

GENERAL NOTES

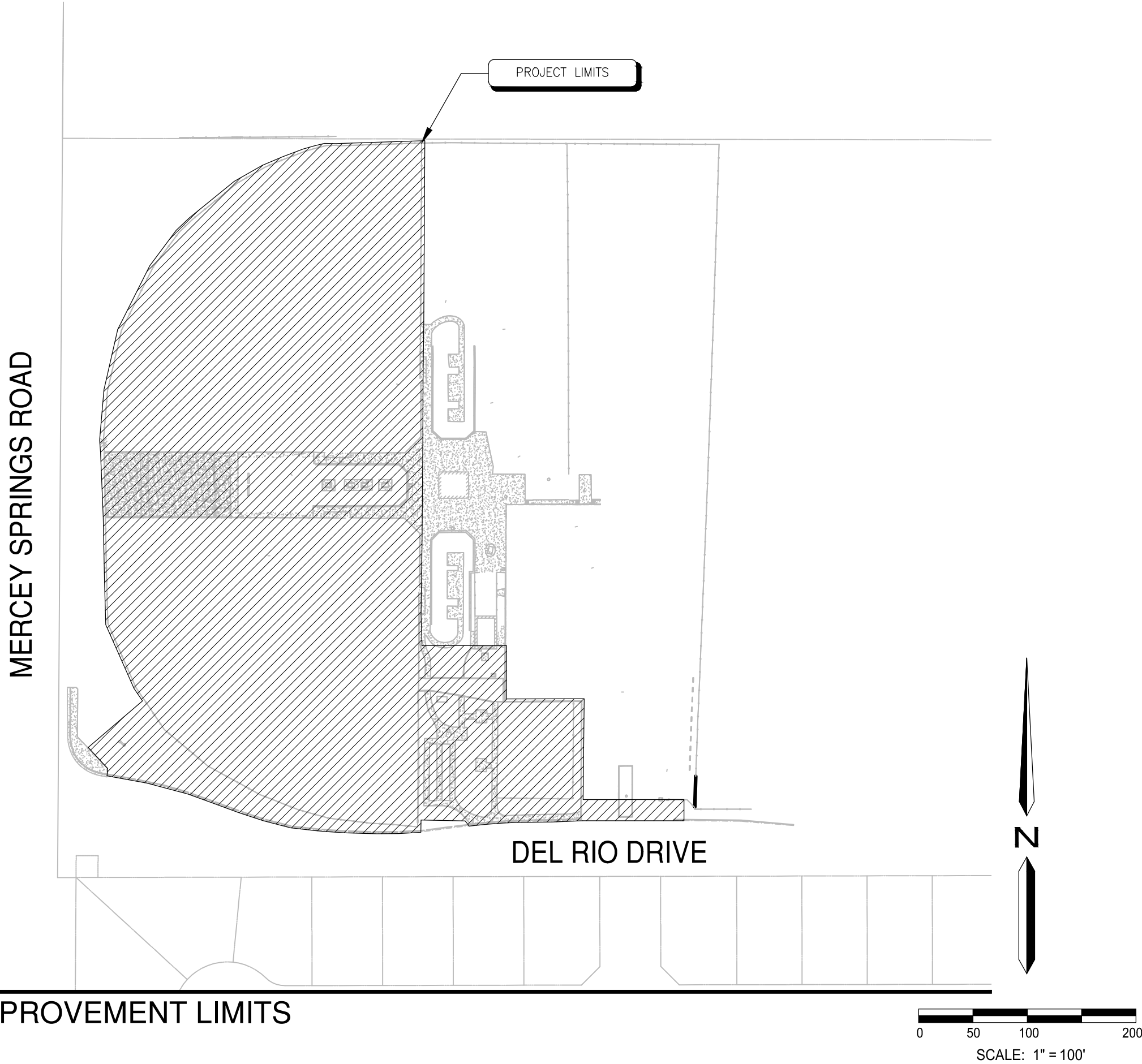
1. LANDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF LOS BANOS, CALIFORNIA CURRENT STANDARDS AND CURRENTLY APPROVED SPECIFICATIONS, INCLUDING ALL AMENDMENTS THERETO TO DATE. IMPROVEMENTS SHALL ALSO BE IN COMPLIANCE WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS LATEST EDITION, WHERE APPLICABLE. IN THE EVENT THERE IS A CONFLICT WITH THE PLANS AND REFERENCES STATED ABOVE, THE COVERING BODY STANDARDS AND SPECIFICATIONS SHALL PREVAIL. ALL WORK SHALL BE SUBJECT TO INSPECTION.
2. DESIGN: THE DRAWINGS HEREIN REPRESENT THE DESIGN TO BE IMPLEMENTED ON THE SITE DEPICTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO CLARIFY PLAN DETAILS RELATED TO SITE OR CONSTRUCTION DETAILS NECESSARY FOR PROJECT COMPLETION.
3. COORDINATION: CONTRACTORS SHALL COORDINATE INSTALLATION AND SCHEDULING WITH THAT OF CITY AND/OR LANDSCAPE ARCHITECT AND OTHER CONTRACTORS EFFICIENTLY AND IN A TIMELY MANNER, ENSURING THE PROJECT COMPLETION IS UNIMPEDED AND INSTALLED CORRECTLY WITH MINIMAL MAINTENANCE. CITY AND/OR LANDSCAPE ARCHITECT SHALL BE CONTACTED DIRECTLY AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COVERING, COMPLETION, OR EXPOSING WORK THAT WILL BE INSTALLED.
4. SITE CONDITIONS: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO SITE CONDITIONS. CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS OF SITE. IN THE EVENT THAT ON-SITE CONDITIONS DIFFER FROM CONDITIONS DEPICTED ON PLANS AND WILL IMPACT THE INSTALLATION PROCESS, THE CONTRACTOR SHALL SUBMIT THESE FINDINGS TO THE CITY AND/OR LANDSCAPE ARCHITECT IN WRITING PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONFIRM ALL POINTS OF CONNECTIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING SITE CONDITIONS.
5. BASE INFORMATION: THE PROPOSED LANDSCAPE IMPROVEMENTS SHOWN HEREIN ARE SUPERIMPOSED OVER DATA PROVIDED TO THE LANDSCAPE ARCHITECT BY OTHER SOURCES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR THE CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS RELATED TO THIS DATA. THE BASE INFORMATION IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND ACCOMMODATING ANY DISCREPANCIES.
- BASE INFORMATION PROVIDED BY:
TOPOGRAPHICAL SURVEY –
- O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 95350
PHONE: (209) 571-1765
6. BIDDING INFORMATION: SEE GENERAL PROVISIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO BIDDING INFORMATION AND SITE VISITS PRIOR TO BID SUBMITTAL.
7. GEOTECHNICAL REPORT: SEE APPENDIX A OF SPECIFICATIONS FOR GEOTECHNICAL REPORT.
8. PRE-CONSTRUCTION MEETING: THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT/BUILDING PERMIT FROM THE CITY OF LOS BANOS, CALIFORNIA BUILDING DEPARTMENT, PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING OR OBTAINING AN ENCROACHMENT PERMIT. A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED WITH THE APPROPRIATE REGULATORY BODY PRIOR TO BEGINNING WORK. APPLICABLE AGENCIES AND PARTIES SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS (72 HOURS) IN ADVANCE OF THE PRE-CONSTRUCTION MEETING.
9. UTILITIES: THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL CONTACT U.S.A. AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK.
10. POT HOLING: ONLY EXCAVATION WILL REVEAL ACTUAL TYPES, LOCATIONS, SIZES, AND DEPTHS OF UNDERGROUND UTILITIES. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES OR OF BURIED EXISTING OBJECTS AND UTILITIES NOT SHOWN ON THESE PLANS.
11. AS-BUILTS: FOR AS-BUILT PURPOSES, THE CONTRACTOR SHALL KEEP A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES WITH DEVIATIONS FROM ORIGINAL PLANS AND SPECIFICATIONS NOTED. UPON PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE THE CITY WITH A DIGITAL FORMAT, COMPLETE SET OF AS-BUILT DRAWINGS.
12. THIS SET OF IMPROVEMENT PLANS IS VALID FOR CONSTRUCTION PURPOSES ONLY AFTER BEING SIGNED BY THE CITY ENGINEER AND UPON ISSUANCE OF PERMITS.
13. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE ARRANGED BY THE DEVELOPER AT THE DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION AND INSPECTION COORDINATION PRIOR TO COMMENCEMENT OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
14. THE CURRENT LOS BANOS DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS AND SPECIFICATIONS THAT HAVE BEEN REFERENCED IN THESE PLANS SHALL BE CONSIDERED AS PART OF THESE PLANS.

APPROVED BY THE CITY ENGINEER, CITY OF LOS BANOS REVIEWED FOR CONFORMANCE WITH CITY OF LOS BANOS REQUIREMENTS ONLY. SINCE PLANS WERE PREPARED BY OTHERS, NO RESPONSIBILITY FOR THE ADEQUACY OF THE DESIGN IS EXPRESSED.

BY: DATE:

AG SPORTS COMPLEX

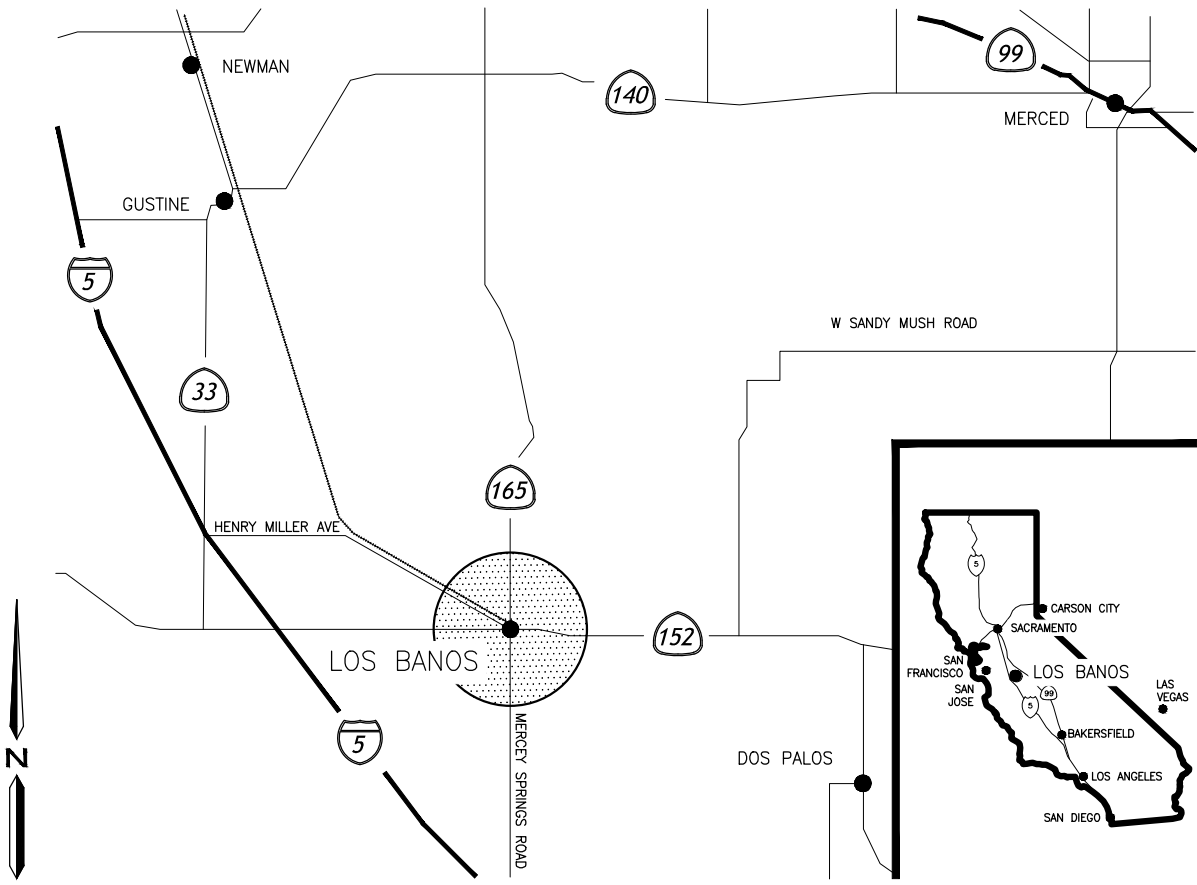
LANDSCAPE IMPROVEMENT PLANS
LOS BANOS, CALIFORNIA



LANDSCAPE IMPROVEMENT LIMITS

PROJECT INFORMATION

PROJECT TITLE:	AG SPORTS COMPLEX	PROJECT TYPE:	RENOVATION
PARCEL NUMBER:	082-020-021	GRADING PLANS:	SEE GRADING PLANS
ZONING:	PARK	BUILDING ELEVATIONS:	N/A
PROJECT ADDRESS:	700 MERCY SPRINGS ROAD, LOS BANOS, CALIFORNIA 93635	WATER SUPPLY TYPE & LOCAL PURVEYOR:	POTABLE
APPLICANT/OWNER:	CITY OF LOS BANOS NIORRN THAN, PE 520 J STREET LOS BANOS, CA 95635 NIORRN.THAN@LOSBANOS.ORG (209)827-2466	COMMUNITY FORESTRY DEPT. CONTACT:	N/A
PLANS PREPARED BY:	O'DELL ENGINEERING 1165 SCENIC DRIVE, SUITE A MODESTO, CA 95350 PHONE: (209) 571-1765 EMAIL: JOSH.NASH@WESTWOODPS.COM CLA #6261	ADJACENT PROPERTY USES:	NORTH – AGRICULTURAL SOUTH – RESIDENTIAL EAST – AGRICULTURAL WEST – AGRICULTURAL
LICENSE NUMBER:	CLA #6261	UTILITY PLANS:	SEE GRADING PLANS
LANDSCAPE AREA:	118,360 SQUARE FEET	SOIL REPORT:	NOTES: SOIL AMENDMENTS IN THE GENERAL PLANTING NOTES ARE FOR BID PURPOSES ONLY. ACTUAL AMENDMENTS SHALL REFLECT THE RECOMMENDATIONS OF THE REPORT ONCE FINAL MASS GRADING HAS BEEN PERFORMED AND SAMPLES HAVE BEEN SUBMITTED TO SOILS LAB. HCS ENGINEERING
		ELECTRICAL ENGINEER:	
		LAND SURVEYOR:	O'DELL ENGINEERING
		CERTIFIED IRRIGATION DESIGNER:	O'DELL ENGINEERING



VICINITY MAP

SHEET INDEX

CS	COVER SHEET
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T1.2	TOPOGRAPHIC SURVEY PLAN
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L1.1	DEMOLITION PLAN
L2.0	GRADING PLAN
L2.1	GRADING PLAN
L3.0	EROSION CONTROL LEGEND AND NOTES
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L3.2	EROSION CONTROL PLAN
L4.0	SITE FEATURES AND FINISHES LEGEND AND NOTES
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L10.0	PLANTING DETAILS
E1.0	ELECTRICAL PLAN
E1.1	PLOT PLAN & DETAILS

ABBREVIATIONS

BC	BOTTOM OF CURB	INV	INVERT ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM
BOW	BACK OF WALL	ME	MECHANICAL ENGINEER
CJ	TOOLED CONTROL JOINT	MIN	MINIMUM
CL	CENTERLINE	(N)	NEW
CLR	CLEAR	OC	ON CENTER
CIP	CAST IN PLACE	PA	PLANTING AREA
CMU	CONCRETE MASONRY UNIT	PIP	POURED IN PLACE CONCRETE
C	CONCRETE	POB	POINT OF BEGINNING
DG	DECOMPOSED GRANITE	R	RADIUS
DWGS	DRAWINGS	RIM	RIM ELEVATION
(E) OR EX	EXISTING	RP	RADIUS POINT
EJ	EXPANSION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
EQ	EQUAL	SCD	SEE CIVIL DRAWINGS
FC	FACE OF CURB	SED	SEE ELECTRICAL DRAWINGS
FDE	FINISH DECK ELEVATIONS	SIM	SIMILAR
FF/FFE	FINISH FLOOR ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
FG	FINISH GRADE	SP	SPACE
FL	FLOW LINE	TBD	TO BE DETERMINED
FOB	FACE OF BUILDING	TC	TOP OF CURB
FOW	FACE OF WALL	TP	TOP OF PAVEMENT
FS	FINISH SURFACE	TW	TOP OF WALL
FV	FIELD VERIFY	TYP	TYPICAL
HP	HIGH POINT		

100% SUBMITTAL



PLAN REVISIONS		
NO.	DATE	REVISION



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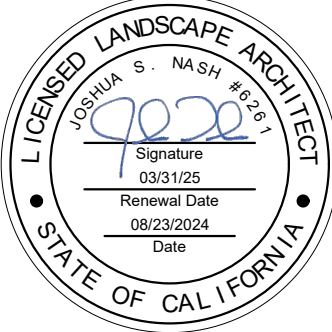
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

COVER SHEET



APPROVED:

DESIGNED:	KL
DRAWN:	AL
CHECKED:	JN
SCALE:	1" = 100'
DATE:	08/23/2024
JOB NO.:	41354
FILE NO.:	41354-CS.DWG

SHEET NO.

CS

OF

31

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SURVEY LEGEND

GENERAL

ACCESSIBLE PARKING STENCIL



BOLLARD



CONTOUR WITH LABEL



CONTROL POINT



DOOR



ELEVATION W/ DESCRIPTION



MONITORING WELL



NATURAL GROUND SPOT ELEVATION



SIGN



TREES



UTILITIES

BACKFLOW PREVENTER



BOX



CATCH BASIN/CURB INLET



ELECTROLIER (AREA, STREET)



FIRE HYDRANT



GUY ANCHOR



HOSE BIB



IRRIGATION HEAD / EMITTER



MAINTENANCE HOLE



METER



POLE



VALVE



POST (2.5" UNLESS NOTED)



REVISION CLOUD AND TRIANGLE



HARDSCAPE LINES

BACK OF CURB

FACE OF CURB

FLOWLINE

LIP OF GUTTER

SIDEWALK/CONCRETE

CONCEPTUAL BOUNDARY LINES

ADJACENT PARCEL LINE

CENTER LINE

EASEMENT LINE

PROPERTY LINE

RIGHT OF WAY LINE

SECTION LINE

MISCELLANEOUS LINES

BUILDING OUTLINE

FENCE, CHAIN-LINK

FENCE, METAL

RETAINING WALL

UTILITY LINES

OVERHEAD

SURVEY ABBREVIATIONS

AC

ASPHALT CONCRETE

BD

BOLLARD

BLDG

BUILDING

CAB

CABINET (UTILITY)

CC

CONCRETE SPOT ELEVATION

CONC

CONCRETE

CR

CROWN

DD

DROP DOWN (UTILITY)

E.ELEC

ELECTRIC (UTILITY)

EP

EDGE OF PAVEMENT

ETW

EDGE OF TRAVELED WAY

FCL

FENCE, CHAIN LINK

FL

FLOWLINE

FME

FENCE, METAL

GB

GRADE BREAK

GS

GROUND SHOT (SPOT ELEVATION)

GUY

GUY WIRE ANCHOR

HC

HANDICAP

HYD

FIRE HYDRANT

IRR

IRRIGATION (UTILITY)

L

STREET LIGHTING (UTILITY)

LIP

LIP OF GUTTER

M

METER (UTILITY)

MH

MAINTENANCE HOLE (UTILITY)

OH

OVERHEAD WIRE (UTILITY)

PED

PEDESTAL (UTILITY)

SBL

SOLID BLUE LINE (STRIPING)

SWL

SOLID WHITE LINE (STRIPING)

TC

TOP OF CURB

TDOME

TRUNCATED DOME

TOE

TOE OF BANK

TOP

TOP OF BANK

V

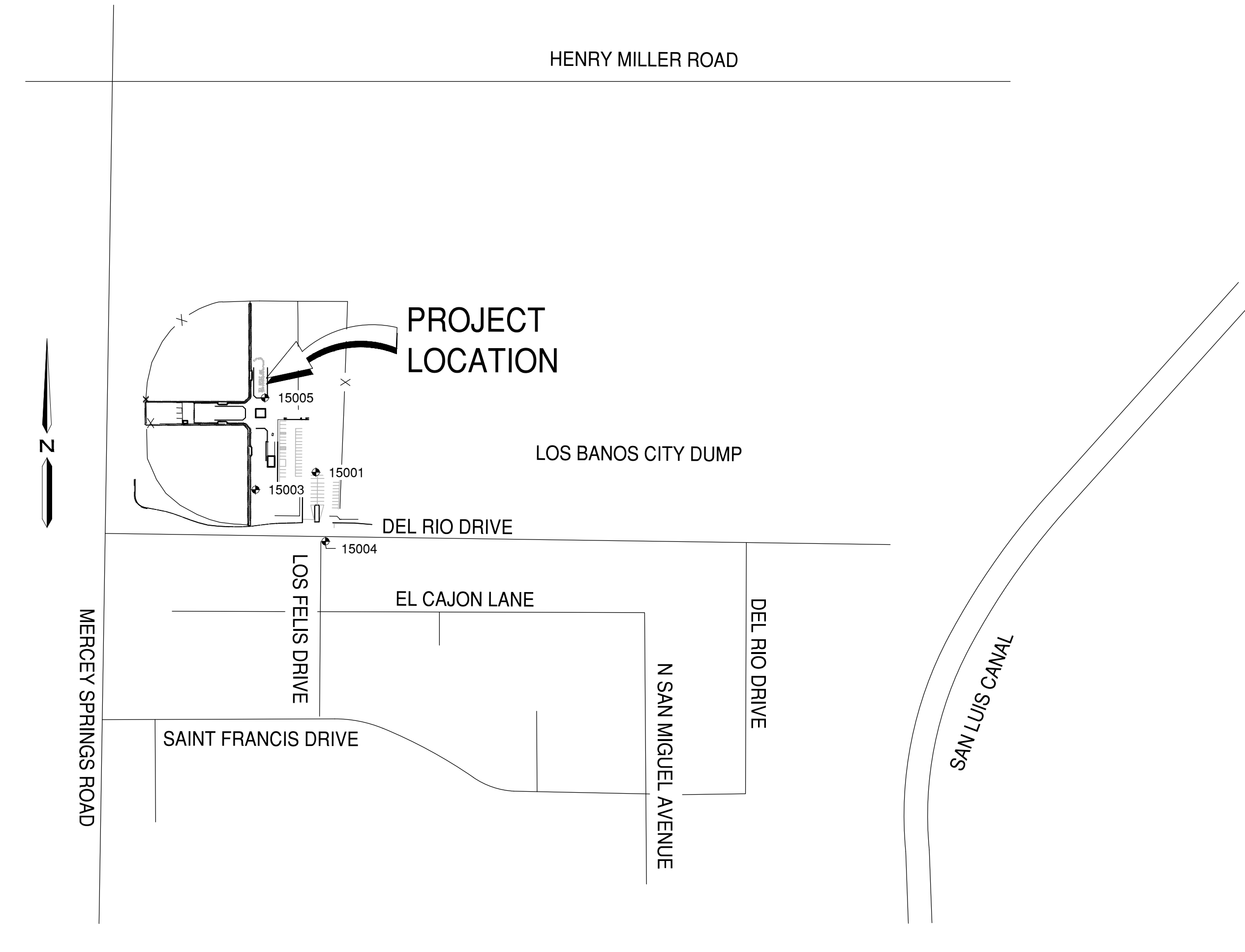
VALVE (UTILITY)

W

WATER

WR

WALL, RETAINING



VICINITY MAP (NOT TO SCALE)

SURVEY CONTROL

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983 (NAD83).

COORDINATE SYSTEM

COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III.

VERTICAL DATUM

CITY OF LOS BANOS DATUM.

PROJECT BENCHMARK

CITY OF LOS BANOS (TBM 170) FOUND CHISELED SQUARE ON THE EAST CURB RETURN OF THE SOUTHEAST CORNER OF LAURELWOOD AND RANCHWOOD DRIVE; 5 FEET +/- NORTHEASTLY FROM A FIRE HYDRANT; 85 FEET +/- SOUTHEASTERLY FROM A STREETLIGHT POLE.

ELEVATION: 107.98 FEET (CITY OF LOS BANOS DATUM)

SIGHT BENCHMARK

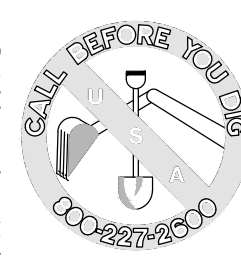
POINT # 15004 = FOUND CHISELED SQUARE ON THE EAST CURB RETURN OF THE SOUTHEAST CORNER OF DEL RIO DRIVE AND LOS FELIS WAY; 3 FEET +/- SOUTHWESTERLY FROM A STOP SIGN; 4 FEET +/- WEST FROM THE END OF A MASONRY WALL.

ELEVATION: 104.57 FEET (CITY OF LOS BANOS DATUM)

CONTROL POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1170	1851471.22	6462615.51	FD BM 170
15001	1854871.90	6464532.97	SET CH X
15003	1854822.80	6464363.52	SET CH X
15004	1854677.47	6464560.14	SET CH X
15005	1855080.92	6464389.85	SET CH X

SURVEY NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN JULY 2023 AND FEBRUARY 2024. NO ATTEMPT WAS MADE TO IDENTIFY THE NATURE OF USE OF UNDERLYING LAND SHOWN HEREON. ANY POTENTIAL PAST USES, INCLUDING THOSE WHICH MAY HAVE RESULTED IN SIGNIFICANT ENVIRONMENTAL OR CULTURAL IMPACTS, WERE NOT ASSESSED BY THIS SURVEY.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THIS SITE, IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND SECTION 605 OF THE CALIFORNIA PENAL CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
- NOTHING ON THIS SURVEY SHALL BE INTERPRETED IN A MANNER CONTRARY TO THESE STATEMENTS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE-VISIBLE STRUCTURES, FACILITIES, AND FEATURES OBSERVED AT THE TIME OF THE FIELD SURVEY. SUBSURFACE OBJECTS, IF ANY, WERE NOT LOCATED BY THIS SURVEY.
- BOUNDARY SURVEY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY AND RESEARCH OF PUBLICLY AVAILABLE RECORDS AT THE TIME OF THE SURVEY. NO TITLE REPORT WAS PROVIDED OR OBTAINED.



PLAN REVISIONS		
NO.	DATE	REVISION
1	2024-02-29	ADDITIONAL TOPO



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TOPOGRAPHIC SURVEY AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

TOPOGRAPHICAL SURVEY PLAN



2024-08-23

APPROVED:

DESIGNED: N/A

DRAWN: RU

CHECKED: ZM

SCALE: 1" = 20'

DATE: 2024-08-23

JOB NO.: 41354

FILE NO.: 41354-TP.DWG

SHEET NO.

T1.0

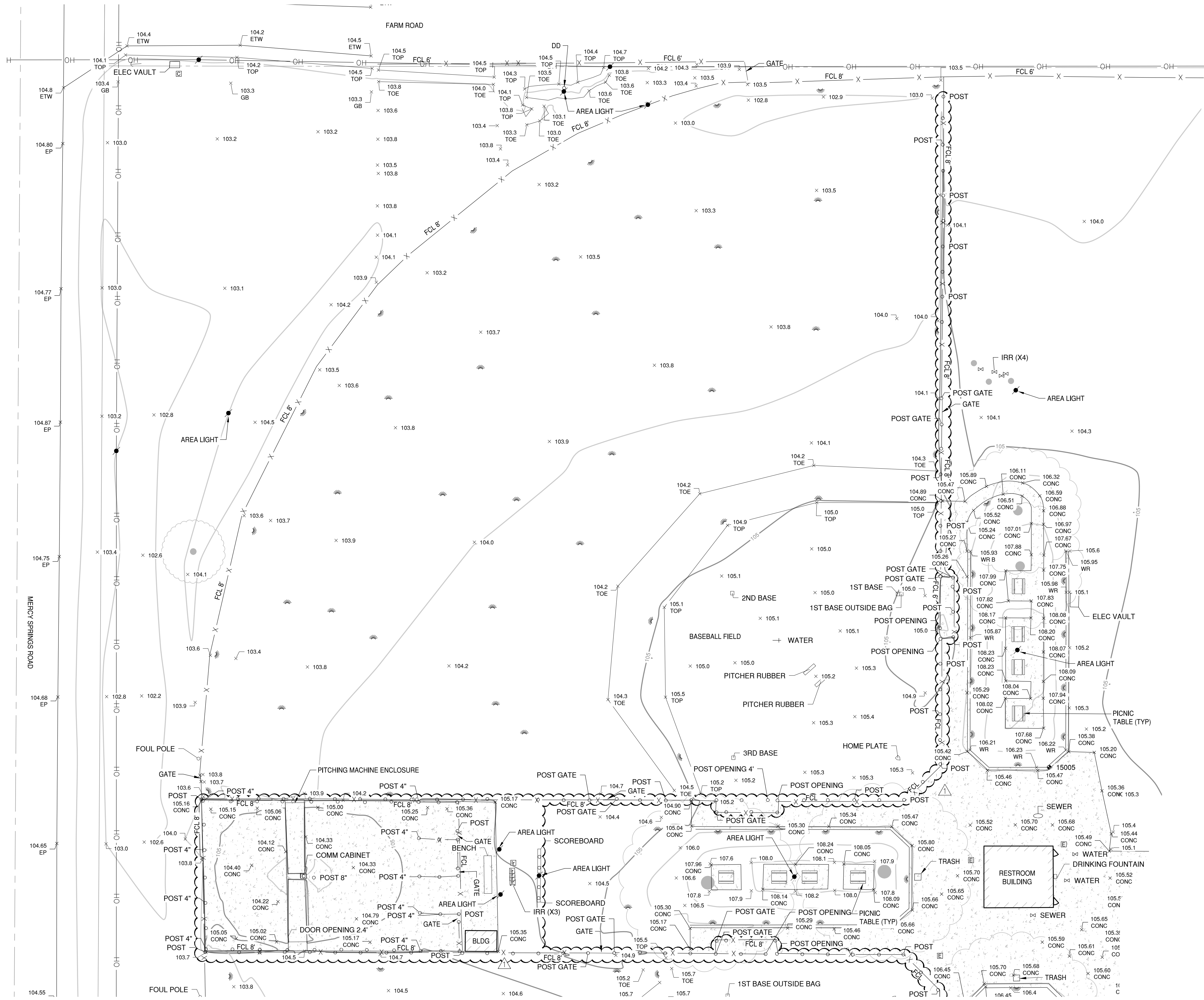
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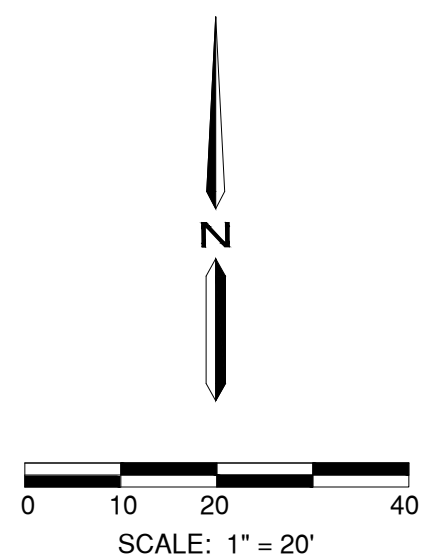


Know what's below.
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SEE SHEET T1.1



PLAN REVISIONS		
NO.	DATE	REVISION
1	2024-02-29	ADDITIONAL AREA



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TOPOGRAPHIC SURVEY
AG SPORTS COMPLEX
LB-2024-024
LOS BANOS, CALIFORNIA

TOPOGRAPHICAL
SURVEY PLAN



APPROVED:

DESIGNED:	N/A
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AG SPORTS COMPLEX

LOS BANOS, CALIFORNIA

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L1.0

21

7. CONSTRUCTION OPERATIONS – DUST SHALL BE CONTROLLED, WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR ELIMINATING DISCHARGES TO THE STORM DRAIN SYSTEM. IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER RUN OFF ONTO THE AREA.
8. PAVEMENT CLEANING – FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP.

- (22) (E) DUGOUT FENCING TO BE PROTECTED IN PLACE.
- (23) (E) BASES, PITCHING RUBBER, AND HOME PLATE TO BE REMOVED.
- (24) (E) BENCH TO BE REMOVED AND RETURNED TO CITY.
- (25) (E) TUBULAR STEEL FENCE AND CONCRETE CURB TO BE PROTECTED IN PLACE.
- (26) (E) TURF TO BE PROTECTED IN PLACE.
- (27) (E) SWING SET TO BE PROTECTED IN PLACE.
- (28) (E) CONCRETE CURB TO BE PROTECTED IN PLACE.
- (29) (E) PARK SIGN TO BE REMOVED.
- (30) (E) BACKFLOW PREVENTER TO BE UPGRADED IN PLACE.
SEE IRRIGATION PLAN L6.0-L6.2
- (31) (E) WATER METER TO BE PROTECTED IN PLACE.
- (32) (E) BACKSTOP TO BE PROTECTED IN PLACE.
- (33) (E) FOUL-POLE TO BE REMOVED AND RE-USE.
- (34) (E) BOLLARDS TO BE REMOVED FOR CONSTRUCTION ACCESS, AND REINSTALLED. INGROUND SLEEVES TO BE PROTECTED IN PLACE.
- (35) EXCAVATE FOR THE INSTALLATION OF 14" MINIMUM OF ENGINEERED WOOD FIBER (FABAR), LIMIT OF EXCAVATION PER SITE FEATURES AND FINISHES PLANS
- (36) (E) COMM CABINET TO BE REMOVED.
- (37) (E) IRRIGATION EQUIPMENT TO REMAIN.
- (38) (E) GATES TO REMAIN.
- (39) (E) SIGNAGE TO REMAIN.



Know what's **below**.
Call before you dig.

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MERCY SPRINGS RD/HWY 165

MATCHLINE "A" - SEE SHEET L1.1

H:\41354 ag sports complex pw\landscape\consplans\41354-DM.dwg WSong 12:36:23 08/23/2024

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MERCY SPRINGS RD/HWY 165

CATCH BASIN
TC 104.14 @CL

NO PARKING
FIBER WIRE UNDERGROUND

DEL RIO DRIVE

MONUMENT SIGN:
REGIONAL PARK
AG SPORTS COMPLEX
MANUEL G. AGUILERA FIELDS

STOP

MATCHLINE "A" - SEE SHEET L1.0

PROTECTIVE NETTING

PROTECTIVE NETTING

SCALE: 1" = 20'



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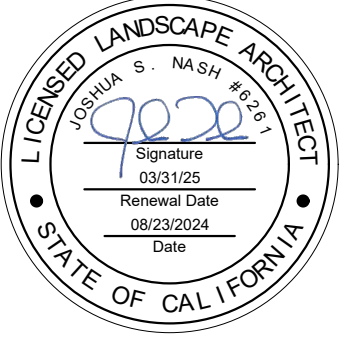
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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

DEMOLITION PLAN



APPROVED:

DESIGNED:	KL
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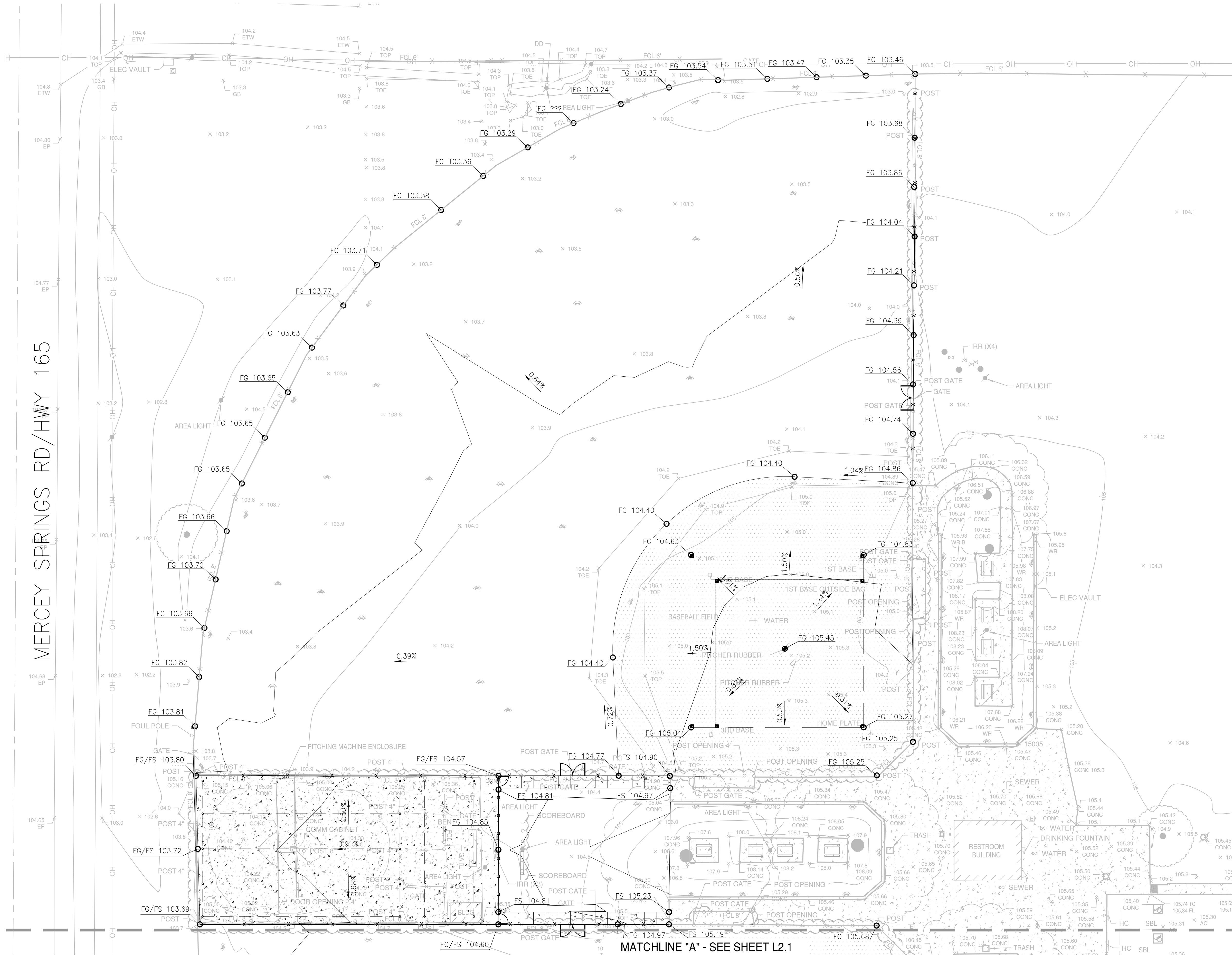
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L1.1

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ABBREVIATIONS

AC	ASPHALTIC CONCRETE (ASPHALT)
BF	BOTTOM OF WOOD FIBER
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
FSS	FINISH SUB-SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
PC	PLAY CURB (TOP OF)
RS	RUBBER SURFACING (TOP OF POUR-IN-PLACE)
TC	TOP OF CURB
TCB	TOP OF CONCRETE BAND
TDS	TOP OF DRINKING FOUNTAIN SUMP
TP	TOP OF PAVEMENT (STANDARD OR PERVIOUS)
TR	TOP OF RAMP
TM	TOP OF RUBBER MULCH
TPS	TOP OF PLAY AREA SUMP
TST	TOP OF SYNTHETIC TURF
TW	TOP OF WALL
TWF	TOP OF WALL FOOTING

EARTHWORK (ESTIMATED)

AREA	CUT (CU YD)	FILL (CU YD)
NORTH FIELD	0	242
SOUTH FIELD	0	171
LANDSCAPE AREA (EAST OF THE BATTING CAGE)	0	49
TOTAL	0	462

GRADING LEGEND

← SLOPE DIRECTION

PLAN REVISIONS		
NO.	DATE	REVISION

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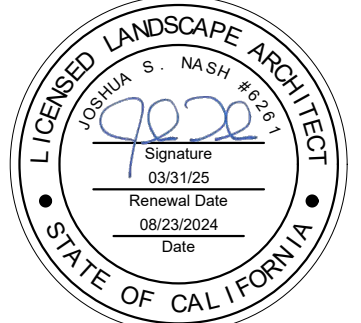
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

GRADING PLAN



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SHEET NO.

L2.0

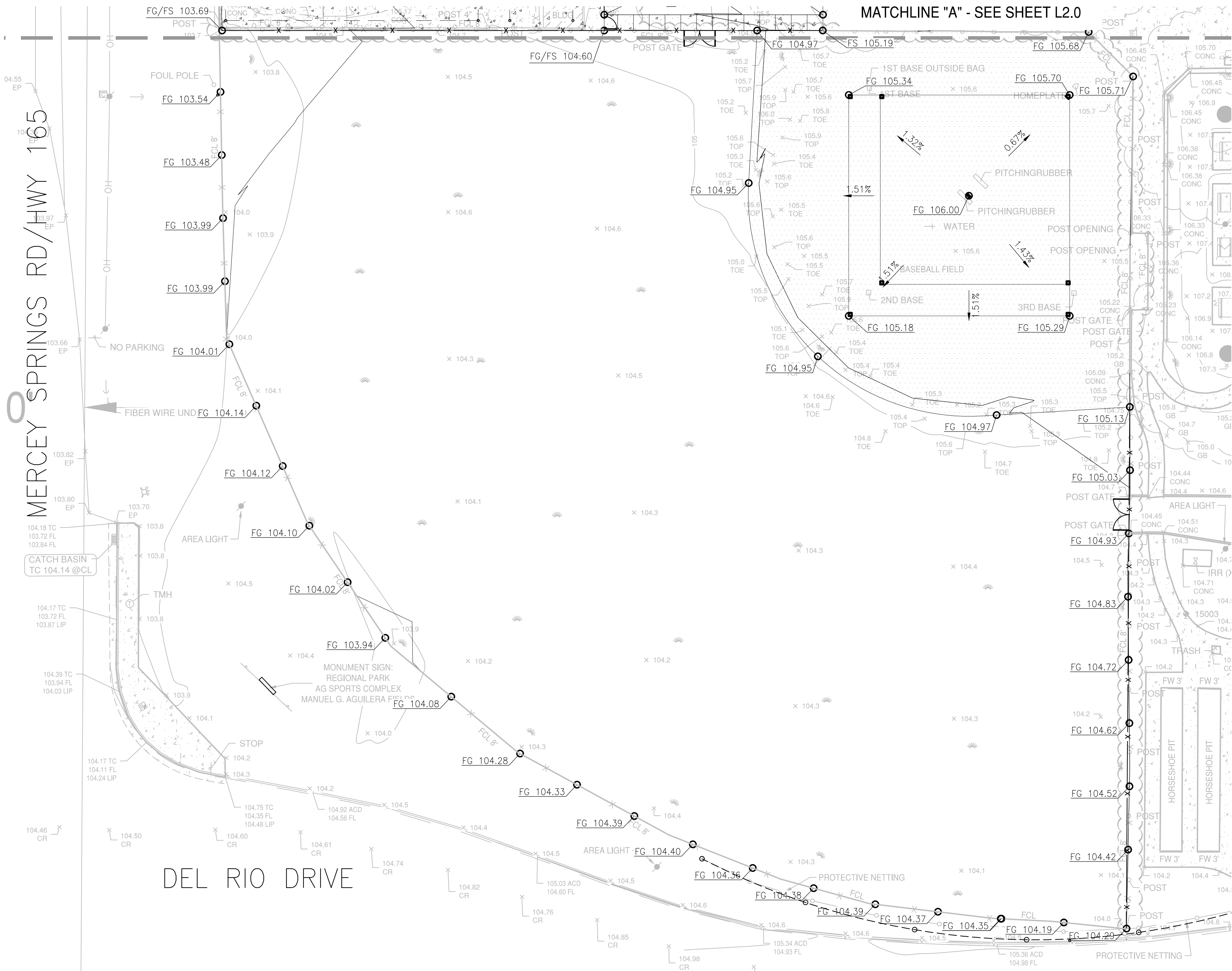
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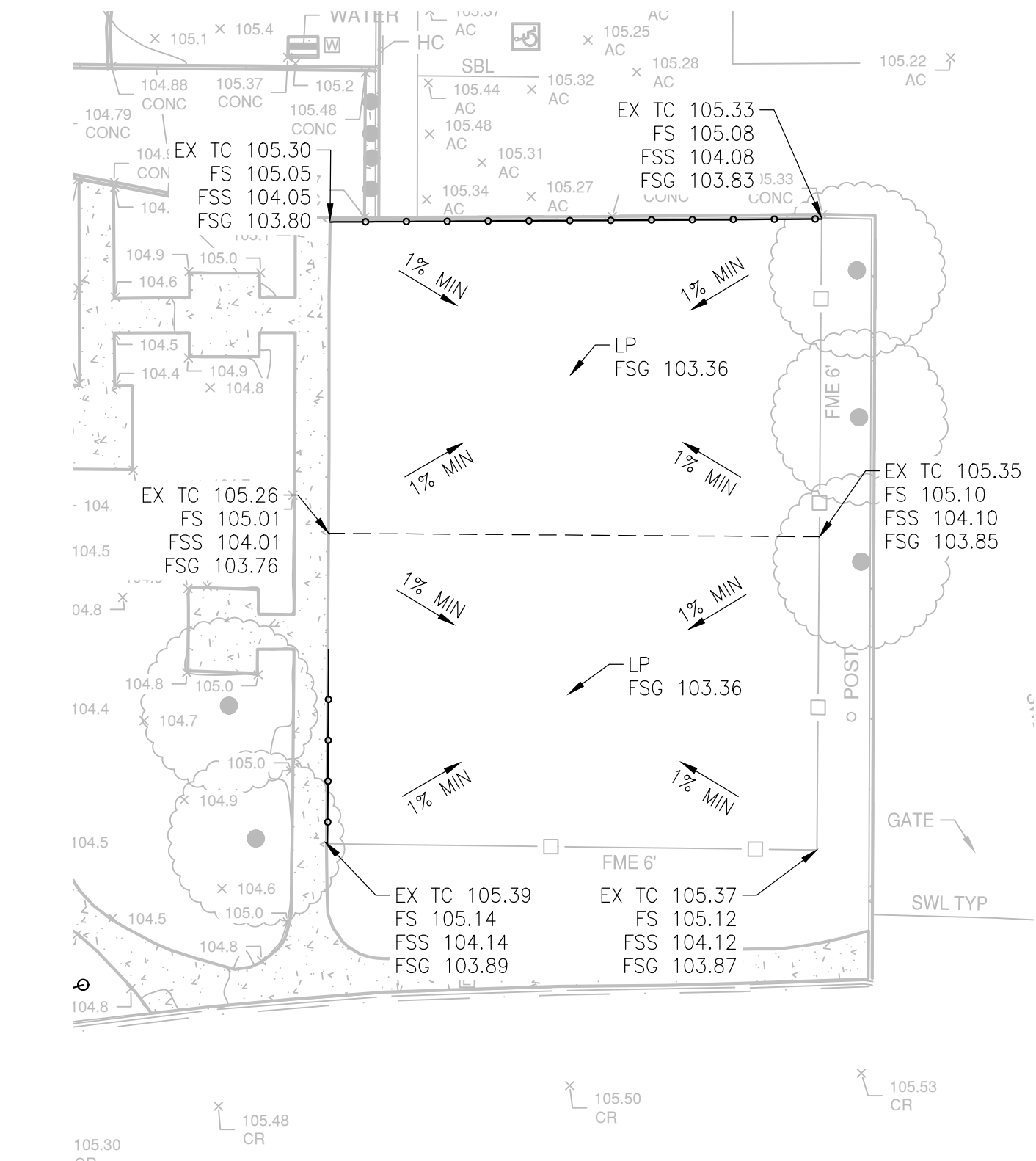
MATCHLINE "A" - SEE SHEET L2.0

ABBREVIATIONS

AC	ASPHALTIC CONCRETE (ASPHALT)
BF	BOTTOM OF WOOD FIBER
BR	BOTTOM OF RAMP
BW	BOTTOM OF WALL
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
FSS	FINISH SUB-SURFACE
FSG	FINISH SUB-GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PC	PLAY CURB (TOP OF)
RS	RUBBER SURFACING (TOP OF POUR-IN-PLACE)
TC	TOP OF CURB
TCB	TOP OF CONCRETE BAND
TDS	TOP OF DRINKING FOUNTAIN SUMP
TP	TOP OF PAVEMENT (STANDARD OR PERVIOUS)
TR	TOP OF RAMP
TM	TOP OF RUBBER MULCH
TFS	TOP OF PLAY AREA SUMP
TST	TOP OF SYNTHETIC TURF
TW	TOP OF WALL
TWF	TOP OF WALL FOOTING

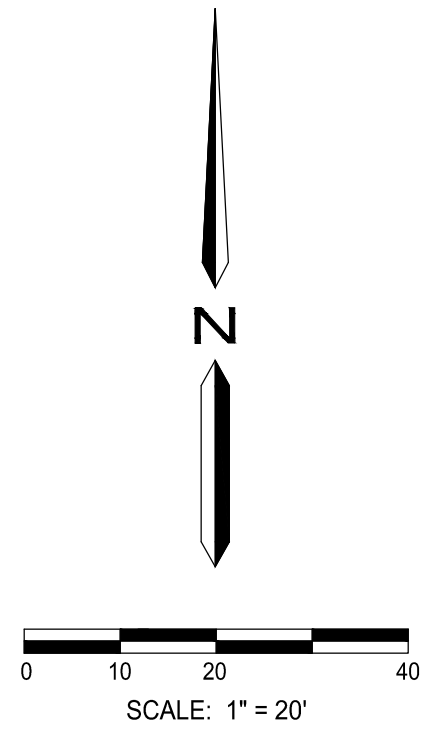
GRADING LEGEND

— SLOPE DIRECTION



1 PLAYGROUND SUBGRADE PLAN

1" = 20'



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PLAN REVISIONS		
NO.	DATE	REVISION



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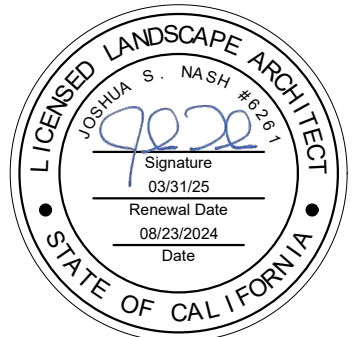
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LANDSCAPE IMPROVEMENT PLANS AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

GRADING PLAN



APPROVED:

DESIGNED: KL

DRAWN: AL

CHECKED: JN

SCALE: 1" = 20'

DATE: 08/23/2024

JOB NO.: 41354

FILE NO.: 41354-GR.DWG

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SEDIMENT CONTROL DEVICES

1. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN DETAIL. CONTRACTOR MAY SUBSTITUTE OTHER SEDIMENT CONTROL DEVICES (GRAVEL BAGS, SILT TRAPS, ETC.) UNDER THE DIRECTION OF THE DISTRICT.

DUST CONTROL MEASURES

1. CONTRACTOR TO PRACTICE DUST CONTROL MEASURES IN ACCORDANCE WITH STANISLAUS COUNTY STANDARDS THROUGHOUT CONSTRUCTION.

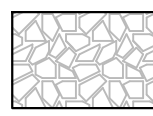
EROSION CONTROL NOTES

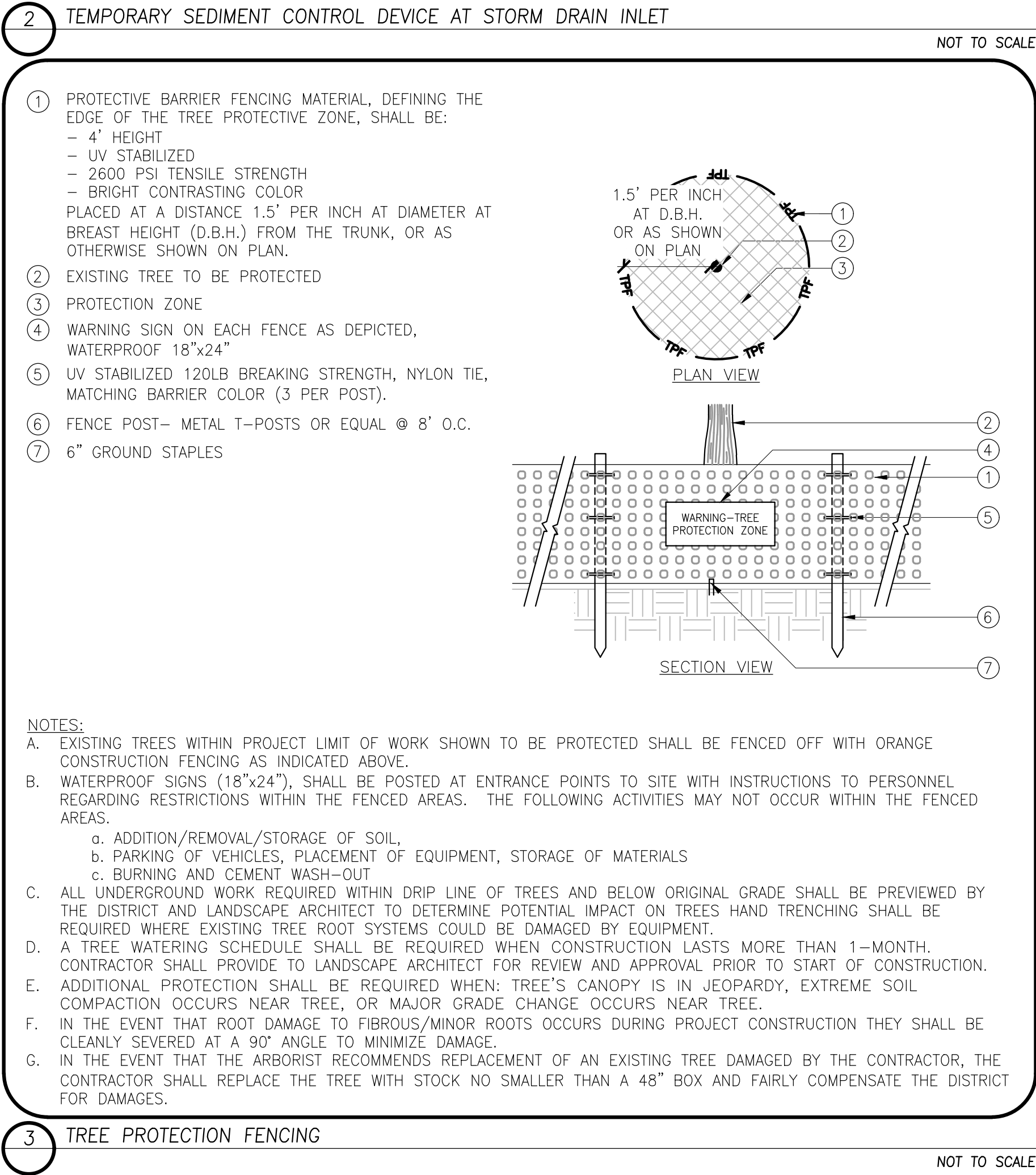
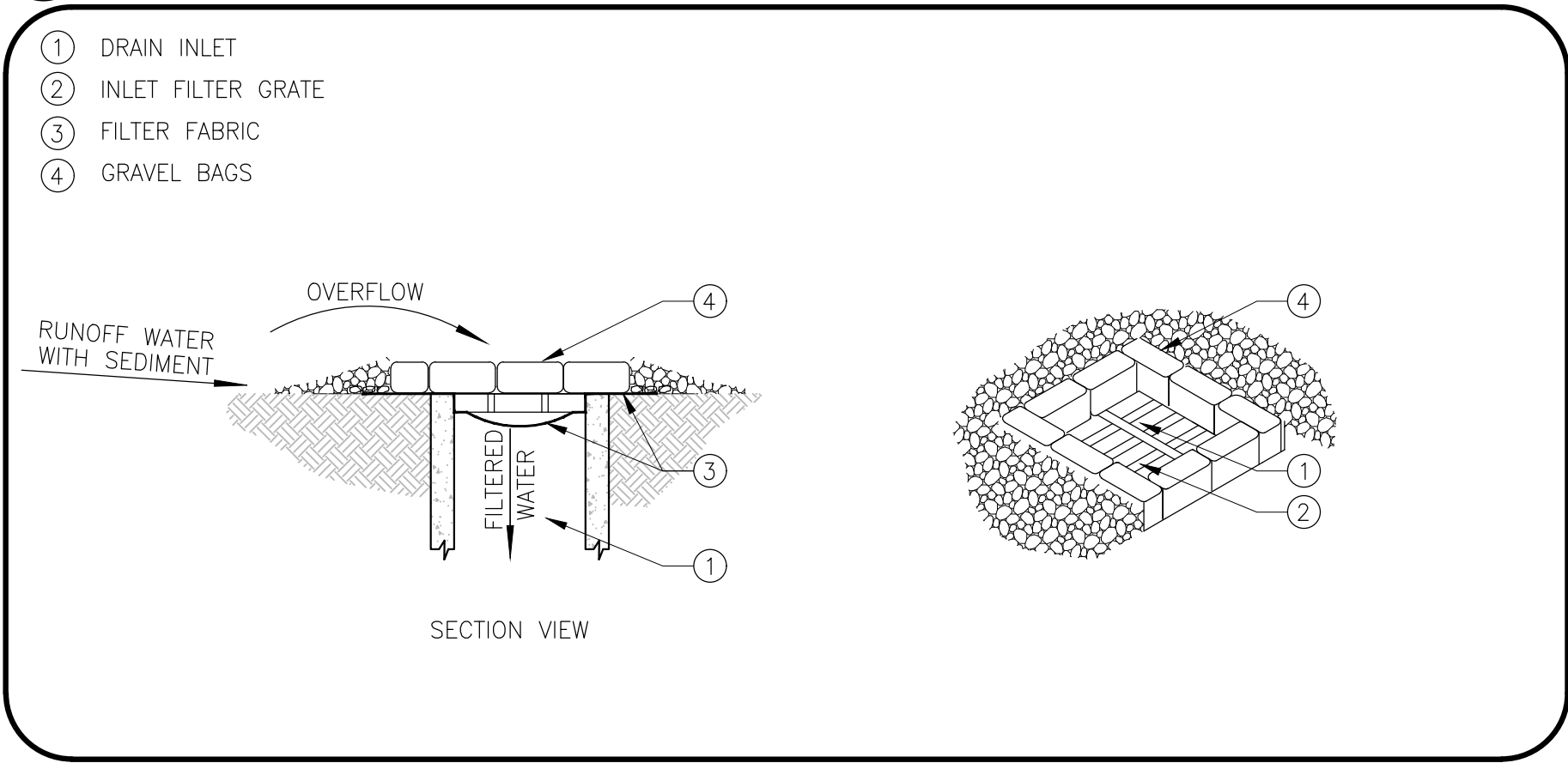
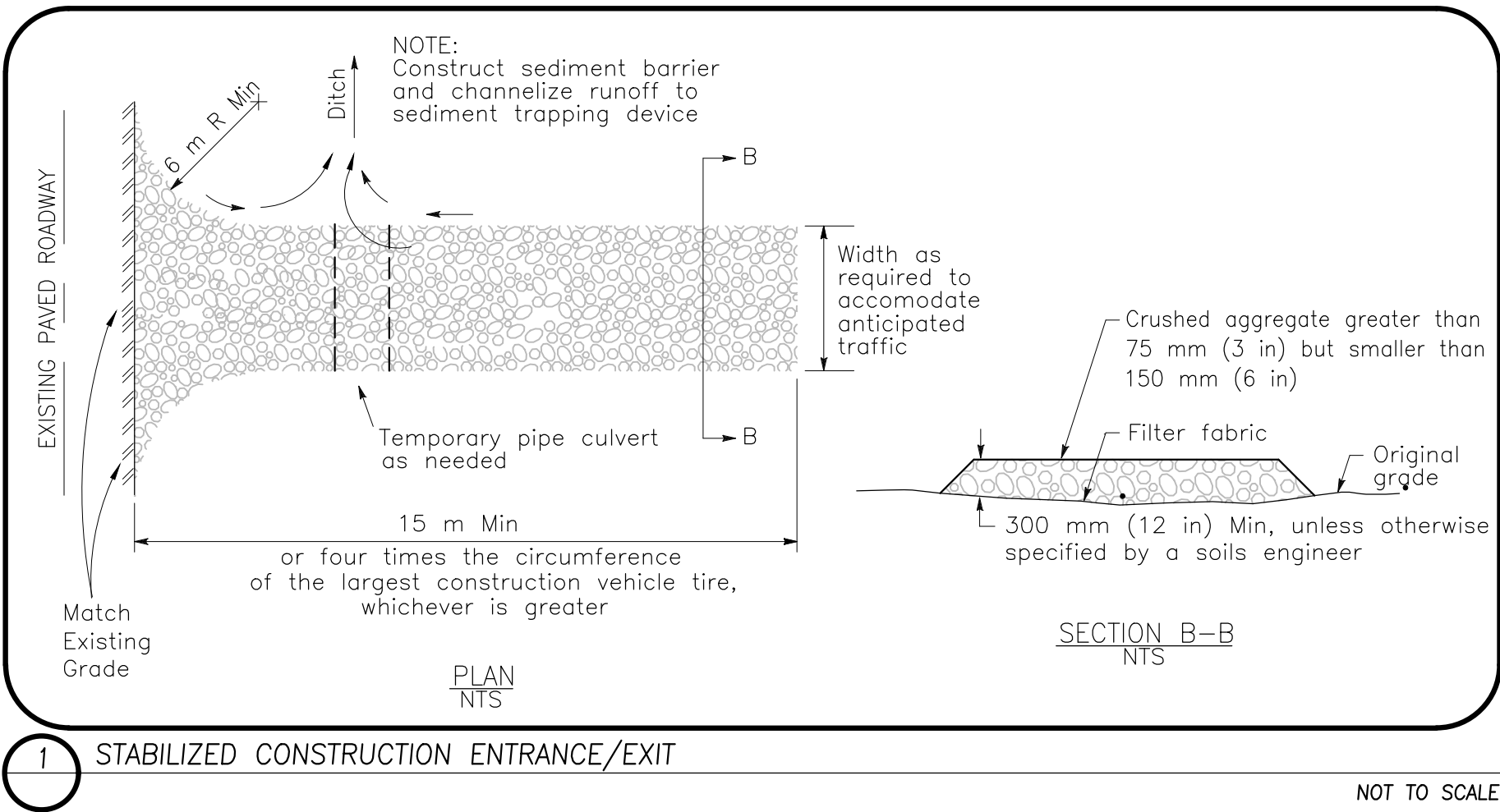
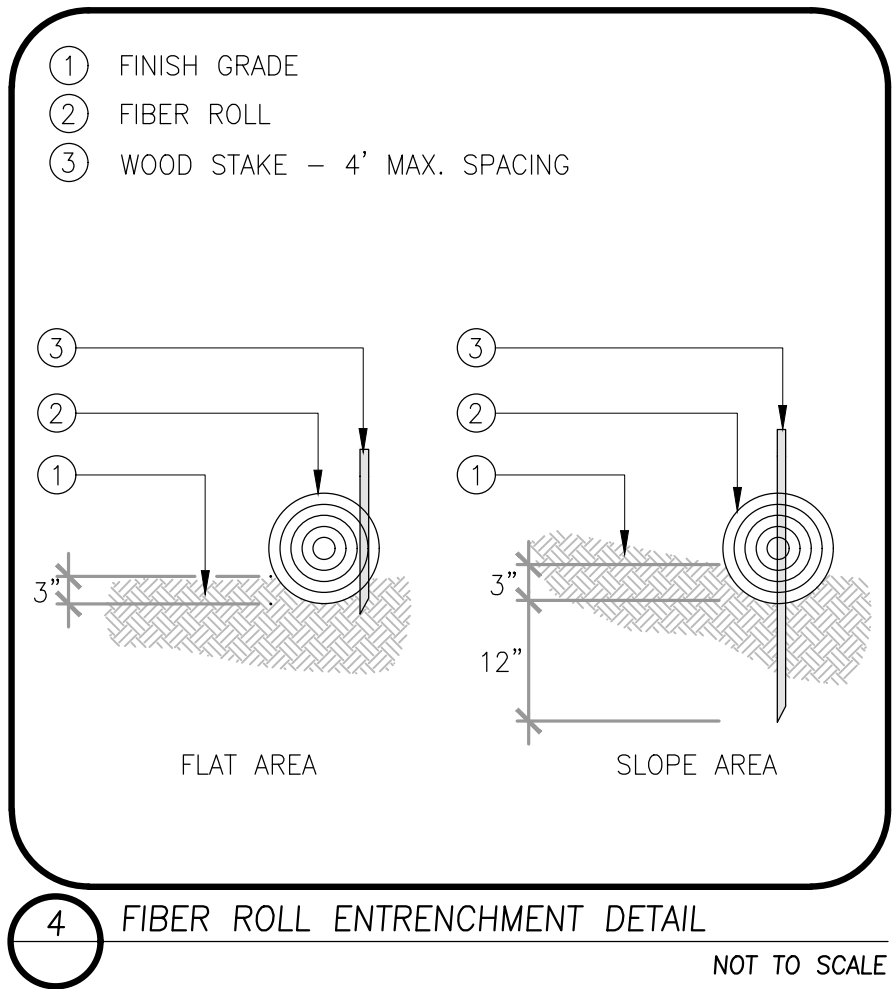
1. THIS PLAN PROVIDES EROSION CONTROL AND SEDIMENTATION INFORMATION AND DESIGN USING THE FOLLOWING ASSUMPTIONS:
- 1a. GROUND HAS BEEN ROUGH GRADED
2. CONTRACTOR SHALL ADJUST THE SEDIMENTATION AND EROSION CONTROL METHODS AS THE PROJECT DEVELOPS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLED EROSION CONTROL AND SEDIMENTATION IMPROVEMENTS ARE IN CONFORMANCE WITH BEST MANAGEMENT PRACTICES AND ARE APPROVED BY THE COUNTY.

WINTERIZATION NOTES

1. ALL MATERIALS NECESSARY FOR EROSION CONTROL SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION.
2. **FILL SLOPES:** AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN THE SLOPE, CREATING CLEAT MARKS ON THE SLOPE WITH CONTOURS. THESE WILL PROVIDE SEED AND FIBER COLLECTION POINTS.
3. **CUT SLOPES:** AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSENED MATERIAL FOR SEEDING.
4. EACH FIBER ROLL SHALL BE SECURELY HELD WITH 1"x1"x18" STAKES.
5. IF ANY GRAVEL BAGS ARE MOVED AND/OR RELOCATED IN GAINING ACCESS TO THE SITE DURING THE WINTER MONTHS, THEY SHALL BE REPLACED IF THEY ARE NO LONGER STABLE. ONCE INSTALLED, ALL WINTERIZATION MATERIALS SHOULD BE CHECKED BEFORE EACH WEEKEND AND EACH STORM.
6. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.

EROSION CONTROL LEGEND

-  FIBER ROLL, SEE DETAIL 4 ON SHEET L3.0.
-  TEMPORARY GRAVEL BAGS, SEE DETAIL 2 ON SHEET L3.0.
-  TEMPORARY TRUCK ENTRANCE, SEE DETAIL 1 ON SHEET L3.0.
-  CONSTRUCTION FENCE/GATE. SEE DEMOLITION PLAN, SHEET L1.0-L1.1.



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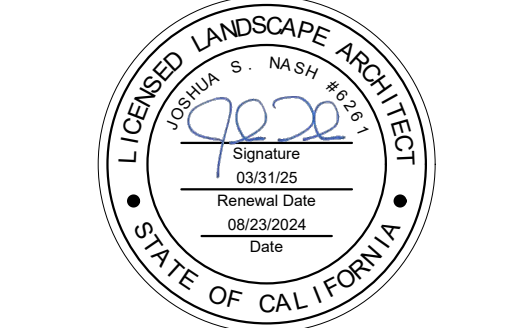
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

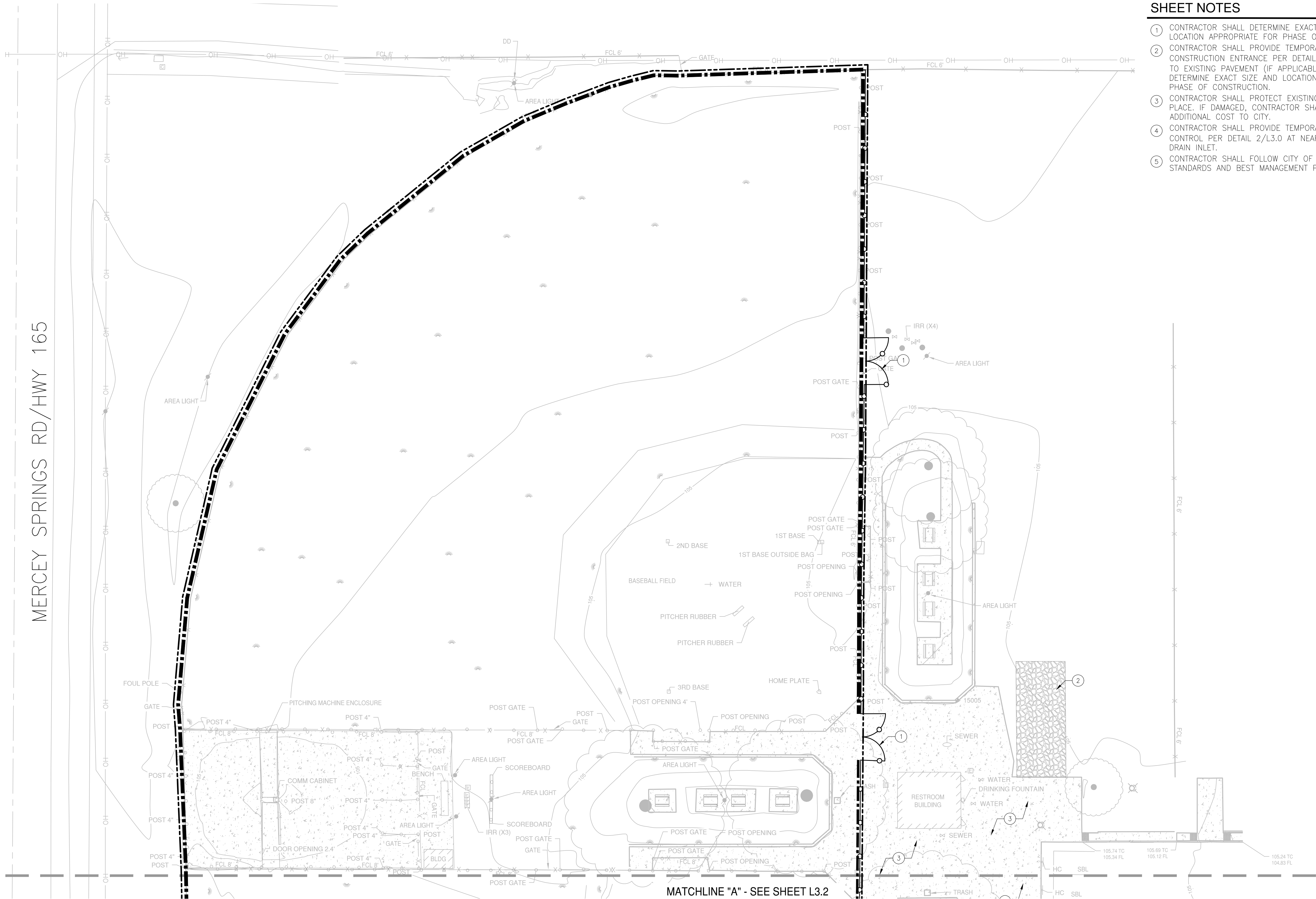
EROSION CONTROL
LEGEND AND NOTES



APPROVED:	
DESIGNED:	KL
DRAWN:	AL
CHECKED:	JN
SCALE:	NO SCALE
DATE:	08/23/2024
JOB NO.:	41354
FILE NO.:	41354-EC.DWG

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L3.0
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- SHEET NOTES**
- 1 CONTRACTOR SHALL DETERMINE EXACT SIZE AND LOCATION APPROPRIATE FOR PHASE OF CONSTRUCTION
 - 2 CONTRACTOR SHALL PROVIDE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1/L3.0 ADJACENT TO EXISTING PAVEMENT (IF APPLICABLE). CONTRACTOR TO DETERMINE EXACT SIZE AND LOCATION APPROPRIATE FOR PHASE OF CONSTRUCTION.
 - 3 CONTRACTOR SHALL PROTECT EXISTING PAVEMENT IN PLACE. IF DAMAGED, CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO CITY.
 - 4 CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT CONTROL PER DETAIL 2/L3.0 AT NEAREST DOWNSTREAM DRAIN INLET.
 - 5 CONTRACTOR SHALL FOLLOW CITY OF LOS BANOS STANDARDS AND BEST MANAGEMENT PRACTICES.

PLAN REVISIONS

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AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

EROSION CONTROL PLAN

APPROVED:

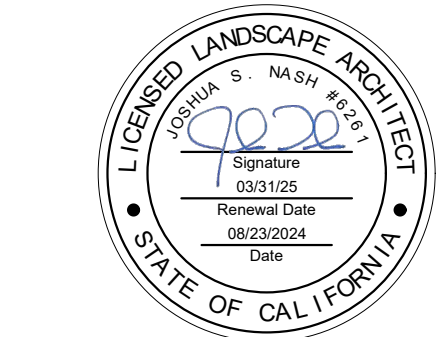
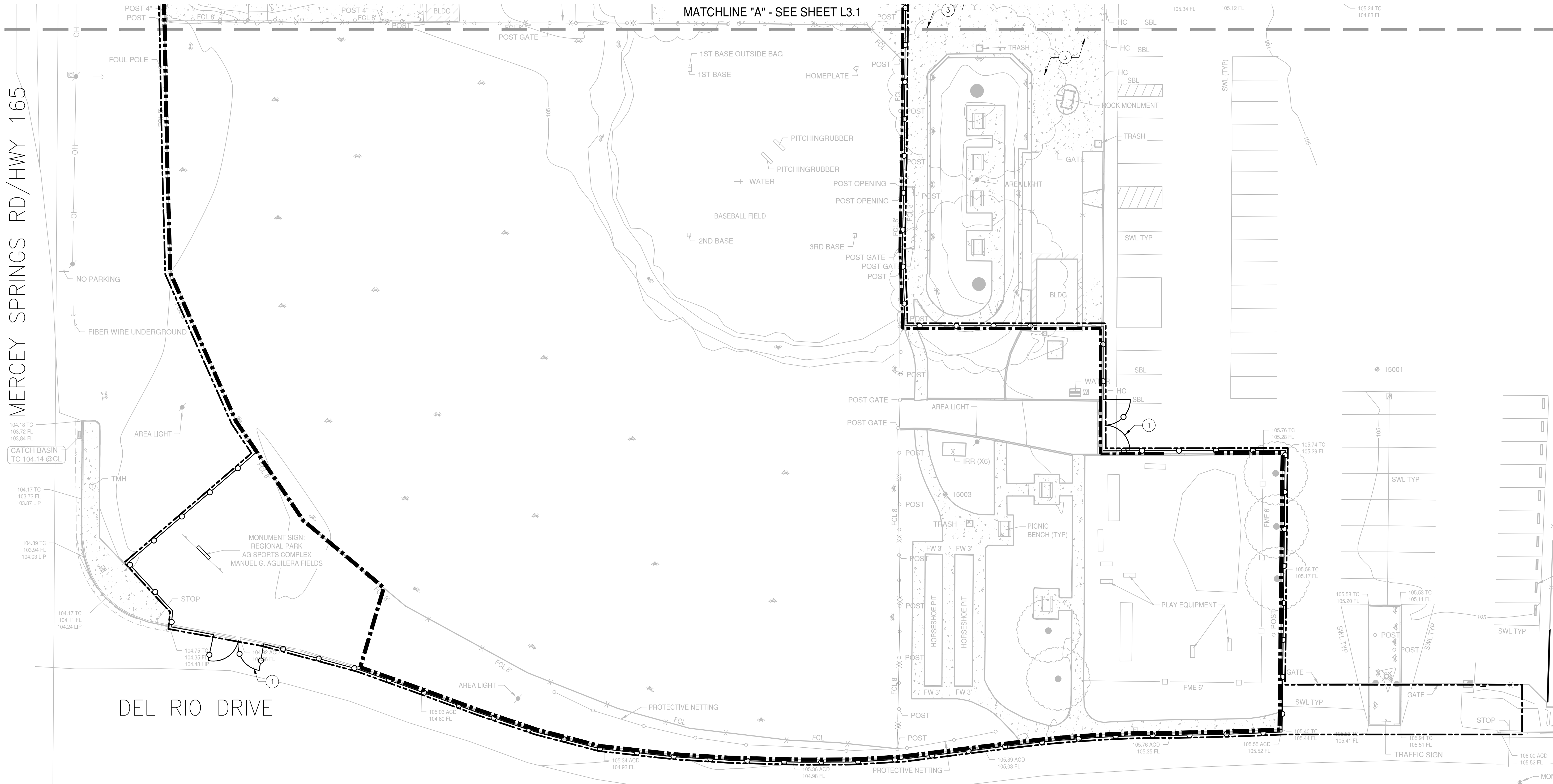
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CHECKED: JN
SCALE: 1" = 20'
DATE: 08/23/2024
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FILE NO.: 41354-EC.DWG

NOTE:
1. CONTRACTOR TO ESTABLISH DI PROTECTION FOR NEAREST DOWNSTREAM D/I'S.

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L3.2

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GENERAL NOTES

- COORDINATE INSTALLATION OF SITE FURNISHINGS, STRUCTURES, AND SPORT SURFACING WITH OTHER WORK OF GRADING, CONCRETE, AND ELECTRICAL.
- ALL SITE FURNISHINGS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SITE FURNISHING INSTALLATION SCHEDULE SHALL BE COORDINATED WITH OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE.
- MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS.
- CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE LANDSCAPE ARCHITECT AND/OR CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CITY.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
- CONTRACTOR SHALL PROVIDE COMPACTION TESTING. REPORTS SHALL BE DELIVERED DIRECTLY FROM THE LAB TO THE CITY OR CITY REPRESENTATIVE.
- ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL CONCRETE COLORS SHALL BE REVIEWED AND APPROVED BY CITY PRIOR TO INSTALLATION.
- INTEGRAL COLOR CONCRETE SHALL BE CHROMIX ADMIXTURE BY L.M. SCOFIELD COMPANY, OR APPROVED EQUAL.
- CONCRETE COLOR SEALER SHALL BE CURE SEAL BY L.M. SCOFIELD COMPANY, OR APPROVED EQUAL.
- INSTALL INTEGRAL COLOR CONCRETE MIX AT MANUFACTURER'S RECOMMENDED RATES FOR SPECIFIED COLORS LISTED ABOVE.
- APPLY COLOR SEAL TO COLORED CONCRETE BY MEANS, RATE AND TIMING AS RECOMMENDED BY MANUFACTURER.

GENERAL LIGHTING NOTES

- COORDINATE INSTALLATION OF LIGHTING WITH OTHER WORK OF GRADING, CONCRETE, IRRIGATION AND ELECTRICAL.
- ALL LOW-VOLTAGE LIGHTING SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND ASSEMBLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. INSTALLATION SCHEDULE SHALL BE COORDINATED WITH OTHER CONTRACTORS TO AVOID CONFLICT AND POSSIBLE DAMAGE.
- MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CONNECTION WITH CITY AND ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE LANDSCAPE ARCHITECT AND/OR CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CLIENT.
- LOW-VOLTAGE LIGHTING SHALL BE INSTALLED PER LOCAL CODES AND REGULATIONS. LOCAL REQUIREMENTS WILL SUPERCEDE DRAWING SPECIFICATIONS.
- LOW VOLTAGE CABLING SHALL BE BURIED 18" MIN BELOW GRADE.

SITE FEATURE SCHEDULE					
ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	DET REF.
1	NOT USED				
2	BASES / 8503-00	WHITE	6 EA	PATTERSON-WILLIAMS ATHLETIC LLC / NORCAL OUTDOOR SUPPLY / JEFF WHITMAN, P: (925) 984-2075	3/L8.1
3	HOME PLATE / 8500-00		2 EA		5/L8.1
4	PITCHING RUBBER / 8510-00		2 EA		4/L8.1
5	BATTING CAGE NETTING	SEE DETAIL	620 LF	CHRISTENSEN NET WORKS / P: (800) 459-2147	1/L8.2
6	BATTING CAGE POLE	SEE DETAIL	14 EA		1/L8.2
7	4' WIDE CHAIN LINK GATE	GALVANIZED	2 EA		2/L8.1
8	8' TALL CHAIN LINK FENCE	GALVANIZED	780 L.F.		1/L8.1
9	EXISTING PICNIC TABLES TO REMAIN	-	-		-
10	EXISTING DUGOUT TO REMAIN	-	-		-
11	EXISTING DUGOUT FENCE TO REMAIN	-	-		-
12	PARK SIGN	SEE DETAIL	1 EA		2, 3/L8.2
13	CURVED SEATWALLS	SEE DETAIL	33 L.F.		7/L8.0
14	TUBULAR STEEL FENCE	SEE DETAIL	97 L.F.	MATCH EXISTING	5/L8.1
15	CONCRETE RAMP AT PLAYGROUND	NATURAL	1 EA		8/L8.0
16	10' WIDE, 8' TALL CHAIN LINK FENCE GATE	GALVANIZED	4 EA		8/L8.1
17	GRANT RECOGNITION SIGNAGE	SEE DETAIL	1 EA		6/L8.0
18	NEW LOCATION OF FOUL POLE	-	4 EA		6/L8.1
19	PROTECTIVE POLE AND NETTING	-	1 EA	WEST COAST NETTING / JEFF UHLES / P: (800)851-5741 / QUOTE#JU24-4864 REV.1	-
20	BASE RECEIVER WITH PLUG /8502-01, 8502-02		6 EA	PATTERSON-WILLIAMS ATHLETIC LLC / NORCAL OUTDOOR SUPPLY / JEFF WHITMAN, P: (925) 984-2075	3/L8.1

SITE FINISH SCHEDULE					
FINISH	DESCRIPTION	COLOR	QUANTITY	PATTERN / INFORMATION	DET REF.
A	CONCRETE FLATWORK	NATURAL	7,963 SF	MEDIUM BROOM FINISH, SCORING AS SHOWN, PERPENDICULAR TO DIRECTION OF WALK	1, 2/L8.0
B	INFIELD MIX		13,975 SF	REUSE (E) INFIELD MIX. ADD 50/50 INFIELD MIX (50% CINDER & 50% CLAY) AS NEEDED TO ATTAIN THE FINISH GRADE AND LAYOUT.	3/L8.0
C	TURF AREA (SEE PLANTING PLANS L7.0-L7.2)				
D	EXISTING CONCRETE TO REMAIN				
E	ENGINEERED WOOD FIBER (12" DEEP MIN)	NATURAL	5,662 SF	FIBAR	
F	ENGINEERED WOOD FIBER (14" DEEP MIN)	NATURAL	538 SF	FIBAR	4/L8.0

PLAYGROUND FEATURE SCHEDULE					
ITEM	DESCRIPTION / MODEL	COLOR	QUANTITY	MANUFACTURER / SUPPLIER / INFORMATION	
1	EXISTING SWING SET	-	1	-	
2	SMALL BASEBALL BAT	WOOD	1	MIRACLE PLAYSYSTEMS / MATT DURKIN / P: (559)545-5274	
3	BASEBALL	WHITE	1		
4	TAPERED TOWER	RED/BLUE	1		
5	5-12 CUSTOM PLAY STRUCTURE	RED/BLUE	1		
6	TWIN RIDER	RED/BLUE	1		
7	2-5 CUSTOM PLAY STRUCTURE	RED/BLUE	1		
8	PLAYGROUND SIGN (5-12)		1		
9	PLAYGROUND SIGN (2-5)		1		

REFERENCE KEY		
SCHEDULE KEY	SECTION CUT	CONCRETE JOINT LEGEND
SITE FURNISHINGS/ EQUIPMENT NUMBER PLAYGROUND FEATURE SURFACING NUMBER	SECTION NUMBER SHEET NUMBER	EJ = EXPANSION JOINT SJ = TOOLED CONTROL JOINT CJ = COLD JOINT

PLAN REVISIONS		
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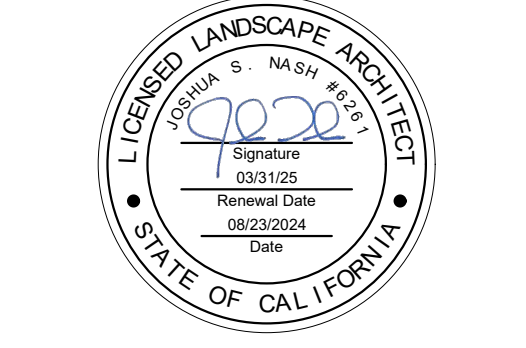
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

SITE FEATURES AND FINISHES LEGEND AND NOTES



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FILE NO.:	41354-SF.DWG

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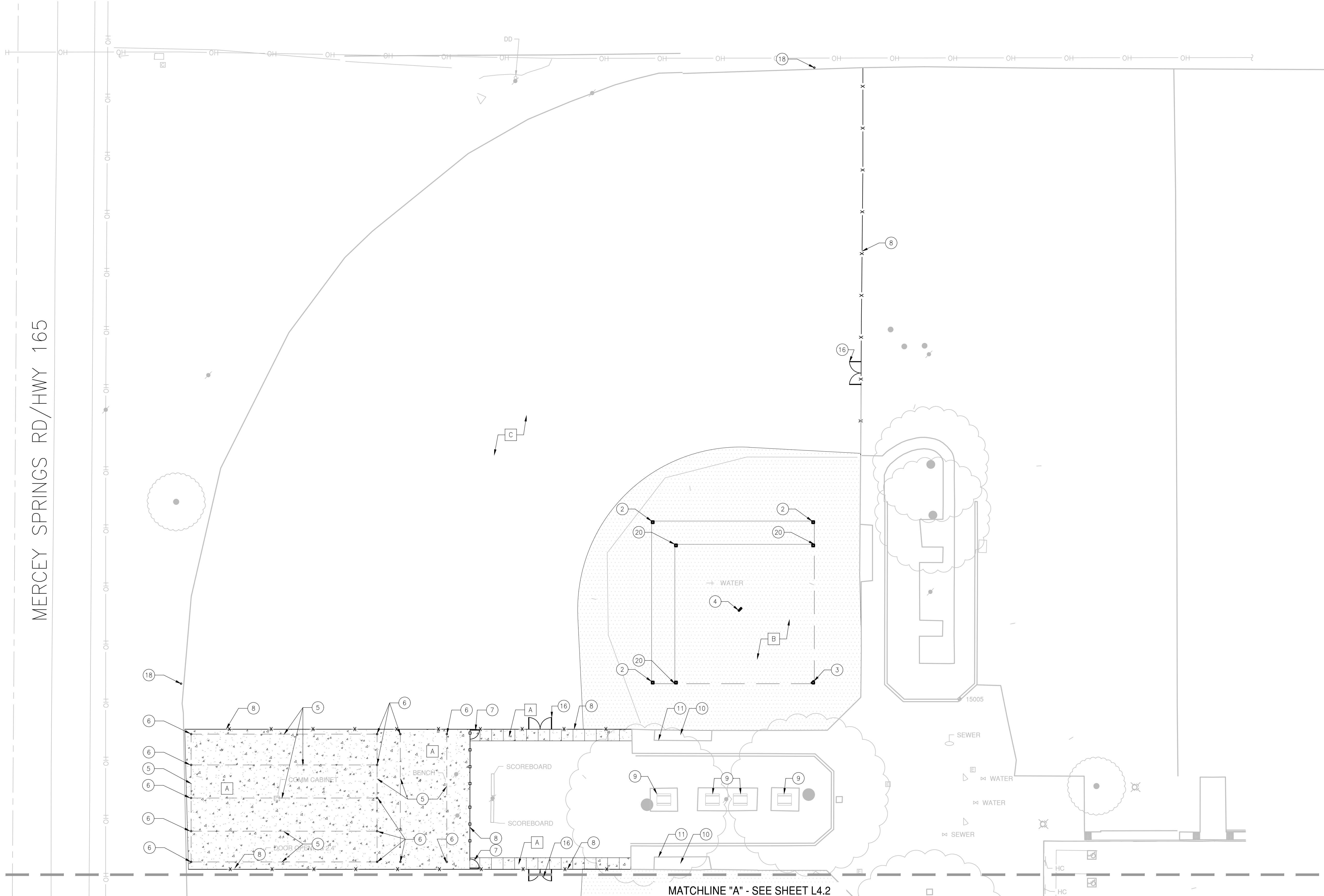
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MATCHLINE "A" - SEE SHEET L4.2

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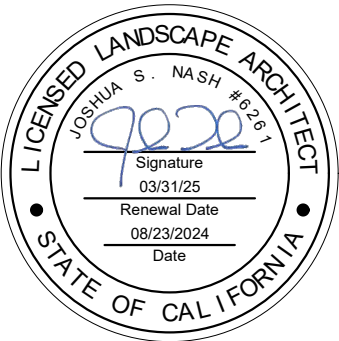


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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX

LB-2024-024
LOS BANOS, CALIFORNIA

SITE FEATURES AND
FINISHES PLAN



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MERCEY SPRINGS RD/HWY 165

CATCH BASIN
TC 104.14 @CL

TMH

DEL RIO DRIVE

MATCHLINE "A" - SEE SHEET L4.1

WATER

WATER

TRASH

0 10 20 40
SCALE: 1" = 20'



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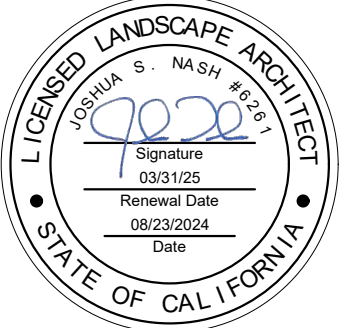


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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX

LB-2024-024
LOS BANOS, CALIFORNIA

SITE FEATURES AND
FINISHES PLAN

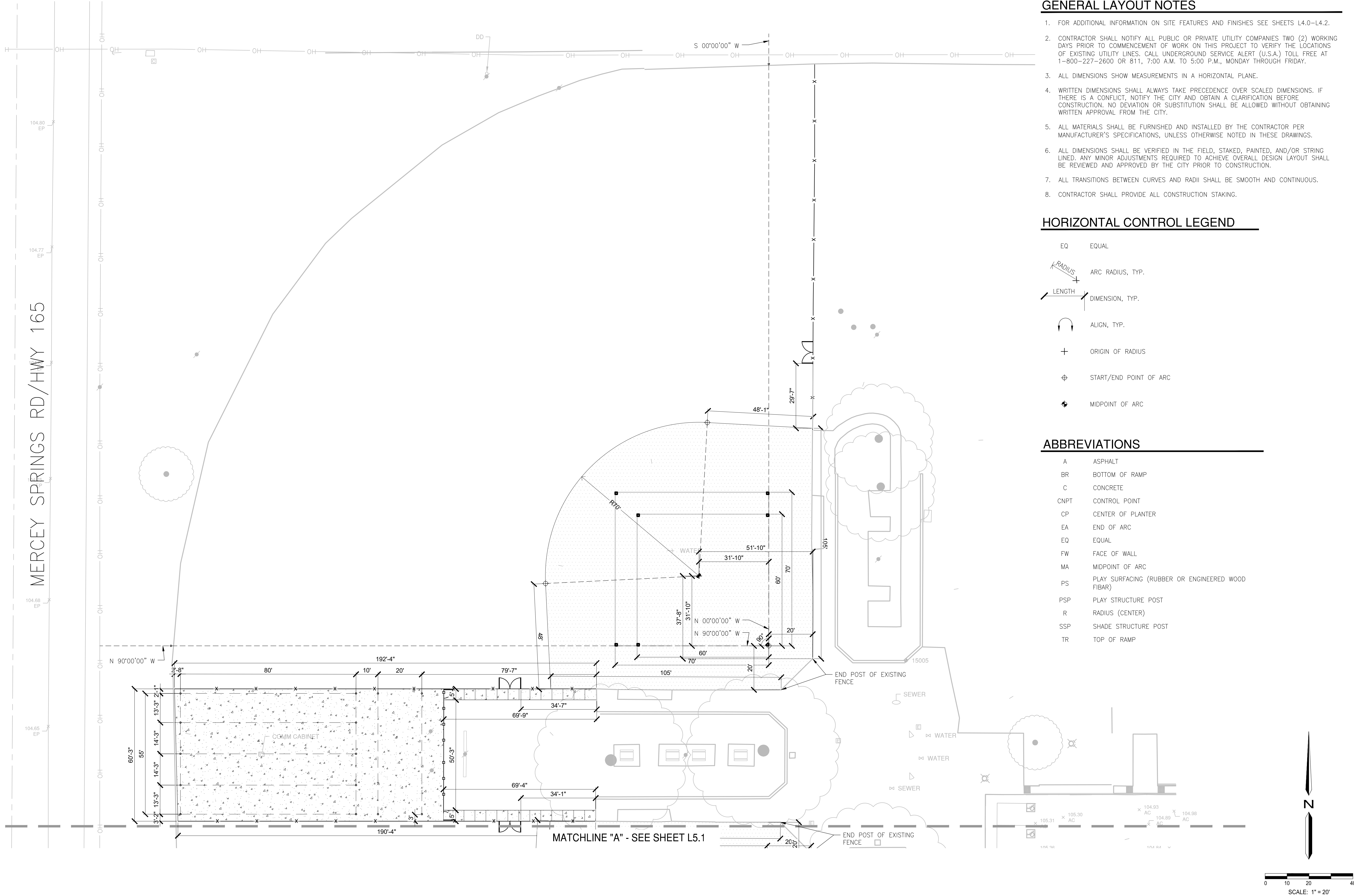


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GENERAL LAYOUT NOTES

- FOR ADDITIONAL INFORMATION ON SITE FEATURES AND FINISHES SEE SHEETS L4.0-L4.2.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK ON THIS PROJECT TO VERIFY THE LOCATIONS OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) TOLL FREE AT 1-800-227-2600 OR 811, 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.
- ALL DIMENSIONS SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
- WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE CITY AND OBTAIN A CLARIFICATION BEFORE CONSTRUCTION. NO DEVIATION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE CITY.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, STAKED, PAINTED, AND/OR STRING LINED. ANY MINOR ADJUSTMENTS REQUIRED TO ACHIEVE OVERALL DESIGN LAYOUT SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- ALL TRANSITIONS BETWEEN CURVES AND RADII SHALL BE SMOOTH AND CONTINUOUS.
- CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.

HORIZONTAL CONTROL LEGEND

- EQ EQUAL
- RADIUS ARC RADIUS, TYP.
- LENGTH DIMENSION, TYP.
- ALIGN, TYP.
- ORIGIN OF RADIUS
- START/END POINT OF ARC
- MIDPOINT OF ARC

ABBREVIATIONS

- A ASPHALT
- BR BOTTOM OF RAMP
- C CONCRETE
- CNPT CONTROL POINT
- CP CENTER OF PLANTER
- EA END OF ARC
- EQ EQUAL
- FW FACE OF WALL
- MA MIDPOINT OF ARC
- PS PLAY SURFACING (RUBBER OR ENGINEERED WOOD FIBAR)
- PSP PLAY STRUCTURE POST
- R RADIUS (CENTER)
- SSP SHADE STRUCTURE POST
- TR TOP OF RAMP

PLAN REVISIONS		
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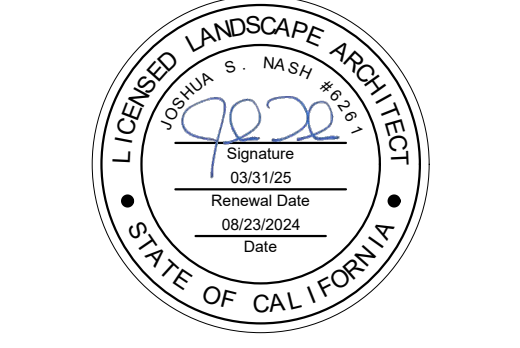
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

HORIZONTAL CONTROL PLAN



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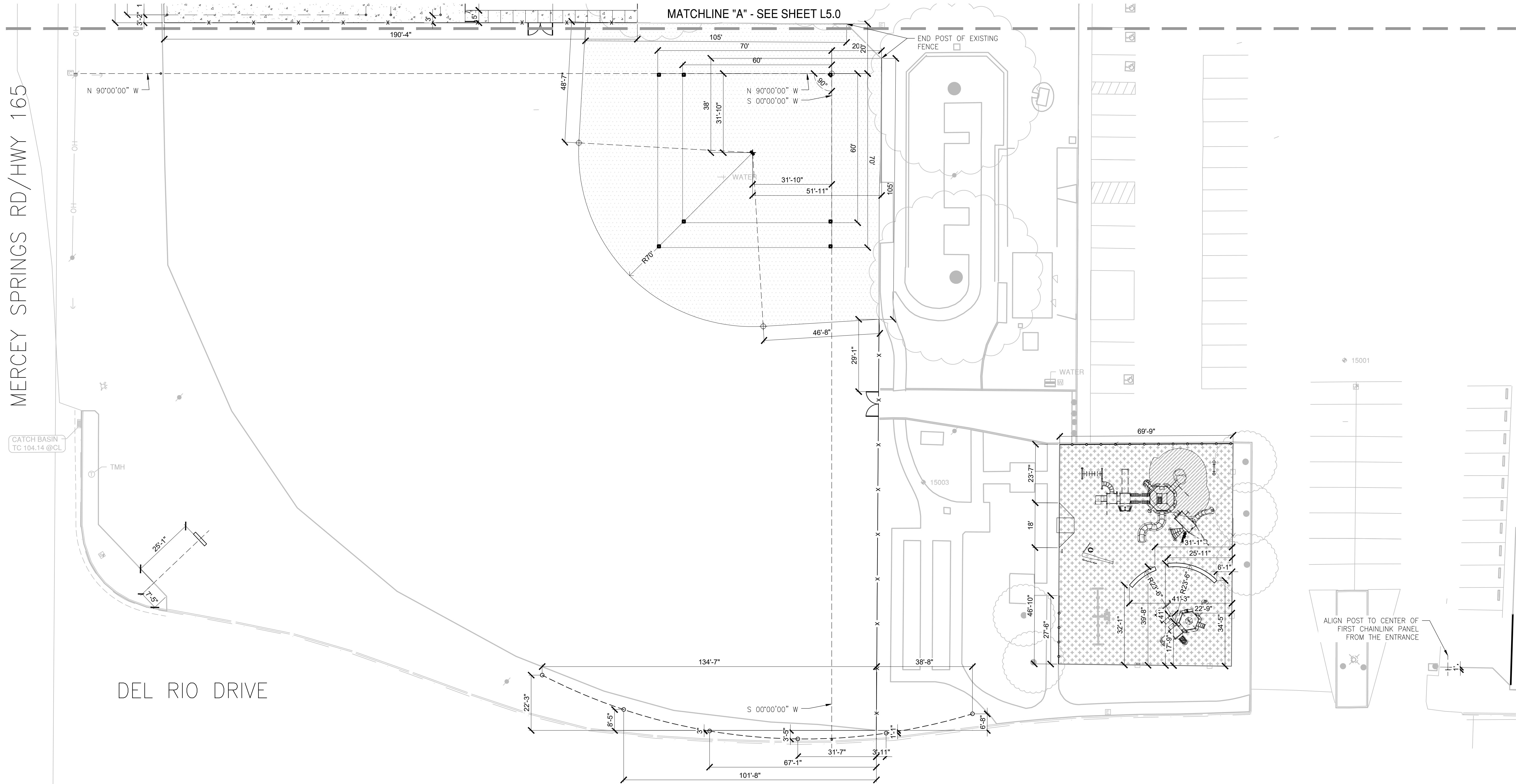
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DEL RIO DRIVE

MATCHLINE "A" - SEE SHEET L5.0

END POST OF EXISTING FENCE

WATER

ALIGN POST TO CENTER OF FIRST CHAINLINK PANEL FROM THE ENTRANCE

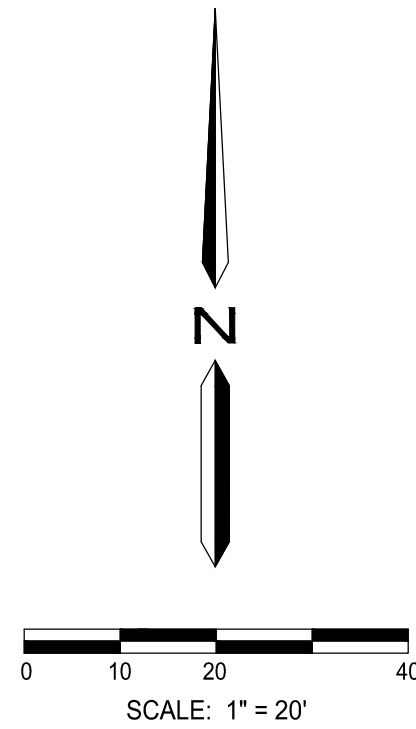
ABBREVIATIONS

A	ASPHALT
BR	BOTTOM OF RAMP
C	CONCRETE
CNPT	CONTROL POINT
CP	CENTER OF PLANTER
EA	END OF ARC
EQ	EQUAL
FW	FACE OF WALL
MA	MIDPOINT OF ARC
PS	PLAY SURFACING (RUBBER OR ENGINEERED WOOD FIBAR)
PSP	PLAY STRUCTURE POST
R	RADIUS (CENTER)
SSP	SHADE STRUCTURE POST
TR	TOP OF RAMP

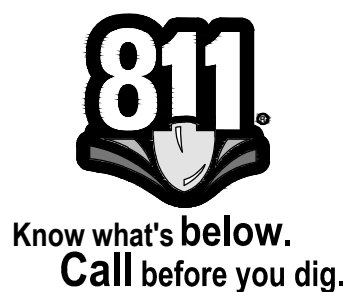
GENERAL LAYOUT NOTES

- FOR ADDITIONAL INFORMATION ON SITE FEATURES AND FINISHES SEE SHEETS L4.0-L4.2.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK ON THIS PROJECT TO VERIFY THE LOCATIONS OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) TOLL FREE AT 1-800-227-2600 OR 811, 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.
- ALL DIMENSIONS SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
- WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE CITY AND OBTAIN A CLARIFICATION BEFORE CONSTRUCTION. NO DEVIATION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE CITY.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, STAKED, PAINTED, AND/OR STRING LINED. ANY MINOR ADJUSTMENTS REQUIRED TO ACHIEVE OVERALL DESIGN LAYOUT SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- ALL TRANSITIONS BETWEEN CURVES AND RADII SHALL BE SMOOTH AND CONTINUOUS.
- CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.

EQ	EQUAL
RADIUS	ARC RADIUS, TYP.
LENGTH	DIMENSION, TYP.
ALIGN, TYP.	
ORIGIN OF RADIUS	
START/END POINT OF ARC	
MIDPOINT OF ARC	



100% SUBMITTAL



PLAN REVISIONS		
NO.	DATE	REVISION

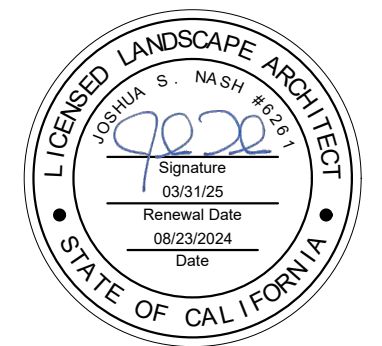


1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

LANDSCAPE IMPROVEMENT PLANS AG SPORTS COMPLEX

LB-2024-024
LOS BANOS, CALIFORNIA

HORIZONTAL CONTROL PLAN



APPROVED:

DESIGNED:	KL
DRAWN:	AL
CHECKED:	JN
SCALE:	1" = 20'
DATE:	08/23/2024
JOB NO.:	41354
FILE NO.:	41354-HC.DWG

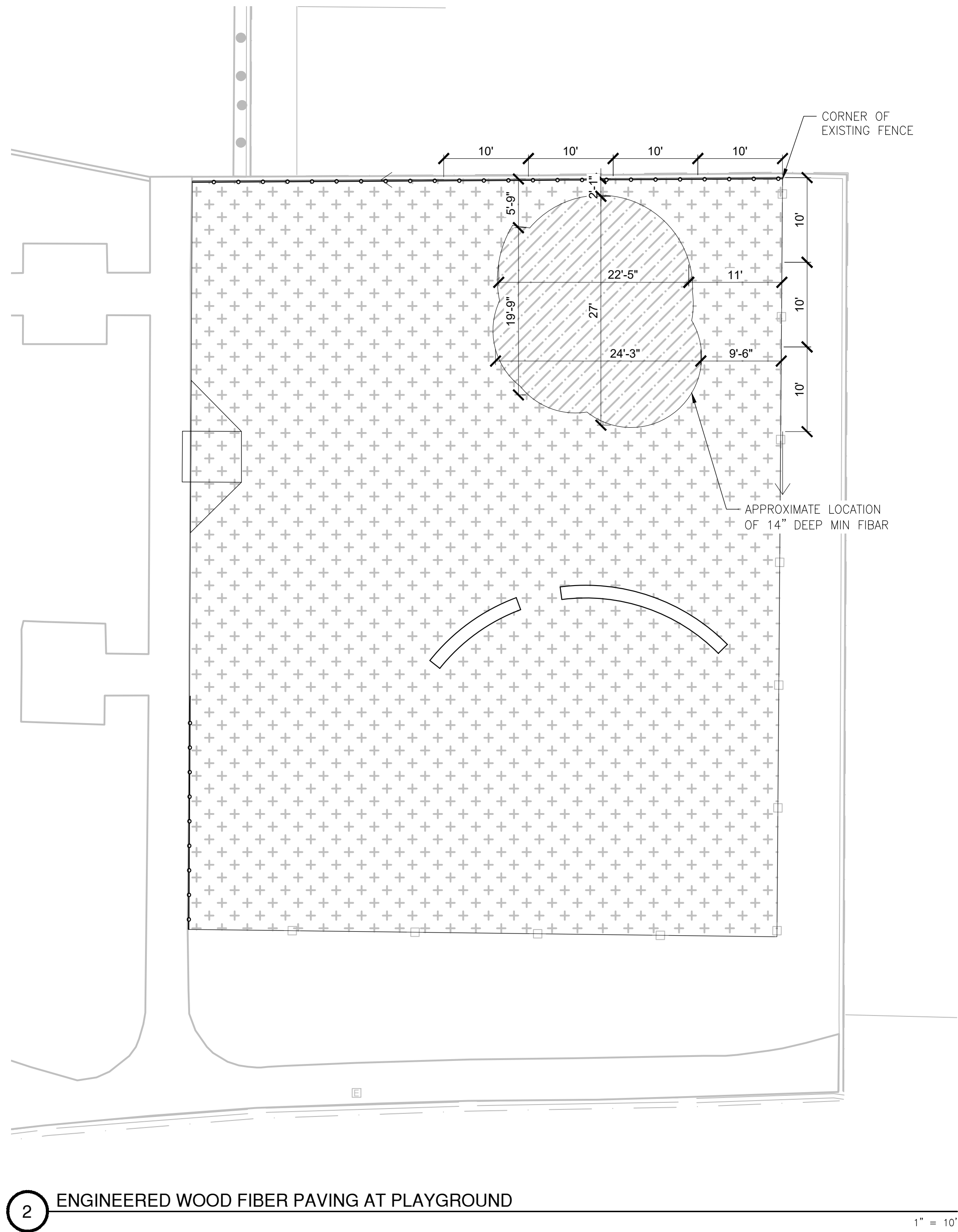
SHEET NO.

L5.1

OF

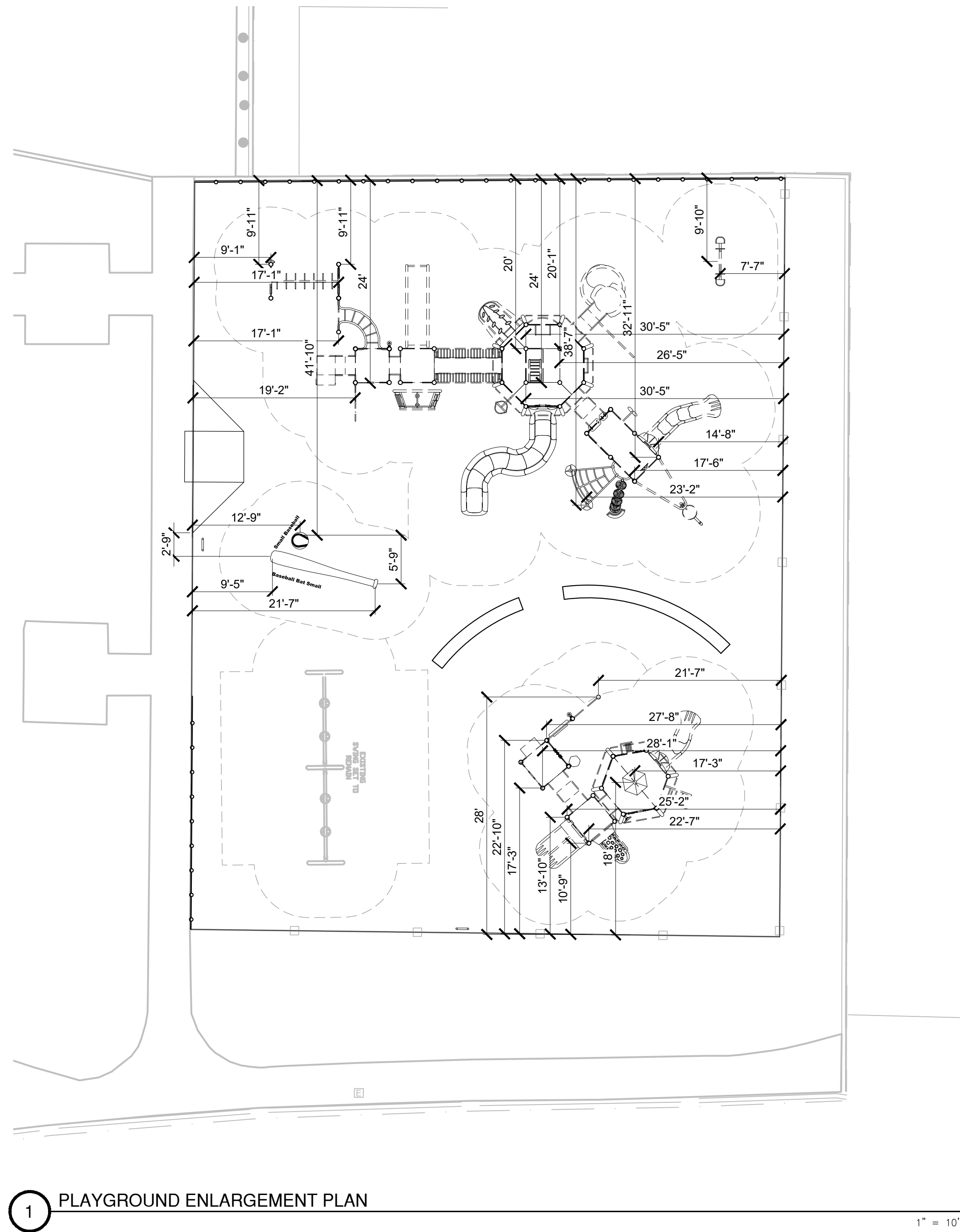
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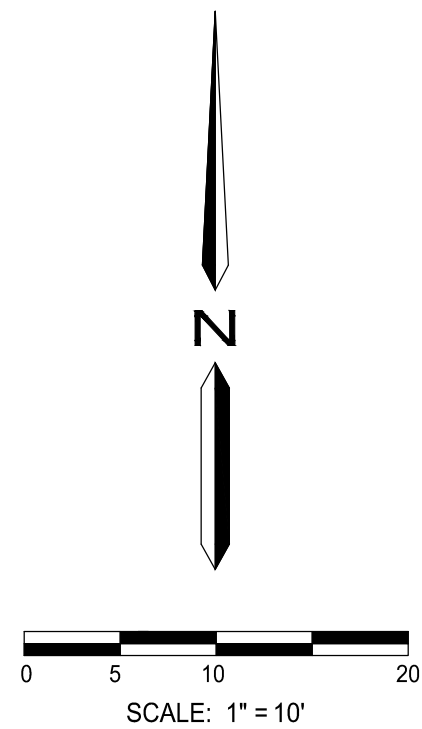
2 ENGINEERED WOOD FIBER PAVING AT PLAYGROUND

1" = 10'



1 PLAYGROUND ENLARGEMENT PLAN

1" = 10'



100% SUBMITTAL



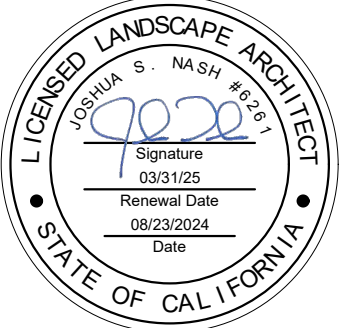
PLAN REVISIONS		
NO.	DATE	REVISION



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Modesto, CA 95350
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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX
LB-2024-024
LOS BANOS, CALIFORNIA

HORIZONTAL
CONTROL
ENLARGEMENTS



APPROVED:

DESIGNED: KL
DRAWN: AL
CHECKED: JN
SCALE: 1" = 10'
DATE: 08/23/2024
JOB NO.: 41354
FILE NO.: 41354-HC.DWG

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L5.2
OF
31

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GENERAL IRRIGATION NOTES

GENERAL IRRIGATION NOTES

- ANY AND ALL PORTIONS OF THIS WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
- IRRIGATION SHALL BE CONSISTENT WITH THE CITY WATER CONSERVATION REQUIREMENTS (LBMC 9-6.01) AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
- PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH/AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT/OWNER. FAILURE TO REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT/OWNER BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
- ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT/OWNER PRIOR TO COMMENCEMENT OF SITE WORK.
- CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR SUCCESSFUL COMPLETION OF PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PROJECT RELATED ARCHITECTURAL OR ENGINEERING DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL REPAIR, REPLACE, OR COMPENSATE OWNER FOR ALL ITEMS DAMAGED BY THEIR WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE INSTALLATION EFFORTS WITH THOSE OF OTHER TRADES TO AVOID COSTLY DELAYS AND ERRORS.

INSPECTIONS

- CONTACT CITY OF LOS BANOS, 48HRS PRIOR TO TEST TO SCHEDULE ALL IRRIGATION INSPECTIONS. REQUIRED TESTING:
 - BACKFLOW PREVENTION DEVICE: BACKFLOW PREVENTION TEST SHALL BE PERFORMED BY A CERTIFIED BACKFLOW PREVENTION TESTER. CONTRACTOR SHALL PROVIDE RESULTS TO LANDSCAPE ARCHITECT/OWNER UPON COMPLETION.
 - PRESSURE TEST: MAINLINE SHALL HOLD 120 PSI MIN. FOR 8 HOURS. IF LEAKS OCCUR, REPLACE FAULTY COMPONENTS AND RE-TEST. CONTRACTOR SHALL PROVIDE MAINLINE & WIRE AS-BUILT'S TO LANDSCAPE ARCHITECT/OWNER PRIOR TO BACKFILLING TRENCH AFTER PRESSURE TEST IS COMPLETE.
 - COVERAGE TEST: COVERAGE TEST SHALL BE PERFORMED PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IRRIGATION AUDIT SHALL BE PERFORMED AT THIS POINT, BY CERTIFIED IRRIGATION AUDITOR. CONTRACTOR SHALL PROVIDE RESULTS TO LANDSCAPE ARCHITECT/OWNER AND MAKE ALL NECESSARY CORRECTIONS PRIOR TO PLANTING. FAILURE TO DO SO SHALL MAKE ALL REQUIRED COSTS ASSOCIATED WITH ADJUSTING IRRIGATION THE CONTRACTOR'S RESPONSIBILITY.

POINT OF CONNECTION NOTES

- CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT
- THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 60 PSI AND MAXIMUM FLOW DEMANDS OF 114 GPM. THE CITY OF LOS BANOS REPORTS THAT STATIC WATER PRESSURES AT THE SITE WILL BE APPROXIMATELY 45 PSI.
- THE CONTRACTOR SHALL PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM ACTUAL SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS OR MANUFACTURER DATA SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER.

CONTROLLER ASSEMBLY NOTES

- CONTROLLER LOCATION SHOWN ON DRAWINGS IS AN APPROXIMATE LOCATION. CONTRACTOR SHALL CONFIRM LOCATION OF CONTROLLER WITH OWNER PRIOR TO CONTROLLER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL CONNECTIONS BETWEEN THE 120 VOLT POWER SOURCE TO THE CONTROLLER, VALVES, AND ADDITIONAL IRRIGATION EQUIPMENT. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ELECTRICAL CONNECTION REQUIREMENTS AND LOCATION. FAILURE TO OBTAIN APPROVAL OF CONTROLLER ASSEMBLY LOCATION PRIOR TO INSTALLATION WILL RESULT IN OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER.
- A LAMINATED, WATERPROOF, LEGIBLE, CHART OF THE IRRIGATION SYSTEM NOT EXCEEDING 11"x17" SHALL BE ADHERED TO THE INSIDE COVER OF THE CONTROLLER. ALL VALVES AND THEIR RESPECTIVE COVERAGE AREAS SHALL BE IDENTIFIED WITH SEPARATE AND DISTINCT COLORS.

IRRIGATION VALVE NOTES

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

DRIP AND LOW FLOW EMITTER NOTES

- INSTALL ALL DRIPLINE AND EMITTERS PER DETAILS AND PLANS. TUBING SHALL INSTALLED WITH GALVANIZED TIE-DOWN STAKES AT 24" INTERVALS.

OVERHEAD SPRAY AND ROTOR NOTES

- ALL HEADS SHALL INCLUDE A FACTORY INSTALLED DRAIN CHECK VALVE TO PREVENT LOW HEAD DRAINAGE.
- ALL HEADS SHALL INCLUDE A FACTORY INSTALLED PRESSURE REGULATOR. SEE LEGEND FOR SPECIFIED PRESSURE LEVELS OF INDIVIDUAL HEADS.
- ALL HEADS AND NOZZLES SHALL BE INSTALLED PER PLANS. AFTER INSTALLATION, ADJUST ALL ARCS AND THROWS FOR EVEN COVERAGE AND TO PREVENT OVERSPRAY ONTO PAVEMENT, BUILDINGS, WALLS, OR EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ADJUSTMENTS TO THE RADIUS REDUCTION SCREW, SCREEN REPLACEMENTS, AND APPROVED NOZZLE REPLACEMENTS. ANY VERTICAL OBSTRUCTIONS NOT NOTED ON THESE PLANS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- FLOOD TRENCHES TO COMPACT SOIL PRIOR TO LEVELING HEADS. ALL HEADS SHALL BE INSTALLED FLUSH AND PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE NOTED OR DETAILED.

ELECTRICAL WIRING NOTES

- WIRING SHALL BE INSTALLED IN SAME TRENCH AS MAINLINE WITH 18" OF COVER.
- CONTRACTOR SHALL INSTALL A 1" SCH. 40 ELEC. CONDUIT ALONG THE ENTIRE RUN OF MAINLINE IN TO EACH VALVE BOX, SPLICE BOX OR STUB OUT LOCATION. INSTALL SWEEPS INTO EACH VALVE BOX.
- CONTROL WIRE SHALL BE U.L. LISTED DIRECT BURIAL (PAIGE ELECTRIC TWISTED CONDUCTOR, JACKETED P7072D OR EQUAL) #14UF AWG MINIMUM. BUNDLE 6' OF CONTROL WIRE IN EACH VALVE BOX (DO NOT CUT OR SPLICE CONTINUOUS RUN UNLESS NECESSARY. ALL SPLICES SHALL USE DBY/R WIRE CONNECTORS). WIRING SHALL BE COLOR CODED WITH CORRESPONDING STATION NUMBER TAGS AT THE CONTROLLER AND VALVES.
- CONTRACTOR SHALL INSTALL A 1" SCH. 40 ELEC. CONDUIT WITH PE89 COMMUNICATION CABLE FROM THE FLOW SENSOR TO THE CONTROLLER. WIRE RUNS SHALL BE CONTIGUOUS AND SHALL AVOID ANY SPLICING. CONTRACTOR MAY INSTALL UP TO (3) CABLES IN EACH CONDUIT.
- WATERPROOF DBY/R WIRE CONNECTORS SHALL BE USED AT ALL WIRE CONNECTIONS.
- DEC-5G-LINE SURGE PROTECTOR WITH 8' COPPERCLAD GROUNDING ROD. ACHIEVE 10 OHMS OR LESS. PLACE ONE GROUNDING ROD AT CONTROLLER AND 1 GROUNDING ROD EVERY 500' ALONG IRRIGATION SYSTEM MAINLINE.

PVC PIPING NOTES

- PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. PIPING AND EQUIPMENT SHOWN WITHIN PAVED AREAS SHALL BE INSTALLED WITHIN AREAS DESIGNATED FOR LANDSCAPE. MAINLINES SHOULD BE LOCATED A MINIMUM OF 18" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES.
- ALL NON-POTABLE IRRIGATION LINES SHALL BE PW PIPE "PW PURPLE PLUS" OR EQUAL FOR USE WITH RECYCLED WATER SYSTEMS.
- NON-PRESSURIZED LINES SHALL BE BURIED WITH A MINIMUM OF 18" COVER. PRESSURIZED MAINLINES SHALL BE BURIED WITH A MINIMUM OF 24" COVER. UNDERGROUND WARNING TAPE READING "CAUTION, BURIED IRRIGATION LINE BELOW" SHALL BE INSTALLED 12" ABOVE PRESSURIZED LINES.
- PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED.
- SOLVENT WELD FITTINGS FOR MAINLINES 4" AND SMALLER SHALL BE SCHEDULE 80 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC. FOR MAINLINES 6" AND LARGER, USE LEEMCO STRAP FITTINGS WITH THRUST BLOCKS

SLEEVING NOTES

- SCHEDULE 40 PVC SLEEVES SHALL PROVIDED FOR ALL MAINLINE PIPING, LATERAL LINE PIPING AND WIRING UNDER PAVEMENT. LATERAL LINE SLVES NOT REQUIRED UNDER PAVEMENT SPANNING LESS THAN 6'. ANY LATERAL LINES NOT REQUIRING A SLEEVE SHALL BE INSTALLED PRIOR TO PAVING AND SHALL BE SCHEDULE 40 PVC.
- SLEEVES SHALL BE SIZED PER PLAN OR TWICE THE SIZE OF THE PIPE WHEN NOT SPECIFIED. ELECTRICAL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES. PIPING AND WIRING SHALL BE IN SEPARATE SLEEVES.
- SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND PAVED SURFACES.

NON-POTABLE IRRIGATION WATER NOTES

- SYSTEM HAS BEEN DESIGNED FOR NON-POTABLE WATER USE.
- RECYCLED SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH TITLE 17 AND TITLE 22 CODE OF REGULATIONS. IN THE EVENT THERE IS A CONFLICT WITH THE PLANS AND REFERENCES STATED ABOVE, THE STATE CODE SHALL PREVAIL.
- ALL VALVE BOXES, IDENTIFICATION TAGS, VALVE HANDLES, QUICK COUPLER COVERINGS, AND RISER TAGS TO BE PURPLE WITH RECYCLED WATER WARNINGS.
- PURPLE RECYCLED MARKING TAPE WITH THE WORDS "CAUTION RECYCLED/RECLAIMED WATER LINE BURIED BELOW" TO BE INSTALLED (TEXT FACING UPWARD) 12" ABOVE ANY PRESSURIZED LINES.
- ALL PIPE TO BE PURPLE PIPE AS SHOWN IN LEGEND.
- PERMANENT RECYCLED WATER CAUTION SIGNS WITH 6" U-CANNEL POST IN CONCRETE SHALL BE PLACED AT EACH LANDSCAPE AREA. INSTALL POSTS PER MAN. RECOMMENDATIONS. SEE CITY STANDARDS SECTION 7-16-F-5.

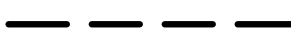
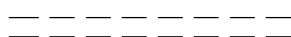
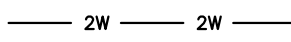
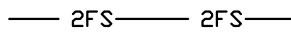
WATER CONSERVATION STATEMENT

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

CLOSE-OUT DOCUMENTS

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

PRESSURE LOSS CALCULATIONS			
STATIC WATER PRESSURE		45 PSI	
MAX. DYNAMIC FLOW		114 GPM	
PROPOSED OPERATING PRESSURE		60 PSI	
COMPONENT	SIZE	DISTANCE	PSI LOSS
ELEVATION CHANGE	+/-	N/A	0.0 PSI
WATER METER	3"	N/A	3.0 PSI
BACKFLOW PREVENTION DEVICE	3"	N/A	12.0 PSI
MASTER VALVE	3"	N/A	2.5 PSI
GATE/BALL VALVE	4"	N/A	6.0 PSI
REMOTE CONTROL VALVE	3"	N/A	3.0 PSI
MAIN LINE	4"	1087 L.F.	3.7 PSI
LATERAL LINE	VARIOUS	1 L.F.	5.0 PSI
TOTAL PSI LOSS:			35.2 PSI
ACTUAL OPERATING PRESSURE:			9.8 PSI
BOOST PRESSURE DEMAND:			50,200 PSI

IRRIGATION LEGEND - 100 GPM							
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
ROTORS							
		HUNTER I-25-06-SS-R W/ #7, #10 OR #15 NOZZLE TURF ROTOR, 6" STAINLESS STEEL POP-UP W/ CHECK VALVE AND NON-POTABLE CAP	92	60	VARIES	52'	2/L9.1
TURF ROTARY							
		RAIN BIRD RD-06-SAM-P45-NP W/R-VAN 18 OR R-VAN 18-360 6" POP-UP BODY WITH 45 PSI PRESSURE REGULATOR, CHECK VALVE, NON-POTABLE CAP AND 18' ROTARY NOZZLE.	30	45	VARIES	13'-18'	1/L9.1
BUBBLER							
		RAIN BIRD RWS-B-C-1401 W/ RWS-GRATE-P ROOT WATERING SYSTEM WITH RWS-SOCK (2/TREE)	384	20	.25/EA		11/L9.0
IRRIGATION EQUIPMENT							
		RAIN BIRD PESB-R 1", 1-1/2", 2", AND 3" DURABLE REMOTE CONTROL VALVE W/ SCRUBBER MECHANISM TECHNOLOGY AND NON-POTABLE ID. USE HUNTER 2-WIRE DECODER ICD-100, ICD-200, ICD-400, AND ICD-600 (SIZE AS NEEDED). INSTALL IN RAIN BIRD VBSTD8 & VBSTDPL VALVE BOX OR EQUAL.	18				7/L9.0
		RAIN BIRD 33-DNP QUICK COUPLER VALVE. PLACE IN RAIN BIRD VB10RND8 + VB10RNDPL VALVE BOX OR EQUAL.	10				8/L9.0
		NIBCO F619-RWS-SON DUCTILE IRON GATE SHUT OFF VALVE WITH NUT DRIVE HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER. INSTALL IN RAIN BIRD VB10RND8 + VB10RNDPL VALVE BOX OR EQUAL.	4				6/L9.0
		FSI-S30-001 FLOW SENSOR SADDLE CST 3" CREATIVE SENSOR TECHNOLOGY FLOW SENSOR, HUNTER 2-WIRE SENSOR DECODER ICD-SEN. INSTALL IN A RAIN BIRD VBSTD8 & VBSTDPL VALVE BOX OR EQUAL	1				9/L9.0
		BUCKNER/SUPERIOR 3200, 3" 3" NORMALLY CLOSE MASTER VALVE. USE HUNTER 2-WIRE DECODER ICD-100. INSTALL IN RAIN BIRD VBSTD8 & VBSTDPL VALVE BOX OR EQUAL.	1				3/L9.0
		FEBCO 860 - 3" REDUCED PRESSURE BACKFLOW PREVENTER W/ WEATHER BLANKET	1				2/L9.0
		BOOSTER PUMP, SYSTEM MODEL# IBPCO-7.5-2-2.5/PACT SYSTEM PIPING SIZE: 2-1/2" SYSTEM ELECTRICAL VOLTAGE: 460 VAC SYSTEM ELECTRICAL PHASE AND FREQUENCY: 3 PHASE 60 HZ PUMP MODEL#: PACO 1270-9 PUMP TOTAL HEAD: 135 FT PUMP HORSEPOWER 7-1/2 HP PUMP RPM: 3500 RPM SYSTEM FULL LOAD AMPERAGE: 10 AMPS@460/3 PH	1				3/L9.1
		WATER METER 3" (NON-POTABLE)					
		HUNTER ACC2 DECODER CONTROLLER, IN STAINLESS ENCLOSURE, (MODEL#: A2C-75D-SS WITH PED-SS)	1				1/L9.0
		WSS-SEN WIRELESS SOLAR SYNC SENSOR, RECEIVER, GUTTER MOUNT (INSTALL PER LOCATION ON PLAN)	1				
PIPING							
		IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PW-PURPLE PVC SCHEDULE 40 PW-PURPLE IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	6,913 L.F.				
		IRRIGATION MAINLINE: 4" PVC CLASS 200 SDR 21 RING-TITE PIPE PVC CLASS 200 PW-PURPLE IRRIGATION PIPE. ALL MAINLINE FITTINGS SHALL BE LEEMCO STRAPS WITH THRUST BLOCKS	1,195 L.F.				
		PIPE SLEEVE: PVC SCHEDULE 40	VARIES				
		1" PVC SCHEDULE 40 ELECTRICAL CONDUIT FOR 2-WIRE PATH, WITH PAIGE ELECRTRIC P7072D COMMUNICATION CABLE					5/L9.0
		1" PVC SCHEDULE 40 ELECTRICAL CONDUIT FOR FLOW SENSORS, WITH (2) PAIGE ELECTRIC PE89 COMMUNICATION CABLE					

AG SPORTS COMPLEX

IRRIGATION SCHEDULE - WARM SEASON (5 MONTHS: MAY - SEPTEMBER)

PROGRAM	STATION/VALVE	APPROX. GPM	START TIME	MON.	TUES.	WED.	THURS.	FRI.	SAT.	SUN.
A - TURF / ROTOR	2	114	10:00:00 PM	45 MIN		45 MIN		45 MIN		
	3	114	10:45:00 PM	45 MIN		45 MIN		45 MIN		
	4	100	11:30:00 PM	90 MIN		90 MIN		90 MIN		
	5	101	1:00:00 AM	90 MIN		90 MIN		90 MIN		
	6	100	2:30:00 AM	90 MIN		90 MIN		90 MIN		
	8	101	4:00:00 AM	45 MIN		45 MIN		45 MIN		
	7	38.3	4:45:00 AM	45 MIN		45 MIN		45 MIN		
	DOG 3, DOG 5	70	5:30:00 AM	45 MIN		45 MIN		45 MIN		
B - TURF / ROTOR	12	101	10:00:00 PM		45 MIN		45 MIN		45 MIN	
	13	100	10:45:00 PM		90 MIN		90 MIN		90 MIN	
	14	101	12:15:00 AM		45 MIN		45 MIN		45 MIN	
	15	100	1:00:00 AM		90 MIN		90 MIN		90 MIN	
	16	114	2:30:00 AM		90 MIN		90 MIN		90 MIN	
	17	114	4:00:00 AM		45 MIN		45 MIN		45 MIN	
C - SHRUB / BUBBLER	1, 9	39	6:15:00 AM	20 MIN		20 MIN		20 MIN		
	DOG 2, DOG 6	68	6:35:00 AM	20 MIN		20 MIN		20 MIN		
D - SHRUB / BUBBLER	10, 11, 18	57	4:45:00 AM		20 MIN		20 MIN		20 MIN	
E - SHRUB / DRIP	DOG 1, DOG 4	35	6:55:00 AM	45 MIN		45 MIN		45 MIN		

PLAN REVISIONS

NO.	DATE	REVISION

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LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

IRRIGATION LEGENDS AND NOTES

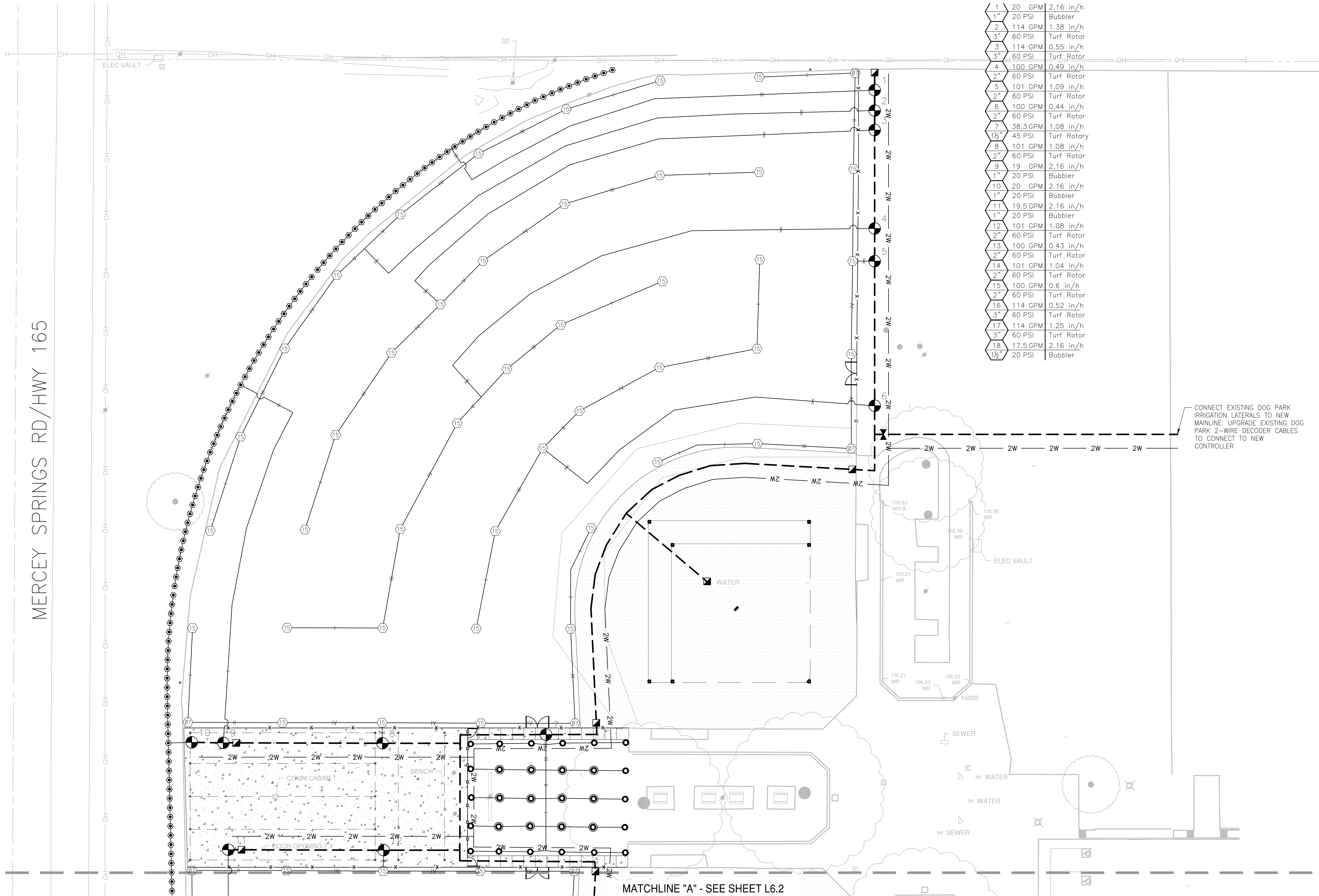


APPROVED:	
DESIGNED:	KL
DRAWN:	AL
CHECKED:	JN
SCALE:	SCALE
DATE:	08/23/2024
JOB NO.:	41354
FILE NO.:	41354-IR - 100 GPM.DWG

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1	20 GPM	2.16 in/h
1"	20 PSI	Bubbler
2	114 GPM	1.38 in/h
3"	60 PSI	Turf Rotor
3	114 GPM	0.55 in/h
3"	60 PSI	Turf Rotor
4	100 GPM	0.49 in/h
2"	60 PSI	Turf Rotor
5	101 GPM	1.09 in/h
2"	60 PSI	Turf Rotor
6	100 GPM	0.44 in/h
2"	60 PSI	Turf Rotor
7	38.3 GPM	1.08 in/h
1 1/2"	45 PSI	Turf Rotary
8	101 GPM	1.08 in/h
2"	60 PSI	Turf Rotor
9	19 GPM	2.16 in/h
1"	20 PSI	Bubbler
10	20 GPM	2.16 in/h
1"	20 PSI	Bubbler
11	19.5 GPM	2.16 in/h
1"	20 PSI	Bubbler
12	101 GPM	1.08 in/h
2"	60 PSI	Turf Rotor
13	100 GPM	0.43 in/h
2"	60 PSI	Turf Rotor
14	101 GPM	1.04 in/h
2"	60 PSI	Turf Rotor
15	100 GPM	0.6 in/h
2"	60 PSI	Turf Rotor
16	114 GPM	0.52 in/h
3"	60 PSI	Turf Rotor
17	114 GPM	1.25 in/h
3"	60 PSI	Turf Rotor
18	17.5 GPM	2.16 in/h
1 1/2"	20 PSI	Bubbler

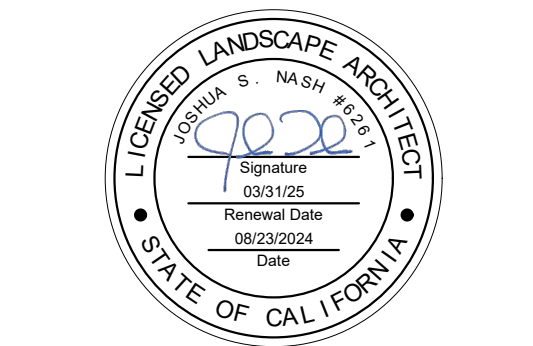
PLAN REVISIONS		
NO.	DATE	REVISION



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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX
LB-2024-024
LOS BANOS, CALIFORNIA

IRRIGATION PLAN



APPROVED:

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SCALE:	1" = 10'
DATE:	08/23/2024
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FILE NO.:	41354-IR - 100 GPM.DWG

SHEET NO.
L6.1
OF
31

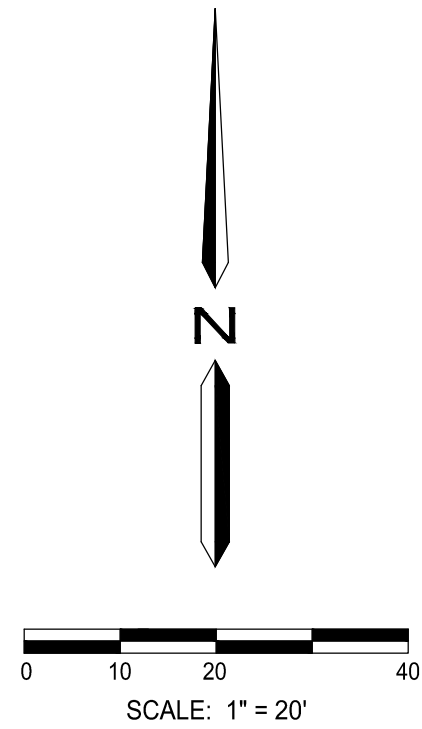
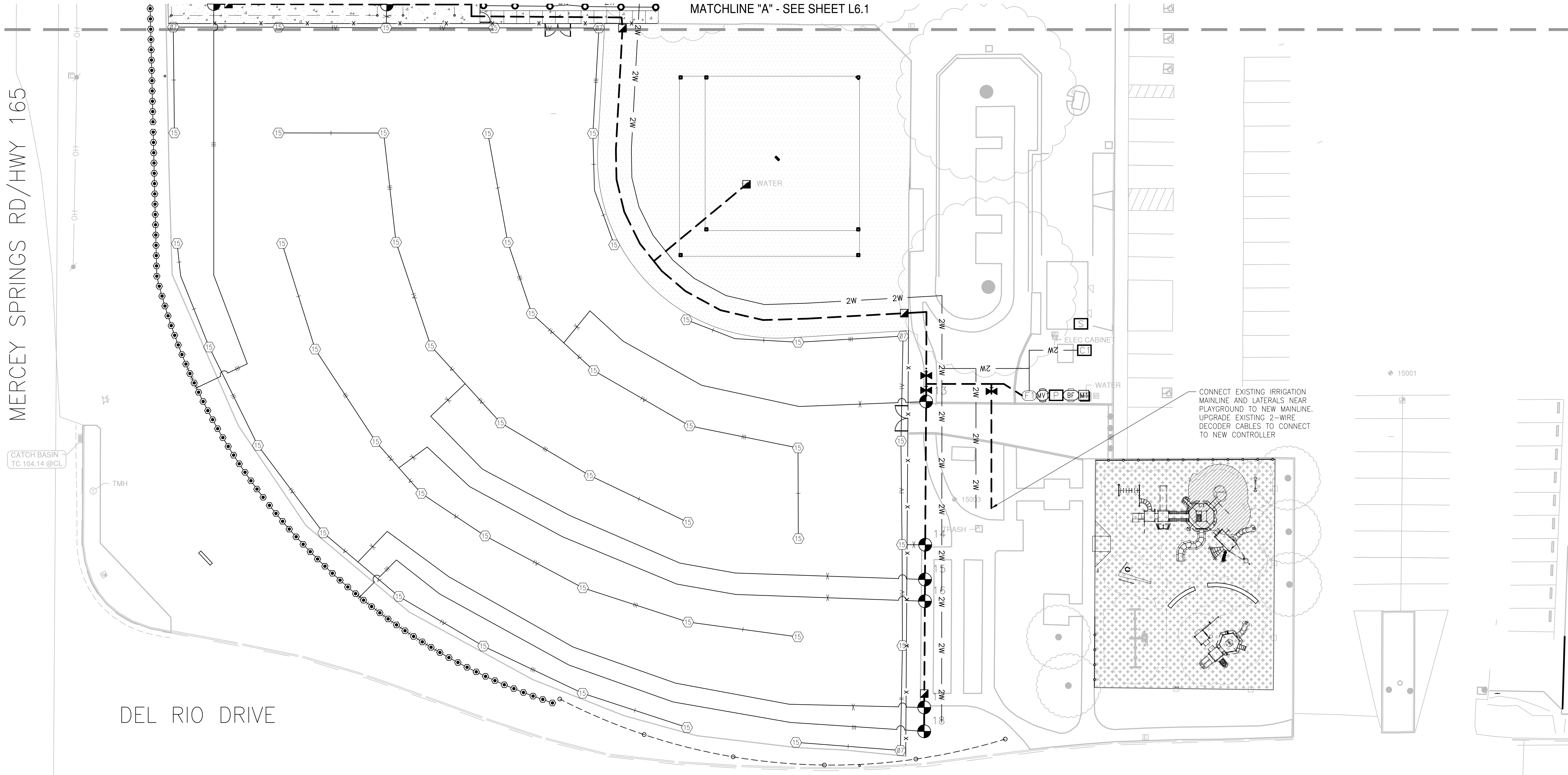
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MERCEY SPRINGS RD/HWY 165

MATCHLINE "A" - SEE SHEET L6.1



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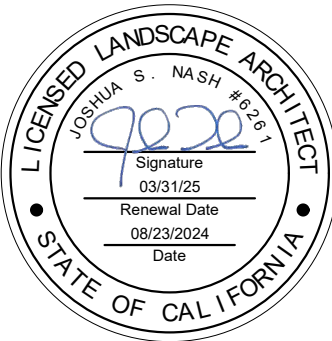
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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

IRRIGATION PLAN



APPROVED:

DESIGNED: KL
DRAWN: AL
CHECKED: JN
SCALE: 1" = 20'
DATE: 08/23/2024
JOB NO.: 41354
FILE NO.: 41354-IR - 100 GPM.DWG

SHEET NO.

L6.2

OF

31

GENERAL PLANTING NOTES

GENERAL PLANTING NOTES

1.

ANY AND ALL PORTIONS OF THIS WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
2.

PRIOR TO BIDDING AND COMMENCEMENT OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE CONDITIONS OF THE PROJECT SITE, VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. FAILURE TO REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING PLANTING RELATED INSTALLATIONS.
3.

CONTRACTOR SHALL PURCHASE AND PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE LANDSCAPE WORK (I.E. TREE PLANTING, SHRUB PLANTING, ETC.) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THESE ITEMS UNTIL THE PROJECT IS COMPLETED.
4.

ALL SCALED DIMENSIONS ARE APPROXIMATE. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE INFORMATION. NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF SYMBOLS SHOWN ON THE PLANS SHALL HAVE PRIORITY OVER THE NUMBERS GIVEN.

SOIL PREPARATION

1.

THE LANDSCAPE CONTRACTOR SHALL INSPECT THE PLANTER AREAS FOR EXTREME COMPACTION PARTICULARLY AROUND CONSTRUCTION AREAS. CONTRACTOR SHALL PROVIDE MEANS FOR RIPPING TO A DEPTH OF TWELVE INCHES (12") ALL COMPACTED AREAS TO INSURE PROPER ROOT GROWTH OF NEW PLANTINGS.
2.

CULTIVATE TOP SIX INCHES (6") OF SOIL IN ALL AREAS.
3.

NO SOIL SHALL BE HANDLED OR WORKED WHEN IN A MUDDY CONDITION.
4.

FINISH GRADE SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE BEFORE ANY PLANTING BEGINS.
5.

AN EVEN FINISHED GRADE WITH NO RIDGES OR DEPRESSIONS SHALL BE CAREFULLY MAINTAINED DURING OPERATIONS TO ENSURE PROPER SURFACE DRAINAGE.
6.

SHRUB AREAS SHALL BE FINE GRADED TO WITHIN TWO INCH (2") BELOW ADJACENT SURFACES.
7.

LAWN AREAS SHALL BE FINE GRADED TO WITHIN ONE INCH(1") BELOW ADJACENT SURFACES.
8.

CONTRACTOR SHALL PERFORM SOILS ANALYSIS AND OBTAIN AMENDMENT RECOMMENDATIONS FROM SOIL LABORATORY PRIOR TO BEGINNING WORK AND AFTER BACKFILL SOIL HAS BEEN PLACED. CONTRACTOR SHALL AMEND SOILS PER MOST RECENT RECOMMENDATIONS. THE FOLLOWING MINIMUM AMENDMENTS SHALL BE INCORPORATED INTO ALL PLANTED AREAS (FOR BID PURPOSES ONLY) AND TILLED INTO THE SOIL TO A DEPTH OF SIX TO TWELVE INCHES (6"-12"):
-6-20-20 FERTILIZER AT 25 LBS PER 1,000 SF.
-SOIL SULFUR AT 25 LBS PER 1,000 SF.
-ORGANIC AMENDMENT AT 5 CUBIC YARDS PER 1,000 SF.
-BACKFILL MIX, 1/3 NATIVE SOIL, MIXED WITH 2/3 SOIL AMENDMENT.

PLANT MATERIAL

1.

SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER.
2.

PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM NOXIOUS WEEDS, PLANT DISEASE, INSECT PESTS, OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS AND COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
3.

PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. DO NOT "TOP" TREES.
4.

ALL PLANT MATERIAL WILL BE REVIEWED AND APPROVED BY THE CITY OF LATHROP PRIOR TO PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY REJECTED MATERIAL AT THEIR COST
5.

CONTRACTOR SHALL PROVIDE PLANT MATERIAL DELIVERY TO JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE, CARE, INSTALLATION, AND GUARANTEE FROM TIME OF DELIVERY. DO NOT STORE PLANT MATERIAL ON CONCRETE OR ASPHALT SURFACES.

WEED CONTROL

1.

PRIOR TO DRILL SEEDING THE CONTRACTOR SHALL SPRAY A POST EMERGENT HERBICIDE TO KILL EXISTING WEEDS. ALLOW ONE (1) WEEK FOR WEEDS TO COMPLETELY DIE AND REMOVE FROM SITE.
2.

FOLLOWING REMOVAL OF WEEDS, IRRIGATE THE SITE KEEPING SOIL MOIST UNTIL GERMINATION OF THE NEW CROP OF WEEDS IS A MINIMUM OF ONE INCH (1") TALL. REPEAT THE HERBICIDE TREATMENT AFTER THE SECOND TREATMENT AND AFTER THE REQUIRED WAIT PERIOD (AS SPECIFIED BY HERBICIDE MANUFACTURER) SEEDING MAY BE PERFORMED.
3.

THE CONTRACTOR SHALL APPLY A BROADLEAF HERBICIDE FORTY-FIVE (45) DAYS AFTER SEEDING BUT NOT BEFORE THE THIRD MOWING. THE HERBICIDE SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS.

PLANTING OPERATIONS

1.

ALL PLANTS SHALL BE PLANTED, STAKED, AND TIED ACCORDING TO THESE PLANS.
2.

STAKE TREES AT THE LOWEST POINT WHERE THE TREE CAN SUPPORT ITSELF.
3.

THOROUGHLY WATER TREES, SHRUBS, AND GROUNDCOVER IMMEDIATELY AFTER PLANTING.
4.

RELOCATION OF TREES: IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF THE TREE HOLES, ALTERNATE LOCATIONS WILL BE SELECTED BY THE OWNER'S REPRESENTATIVE.
5.

ALL TREES SHALL BE PRUNED TO REMOVE BROKEN AND DAMAGED LIMBS AND BRANCHES. NO OTHER PRUNING IS APPROVED.
6.

3" TOPDRESSING OF DECORATIVE MULCH (COLOR: BROWN) (MAXIMUM 2 INCH LENGTHS) TO BE INSTALLED PER DETAILS. WASH EXCESS BARK OFF LEAVES AND DO NOT ENGULF STEMS OF PLANTS AND GROUNDCOVER.
7.

FERTILIZER TABLETS SHALL BE BEST-PAKS (20-10-5) PLANTER PACKETS PLACED IN ALL PLANTING PITS PER DETAILS.

PLANT ESTABLISHMENT AND MAINTENANCE PERIODS

1.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT/ MAINTAINANCE PERIOD OF **NINETY (90)** DAYS COMMENCING AT COMPLETION OF PLANT MATERIAL INSTALLATION.
2.

APPROXIMATELY 30 DAYS AFTER INITIAL PLANTING, APPLY A BALANCED FERTILIZER TO TURF AREAS PER MANUFACTURER'S RECOMMENDED RATES.
3.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR **NINETY (90)** DAYS INCLUDING MOWING AND MAINTENANCE OF TURF, FERTILIZATION, REMOVING CLIPPINGS FROM SITE, EDGING, AND THE CONTROL OF WEEDS. ADJUSTMENTS TO THE IRRIGATION SYSTEM FOR TIME AND DURATION OF FLOWS AND REPLACEMENT AND ADJUSTMENTS TO HEADS AND NOZZLES ARE ALSO REQUIRED.
4.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS.

ACCEPTANCE

1.

COMPLETED WORK SHALL BE REVIEWED AND OBSERVED BY OWNER. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE LANDSCAPE CONTRACTOR AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY THE CITY OF LATHROP.
2.

UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING.

GUARANTEE

1.

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

WATER CONSERVATION STATEMENT

1.

I HAVE COMPLIED WITH THE CRITERIA OF THE (STATE/CITY WATER CONSERVATION) ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
2.

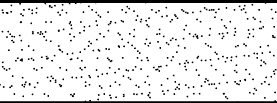
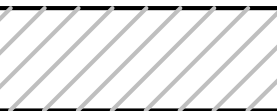
CHANGES TO THE APPROVED PLANS OR FIELD SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE CITY OF LATHROP. IF THE OWNER/CONTRACTOR DEVIATES FROM THE APPROVED PLAN WITHOUT PRIOR WRITTEN APPROVAL THEY WILL BE REQUIRED TO MAKE ANY CORRECTIONS, AT THEIR OWN EXPENSE, TO BRING THE LANDSCAPE AND IRRIGATION INTO COMPLIANCE WITH THE APPROVED PLANS AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

CLOSE-OUT DOCUMENTS

1.

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

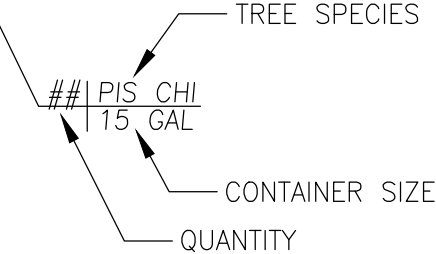
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	APPROX SPACING	WATER USE	QTY	REMARKS
TREES							
CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	PER PLAN	MODERATE	192	F&B, FGR, HI BR, MATCH, SL
GROUNDCOVER							
	TURF SOD – BOLERO PLUS	90/10 FESCUE BLEND		SOD	HIGH	112,934 SF	AVAILABLE THROUGH DELTA BLUEGRASS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
MISCELLANEOUS							
	BARK MULCH					7,660 SF	

PLANT LIST ABBREVIATIONS

BR GR	BRANCHED TO GROUND	MATCH	MATCHED SIZE, FORM, CALIPER, BRANCHING AND CULTIVAR. SELECT FROM ONE LOT, ONE GROWER, FOR GUARANTEED CONSISTENCY THROUGH LIFE OF PLANTS. IN GENERAL PLANTS WITHIN A GROUP OR AREA ARE TO BE MATCHED, UNLESS NOTED OTHERWISE
DV	DWARF VARIETY	SL	SINGLE, STRAIGHT, DOMINANT LEADER
F&B	FULL DENSE, BUSHY, VIGOROUS PLANTS, WITH YOUNG GROWTH CLOSELY SPACED ON BRANCHES	TRI SP	TRIANGULARLY SPACED
FGR	FREE OF GIRDLING ROOTS	TTW	TRAIN TO WALL
FLW	FLOWER	VAR	VARIEGATED SPECIES
GAL	GALLON CAN		
HI BR	HIGH BRANCHED		
LO BR	LOW BRANCHED		

TREE CALLOUT



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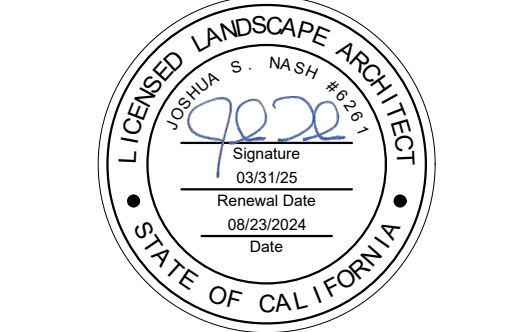
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

PLANTING LEGEND AND NOTES



APPROVED:

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FILE NO.:	41354-PT.DWG

SHEET NO.

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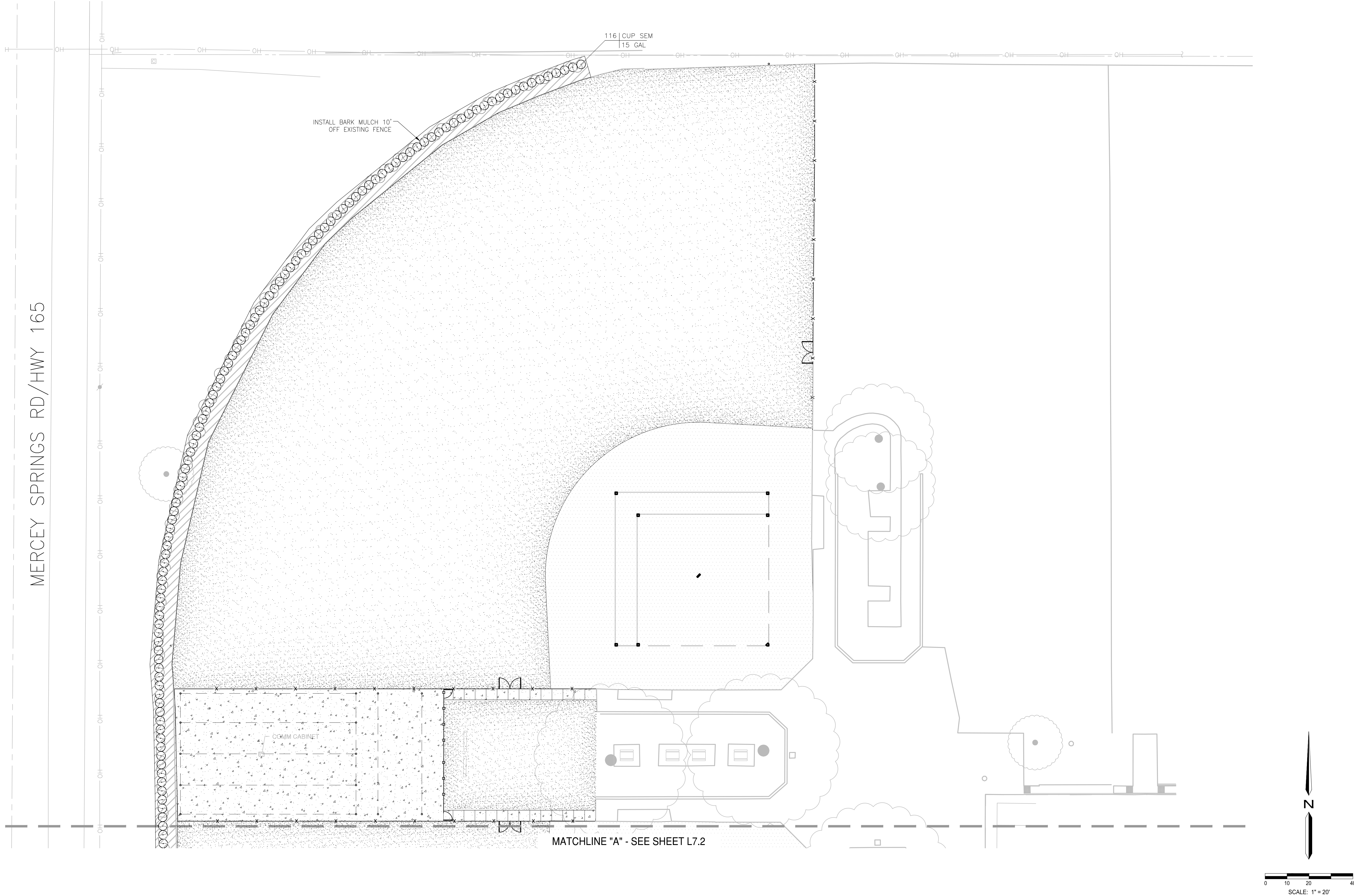
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LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

PLANTING PLAN



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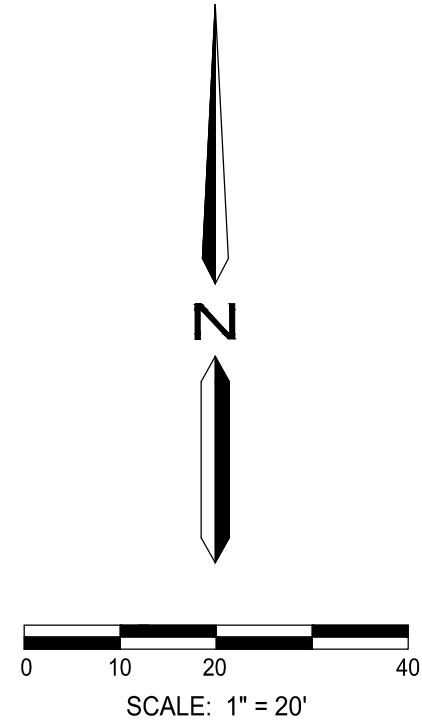
MERCEY SPRINGS RD/HWY 165

DEL RIO DRIVE

INSTALL BARK MULCH 10' OFF EXISTING FENCE

76 CUP SEM
15 GAL

MATCHLINE "A" - SEE SHEET L7.1



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PLAN REVISIONS		
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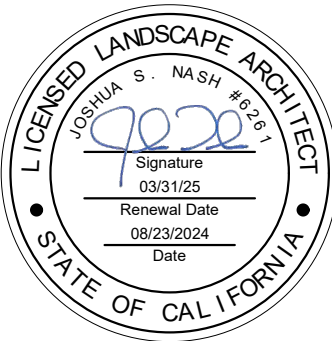


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LANDSCAPE IMPROVEMENT PLANS
AG SPORTS COMPLEX

LB-2024-024
LOS BANOS, CALIFORNIA

PLANTING PLAN



APPROVED:

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DRAWN: AL

CHECKED: JN

SCALE: 1" = 20'

DATE: 08/23/2024

JOB NO.: 41354

FILE NO.: 41354-PT.DWG

SHEET NO.

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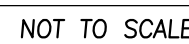
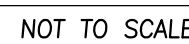
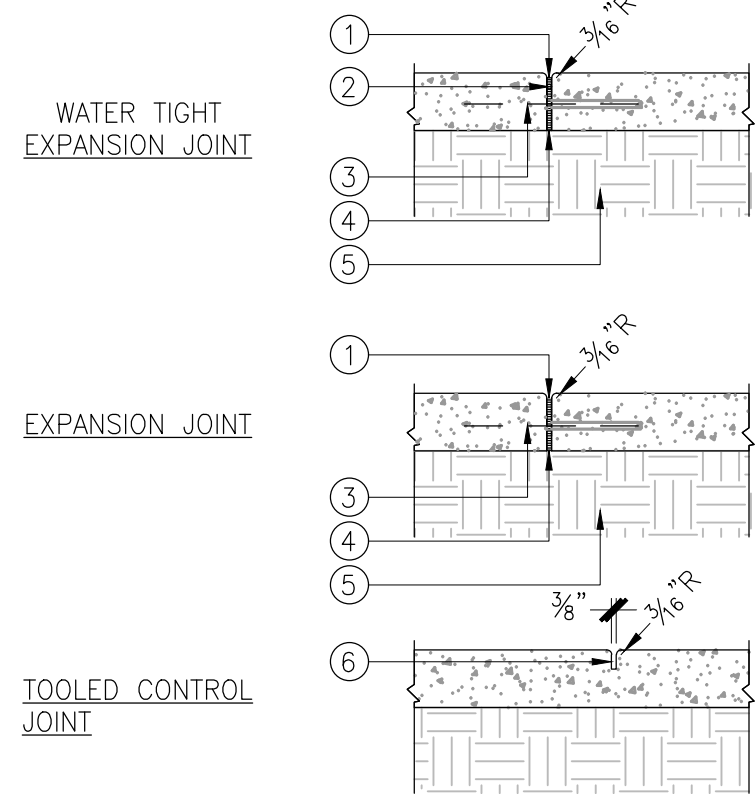
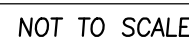
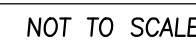
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LOS BANOS, CALIFORNIA

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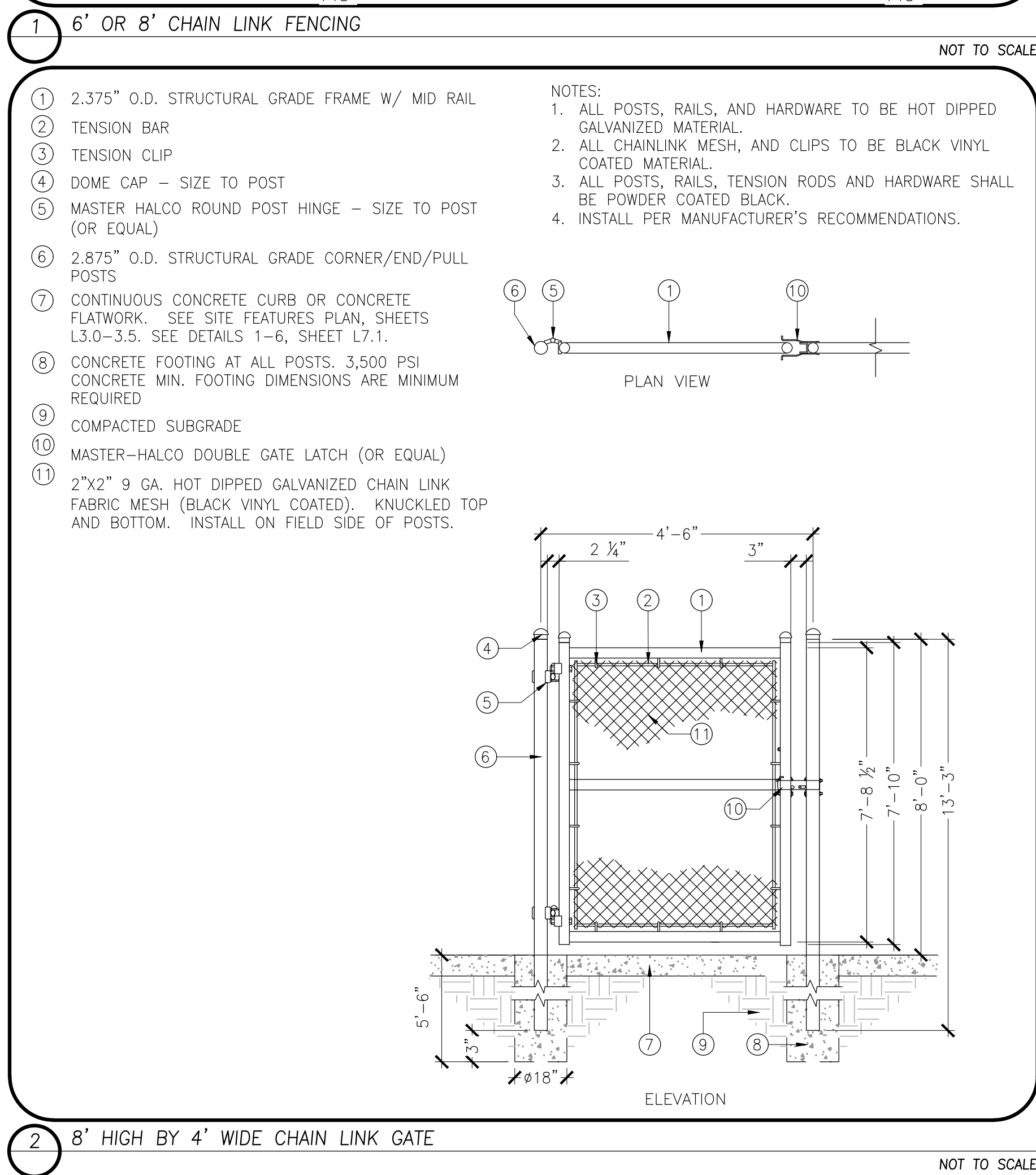
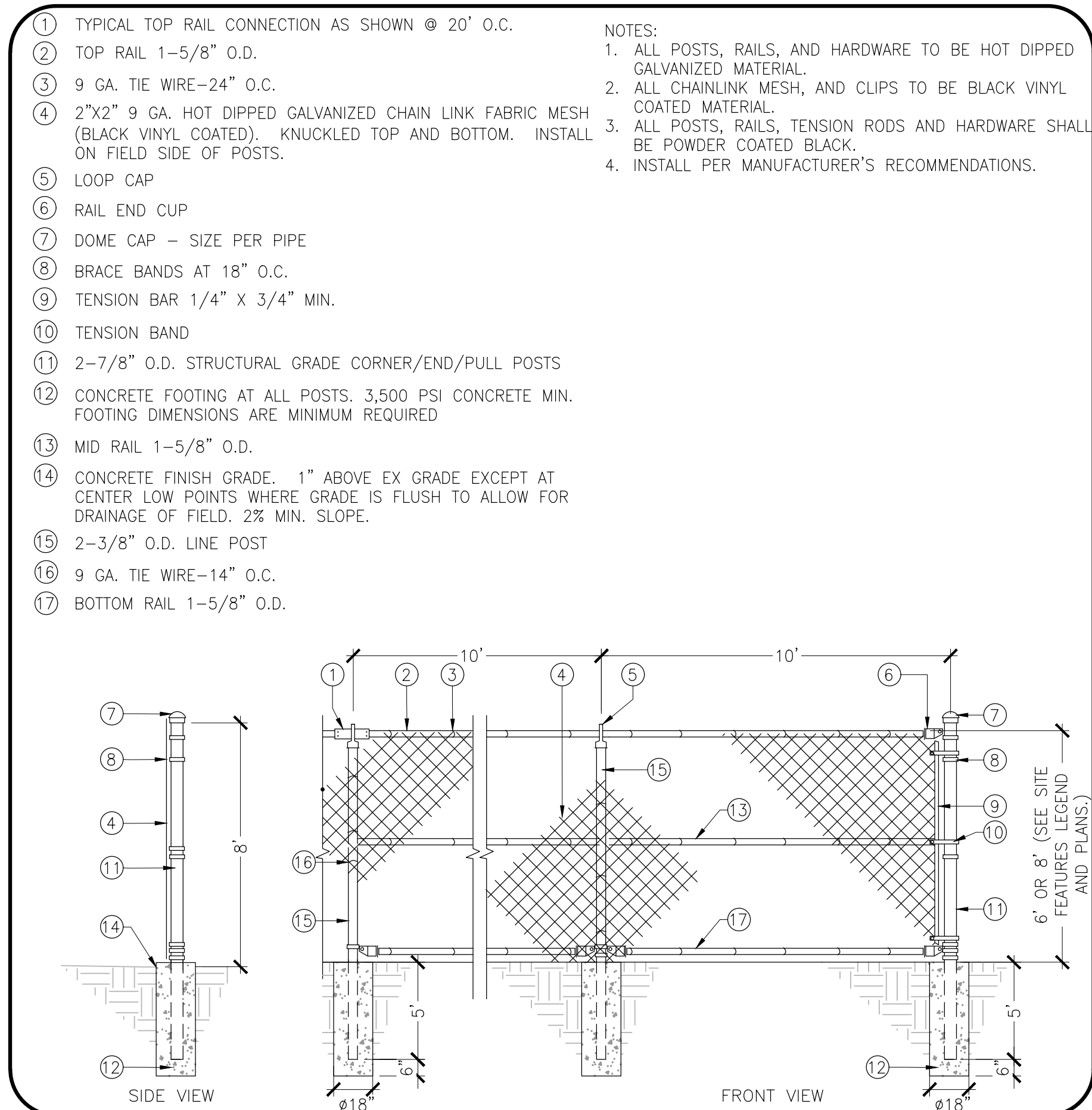
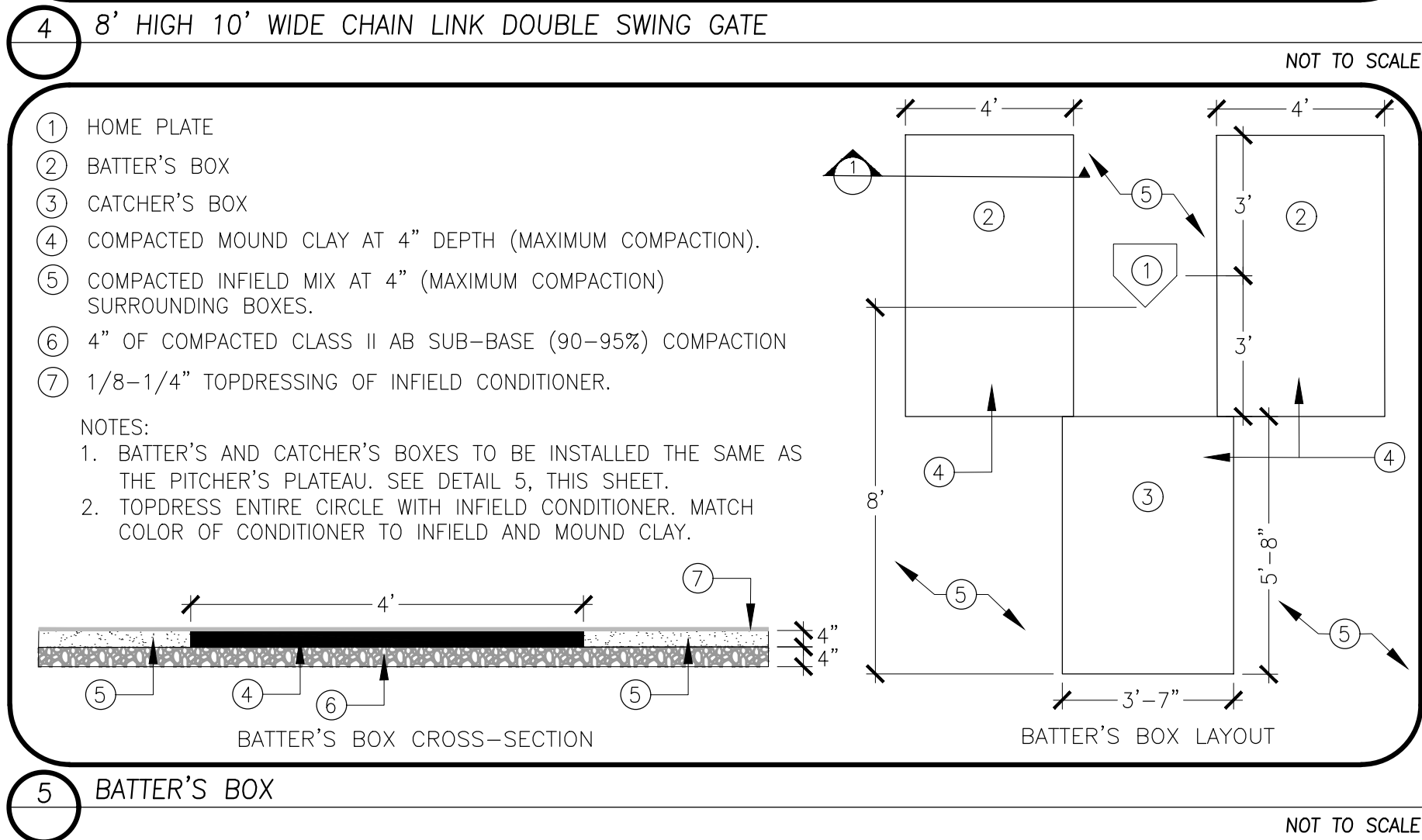
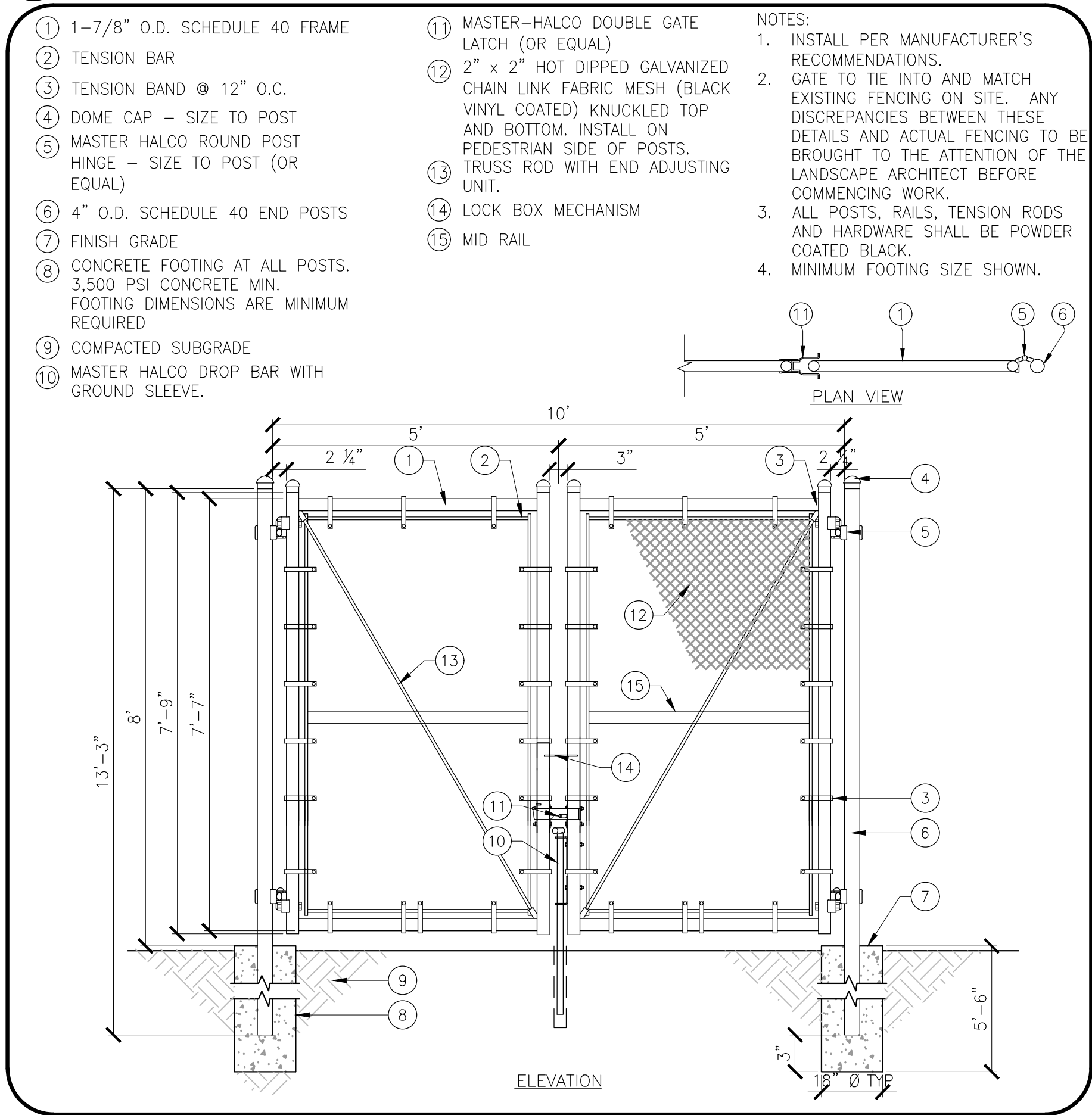
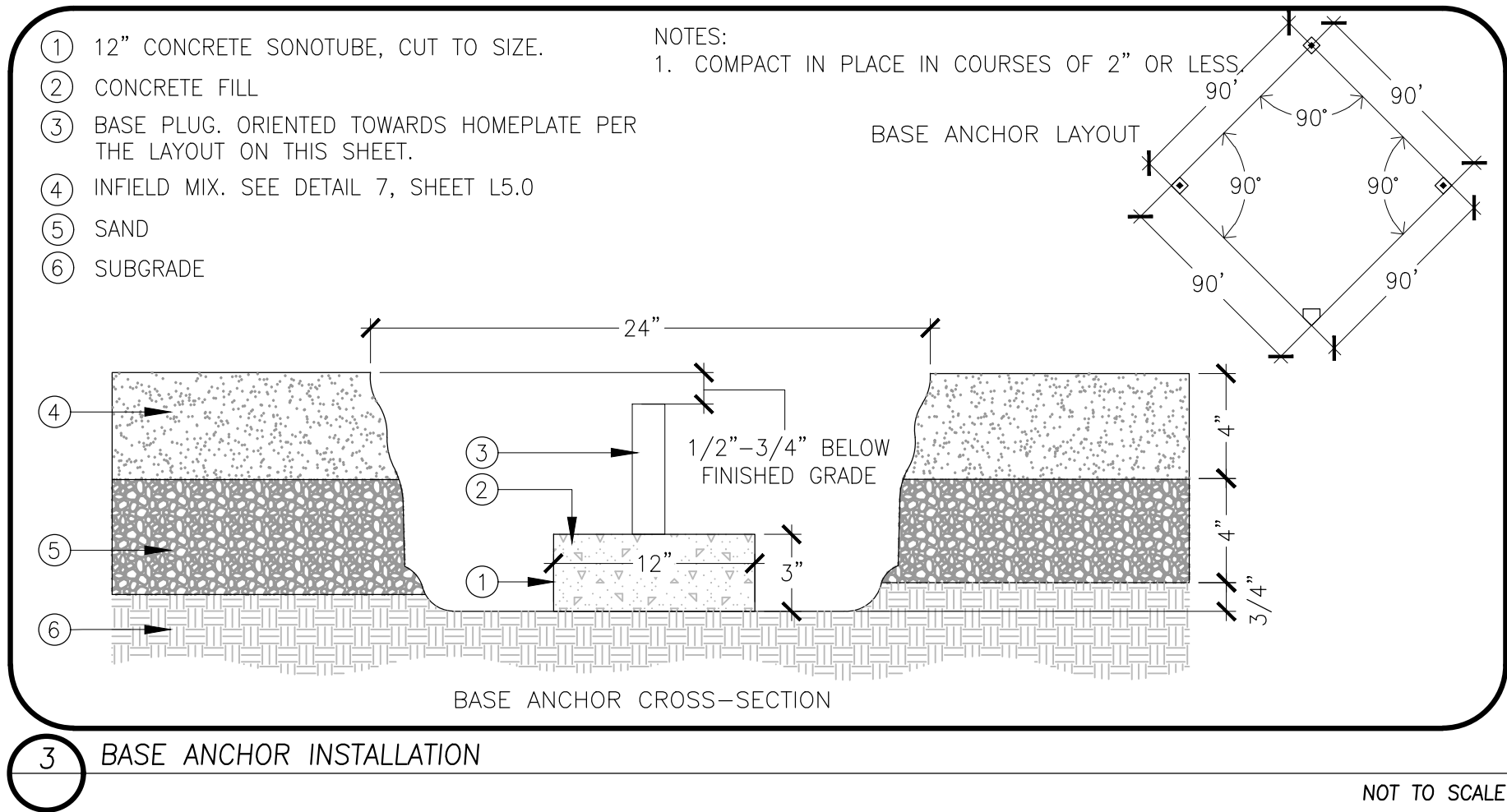
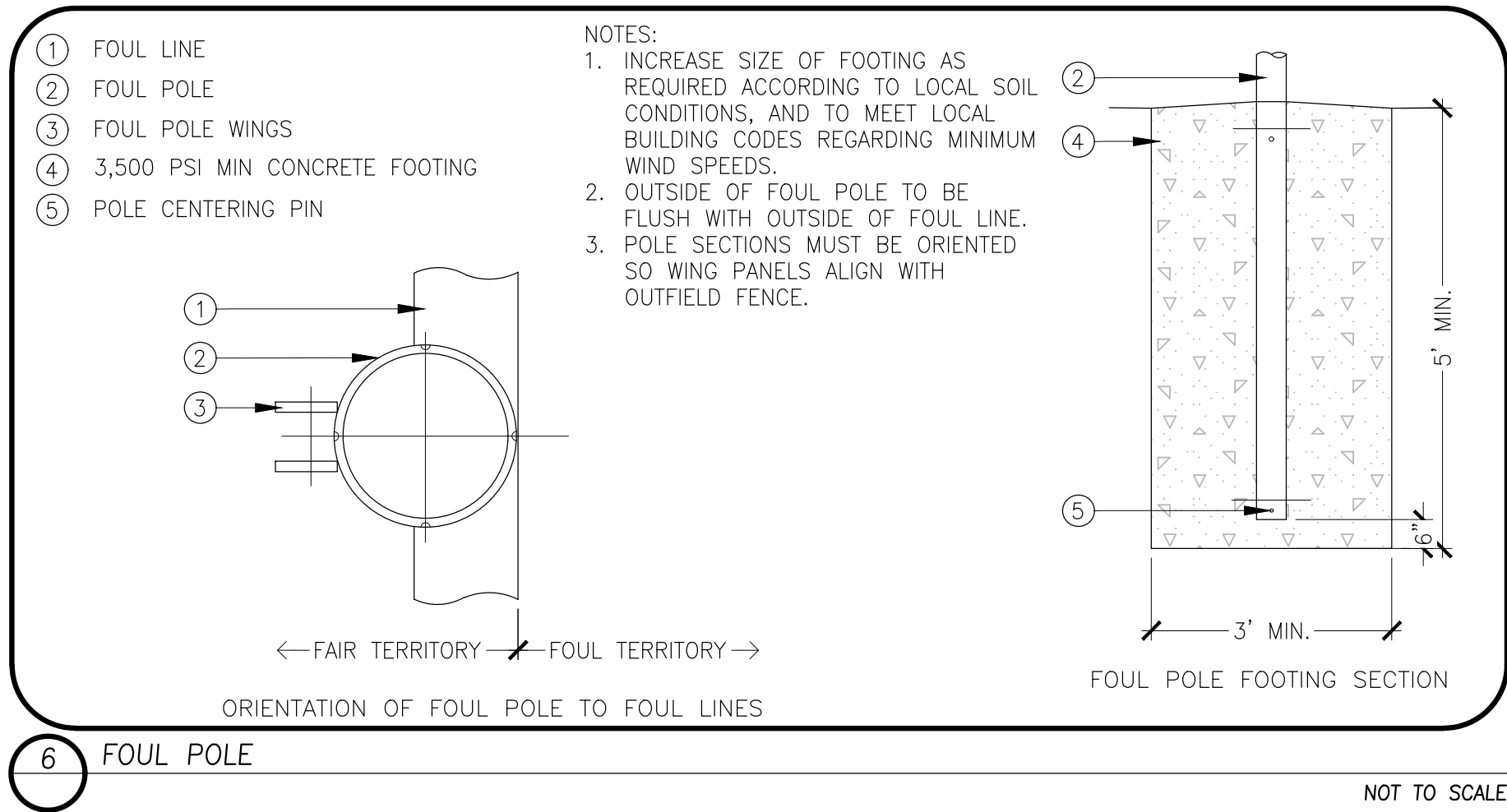
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LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

CONSTRUCTION
DETAILS



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811
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PLAN REVISIONS		
NO.	DATE	REVISION



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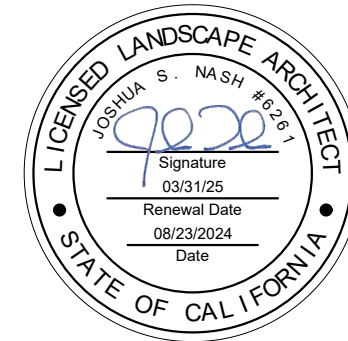
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

CONSTRUCTION
DETAILS



APPROVED:

DESIGNED: KL
DRAWN: AL
CHECKED: JN
SCALE: NO SCALE
DATE: 08/23/2024
JOB NO.: 41354
FILE NO.: 41354-DT.DWG

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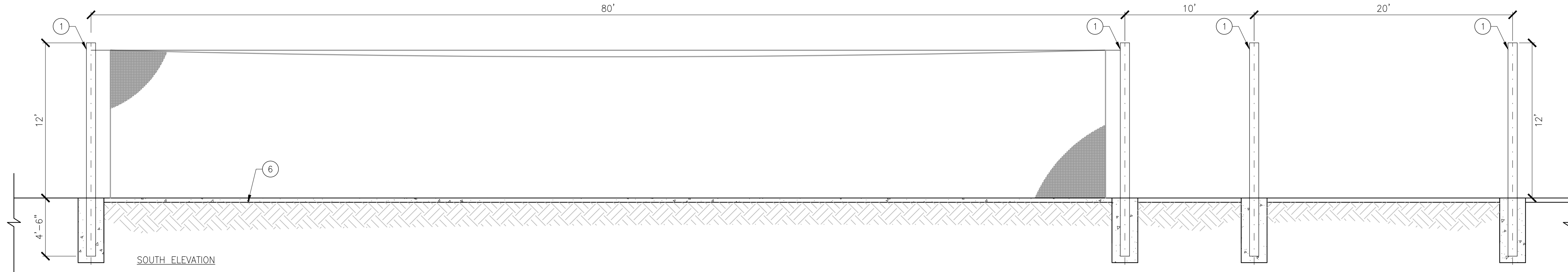
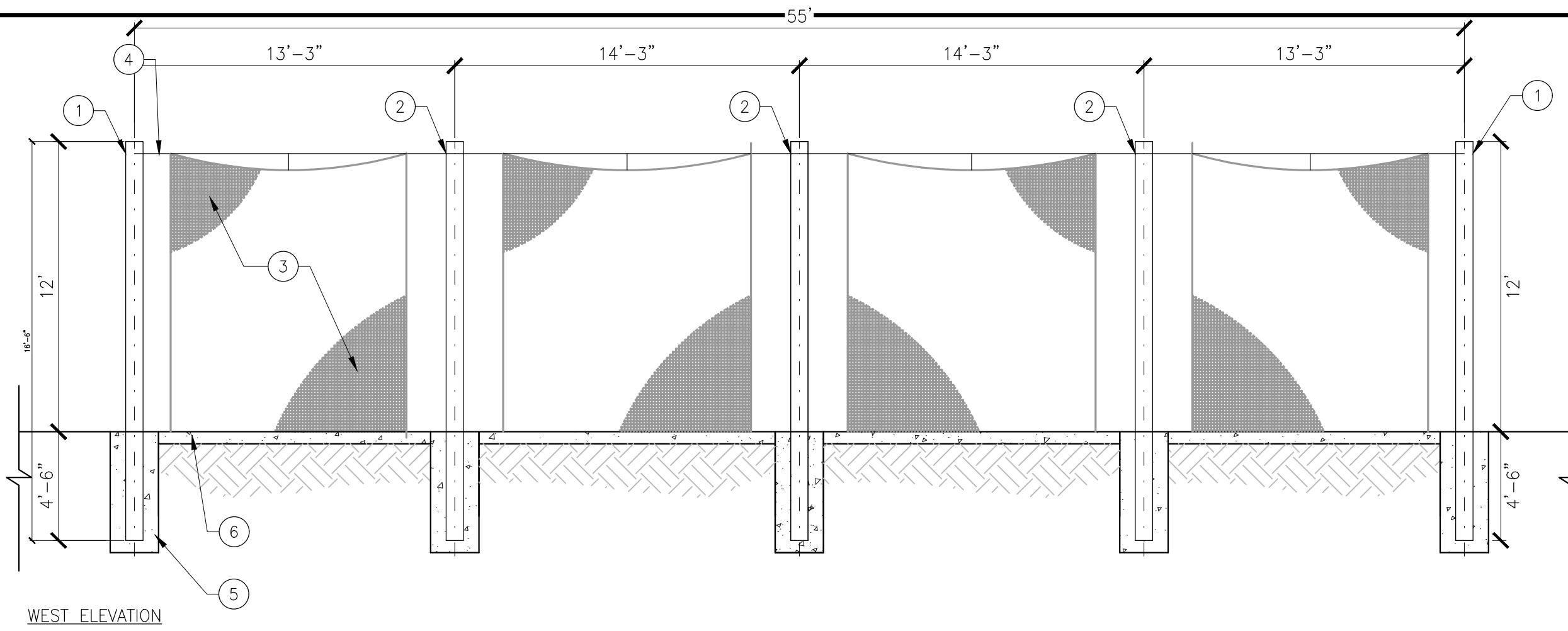
OF

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- 12' TALL CORNER POLE
- 12' TALL T POLE
- #42 HDPE BASEBALL NETTING, 1-3/4" SQUARE KNOTTED 5/16" SEWN ROPE BORDERS
- 3/16" #719 AIRCRAFT CABLE, GALVANIZED
- CONCRETE FOOTING (DEFERRED SUBMITTAL)
- CONCRETE PAVEMENT, SEE SITE FEATURES AND FINISHES PLAN AND SCHEDULE
- COMPACT SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

NOTES:

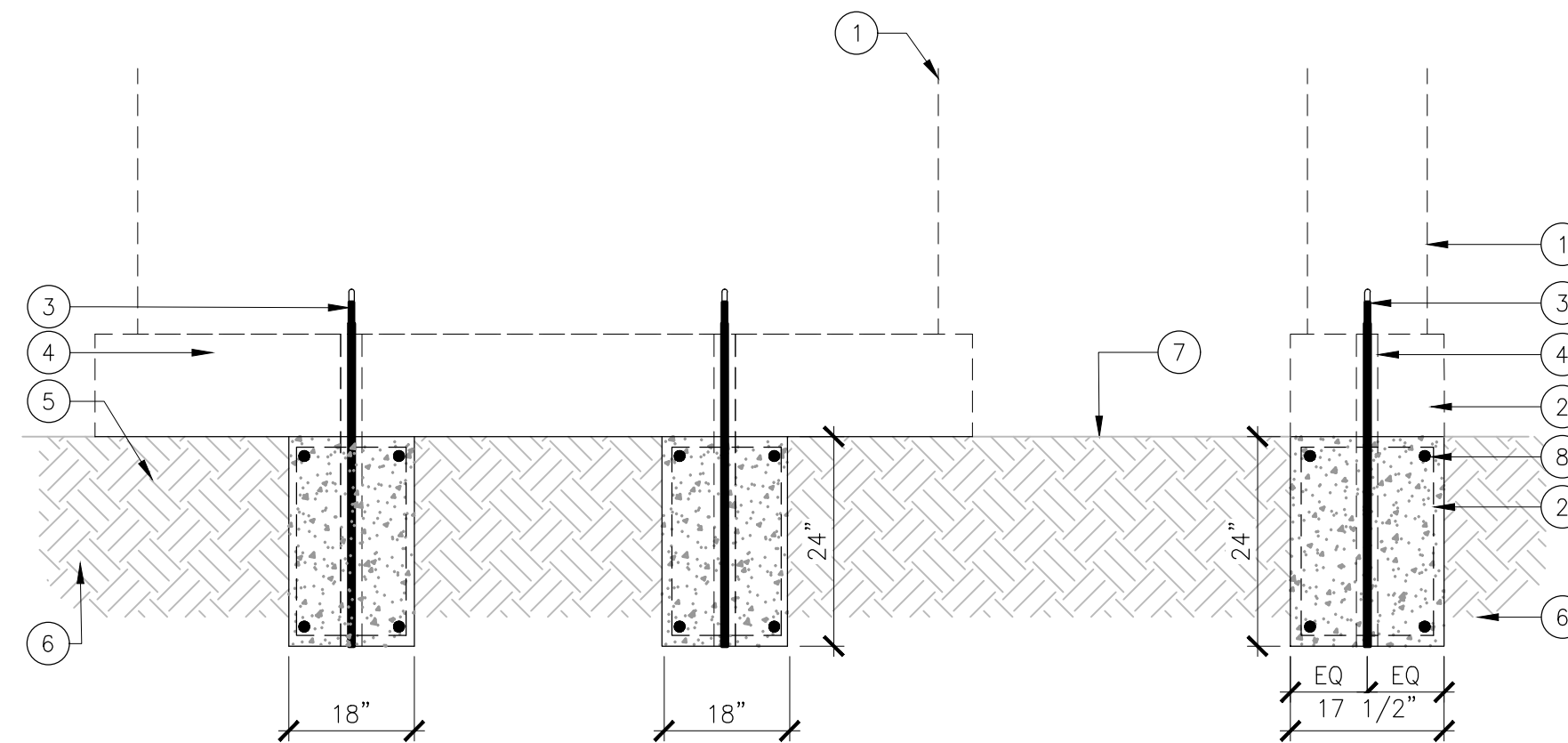
A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



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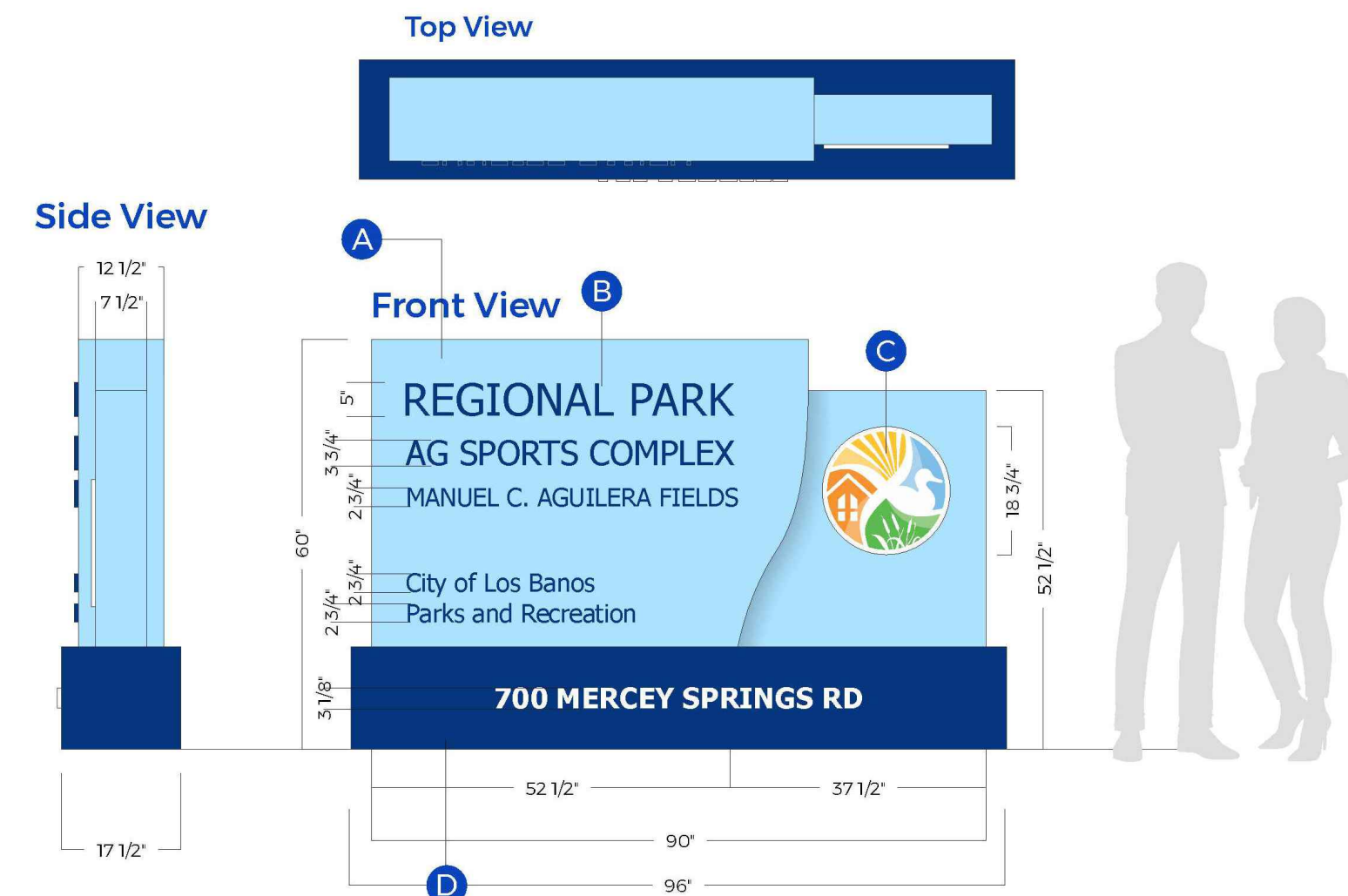
1 BATTING CAGE

- PARK SIGN WITH BASE
- #4 REBAR @ 12" O.C.
- CAST IN THREADED INSERTS
- 3" PUG GREAT POCKETS
- CONCRETE FOOTING (5 SACK CRUSHED, AGGREGATE 3/4" @ 3000 PSI.
- COMPACT SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.
- FINISH GRADE
- #4 REBAR ALL FOUR CORNERS CONTINUOUS, 3" AWAY FROM ALL EDGES



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3 ENTRY SIGN FOOTING



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2 CITY PARK ENTRY SIGN

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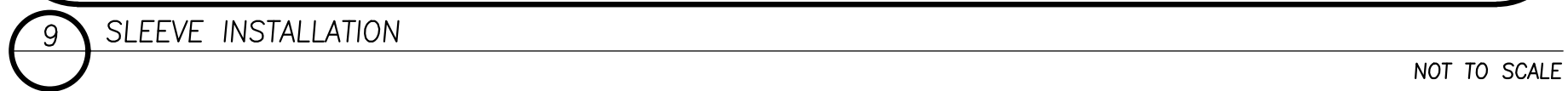
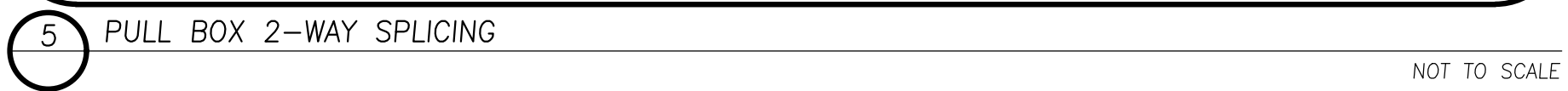
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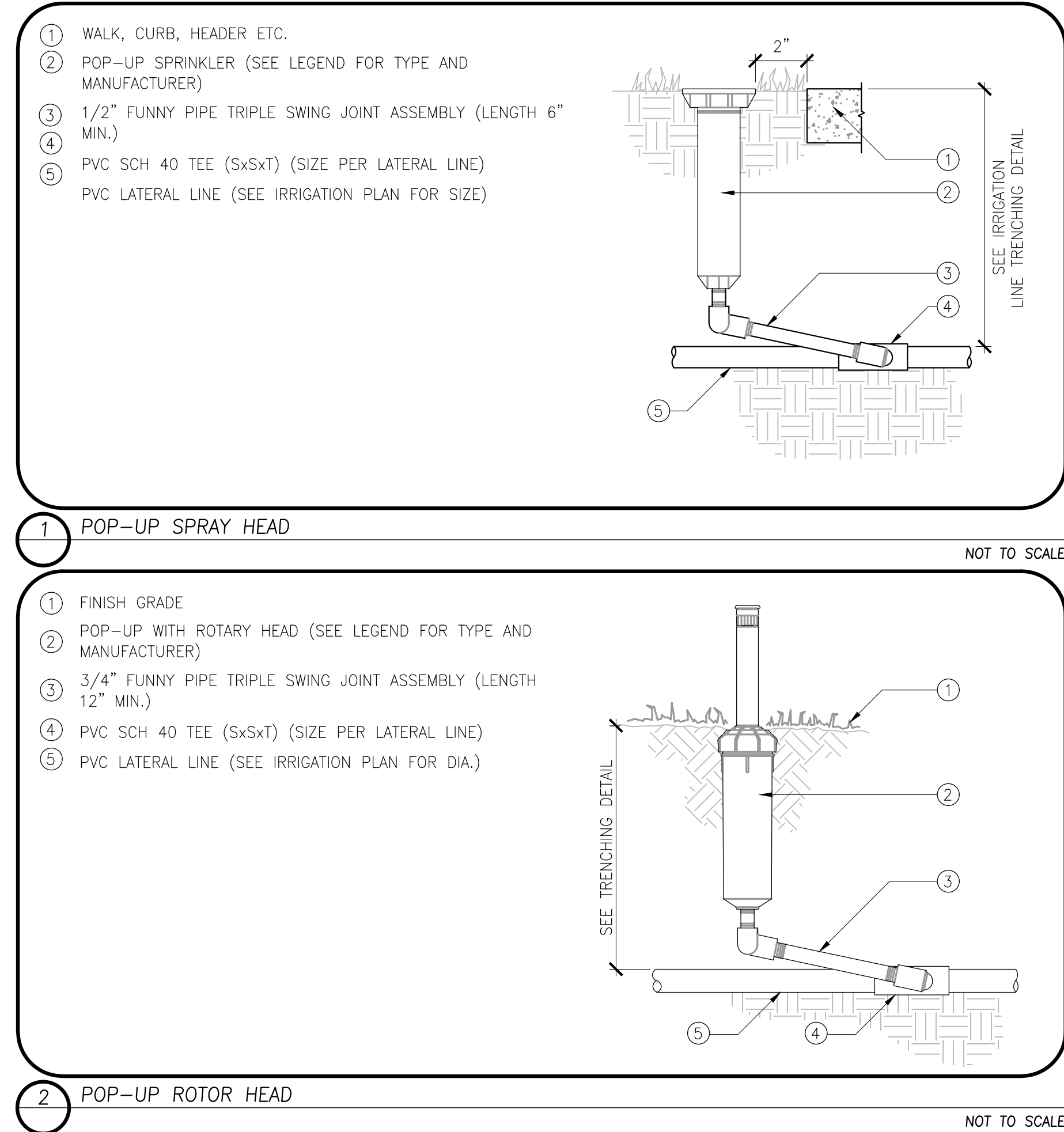
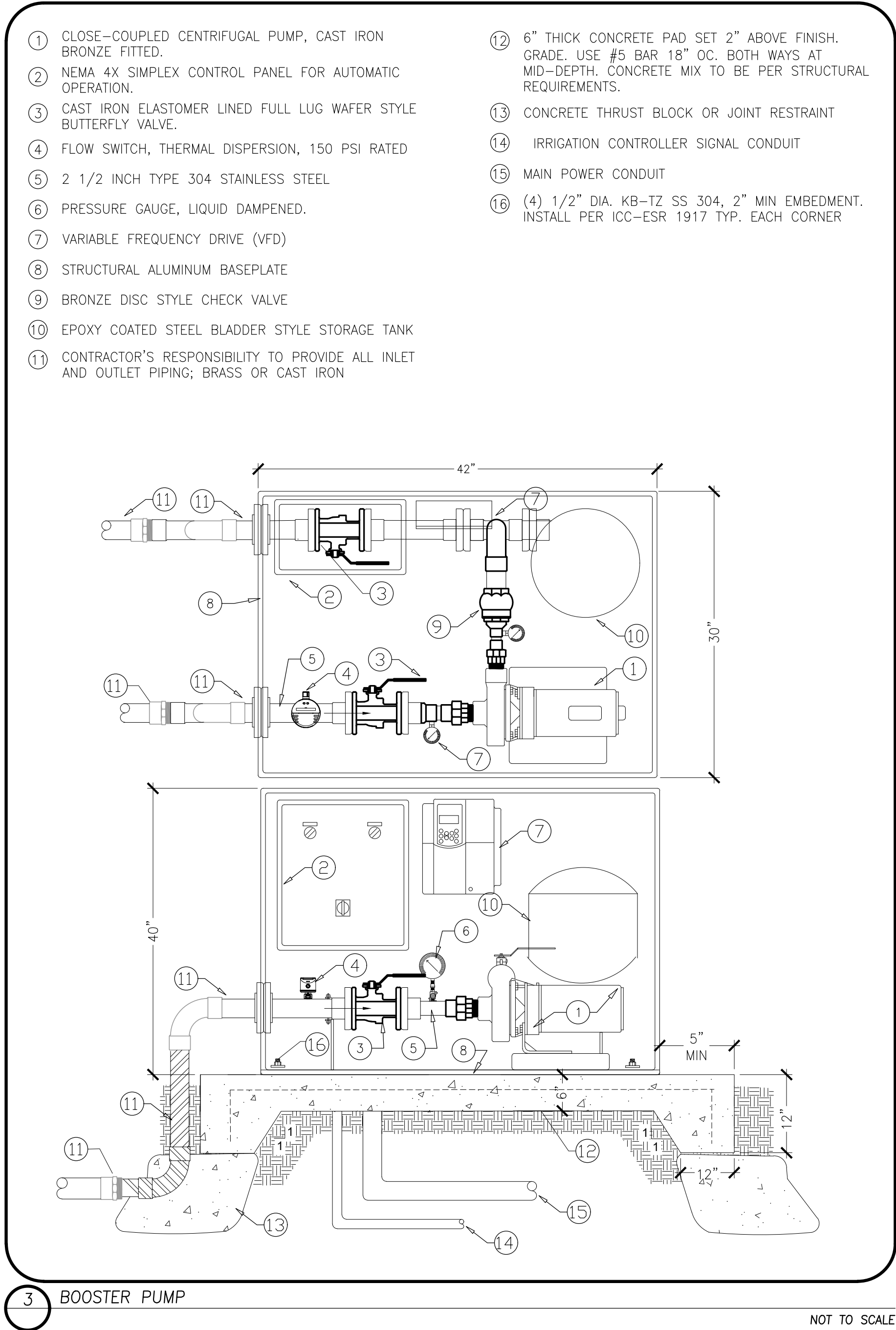
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IRRIGATED LANDSCAPE WATER EFFICIENCY TABLE								IRRIGATION SCHEDULE							
WATER BUDGET CALCULATIONS								SCHEDULING NOTES & RUN TIMES							
MAXIMUM APPLIED WATER ALLOWANCE								WATERING CYCLES AND DURATION DURING PRE-ESTABLISHMENT PERIODS SHOULD BE ADJUSTED PER PLANT PROVIDER'S RECOMMENDATIONS AND CURRENT WEATHER CONDITIONS.							
MAWA=(ETo)((0.62)((0.45xLA)+((1.0-0.45)xSLA)))			LOCAL ETo=	LA =	SLA =		MAWA TOTAL=								
			51.2	118,360	118,360		3,757,220 GAL.	POST ESTABLISHMENT IRRIGATION SCHEDULE CALCULATED USING AVERAGE CLIMATE CONDITIONS AND AVERAGE PLANT REQUIREMENTS. THIS SCHEDULE SERVES AS A BASE FOR CONTROLLER PROGRAMMING. EXTREME AND SITE SPECIFIC CONDITIONS WILL RESULT IN ETo ADJUSTMENTS AND MAY REQUIRE ADJUSTMENTS TO SCHEDULE FREQUENCY/DURATION.							
ESTIMATED TOTAL WATER USE															
ETWU=(ETo)(0.62)(((PFxHA)/IE)+SLA)			LOCAL ETo=	PF =	LA =	SLA =	ETWU TOTAL=	IRRIGATION CONTROLLER SHALL BE CONFIGURED TO RUN ALL ZONES ON SOAK CYCLES. STATION RUN-TIMES ARE SHOWN IN MINUTES PER DAY (MIN) AND DAYS PER WEEK (DW)							
			51.2	SEE BELOW	443527	443527	3,757,220 GAL.								
HYDROZONE INFORMATION TABLE								WINTER		SPRING		SUMMER		FALL	
HYDROZONE TAG	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.	PRE-EST.	POST-EST.
LANDSCAPE AREAS															
					TOTAL AREA= 0 SF	TOTAL= 0	TOTAL AREA= 0 GAL.								
SPECIAL LANDSCAPE AREAS															
VALVE #: 1, 9-11, 18 (SHRUB/BUBBLER/MODERATE)				1	5,426 S.F.	5,426	172,243	4 MIN/ 4 DW	8 MIN/ 2 DW	16 MIN/ 4 DW	32 MIN/ 2 DW	21 MIN/ 4 DW	41 MIN/ 2 DW	8 MIN/ 4 DW	16 MIN/ 2 DW
VALVE #: 7 (TURF/ROTARY/HIGH)				1	3,481 S.F.	3,481	110,501	7 MIN/ 6 DW	13 MIN/ 3 DW	27 MIN/ 6 DW	54 MIN/ 3 DW	35 MIN/ 6 DW	71 MIN/ 3 DW	14 MIN/ 6 DW	28 MIN/ 3 DW
VALVE #: 2-6, 8, 12-17 (TURF/ROTOR/HIGH)				1	109,453 S.F.	109,453	3,474,476	7 MIN/ 6 DW	13 MIN/ 3 DW	27 MIN/ 6 DW	54 MIN/ 3 DW	35 MIN/ 6 DW	71 MIN/ 3 DW	14 MIN/ 6 DW	28 MIN/ 3 DW
					TOTAL AREA= 118,360 SF	TOTAL= 118,360	TOTAL AREA= 3,757,220 GAL.								
* THIS INFORMATION DERIVED FROM PLANT FACTOR DESIGNATIONS IN THE WUCOLS IV DOCUMENT.															



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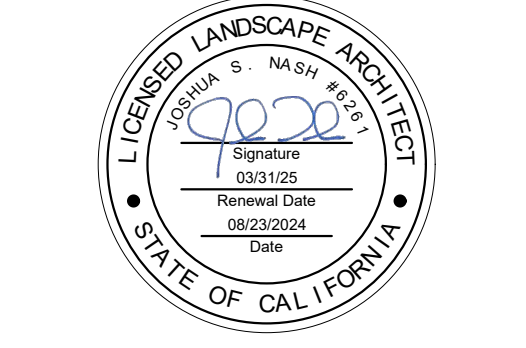
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

IRRIGATION DETAILS

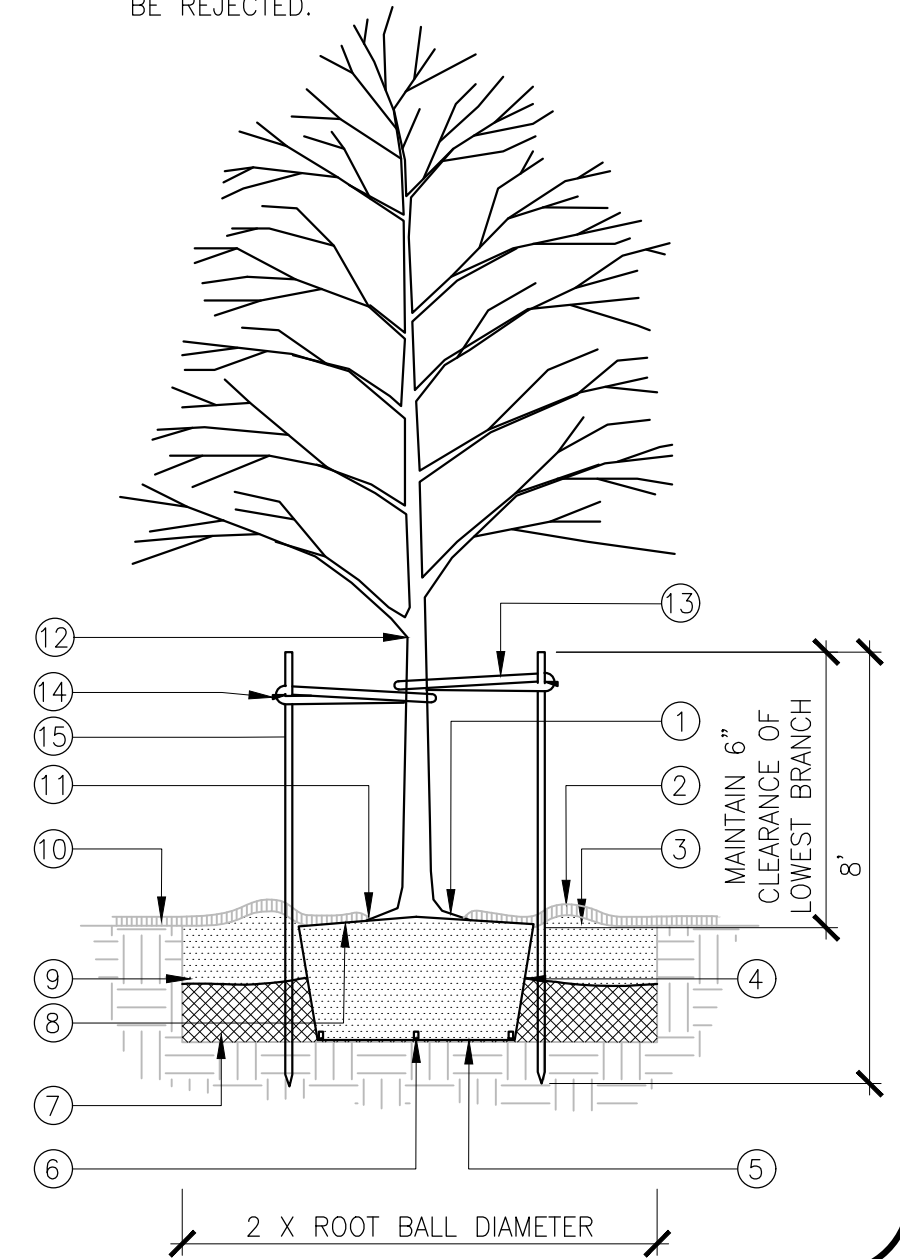


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DESIGNED:	KL
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- 1 EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- 2 3" HIGH EARTH BERM BEYOND EDGE OF ROOT BALL.
- 3 SEE PLANTING NOTES FOR SOIL AMENDMENT MIXTURE.
- 4 REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
- 5 PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- 6 21-GRAM FERTILIZER PLANT TABS: 5 PER 15 GAL TREE, 8 PER 24" BOX TREE, 12 PER 36" BOX TREE.
- 7 TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE IN 9" LIFTS SO THAT ROOT BALL DOES NOT SHIFT.
- 8 SET TOP OF ROOT BALL FLUSH TO GRADE OR (1"-2") HIGHER IN SLOWLY DRAINING SOILS.
- 9 NATIVE SOIL.
- 10 MULCH RING, (3') DIA. MIN. (4') DIA. PREFERRED.
- 11 DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE DURING THE MAINTENANCE PERIOD.
- 12 MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE.
- 13 "GRO STRAIT" 36" 'Z' STRAP OR EQUAL
- 14 SECURE WITH 1-1/2" GALVANIZED NAIL OR SCREW
- 15 2" DIA. X 8' (15 GAL.-24" BOX), 3" DIA. X 10' (36"-48" BOX) HARDWOOD LODGEPOLE STAKES OR OTHER APPROVED STAKE MATERIAL. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOTBALL.

- NOTES:
- A. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - B. SEE STAKING DETAIL FOR STAKING INFORMATION
 - C. AMENDED SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE.
 - D. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
 - E. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.

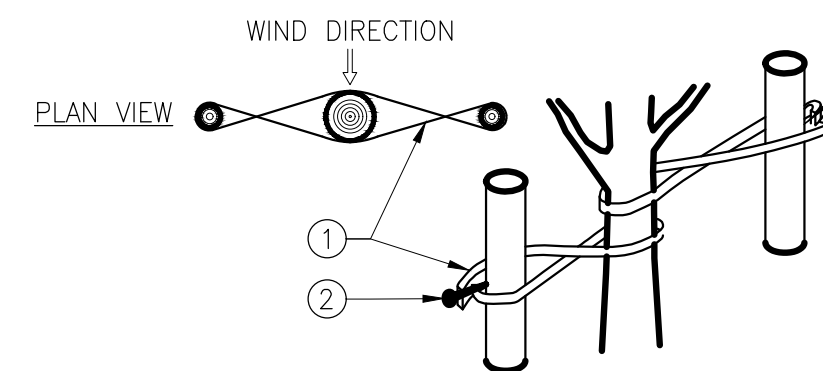


1 TREE PLANTING

NOT TO SCALE

- 1 GRO STRAIT-36" 'Z' STRAP OR EQUAL
- 2 SECURE WITH 1" GALVANIZED SCREW
- 3 2" DIA. X 8' (15 GAL.-24" BOX), 3" DIA. X 10' (36"-48" BOX) HARDWOOD LODGEPOLE STAKES OR OTHER APPROVED STAKE MATERIAL. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOTBALL.
- 4 SECURE TREE 6" TO 12" ABOVE LOWEST POINT NECESSARY TO KEEP TREE UPRIGHT AND TOP OF TAKE SHALL BE CUT OFF NO MORE THAN 3" ABOVE THE HIGHEST TIE.

- NOTES:
- A. FASTEN STRAP TIGHT ENOUGH TO KEEP FROM SLIPPING WHILE ALLOWING FOR SOME TRUNK MOVEMENT.
 - B. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS.
 - C. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
 - D. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.



2 TREE STAKING

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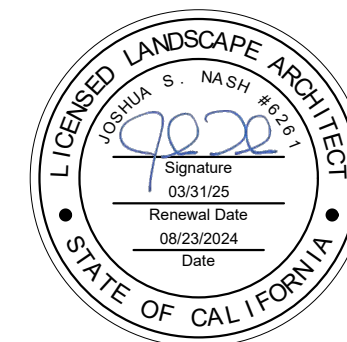
LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

PLANTING DETAILS



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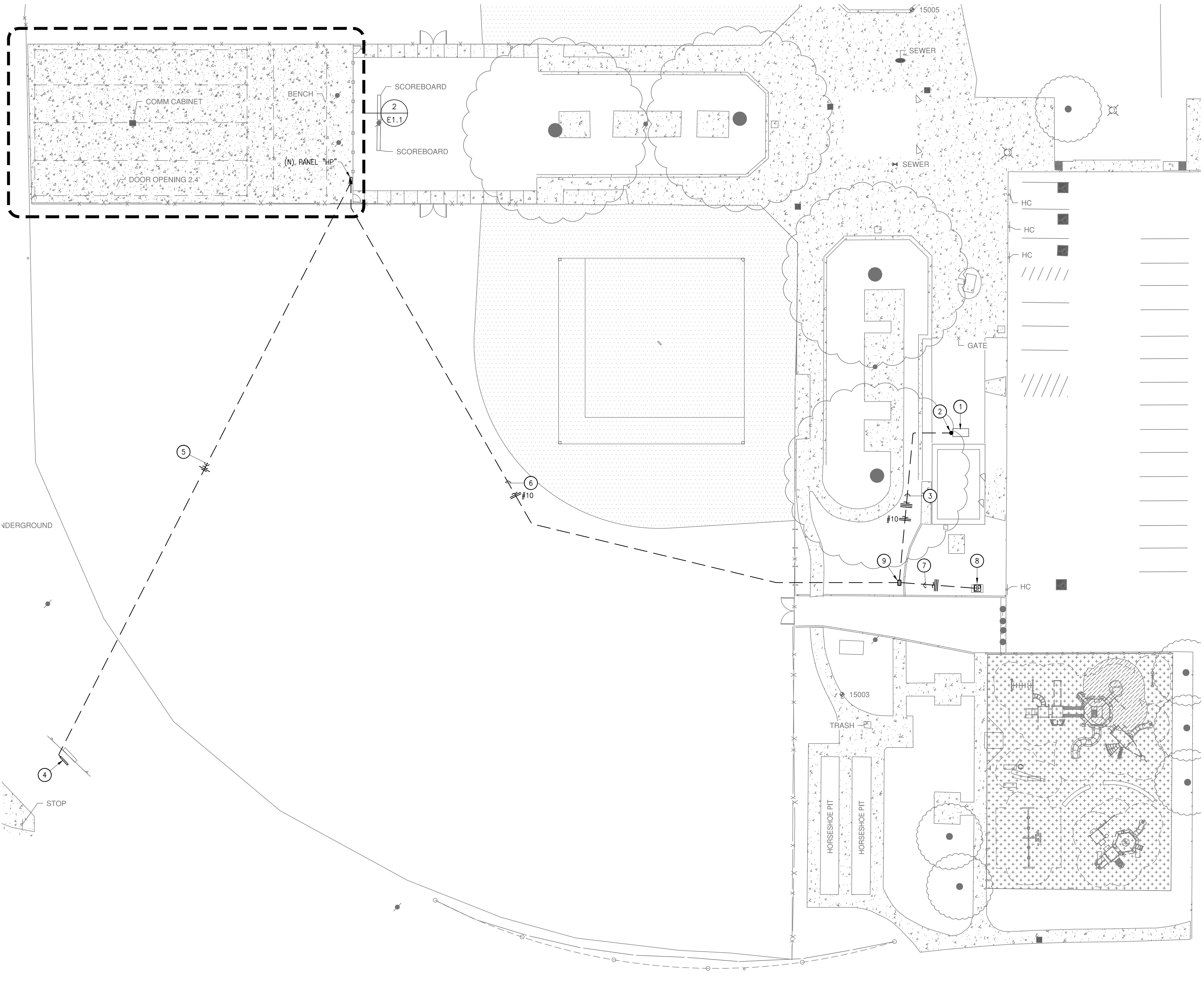
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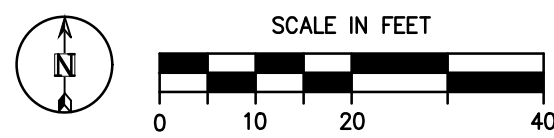
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PLAN NOTES:

- (E) MSB (SQUARE-D 400A-377/480V-3PH-4W-42KA) -INSTALL (N) 30A-2P & 20A-3P BREAKER FOR (N) PANEL "HP" & BOOSTER PUMP -PROVIDE PLACARD LABELING AT (N) BREAKER
- (N) 1" RMC RISER & LB +6"AFG INTO (E) MSB DISTRIBUTION SECTION
- (N) 1" w/(N) FEEDERS DESCRIBED WITHIN OTHER NOTES
- (N) GROUND MOUNTED SIGN LIGHTER -LIGHTWAY FWLA-48-LED-04C-4-B1-WFA-2101-FH (4,840LM, 36W W/INTEGRAL PHOTOCELL) -LOCATE 36" FROM FACE OF SIGN AT +B"AFG
- (N) 1" W/CIRCUIT AS SHOWN FOR (N) SIGNAGE LT.
- (N) 1" W/2 #10 THWN CU & #10 CU GND TO (N) PANEL "HP"
- (N) 3/4" W/3 #12 THWN CU & #12 CU GND TO (N) BOOSTER PUMP
- CONNECT (N) BOOSTER PUMP (7.5HP-480V-3PH) -PROVIDE LOCAL DISCONNECTING MEANS IF NOT PRESENT AT SKID
- (N) N16 PULLBOX W/LOCKJAW COVER -INSTALL PER DETAIL 2/E1.1



1 ELECTRICAL PLAN
SCALE: 1"=20'-0"



PEZZONI ENGINEERING, INC.
CONSULTING ELECTRICAL ENGINEERS
1165 P Street, Suite #415 Modesto, CA 95354
PHONE: 209.554.4602
HTTP://WWW.PEZZONI.COM

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ELECTRICAL COMPLIANCE NOTES

THE INTENT OF THE DRAWINGS AND SPECIFICATION IS TO CONSTRUCT THE PROPOSED BUILDING IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE FOLLOWING CODES AND REGULATIONS AS APPLICABLE:

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
PART 3, TITLE 24, CCR
BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
PART 4, TITLE 24, CCR
BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC)
2022 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR
BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)
2022 NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE
w/ CALIFORNIA AMENDMENTS.

UNLESS OTHERWISE STATED, IT IS INTENDED THAT THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN EFFECT ON THE DATE OF THE CONTRACT. NOTHING ON THE DRAWING IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE ABOVE LISTED CODES AND REGULATIONS, OR OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS WHICH MAY BE APPLICABLE.

GENERAL ELECTRICAL NOTES

- PROVIDE ALL LABOR, MATERIALS, TOOLS, PLANT EQUIPMENT, TRANSPORTATION AND ALL PERFORM ALL OPERATIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL ELECTRICAL WORK REQUIRED FOR THE COMPLETE AND OPERATING SYSTEMS AS OUTLINED WITHIN THE SCOPE OF WORK.
- UNDERWRITERS LABORATORIES, INC., SHALL MEET THEIR REQUIREMENTS AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY.
- THE SIZE AND LOCATIONS OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT THE SITE.
- CONDUCTORS SHALL BE COPPER CONDUCTORS TYPE AS NOTED ON CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL WORK SHALL CONFORM WITH THE 2022 CALIF. ELECTRICAL CODE CALIFORNIA TITLE 17, 19 & 24 ALONG WITH N.E.P.A. STANDARDS AND THE STATE FIRE MARSHAL'S REQUIREMENTS.
- ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF STATE & GOVERNING LOCAL FIRE CODES AND BUILDING CODES.
- WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, AND PERFORMANCE.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.
- ALL CHANGE ORDER PROPOSALS AND CHANGE ORDERS, BOTH ADDITIVE AND DEDUCTIVE, SHALL BE BASED UPON AND BE ACCOMPANIED BY A DETAILED MATERIALS AND LABOR BREAKDOWN FOR EACH SPECIFIC TASK AND/OR ITEM. THE BREAKDOWN SHALL INCLUDE ACTUAL MATERIALS COSTS PLUS OVERHEAD AND PROFIT, AS WELL AS LABOR UNITS BASE UPON THE MOST RECENT NECA MANUAL OF LABOR UNITS (NECA INDEX #4090) OR EQUIVALENT PUBLICATION FOR EACH SPECIFIC TASK AND ITEM. LABOR COSTS SHALL BE COMPUTED AS OUTLINED WITHIN THE GENERAL CONDITIONS, BASED UPON THE NECA LABOR TABLES FOR EACH TASK REQUIRED. MATERIALS COSTS SHALL INCLUDE ACTUAL CONTRACTOR INVOICE PLUS NO MORE THAN 15% MARKUP. THE OWNER AND CONTRACTOR AGREE TO THE ABOVE CHANGE ORDER COST PROCEDURE, FOR BOTH ADDITIVE AND DEDUCTIVE CHANGE ORDERS.
- ALL PERSONNEL WORKING WITH ENERGIZED EQUIPMENT WITHIN THE RESTRICTED ZONE PER NFPA-70E SHALL COMPLY WITH ALL NFPA-70E AND OSHA REQUIREMENTS AND BE ARC FLASH SAFETY CERTIFIED.

GENERAL POWER LEGEND

- CONCRETE PULL BOX -SIZE AS NOTED - LIDS AS NOTED 'P' POWER, 'S' SIGNAL, 'F' FIRE ALARM & 'D' DATA; '-T' DENOTES TRAFFIC LID
- CONDUIT -SURFACE MOUNTED OR ABOVE CEILING -EMT WITH COMPRESSION FITTING UNLESS NOTED ON PLANS
- CONDUIT -CONCEALED BELOW FLOOR IN EMT OR UNDERGROUND IN PVC SCH 40 WITH IMC ELBOWS
- HOMERUN TO PERSPECTIVE PANEL OR CABINET -BRANCH CIRCUIT WITH OUT FURTHER DESIGNATION IS A #12 WIRE CIRCUIT
- FLEX
- TERMINAL CABINET
- PANEL BOARD -SEE SCHEDULE
- MOTOR/EXHAUST FAN -N.I.E.S. -CONNECT AS REQUIRED
- DUPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- QUADPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- HALF SWITCHED DUPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- HALF SWITCHED QUADPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- FLOOR POWER RECEPTACLE -WALKER OR EQUAL
- 30A. -4 WIRE GROUND RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- GFCI DUPLEX RECEPTACLE +15" A.F.F. FROM BOTTOM OF BOX U.O.N.
- EQUIPMENT AND/OR CONTROL CONNECTION POINT. MAKE CONNECTION TO EQUIPMENT AS REQUIRED.
- JUNCTION BOX - SINGLE GANG BOX
- FUSED DISCONNECT SWITCH -SIZE AS NOTED -30A. SHOWN
- MOTOR RATED DISCONNECT SWITCH

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LANDSCAPE IMPROVEMENT PLANS

AG SPORTS COMPLEX

LB-2024-024

LOS BANOS, CALIFORNIA

ELECTRICAL PLAN

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. PEZZONI
NO. 17249
EXP. 12/31/25
STATE OF CALIF.

APPROVED:

DESIGNED: KP
DRAWN: CCM
CHECKED: KP
SCALE:
DATE: 08/23/24
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