>XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA WUCOLS (L), EXPOSURE ALL 5 GAL.</li> </ul> <p><b>(S4)</b> ACCENT: PLANTS WITH SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE</p> <ul style="list-style-type: none"> <li>AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE 1 GAL.</li> <li>COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN WUCOLS (L), ALL EXPOSURES 1 GAL.</li> <li>DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L), SW EXPOSURE 1 GAL.</li> <li>DIETES VEGATA / FORTNIGHT LILY WUCOLS (L), ALL EXPOSURES 1 GAL.</li> <li>HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY WUCOLS (M), ALL EXPOSURES, EVERGREEN HYBRIDS AS AVAILABLE. 1 GAL.</li> </ul>	<p><b>(G2)</b> GROUNDCOVERS: FLOWERING OR OTHERWISE CONTRASTING WITH G1</p> <ul style="list-style-type: none"> <li>FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE 1 GAL. 36" oc</li> <li>WUCOLS (L), EXPOSURE ALL 1 GAL. 36" oc</li> <li>HYPERICUM CALYCYNUM / CREEPING ST. JOHN'S WORT WUCOLS (M), EXPOSURE ALL 1 GAL. 36" oc</li> <li>LANTANA SELLOWIANA / TRAILING LANTANA WUCOLS (L), EXPOSURE SW 1 GAL. 36" oc</li> <li>ROSA X 'FLOWER CARPET CORAL' / ROSE WUCOLS (M) 1 GAL. 36" oc</li> <li>TEUCRIUM CHAMAEDRYOS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L), ALL EXPOSURES 1 GAL. 36" oc</li> <li>VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L), EXPOSURE SW 1 GAL. 36" oc</li> </ul> <p><b>(G1)</b> GROUNDCOVERS: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.</p> <ul style="list-style-type: none"> <li>ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L), ALL EXPOSURES 1 GAL. 36" oc</li> <li>COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L), ALL EXPOSURES 1 GAL. 36" oc</li> <li>JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L), ALL EXPOSURES 1 GAL. 36" oc</li> <li>ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY WUCOLS (L), ALL EXPOSURES 1 GAL. 36" oc</li> <li>TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M), N/E EXPOSURES 1 GAL. 36" oc</li> </ul>
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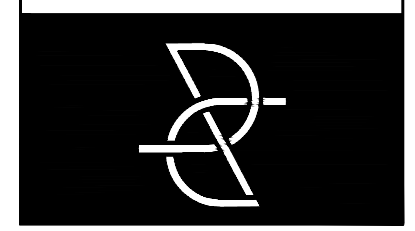
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

*Roach & Campbell*  
09/15/20  
DATE

SEE SHEET L3.1 FOR LEGEND, L3.3 FOR PLANT NOTES & DETAILS



**Roach & Campbell**



111 Scripps Drive  
Sacramento, California 95825  
916.945.8003 | 916.342.7119  
4409 CRA 5044

**PRODUCTION TYPICAL LANDSCAPE PLANS FOR WINDING CREEK VILLAGES 23 & 24**

**ROSEVILLE, CA BY DR HORTON**

KEYMAP:

TYPICAL LOT PLANTING PLAN

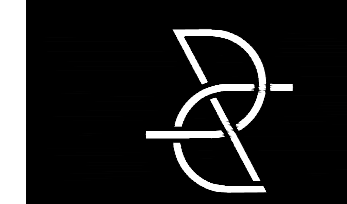
DRAWN BY:  
CHECKED BY:  
DWC  
JOB NO. 20044A  
DATE  
SEPTEMBER 15, 2020  
REVISIONS:



**L3.1**

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.J.)

**Roach & Campbell**



111 Scripps Drive  
Sacramento,  
California 95825  
916.945.8003 | 916.342.7119  
4409 CRA 5044

**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR  
WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

**TYP. CORNER PLANTING  
PLAN & FENCING DETAILS**

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

REVISIONS:

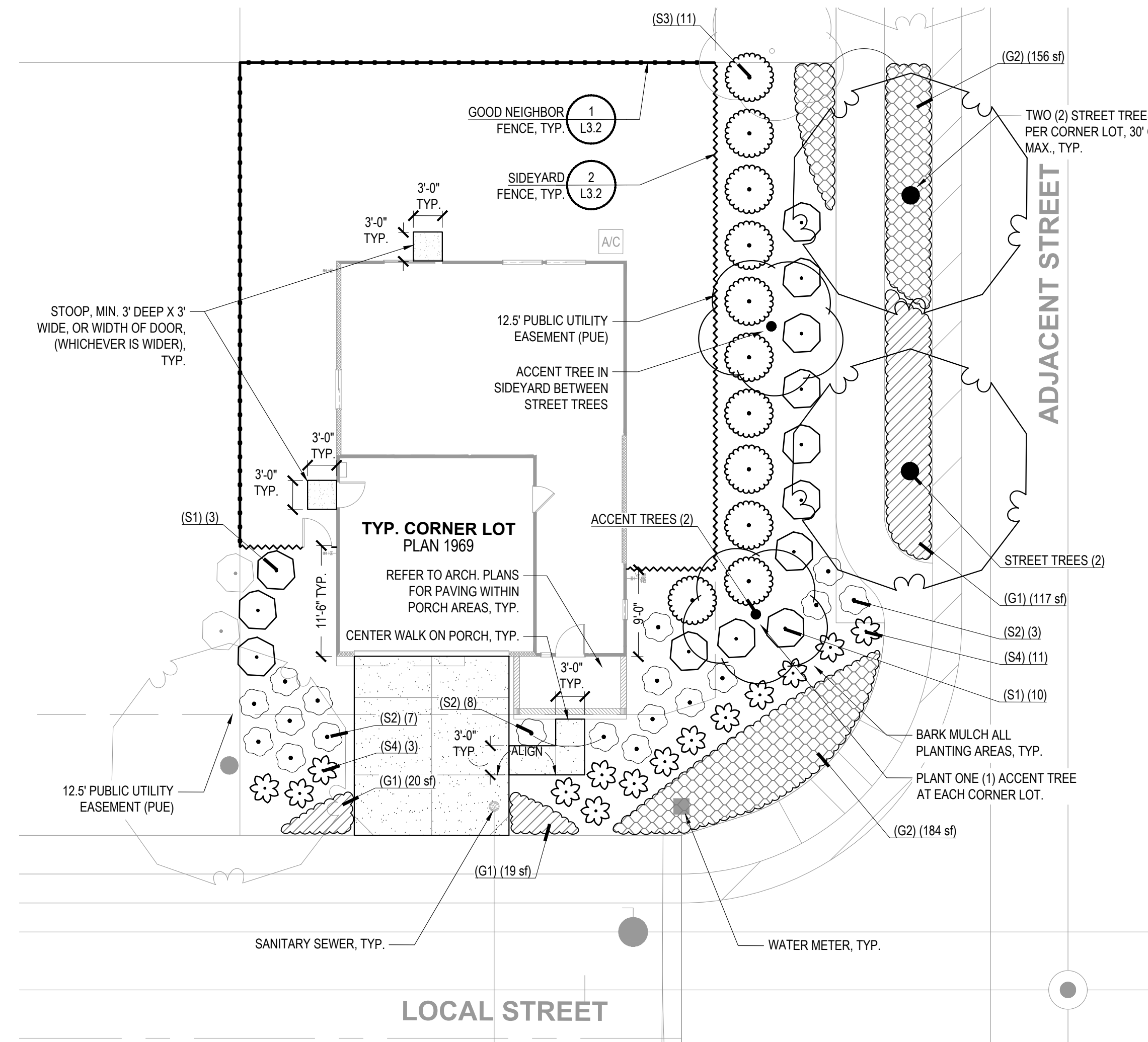


**L3.2**

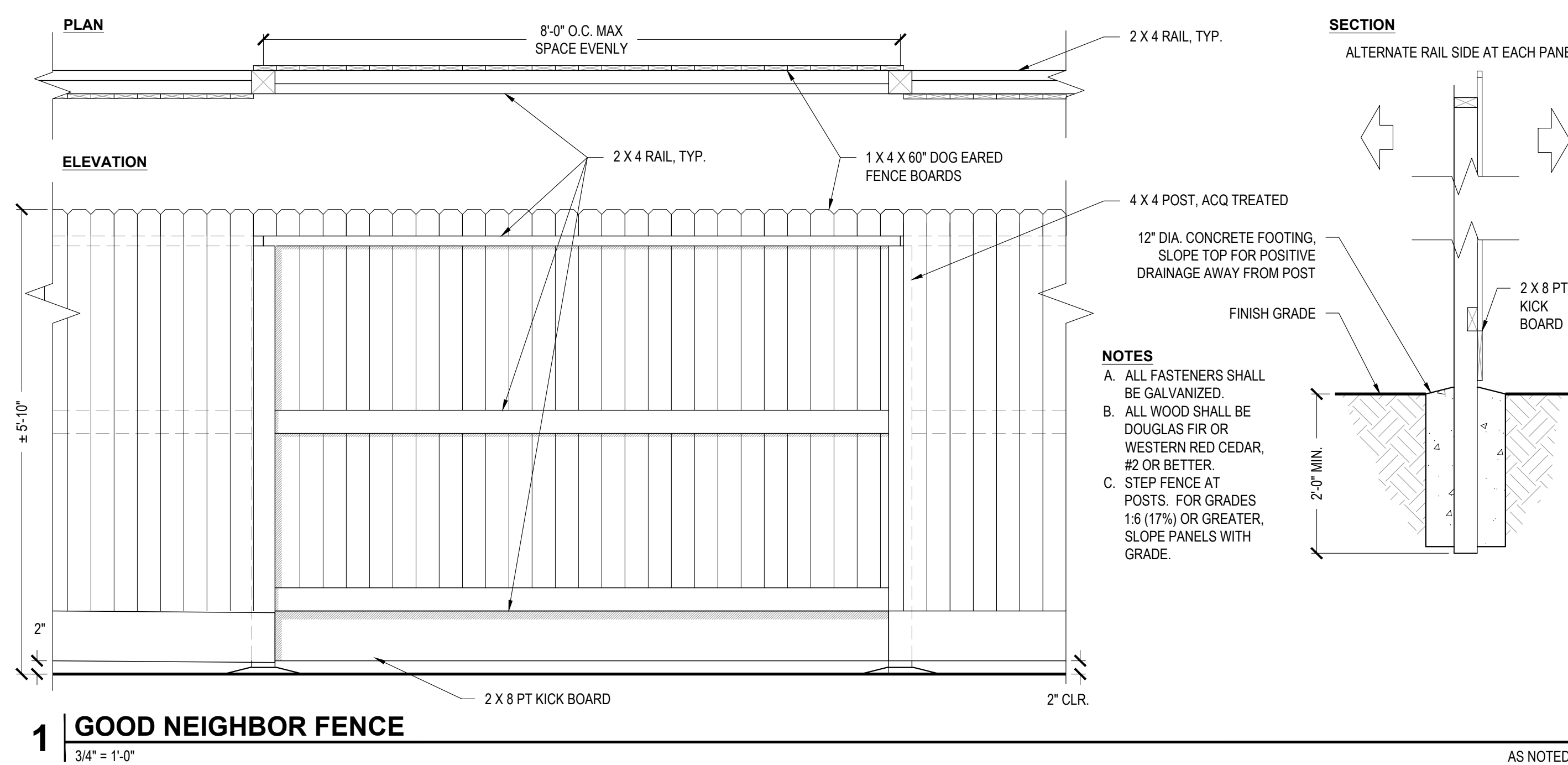
DRAWINGS IN SET:

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.J.)

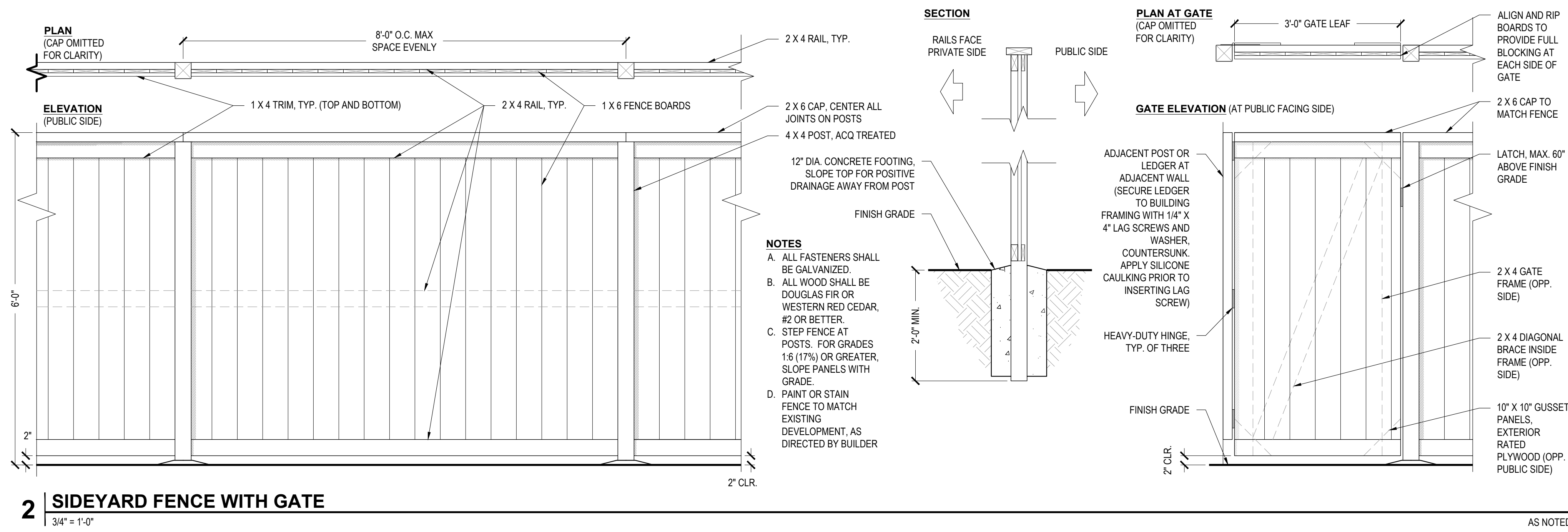
**TYPICAL CORNER WITH PARKWAY STRIP**



**SEE SHEET L3.1 FOR LEGEND,  
L3.3 FOR PLANT NOTES &  
DETAILS**



**1 GOOD NEIGHBOR FENCE**  
3/4" = 1'-0"  
AS NOTED



**2 SIDEYARD FENCE WITH GATE**  
3/4" = 1'-0"  
AS NOTED

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.  
*[Signature]* 09/15/20  
SIGNED DATE



**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR**

**WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

**PLANTING DETAILS &  
NOTES**

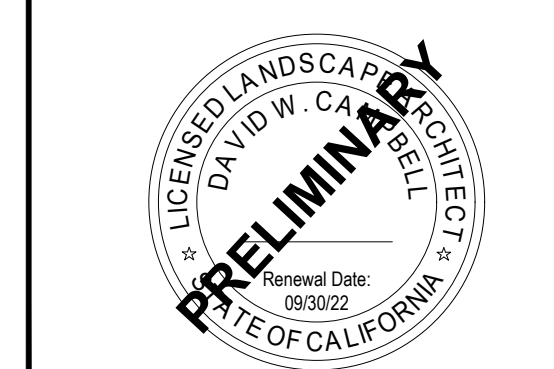
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JOB NO.  
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DATE  
SEPTEMBER 15, 2020  
REVISIONS:

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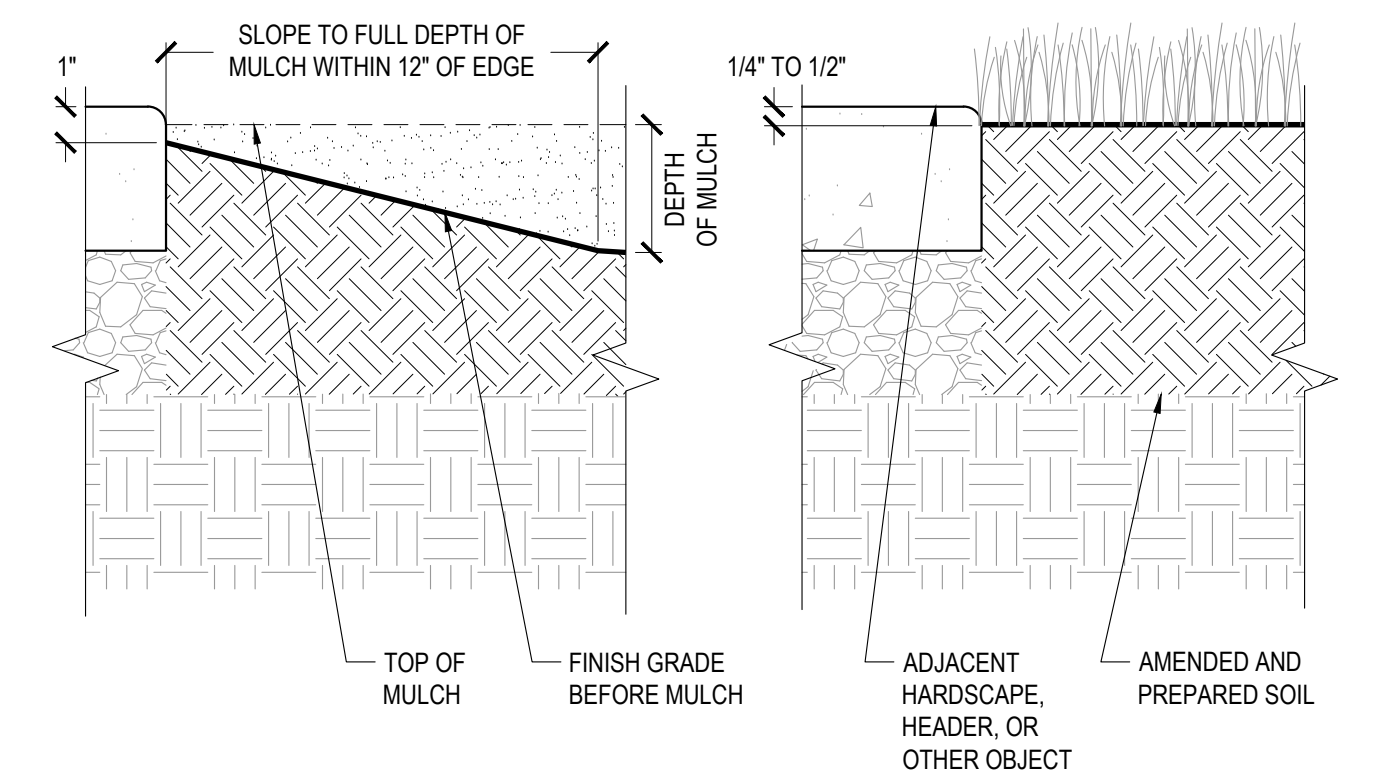
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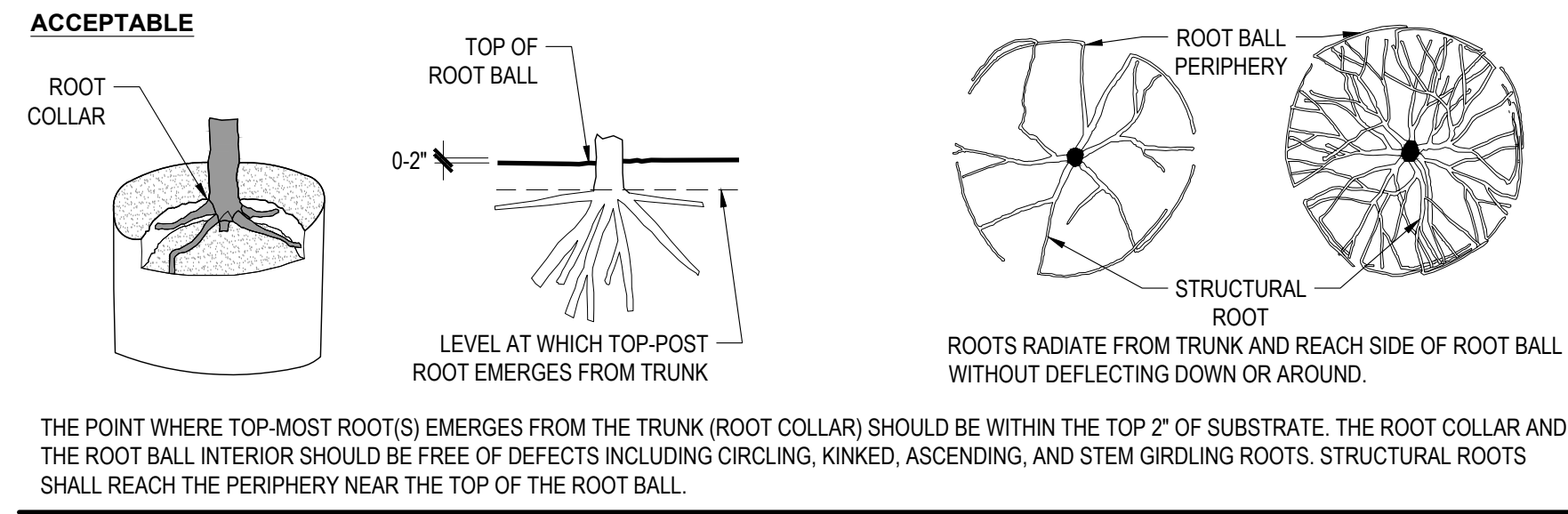


**PLANTED AREAS**      **SODDED OR SEEDED AREAS**



**NOTES**  
A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

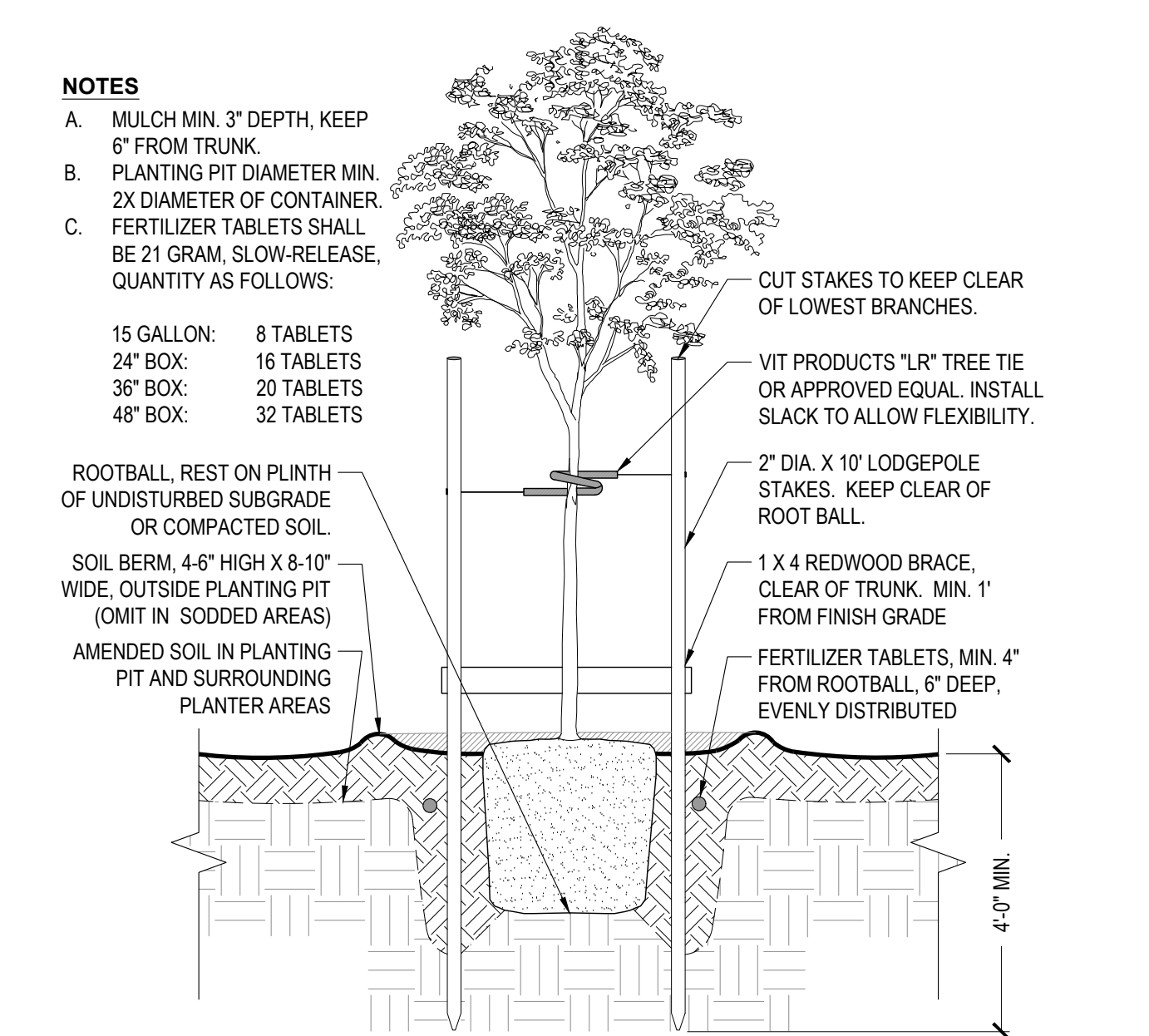
**1 PLANTED AREA EDGE CONDITION AT HARDSCAPE**  
NO SCALE      SECTION



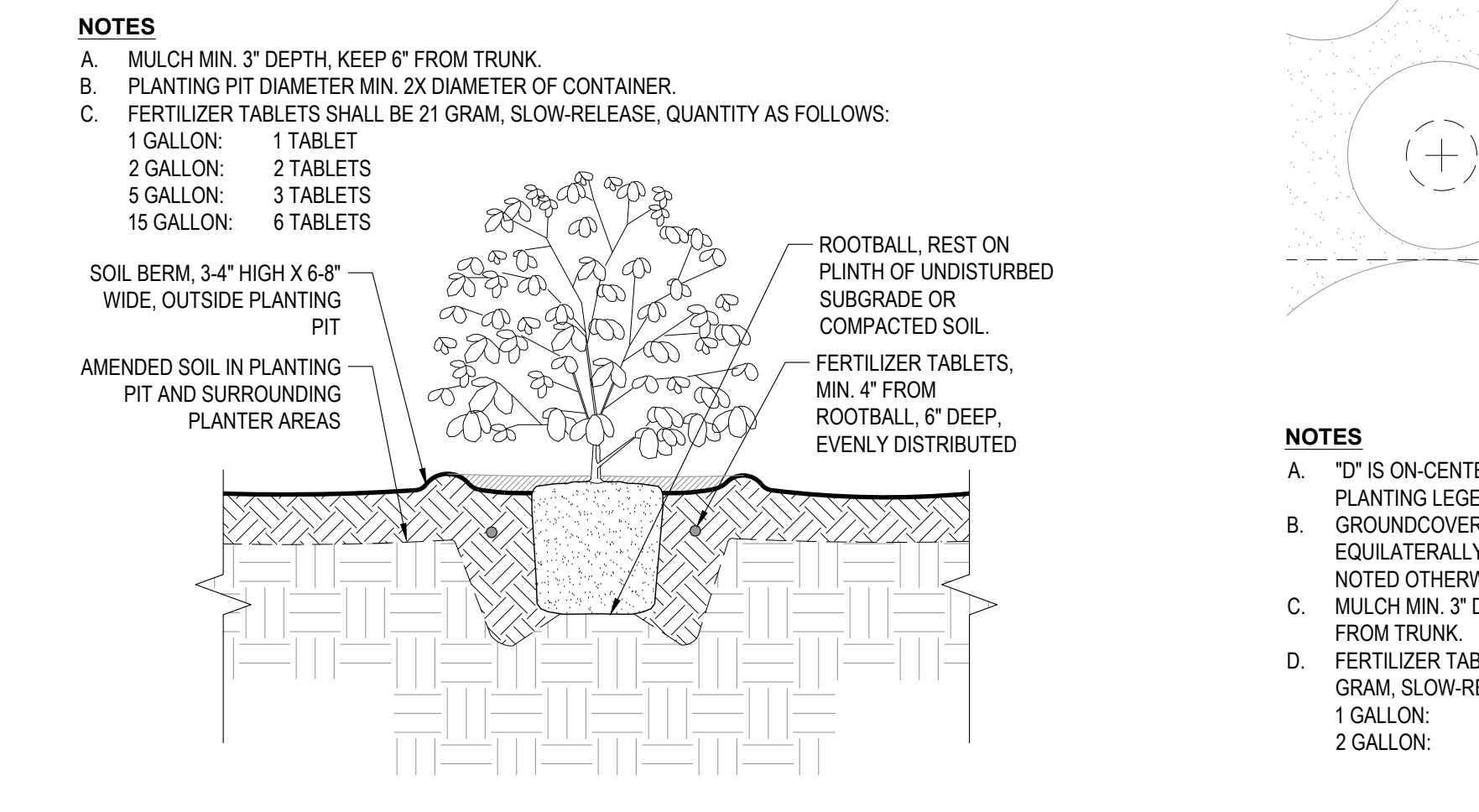
**NOTES**  
A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.  
B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.  
C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

**THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.**

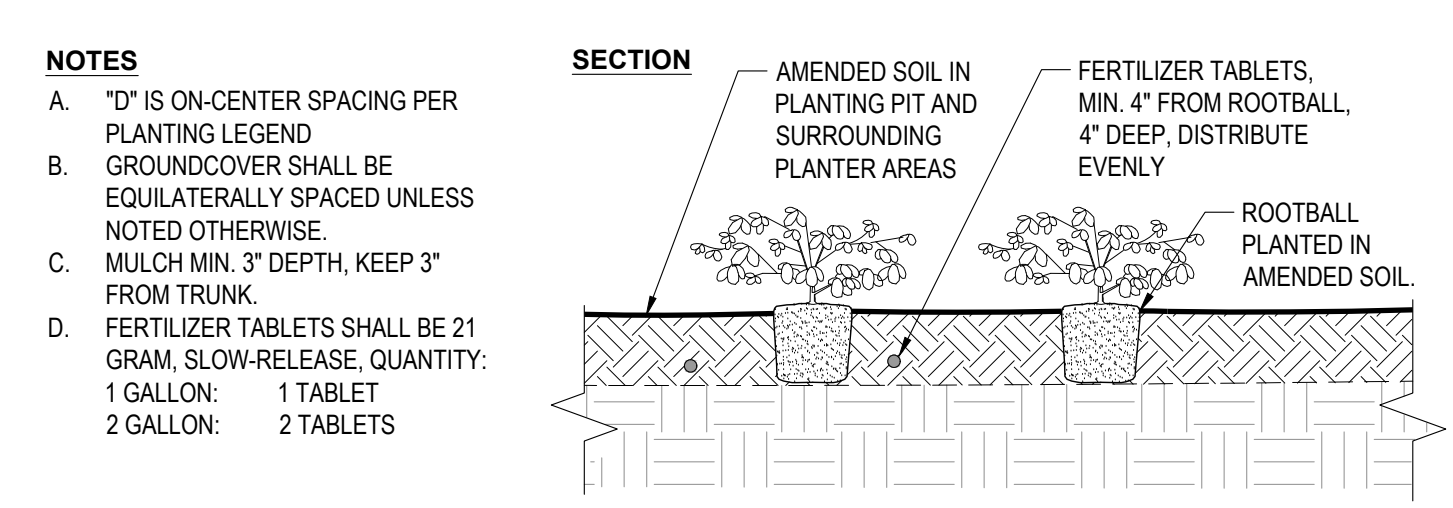
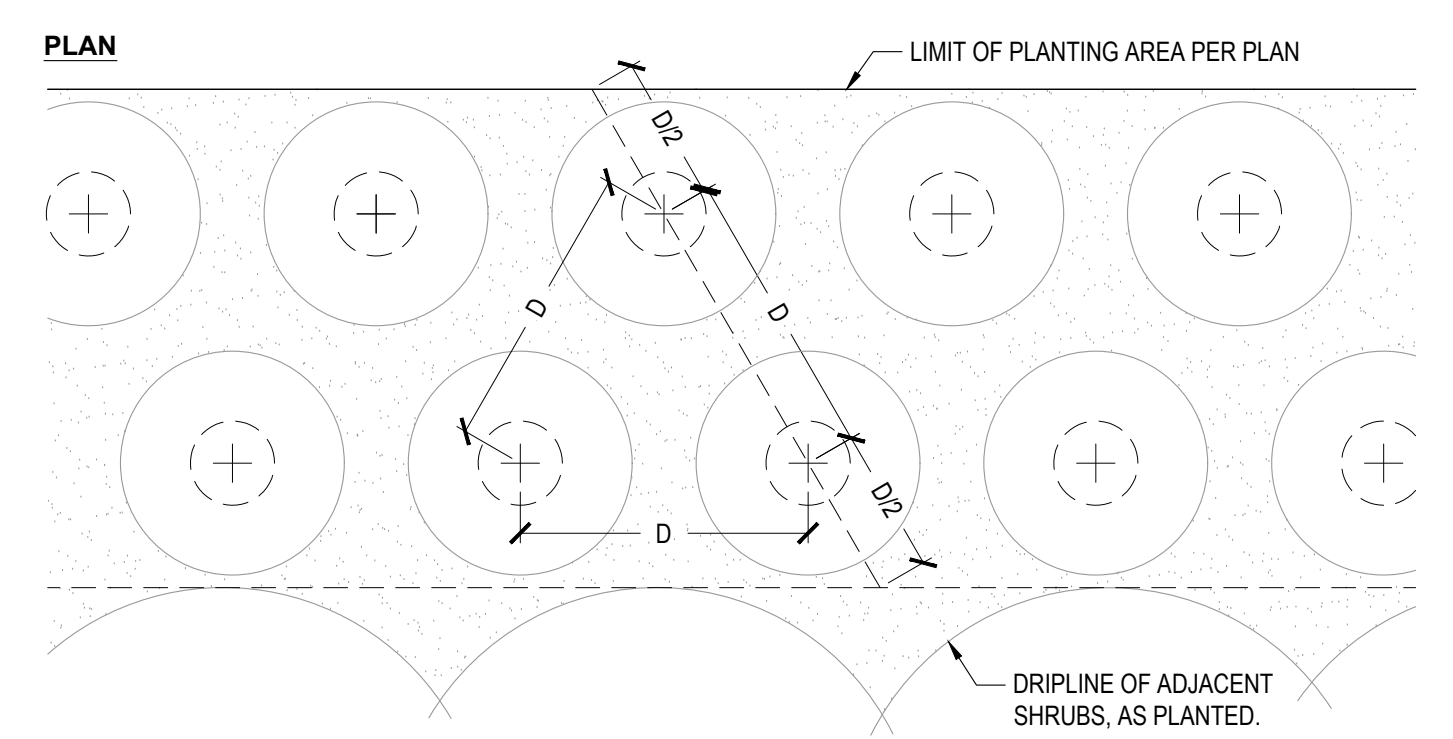
**2 ROOT STRUCTURE (CONTAINERIZED PLANTS)**  
NO SCALE      AS NOTED



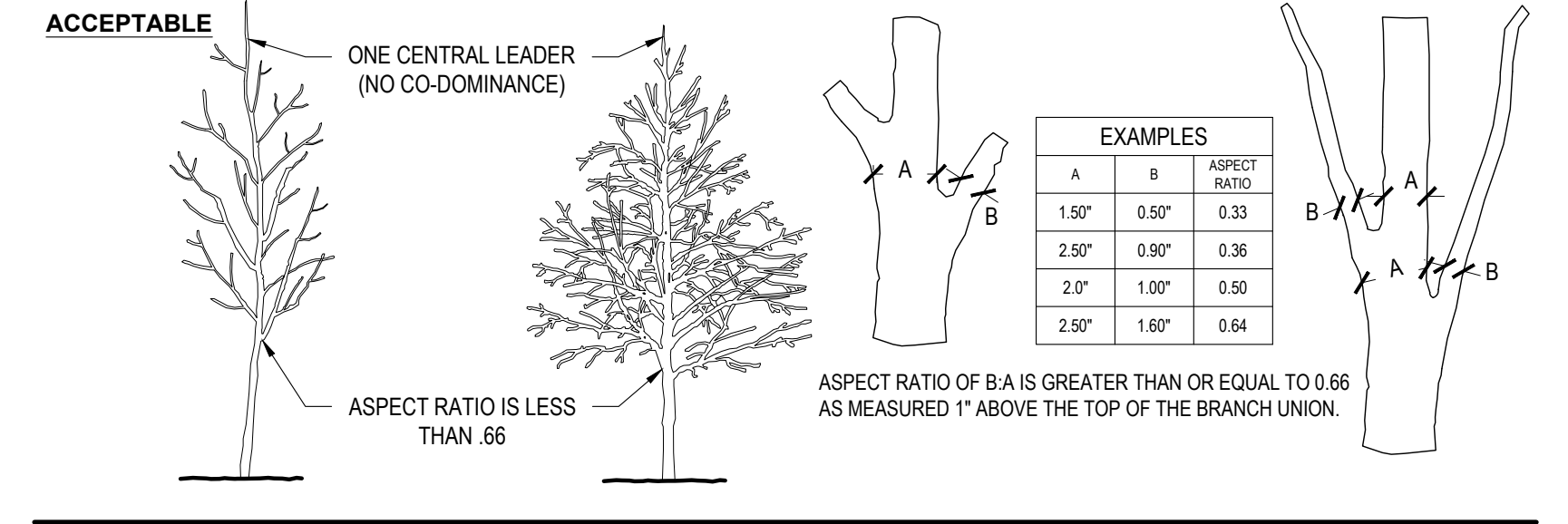
**4 TREE PLANTING (UP TO 36" BOX)**  
NO SCALE      SECTION



**5 SHRUB PLANTING**  
NO SCALE      SECTION



**6 GROUNDCOVER PLANTING**  
NO SCALE      SECTION



**NOTES**  
A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.  
B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

A	B	ASPECT RATIO
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

A	B	ASPECT RATIO
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

**3 TREE BRANCHING STRUCTURE**  
NO SCALE      AS NOTED

**PLANTING NOTES**

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.

- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 STANDARD FOR NURSERY STOCK. NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W/ 1" CALIPER FOR 15-GALLON (#15); 8" H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH:** A 3" LAYER OF WALK-ON BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PPE-EMERGENT PRIOR TO APPLYING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT:** MASS GRADING IS PLANNED FOR THIS PROJECT. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL OBTAIN A SOILS FERTILITY ANALYSIS FOR 15% OF ALL LOTS (1 IN 7). ALL PLANTING AREAS SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. EVEN WHEN NOT REQUIRED BY THE SOILS FERTILITY TEST, APPLY A MINIMUM OF 4" COMPOST OVER ALL PLANTED AREAS AND TILL INTO TOP 8" OF SOIL, ALONG WITH OTHER RECOMMENDATIONS PER THE SOILS FERTILITY TEST. ALL PLANTING PITS SHALL BE BACKFILLED WITH AMENDED SOIL. MIX. DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY (PER CITY WATER EFFICIENT LANDSCAPE ORDINANCE).

- MAINTENANCE PERIOD:** SHALL BE A MINIMUM OF 30 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
- ROOT CONTROL BARRIERS:** WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION. ADDITIONALLY, ALL PLANTED MEDIANS SHALL HAVE A 24" DEEP CONTINUOUS ROOT CONTROL BARRIER PANEL. (NONE ANTICIPATED)
- UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- LIME TREATED AREAS:** ANY PLANTER AREA TREATED WITH LIME SHALL BE EXCAVATED TO A DEPTH OF 2", AND THE SPOILS LEGALLY DISPOSED OF OFF SITE. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN TOPSOIL. PROVIDE A SOILS FERTILITY TEST OF PROPOSED TOPSOIL PRIOR TO IMPORT.
- SLOPES EXCEEDING 3:1:** JUTE MESH NETTING IS REQUIRED WITHIN DISTURBED, PLANTED AREAS FOR TEMPORARY STABILIZATION. REFER TO APPLICABLE JURISDICTIONAL STANDARDS FOR SPECIFIC INSTALLATION REQUIREMENTS. MINIMUM OVERLAP 3' AT NEW PIECES, BURY UPPER END OF NETTING IN 18" DEEP TRENCH.

**TYPICAL PRODUCTION PLANTING NOTES**

- ONE TYPICAL LOT OF EACH PLAN TYPE (IN-LINE) AND ONE TYPICAL CORNER LOT ARE SHOWN. PLANS ARE NOT INDICATIVE OF ANY SPECIFIC LOT, BUT SHALL BE APPLIED TO EACH SPECIFIC LOT FOLLOWING THE FORMS, SPACING, AND OVERALL LAYOUT SHOWN. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES IN ALL BID PRICING.
- MULTIPLE PLANT SELECTIONS ARE PROVIDED FOR EACH PLANT TYPE TO ACHIEVE VARIETY AND INTEREST THROUGHOUT THE PROJECT.
- PLANTS SHALL BE SELECTED FROM LEGEND. PLANTS SHALL BE PLACED IN DRIFTS OF NOT LESS THAN 5 PLANTS OF SIMILAR SPECIES.
- SHRUB DRIFTS (SAME SPECIES) SHALL EXTEND ACROSS PROPERTY LINES. GROUNDCOVER SHALL BE CONTINUOUS ACROSS PROPERTY LINES.
- MINIMUM STREET TREE QUANTITY AS SHOWN SHOWN FOR IN-LINE AND CORNER LOTS, SEE L3.1 & L3.2
- GENERAL NOTES AS TO SUITABILITY OF EACH SPECIES FOR VARYING EXPOSURES ARE LISTED, HOWEVER, EXACT PLANT SPECIES SELECTION SHALL RESPOND TO ON-SITE SUNSHADE CONDITIONS.
- PLANTS OF THE SAME GENUS AND/OR SPECIES BUT DIFFERING CATEGORIES (I.E., SHRUBS/GROUNDCOVER) SHALL NOT BE USED ADJACENT TO EACH OTHER. FOR EXAMPLE, PROSTRATE ROSEMARY (GROUNDCOVER) SHALL NOT BE USED ADJACENT UPRIGHT (SHRUB) ROSEMARY.

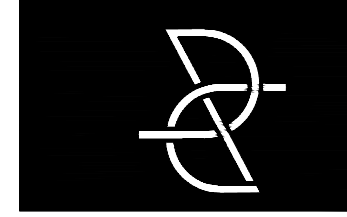
**STREET TREE PLANTING NOTES**

- STREET TREES TO BE CENTERED IN PARKWAY STRIPS TO MAINTAIN 3' CLEAR OF ADJACENT WALKS OR INSTALL ROOT BARRIERS PER PLANTING NOTES.
- TREES WILL BE SPACED SUCH THAT STREET TREES ARE A MINIMUM OF 6' CLEAR OF ALL UNDERGROUND UTILITIES.
- TREES WILL BE SPACED SUCH THAT STREET TREES ARE A MINIMUM OF 6' CLEAR OF ALL DRIVEWAY APRONS.
- TREES SHALL BE SPACED TO MAINTAIN CLEARANCE FROM STREETLIGHTS (FROM TRUNK), PER ROSEVILLE ELECTRIC STD. 10.5.
- TREES SHALL BE SPACED MINIMUM 18' AND MAXIMUM 30' APART.
- TREES SELECTED FROM THE "CREEKVIEW SPECIFIC PLAN" FOR THE CITY OF ROSEVILLE, UPDATED 9/19/2012.
- REFER TO PLANTING PLAN, SHEET L3.1 & L3.2 FOR TYPICAL LOT PLANTING.

**SEE SHEET L3.1 FOR LEGEND,  
L3.3 FOR PLANT NOTES &  
DETAILS**

**L3.3**

**Roach & Campbell**



111 Scripps Drive  
Sacramento,  
California 95825  
916.945.8003 | 916.342.7119  
4409 CRA 5044

**PRODUCTION  
TYPICAL  
LANDSCAPE  
PLANS FOR**

**WINDING  
CREEK  
VILLAGES  
23 & 24**

**ROSEVILLE, CA  
BY DR HORTON**

KEYMAP:

**WATER USE CALCS**

DRAWN BY: \_\_\_\_\_  
STAFF \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DWC \_\_\_\_\_  
JOB NO. \_\_\_\_\_  
20044A \_\_\_\_\_  
DATE \_\_\_\_\_  
SEPTEMBER 15, 2020 \_\_\_\_\_  
REVISIONS: \_\_\_\_\_



**L3.4**

**WATER USE CALCULATIONS**

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1547 Corner Lot: Front and Side yard								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	1,560	674	22,097		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			1,560	674			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				22,097			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				27,768			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 674  
Total Area (sf): 1,560  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 674  
Total Area (sf): 1,560  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1678 Inline Lot: Front yard								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	650	281	9,207		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			650	281			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				9,207			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				11,570			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 281  
Total Area (sf): 650  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 281  
Total Area (sf): 650  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1811 Inline Lot: Front yard								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	635	274	8,995		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			635	274			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				8,995			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				11,303			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 274  
Total Area (sf): 635  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 274  
Total Area (sf): 635  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1969 Inline Lot: Front yard								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	588	254	8,329		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			588	254			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				8,329			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				10,467			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 254  
Total Area (sf): 588  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 254  
Total Area (sf): 588  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1547 Inline Lot: Front yard								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	625	270	8,853		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			625	270			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				8,853			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				11,125			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 270  
Total Area (sf): 625  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 270  
Total Area (sf): 625  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet								Project:	20044A
Winding Creek VII 23 & 24 - Plan 1969 Corner Lot: Front yard, Side yard & Prkwy Strip								Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use		
<b>Regular Landscape Areas</b>									
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	1,975	853	27,976		
		DripLine	0.81	0.00	-	-	-		
		EcoMat	0.81	0.00	-	-	-		
		MultiStrm	0.75	0.00	-	-	-		
		Totals			1,975	853			
<b>Special Landscape Areas</b>									
description				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
				1.00	-	-	-		
		Totals			-	-	-		
Nearest Data Location	Roseville	Estimated Total Water Use (ETWU)				27,976			
Reference Eto	52.2	Maximum Allowed Water Allowance (MAWA) <sup>2</sup>				35,155			
Reference ETAF	0.55								

**ETAF Calculations/Regular Landscape**  
Total ETAF x Area: 853  
Total Area (sf): 1,975  
Average ETAF: 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

**ETAF Calculations/All Landscape**  
Total ETAF x Area: 853  
Total Area (sf): 1,975  
Average ETAF: 0.43

<sup>1</sup>ETWU= Eto x 0.62 x ETAF x Area  
<sup>2</sup>MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
*\*ETWU must be less than or equal to MAWA*

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.  
  
SIGNED: \_\_\_\_\_ DATE: 09/15/20

**SEE SHEET L3.1 FOR LEGEND,  
L3.3 FOR PLANT NOTES &  
DETAILS**