

OTAY RANCH - VILLAGE 8 EAST

Tract No. 22-0005

Chula Vista, CA

HOMEFED CORPORATION LANDSCAPE MASTER PLAN - PHASE I AND II

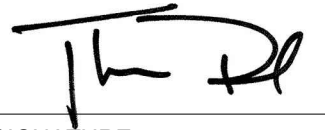
Approved: _____ Date: _____
 Laura C. Black
 City of Chula Vista Director of Development Services or designee.

Declaration of Responsible Charge

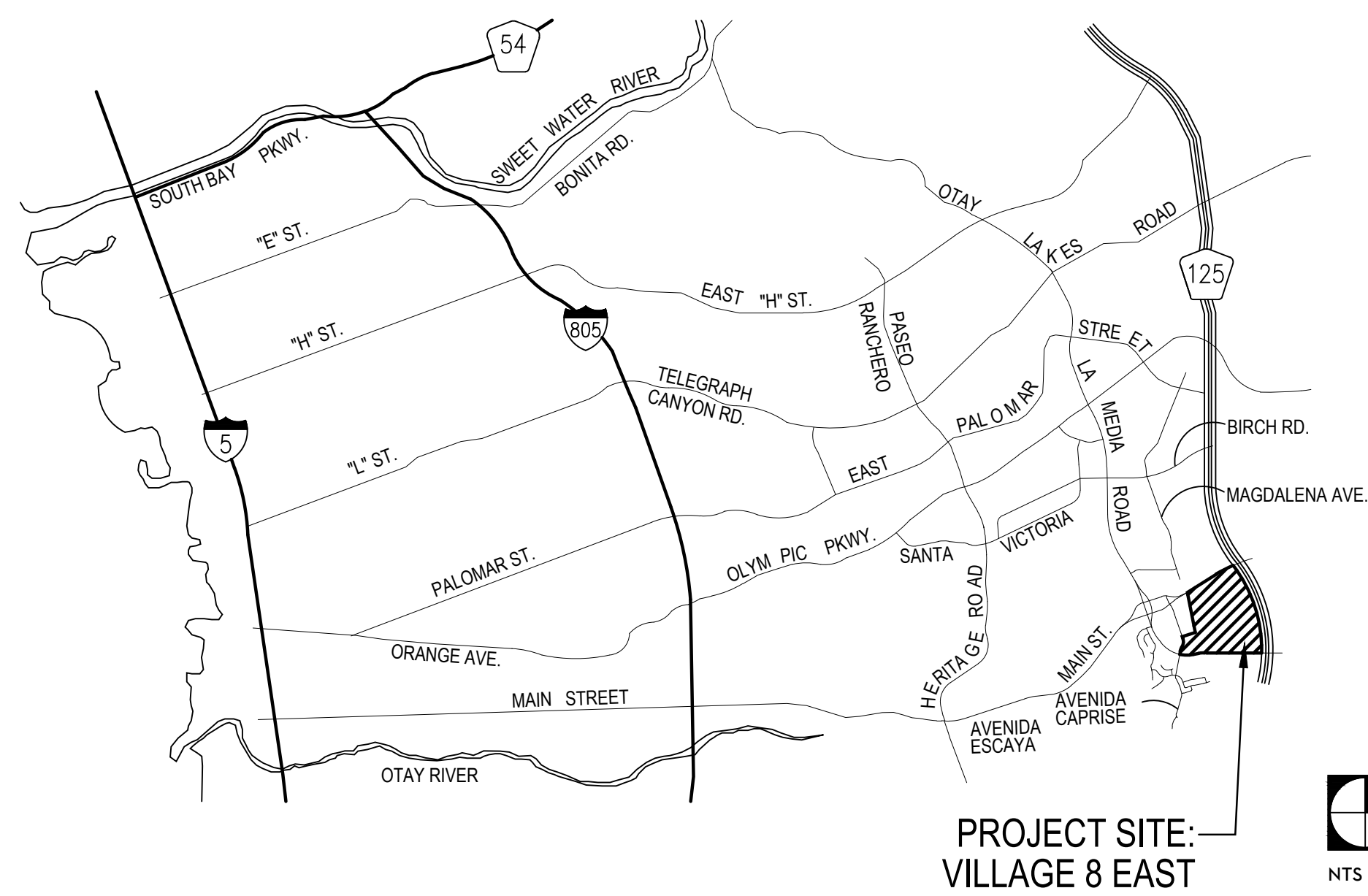
I hereby declare that I am the Landscape Architect of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the Business and Professions Code, and that the design is consistent with current standards.

I understand that the check of project drawings and specifications by the City of Chula Vista, the Otay Water District, and the County of San Diego Department of Environmental Health is confined to a review only and does not relieve me, as Landscape Architect of work, of my responsibilities for project design.

I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the Municipal Code. I have prepared these plans in compliance with those regulations. I certify that the plans implement the regulations to provide efficient landscape water use.


 SIGNATURE
 THOMAS PICARD, R.L.A. NO. 4001 EXP. DATE: 9-30-25
 TRIBUTARY LA, INC.
 2527 JEFFERSON ST. SUITE 14 CARLSBAD, CA 92008
 DATE: 18 Apr 24

Vicinity Map



Project Directory

Client/Owner:
 HOMEFED CORPORATION
 1903 Wright Place, Suite 220
 Carlsbad, CA 92008
 Contact: Rick Norton (760) 918-8200

Water District:
 OTAY WATER DISTRICT
 2554 Sweetwater Springs Blvd.
 Spring Valley, CA 91978
 Contact:

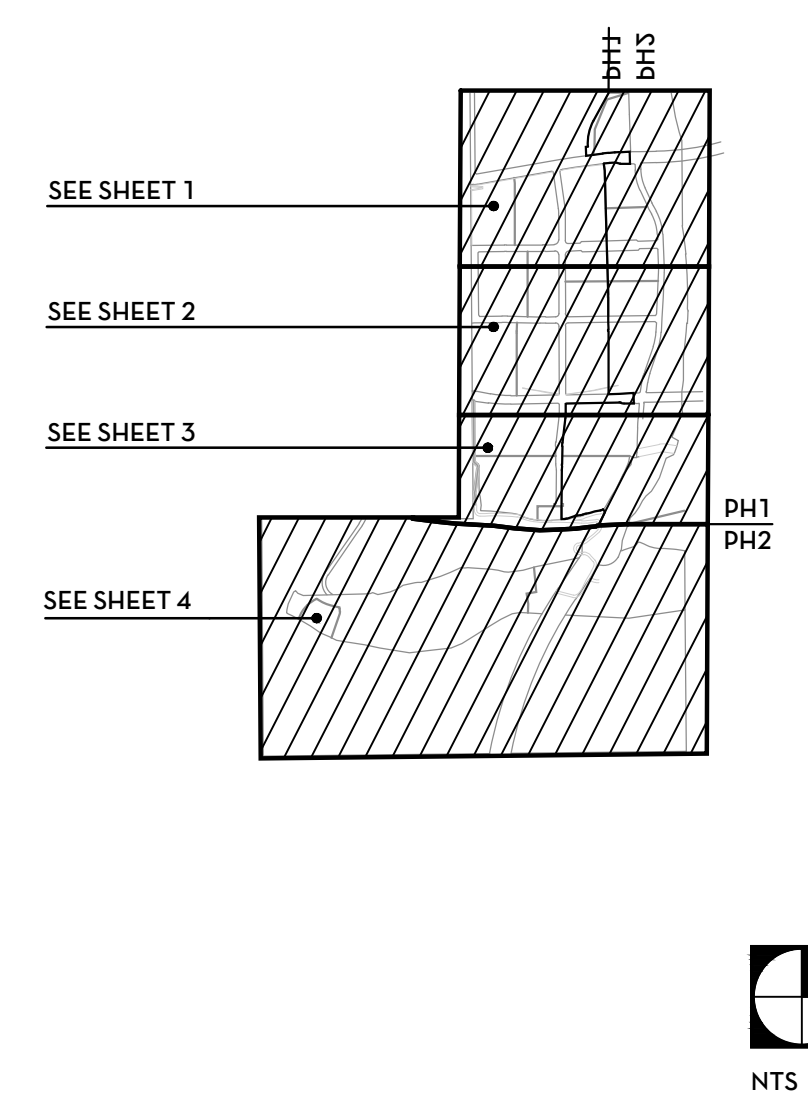
Landscape Architect:
 TRIBUTARY LA, INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 Contact: Tom Picard or Kari Kiehnau
 (760) 434-9300

Health Agency:
 SAN DIEGO COUNTY DEH - RECYCLED
 WATER DIVISION
 5510 Overland Avenue
 San Diego, CA 92123
 Contact:

Civil Engineer:
 HUNSAKER & ASSOCIATES
 9707 Wiggins Street
 San Diego, CA 92121
 Contact: Yolanda Calvo (858) 558-1414

Governing Municipality:
 THE CITY OF CHULA VISTA
 276 Fourth Ave
 Chula Vista, CA 91910
 Contact: (619) 476-2385

Key Map



Sheet Index

Sheet Number	Sheet Description
LT-1	Landscape Title Sheet
LM-0	Landscape Maintenance Responsibility Plan - Overview
LM-1 thru LM-4	Landscape Maintenance Responsibility Plan
WF-0	Landscape Wall + Fence Plan - Overview
WF-1 thru WF-4	Landscape Wall + Fence Plan
WF-5	Landscape Wall + Fence Plan - Entry Enlargements
WF-6 thru WF-8	Landscape Wall + Fence Details
TR-0	Landscape Trail Plan - Overview
TR-1 thru TR-4	Landscape Trail Plan
TR-5	Landscape Trail Plan - Overlook Enlargements
TR-6 thru TR-7	Landscape Trail Details
LI-0	Landscape Irrigation Concept Plan - Overview
LI-1 thru LI-4	Landscape Irrigation Concept Plan
LTP-0	Landscape Tree Concept Plan - Overview
LTP-1 thru LTP-4	Landscape Tree Concept Plan
LSP-0	Landscape Shrub Concept Plan - Overview
LSP-1 thru LSP-4	Landscape Shrub Concept Plan
LSP-5	Landscape Planting Legend
FP-0	Landscape Brush Management Plan - Overview
FP-3 thru FP-4	Landscape Brush Management Plan



Scale..... N/A
 TLA Project..... 23-017
 CV Work Order..... OR-XXXX
 Date..... 18 Apr 2024
 Sheet..... 01 of 42

TRIBUTARY LA, INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

LANDSCAPE RESPONSIBILITY

HOME FED | MASTER HOA

ONSITE

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (2'w Min. adjacent to slopes and property lines, + Slopes < 3h + 6'w)
- GRADED TRAIL PAD (Trail + Adjacent Landscape)
- RIGHT OF WAY (Sidewalks, Trails, + Parkways)
- Fuel Mod Zone

OFF-SITE

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE - 8W MHOA (>3h + 6'w)
- FLAT - 8W MHOA (Flat areas 2'w Min., + Slopes < 3h + 6'w)
- RIGHT OF WAY - CAL TRANS OWNED, MHOA MAINTAINED (Sidewalks, Trails, + Parkways)
- GRADED TRAIL PAD - CAL TRANS OWNED, MHOA MAINTAINED (Trail + Adjacent Landscape)

OPEN SPACE LOTS (OS) - MASTER HOA

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- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (Flat areas 2'w Min., + Slopes < 3h + 6'w)
- GRADED TRAIL PAD (Trail + Adjacent Landscape)
- Fuel Mod Zone
- MANUFACTURED SLOPE AT WATER QUALITY BASIN (>3h + 6'w)
- WATER QUALITY BASIN (Flat areas 2'w Min., + Slopes < 3h + 6'w)

PARKS (P-1 AND CPF-1)

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (2'w Min. adjacent to slopes and property lines, + Slopes < 3h + 6'w)

INTERIM CONDITION

- SYMBOL LANDSCAPE AREA
- SHOA - MANUFACTURED SLOPE AT TEMPORARY WATER QUALITY BASIN (>3h + 6'w)
- SHOA - TEMPORARY WATER QUALITY BASIN (Flat areas 2'w Min., + Slopes < 3h + 6'w)
- SCHOOL - MANUFACTURED SLOPE AT TEMPORARY WATER QUALITY BASIN (>3h + 6'w)
- SCHOOL - TEMPORARY WATER QUALITY BASIN (Flat areas 2'w Min., + Slopes < 3h + 6'w)
- P1 AND CPF-1 - MANUFACTURED SLOPE AT TEMPORARY WATER QUALITY BASIN (>3h + 6'w)
- P1 AND CPF-1 - TEMPORARY WATER QUALITY BASIN (Flat areas 2'w Min., + Slopes < 3h + 6'w)

SUB-ASSOCIATION

BUILDER SITES

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (Flat areas 2'w Min., + Slopes < 3h + 6'w)
- RIGHT OF WAY (Sidewalks, Trails, + Parkways)

CAL TRANS

NON-IRRIGATED, REVEGETATED (MHOA INSTALL, TEMP. MAINTAINED)

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (Flat areas 2'w Min., + Slopes < 3h + 6'w)

CITY OF CHULA VISTA GENERAL FUND

P2 AND AR-11

- SYMBOL LANDSCAPE AREA
- MANUFACTURED SLOPE (>3h + 6'w)
- FLAT (2'w Min. adjacent to slopes and property lines, + Slopes < 3h + 6'w)
- GRADED TRAIL PAD (Trail + Adjacent Landscape)
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- MANUFACTURED SLOPE AT TEMPORARY WATER QUALITY BASIN (>3h + 6'w)
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CITY OF CHULA VISTA COMMUNITY FACILITIES DISTRICT

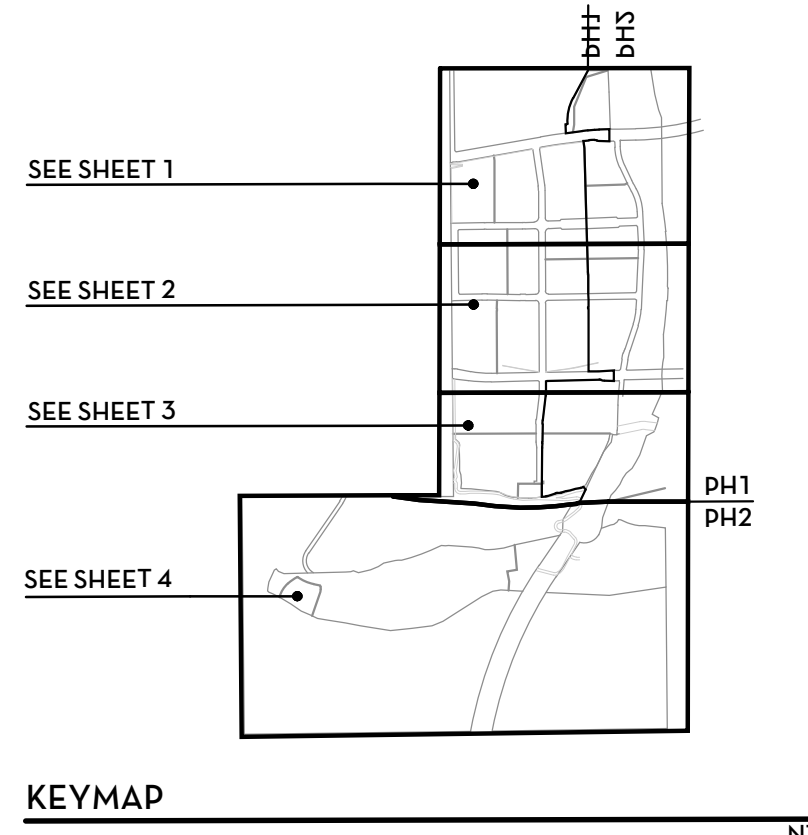
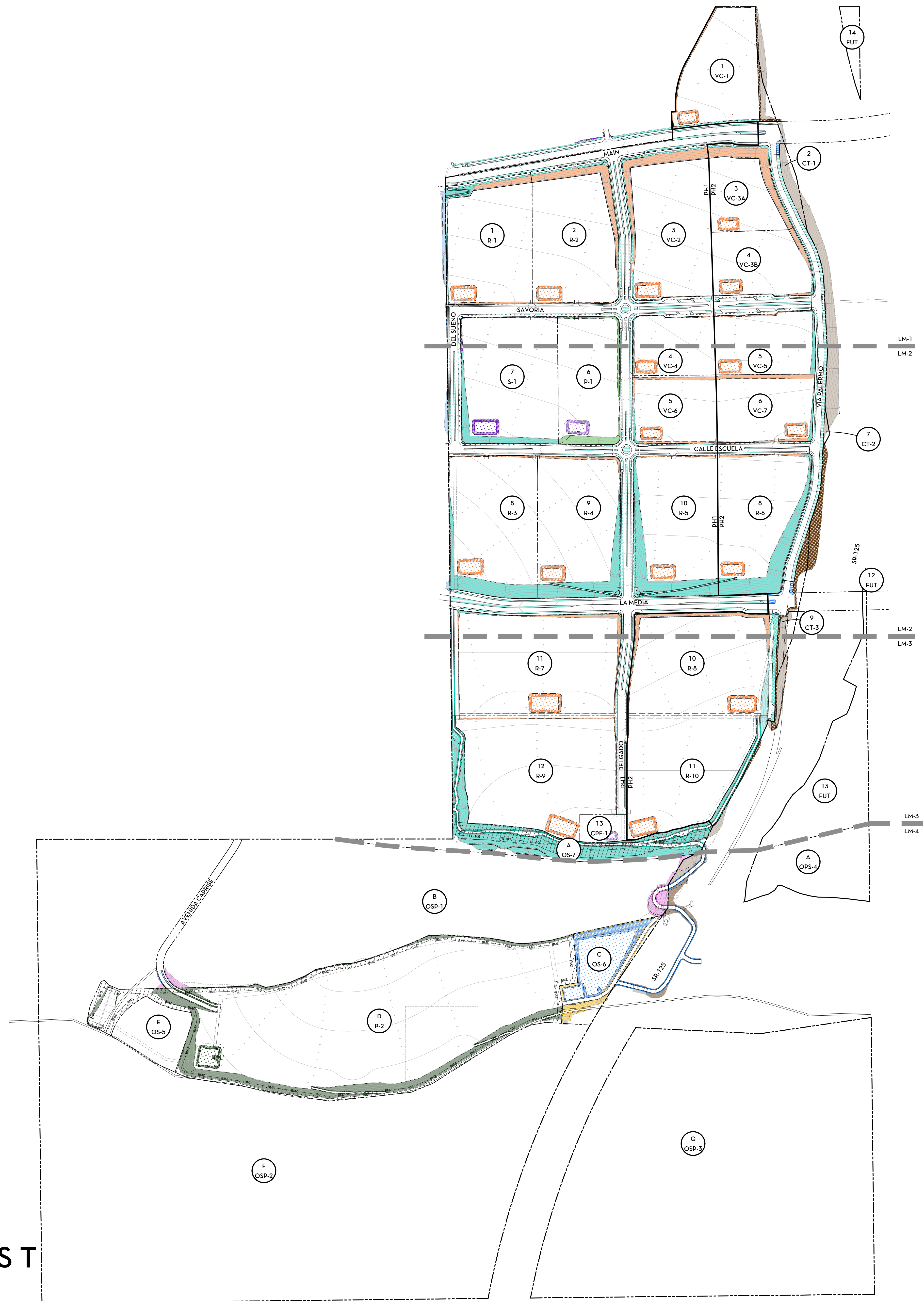
PRESERVE

- SYMBOL LANDSCAPE AREA
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- FLAT (2'w Min. adjacent to slopes and property lines, + Slopes < 3h + 6'w)
- GRADED TRAIL PAD (Trail + Adjacent Landscape)

CITY OF CHULA VISTA SCHOOL DISTRICT

LOT 6

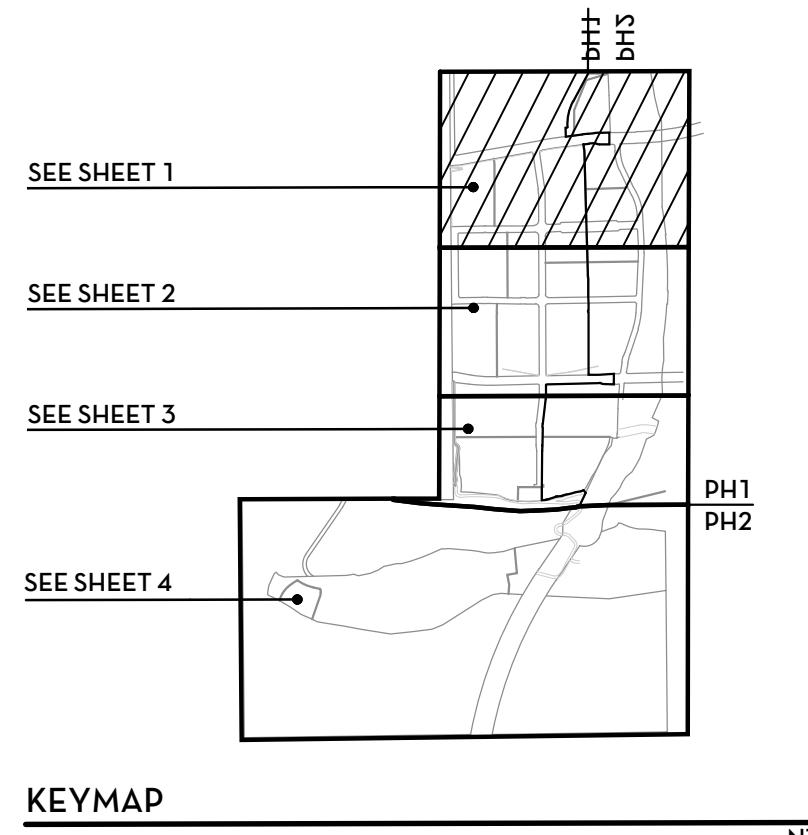
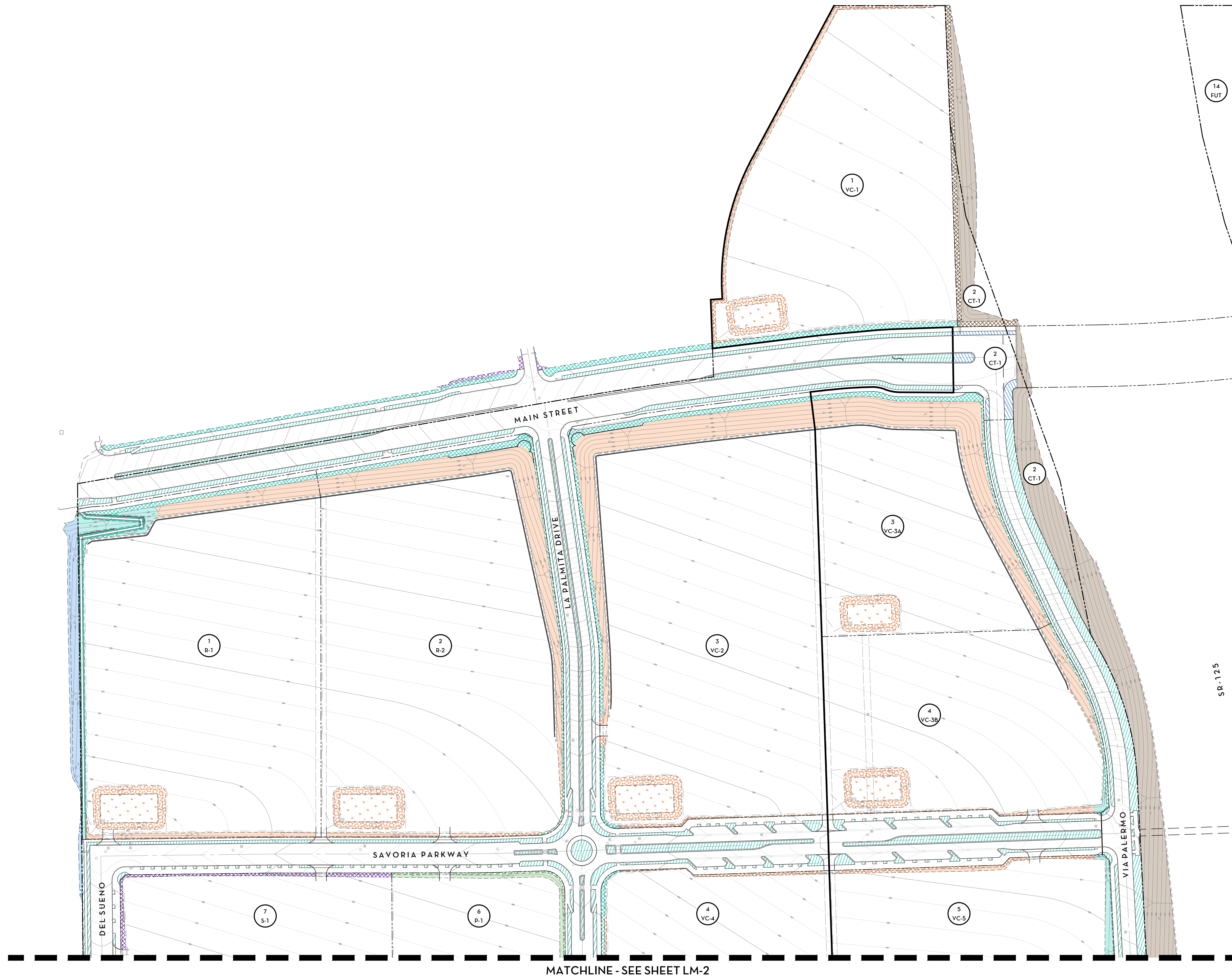
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OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Maintenance Responsibility Plan - Overview

LANDSCAPE RESPONSIBILITY

HOME FED MASTER HOA	
ONSITE	
SYMBOL	LANDSCAPE AREA
	MANUFACTURED SLOPE (>3h + 6'w)
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	Fuel Mod Zone
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SYMBOL	LANDSCAPE AREA
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PARKS (P-1 AND CPF-1)	
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KEYMAP NTS

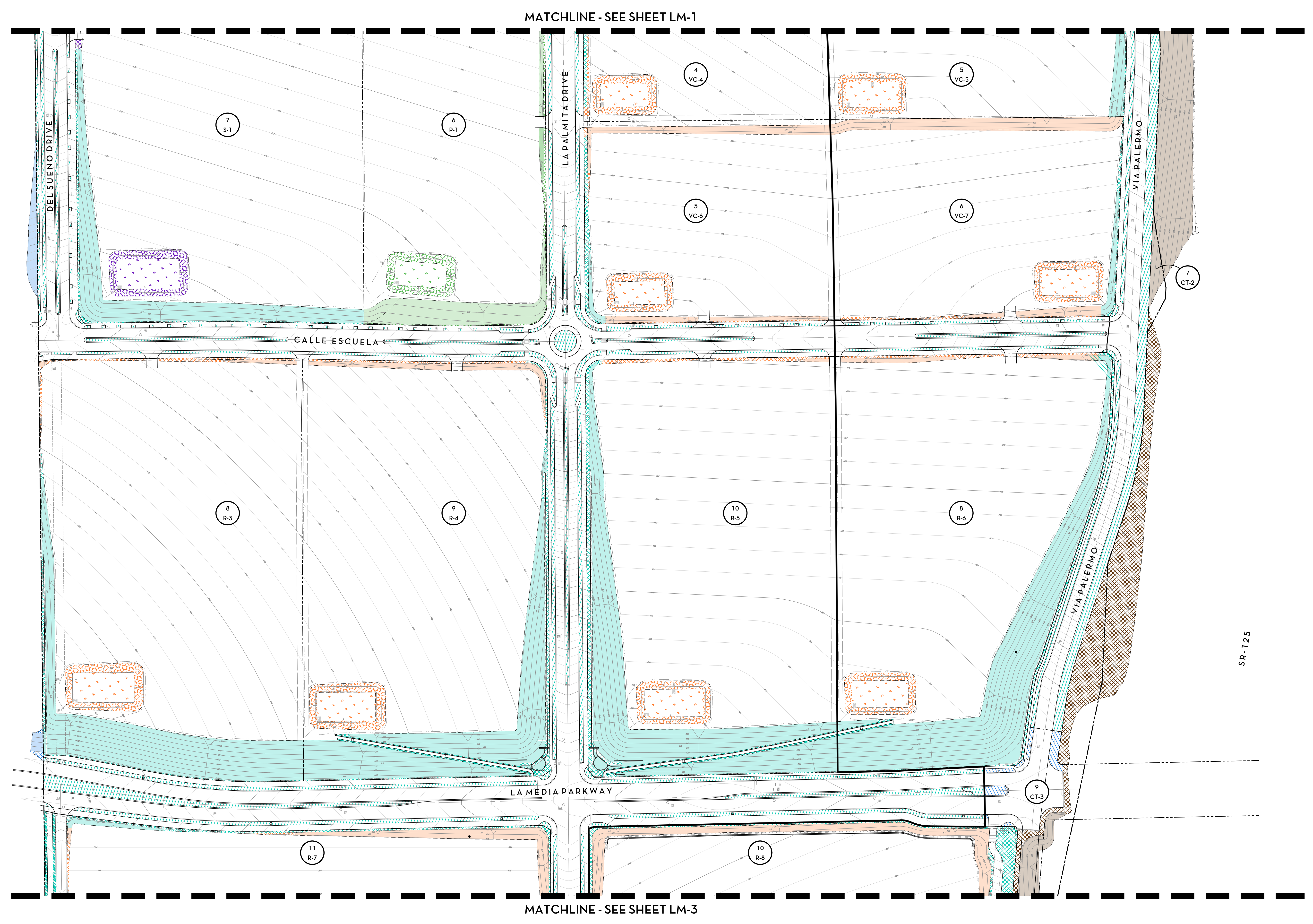
TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 03 of 42

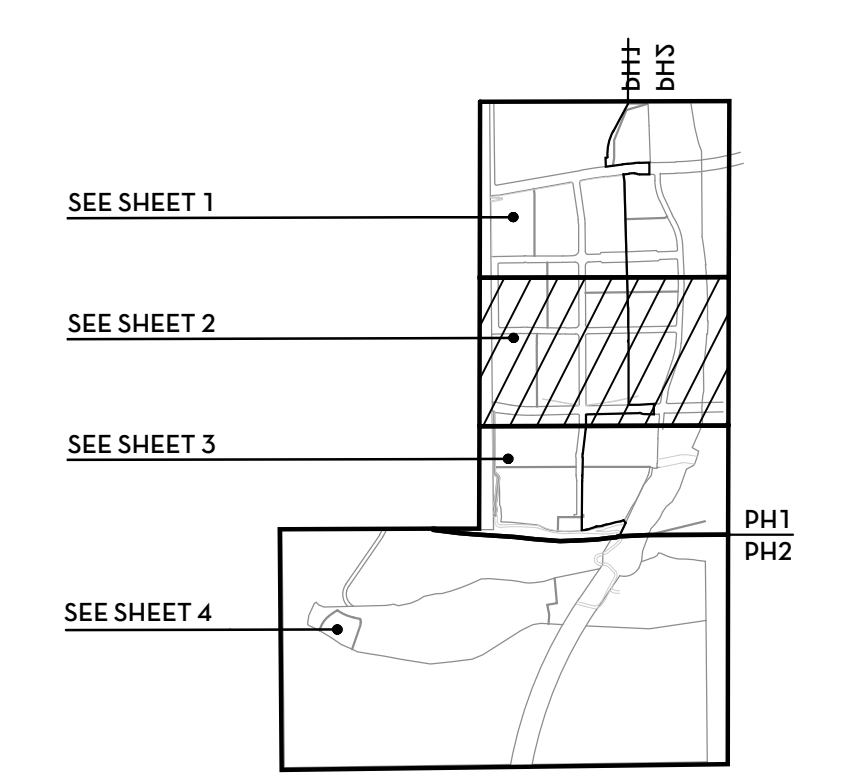
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OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
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 Maintenance Responsibility Plan

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KEYMAP NTS

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Maintenance Responsibility Plan

0 50 100 200

Scale: 1"=100'

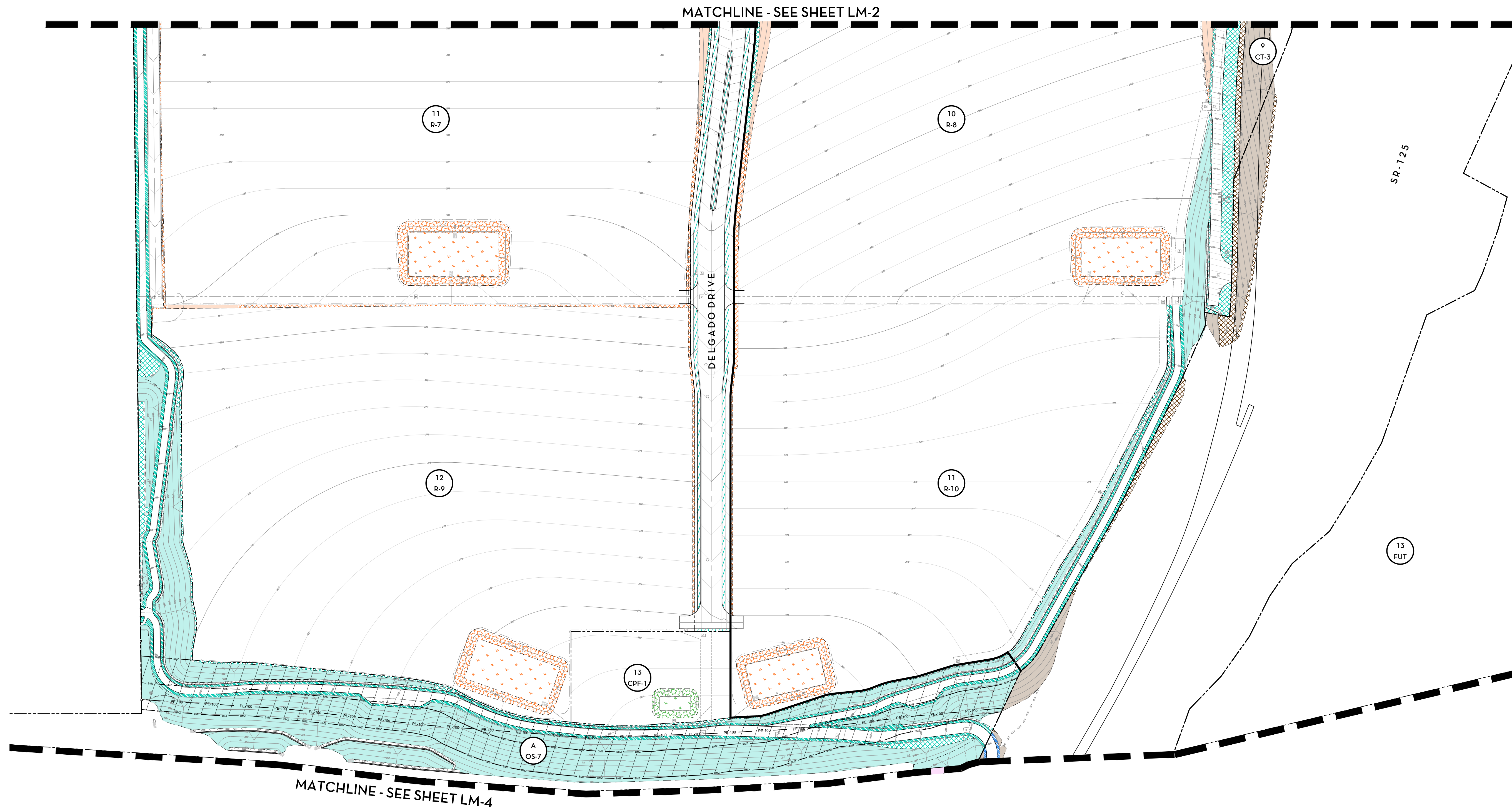
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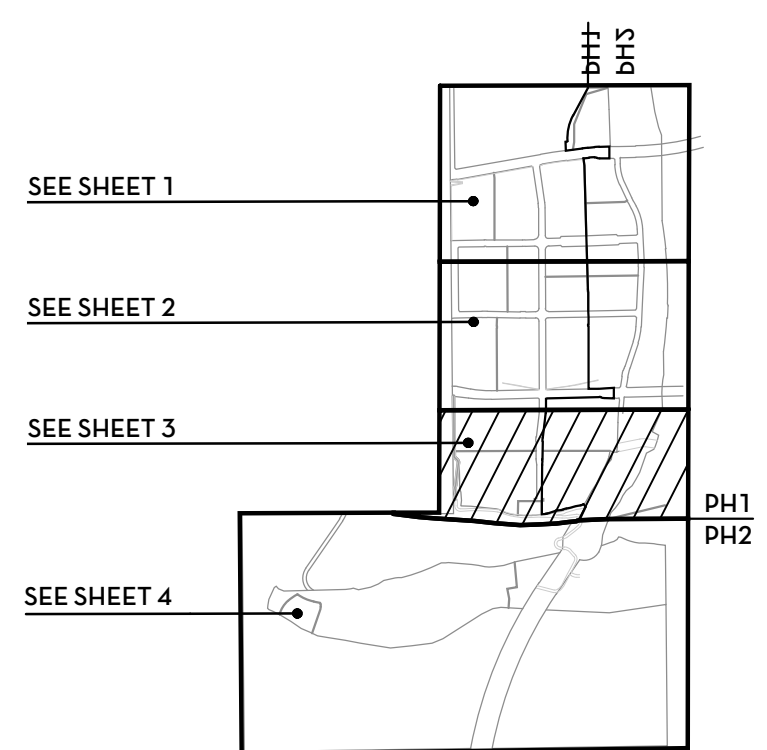
TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 04 of 42

LM-2

LANDSCAPE RESPONSIBILITY



- HOME FED | MASTER HOA**
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- LOT 6**
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KEYMAP NTS

0 50 100 200

Scale..... 1"=100'

TRIBUTARY LANDSCAPE ARCHITECTURE

TRIBUTARY L.A., INC.
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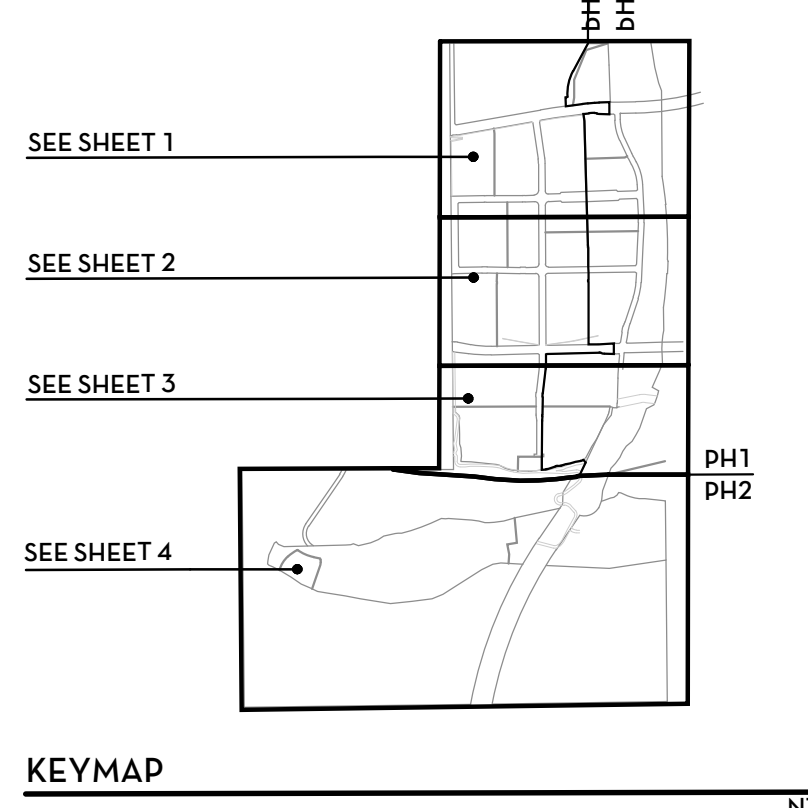
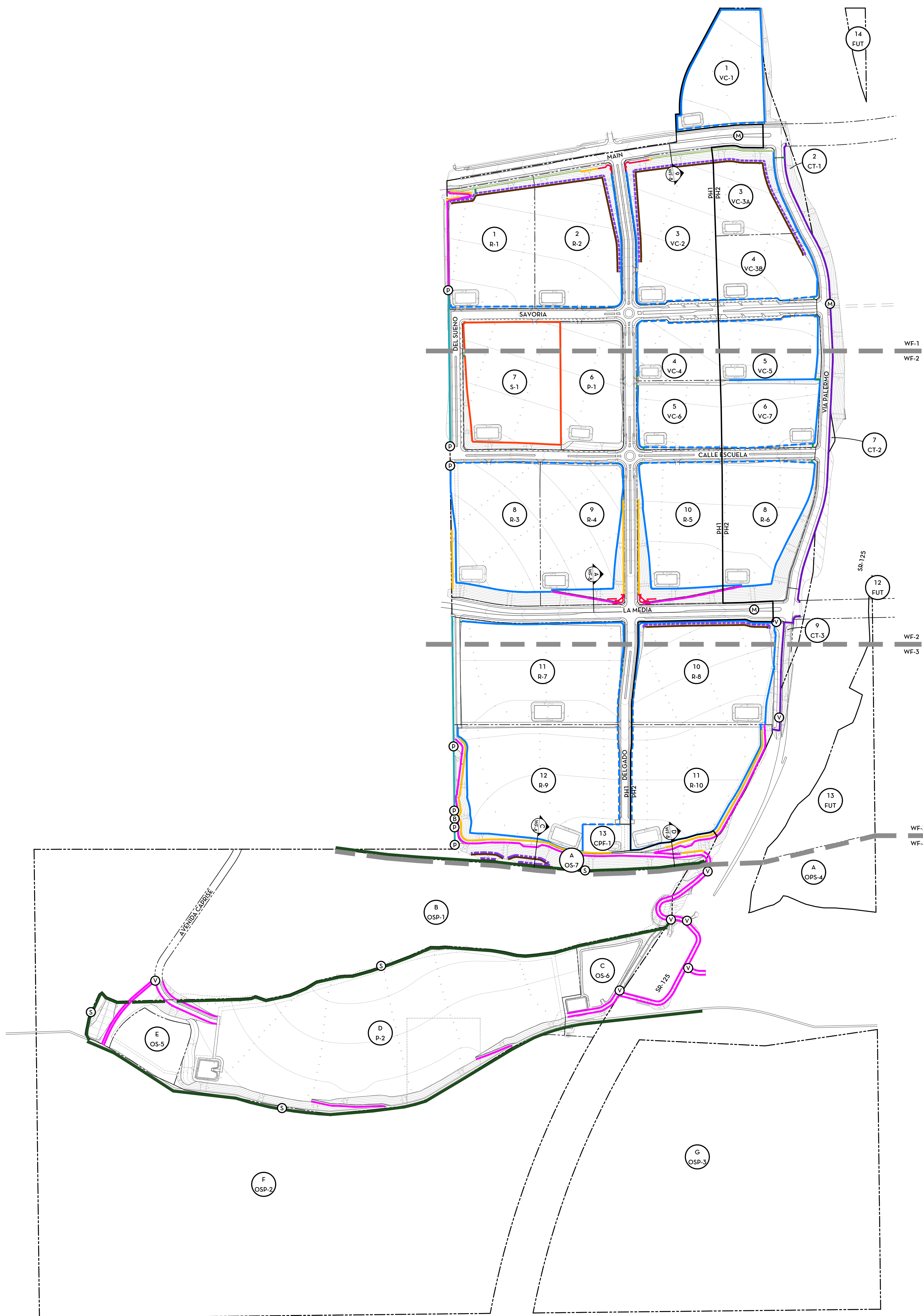
Date..... 18 Apr 2024

Sheet..... 05 of 42

LM-3

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Maintenance Responsibility Plan

WALL + FENCE LEGEND		MAINTENANCE
SYMBOL	DESCRIPTION	
	CABLE GUARD RAIL AT RETAINING WALL	MHOA
	PRESERVE EDGE (MSCP) FENCE	CFD
	VERTICAL BARRIER AT SCHOOL BOUNDARY	CVSD
	POST + RAIL FENCE AT TRAILS	MHOA
	SITE RETAINING WALL	MHOA
	VERTICAL BARRIER AT MAIN STREET	SHOA
	VERTICAL BARRIER	SHOA
	VERTICAL BARRIER - STREET FRONTAGE	SHOA
	(FREESTANDING / RETAINING) PERIMETER WALL	MHOA
	ENTRY WALL	MHOA
	MSE WALL	MHOA
	CALTRANS BOUNDARY	MHOA
	CONCRETE MOW CURB	MHOA
	MONUMENT SIGN LOCATION	MHOA
	GATE AT ACCESS ROADS	VARIES
	PRESERVE EDGE (MSCP) NO TRESPASSING SIGN	CFD
	REMOVABLE BOLLARD	MHOA
	PERIMETER PILASTER	MHOA



0 150 300 600

Scale..... 1"=300'

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Sheet..... 07 of 42

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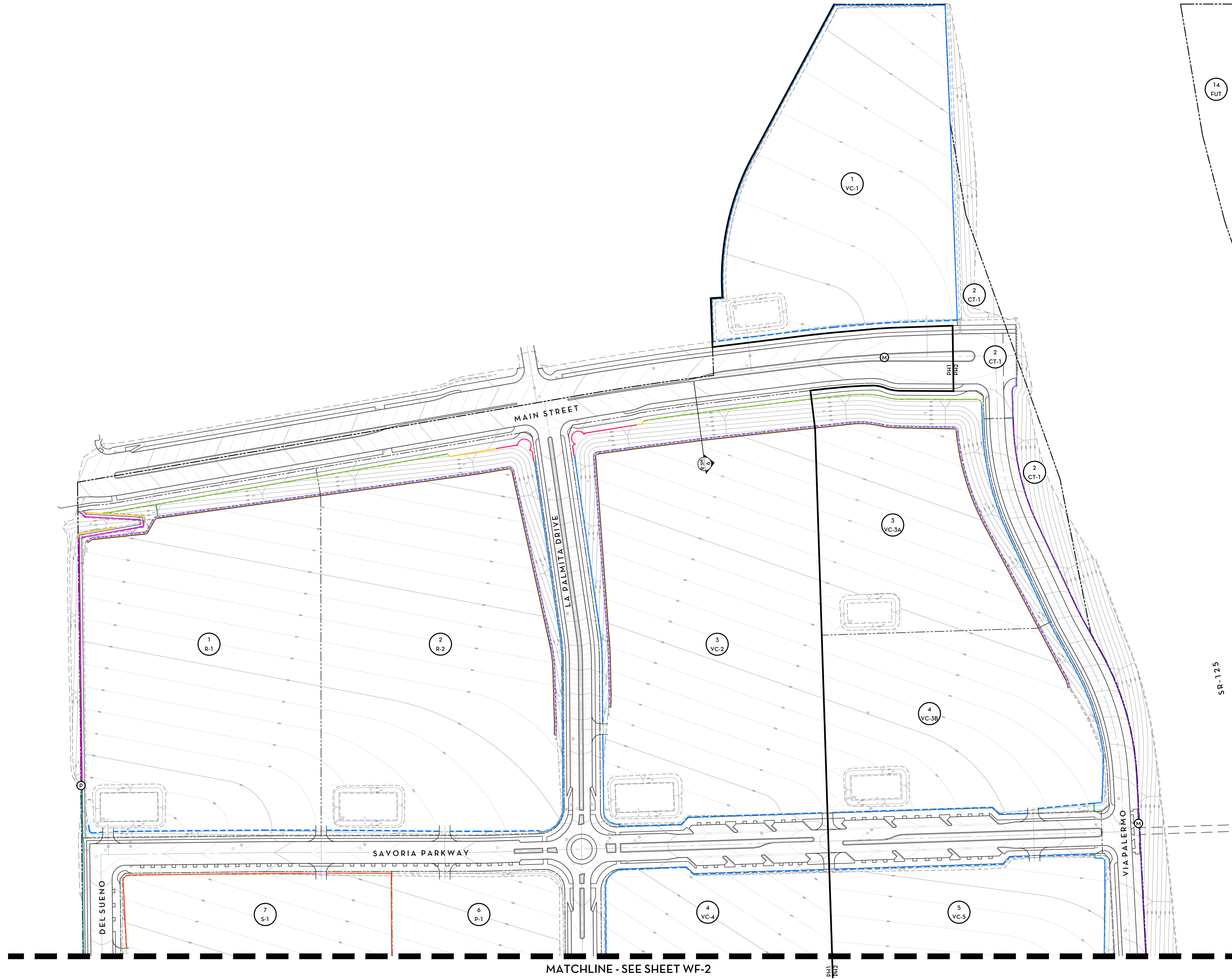
WF-0

OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

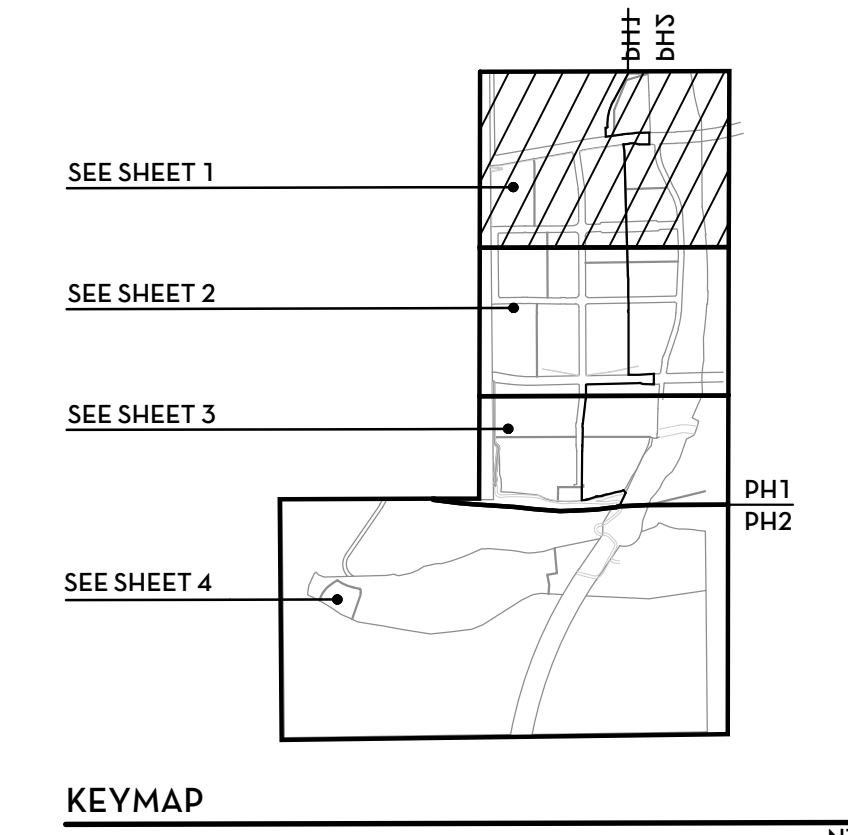
HomeFed Corporation

Wall and Fence Plan - Overview



SYMBOL	DESCRIPTION	MAINTENANCE	DETAIL
---	CABLE GUARD RAIL AT RETAINING WALL	MHOA	SEE DETAIL E/ SHEET WF-7
---	PRESERVE EDGE (MSCP) FENCE	CFD	SEE DETAIL D/ SHEET WF-7
---	VERTICAL BARRIER AT SCHOOL BOUNDARY	CVSD	TBD
---	POST + RAIL FENCE AT TRAILS	MHOA	SEE DETAIL F/ SHEET WF-6
---	SITE RETAINING WALL	MHOA	PER ROUGH GRADING PLANS BY I
---	VERTICAL BARRIER AT MAIN STREET	SHOA	TBD
---	VERTICAL BARRIER	SHOA	TBD BY BUILDER
---	VERTICAL BARRIER - STREET FRONTAGE	SHOA	TBD BY BUILDER
---	(FREESTANDING / RETAINING) PERIMETER WALL	MHOA	SEE DETAIL A, B, + C/ SHEET WF-X
---	ENTRY WALL	MHOA	ENLARGEMENTS / SHEET WF-5
---	MSE WALL	MHOA	PER ROUGH GRADING PLANS BY I
---	CALTRANS BOUNDARY	MHOA	TBD
---	CONCRETE MOW CURB	MHOA	SEE DETAIL F/ SHEET WF-7
---	MONUMENT SIGN LOCATION	MHOA	SEE DETAIL F + L/ SHEET WF-8
---	GATE AT ACCESS ROADS	VARIES	SEE DETAIL K/ SHEET WF-7
---	PRESERVE EDGE (MSCP) NO TRESPASSING SIGN	CFD	SEE DETAIL D/ SHEET WF-6 + D/ S/
---	REMOVABLE BOLLARD	MHOA	SEE DETAIL I/ SHEET WF-7
---	PERIMETER PILASTER	MHOA	SEE DETAIL A, B, + C/ SHEET WF-6

- WALL & FENCE NOTES**
- GENERAL
- ENTRY LOCATIONS ARE PRELIMINARY. FINAL DESIGN WILL TAKE PLACE DURING CONSTRUCTION DRAWING PHASE.
 - SOUNDWALL DESIGN SHALL BE DETERMINED BY FINAL SOUND STUDIES.
 - THESE PLANS ARE NOT FOR CONSTRUCTION - WALL AND FENCE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO CHULA VISTA DEVELOPMENT SERVICES FOR PERMITTING.
 - MSE + RETAINING WALLS PER ROUGH GRADING PLANS BY HUNSAKER & ASSOCIATES.
- SUB HOA
- VERTICAL BARRIERS CAN CONSIST OF MOW CURB, T.S. OR WOOD FENCING, WALLS, WALL WITH TUBE STEEL + WALLS WITH GLASS. TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall and Fence Plan

0 50 100 200

Scale..... 1"=100'

TLA Project..... 23-017

CV Work Order..... OR-XXXX

Date..... 18 Apr 2024

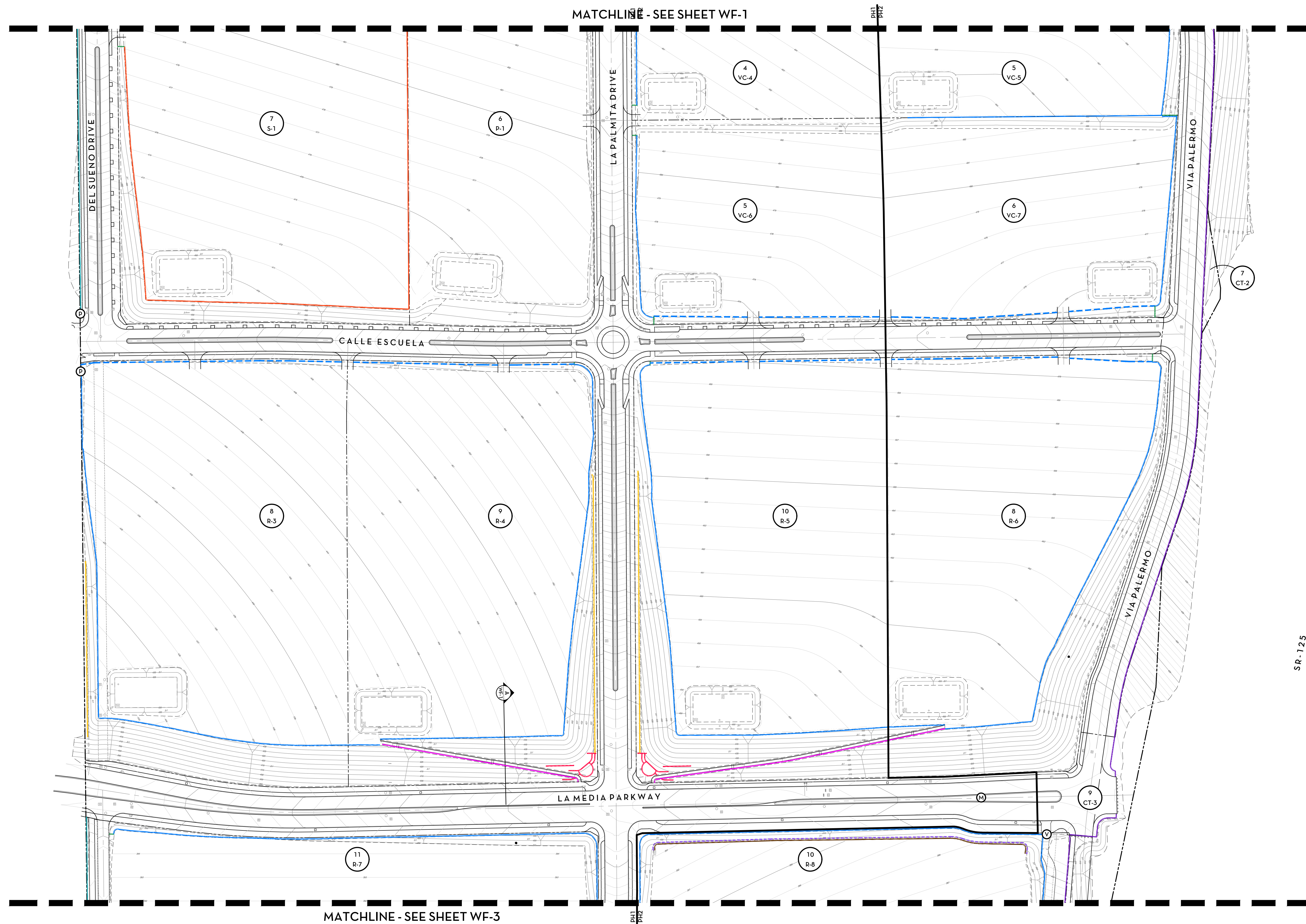
Sheet..... 08 of 42

TRIBUTARY LANDSCAPE ARCHITECTURE

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WF-1

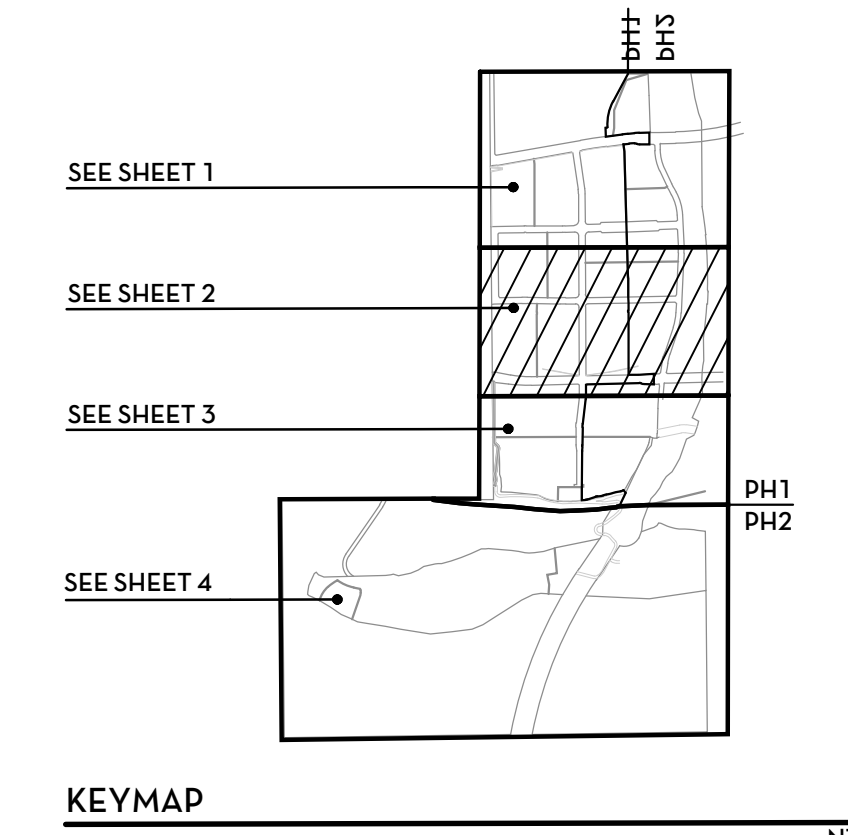
NTS



SYMBOL	DESCRIPTION	MAINTENANCE	DETAIL
---	CABLE GUARD RAIL AT RETAINING WALL	MHOA	SEE DETAIL E/ SHEET WF-7
---	PRESERVE EDGE (MSCP) FENCE	CFD	SEE DETAIL D/ SHEET WF-7
---	VERTICAL BARRIER AT SCHOOL BOUNDARY	CYSD	TBD
---	POST + RAIL FENCE AT TRAILS	MHOA	SEE DETAIL F/ SHEET WF-6
---	SITE RETAINING WALL	MHOA	PER ROUGH GRADING PLANS B'
---	VERTICAL BARRIER AT MAIN STREET	SHOA	TBD
---	VERTICAL BARRIER	SHOA	TBD BY BUILDER
---	VERTICAL BARRIER - STREET FRONTAGE	SHOA	TBD BY BUILDER
---	(FREESTANDING / RETAINING) PERIMETER WALL	MHOA	SEE DETAIL A, B, + C/ SHEET WF- ENLARGEMENTS / SHEET WF-5
---	ENTRY WALL	MHOA	PER ROUGH GRADING PLANS B'
---	MSE WALL	MHOA	TBD
---	CALTRANS BOUNDARY	MHOA	TBD
---	CONCRETE MOW CURB	MHOA	SEE DETAIL F/ SHEET WF-7
---	MONUMENT SIGN LOCATION	MHOA	SEE DETAIL F + L/ SHEET WF-8
---	GATE AT ACCESS ROADS	VARIES	SEE DETAIL K/ SHEET WF-7
---	PRESERVE EDGE (MSCP) NO TRESPASSING SIGN	CFD	SEE DETAIL D/ SHEET WF-6 + D/
---	REMOVABLE BOLLARD	MHOA	SEE DETAIL I/ SHEET WF-7
---	PERIMETER PILASTER	MHOA	SEE DETAIL A, B, + C/ SHEET WF-

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SR-125



KEYMAP NTS

TRIBUTARY LANDSCAPE ARCHITECTURE

Scale: 1"=100'

TLA Project: 23-017

CV Work Order: OR-XXXX

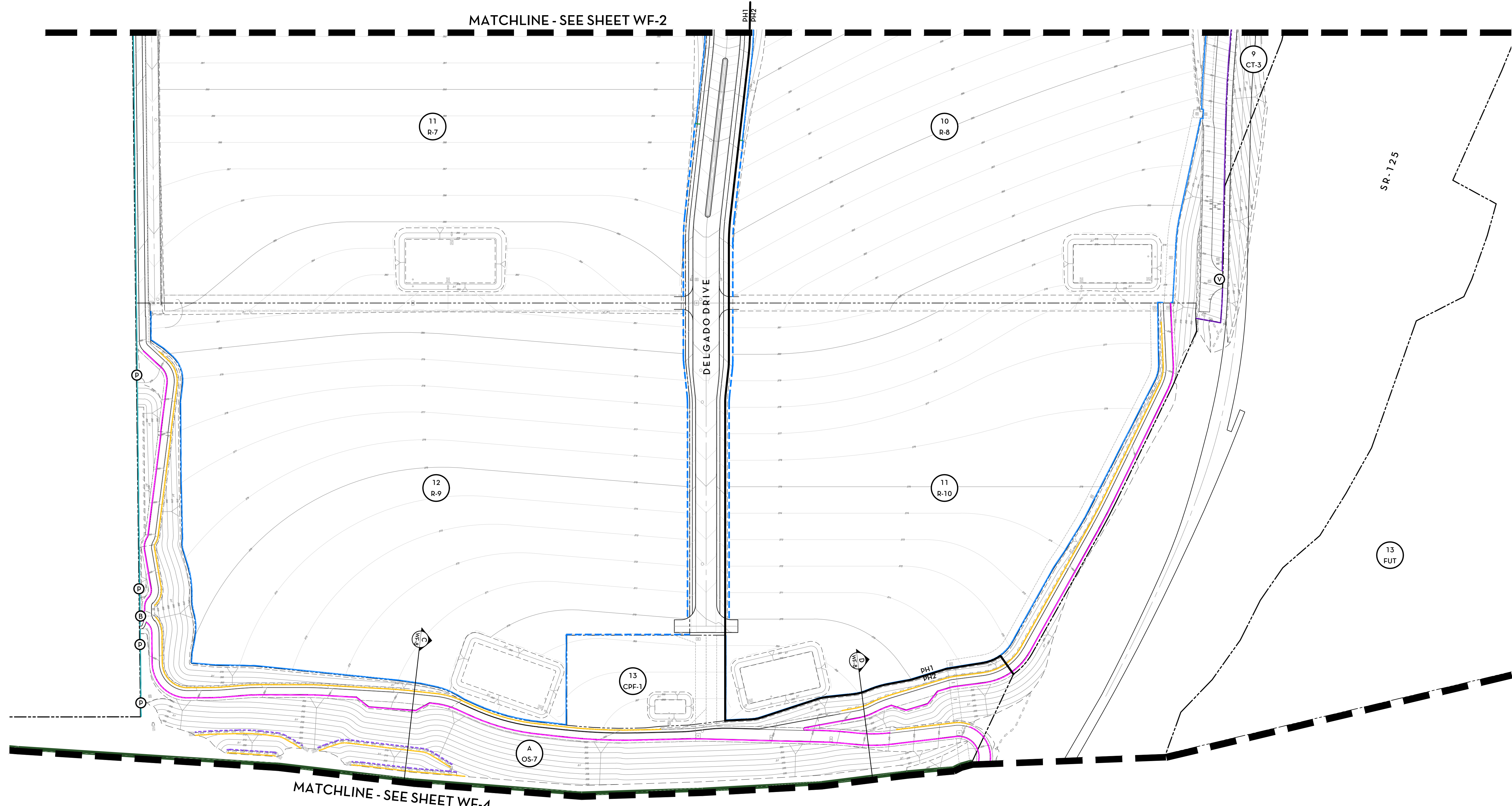
Date: 18 Apr 2024

Sheet: 09 of 42

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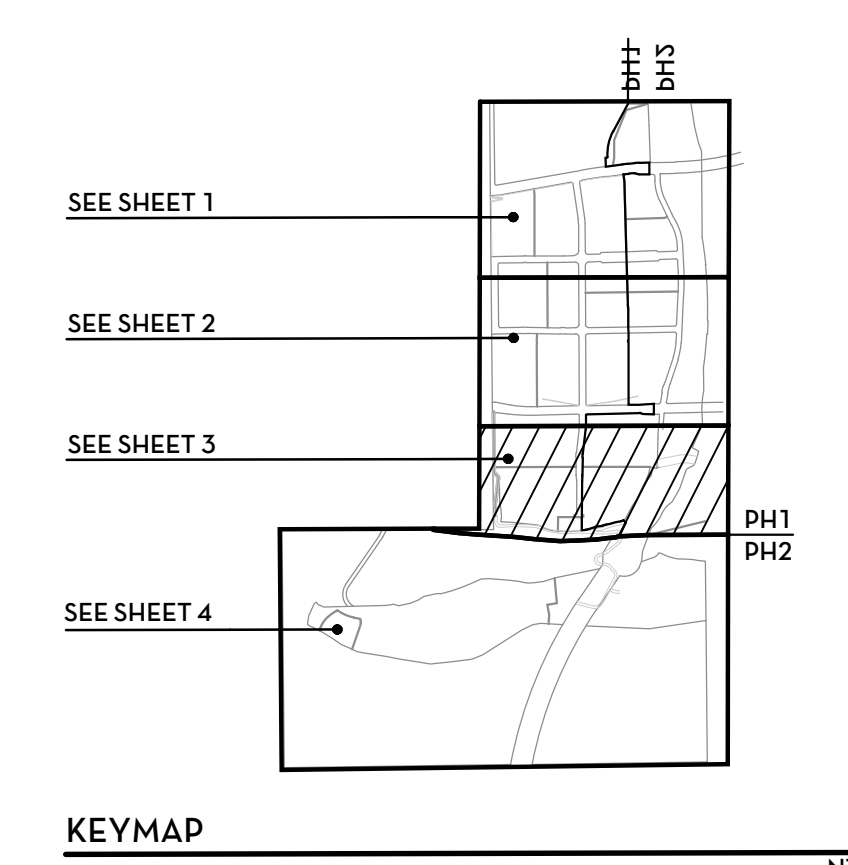
WF-2

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall and Fence Plan



SYMBOL	DESCRIPTION	MAINTENANCE	DETAIL
	CABLE GUARD RAIL AT RETAINING WALL	MHOA	SEE DETAIL E/ SHEET WF-7
	PRESERVE EDGE (MSCP) FENCE	CFD	SEE DETAIL D/ SHEET WF-7
	VERTICAL BARRIER AT SCHOOL BOUNDARY	CVSD	TBD
	POST + RAIL FENCE AT TRAILS	MHOA	SEE DETAIL F/ SHEET WF-6
	SITE RETAINING WALL	MHOA	PER ROUGH GRADING PLANS B'
	VERTICAL BARRIER AT MAIN STREET	SHOA	TBD
	VERTICAL BARRIER	SHOA	TBD BY BUILDER
	VERTICAL BARRIER - STREET FRONTAGE	SHOA	TBD BY BUILDER
	(FREESTANDING / RETAINING) PERIMETER WALL	MHOA	SEE DETAIL A, B, + C/ SHEET WF-
	ENTRY WALL	MHOA	ENLARGEMENTS / SHEET WF-5
	MSE WALL	MHOA	PER ROUGH GRADING PLANS B'
	CALTRANS BOUNDARY	MHOA	TBD
	CONCRETE MOW CURB	MHOA	SEE DETAIL F/ SHEET WF-7
	MONUMENT SIGN LOCATION	MHOA	SEE DETAIL F + L/ SHEET WF-8
	GATE AT ACCESS ROADS	VARIES	SEE DETAIL K/ SHEET WF-7
	PRESERVE EDGE (MSCP) NO TRESPASSING SIGN	CFD	SEE DETAIL D/ SHEET WF-6 + D/
	REMOVABLE BOLLARD	MHOA	SEE DETAIL I/ SHEET WF-7
	PERIMETER PILASTER	MHOA	SEE DETAIL A, B, + C/ SHEET WF-

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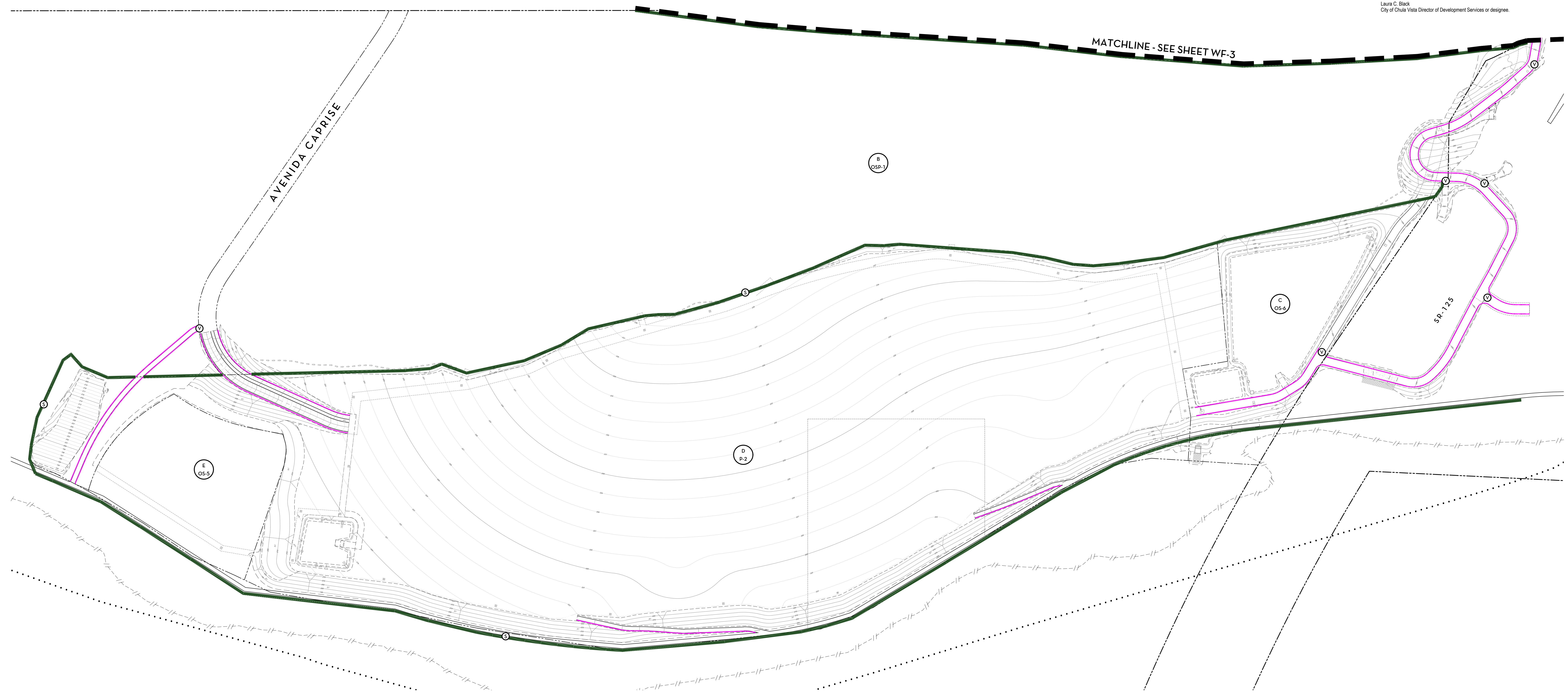
OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall and Fence Plan

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 TLA Project..... 23-017
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 Date..... 18 Apr 2024
 Sheet..... 10 of 42

WF-3
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MATCHLINE - SEE SHEET WF-3

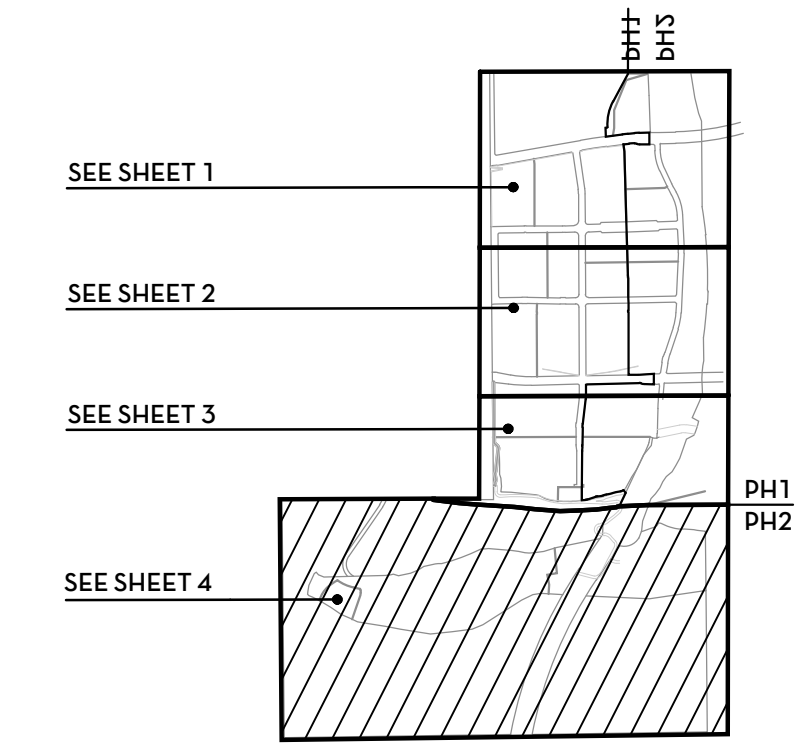


WALL & FENCE NOTES

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WALL + FENCE LEGEND

SYMBOL	DESCRIPTION	MAINTENANCE	DETAIL
---	CABLE GUARD RAIL AT RETAINING WALL	MHOA	SEE DETAIL E/ SHEET WF-7
---	PRESERVE EDGE (MSCP) FENCE	CFD	SEE DETAIL D/ SHEET WF-7
---	VERTICAL BARRIER AT SCHOOL BOUNDARY	CVSD	TBD
---	POST + RAIL FENCE AT TRAILS	MHOA	SEE DETAIL F/ SHEET WF-6
---	SITE RETAINING WALL	MHOA	PER ROUGH GRADING PLANS BY TBD
---	VERTICAL BARRIER AT MAIN STREET	SHOA	TBD BY BUILDER
---	VERTICAL BARRIER	SHOA	TBD BY BUILDER
---	VERTICAL BARRIER - STREET FRONTAGE	MHOA	SEE DETAIL A, B, + C/ SHEET WF-3
---	(FREESTANDING / RETAINING) PERIMETER WALL	MHOA	ENLARGEMENTS / SHEET WF-5
---	ENTRY WALL	MHOA	PER ROUGH GRADING PLANS BY TBD
---	MSE WALL	MHOA	SEE DETAIL F/ SHEET WF-7
---	CALTRANS BOUNDARY	MHOA	SEE DETAIL F + L/ SHEET WF-8
---	CONCRETE MOW CURB	MHOA	SEE DETAIL K/ SHEET WF-7
---	MONUMENT SIGN LOCATION	MHOA	SEE DETAIL I/ SHEET WF-7
---	GATE AT ACCESS ROADS	VARIES	SEE DETAIL D/ SHEET WF-6 + D/5
---	PRESERVE EDGE (MSCP) NO TRESPASSING SIGN	CFD	SEE DETAIL I/ SHEET WF-7
---	REMOVABLE BOLLARD	MHOA	SEE DETAIL I/ SHEET WF-7
---	PERIMETER PILASTER	MHOA	SEE DETAIL A, B, + C/ SHEET WF-4



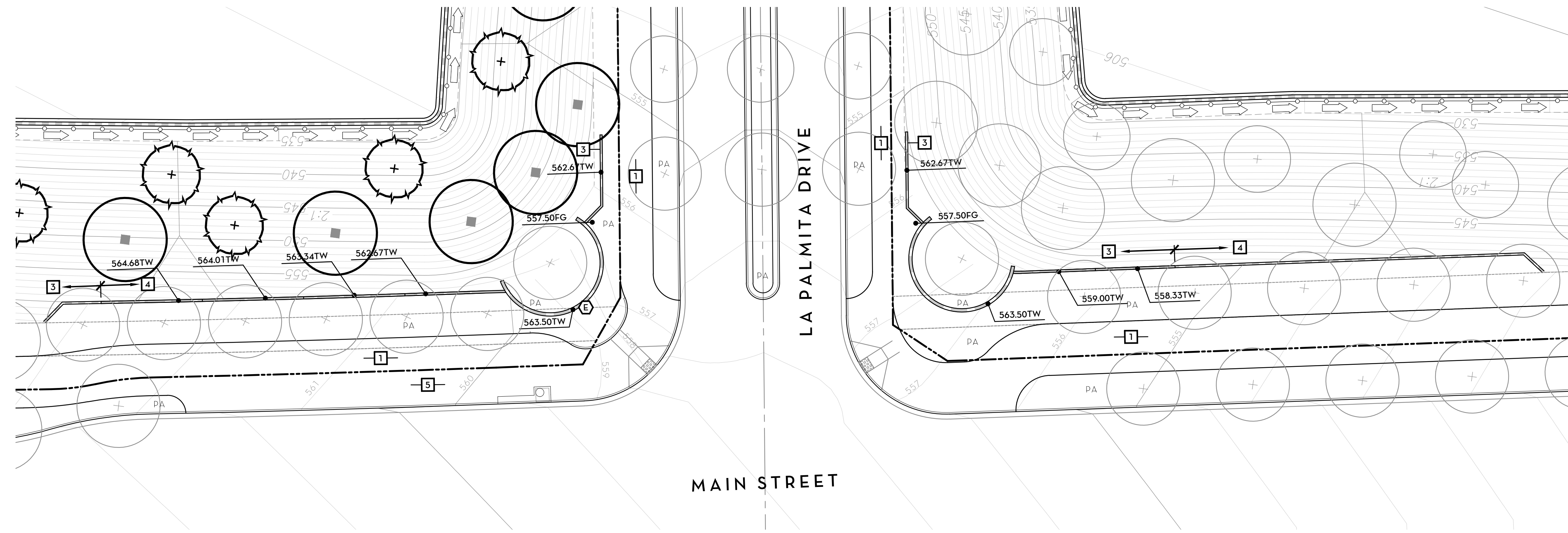
OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall and Fence Plan

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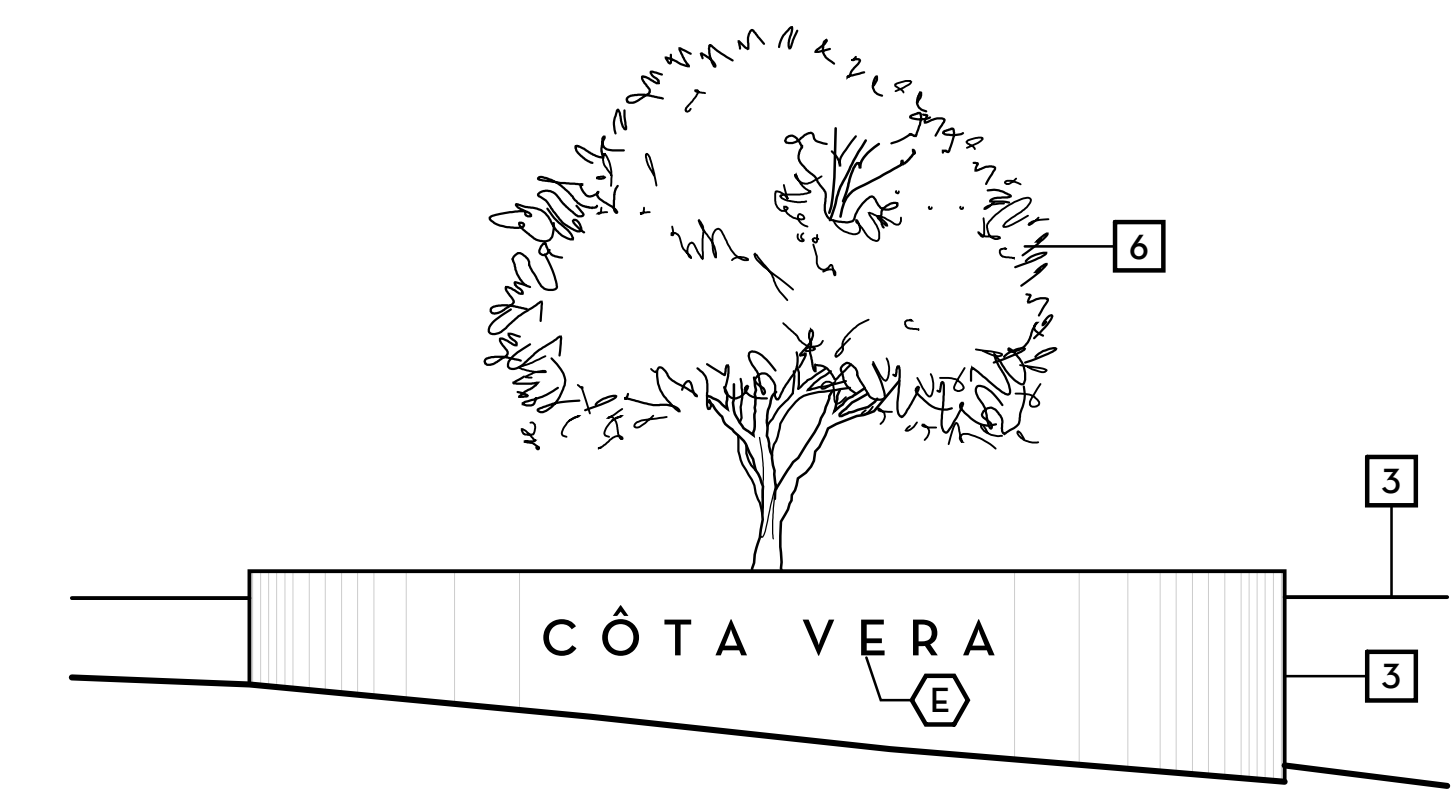
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 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 11 of 42

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WF-4
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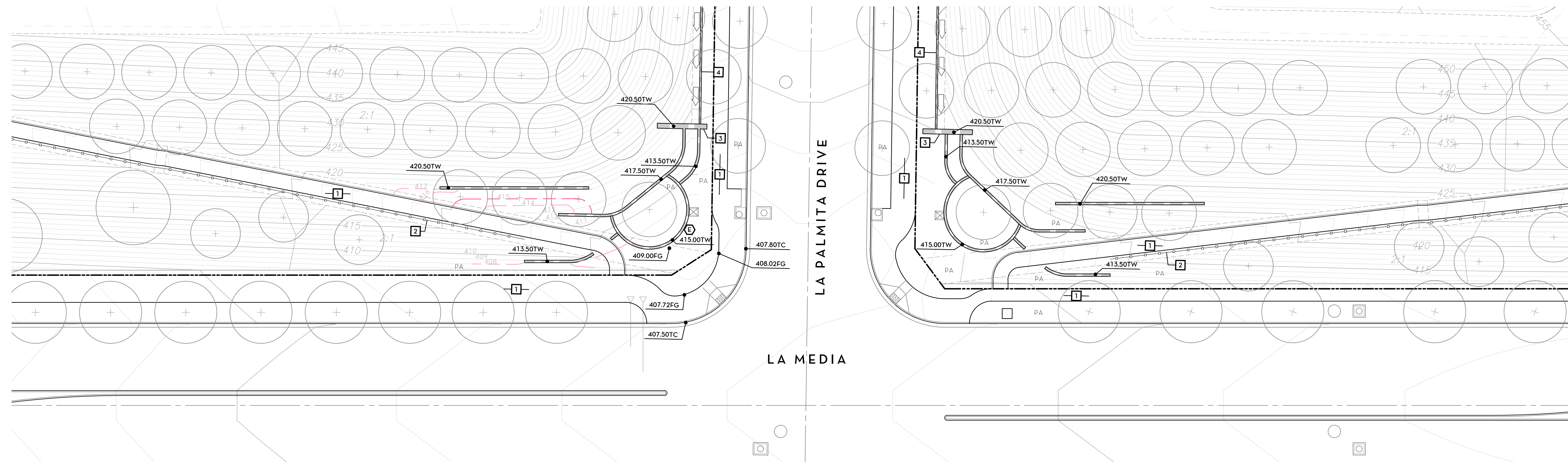


PLAN VIEW
 MAIN STREET ENTRY



ELEVATION
 ENTRY SIGNAGE (TYPICAL)

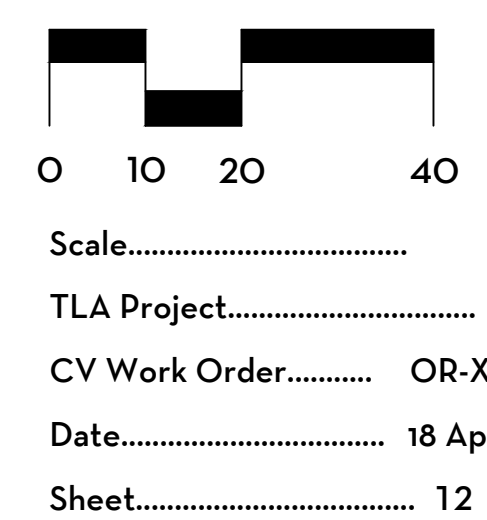
- LEGEND**
- E ENTRY SIGN LOCATION - SEE ELEVATION THIS SHEET
 - 1 SIDEWALK / TRAIL
 - 2 POST + RAIL FENCE
 - 3 ENTRY WALLS (RETAINING + FREESTANDING) - HEIGHT VARIES
 - 4 RETAINING WALL - PER ROUGH GRADING PLANS
 - 5 BUS STOP
 - 6 ENTRY TREE - SEE TREE MASTERPLAN



PLAN VIEW
 LA MEDIA ENTRY

OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall and Fence Plan - Entry Enlargements

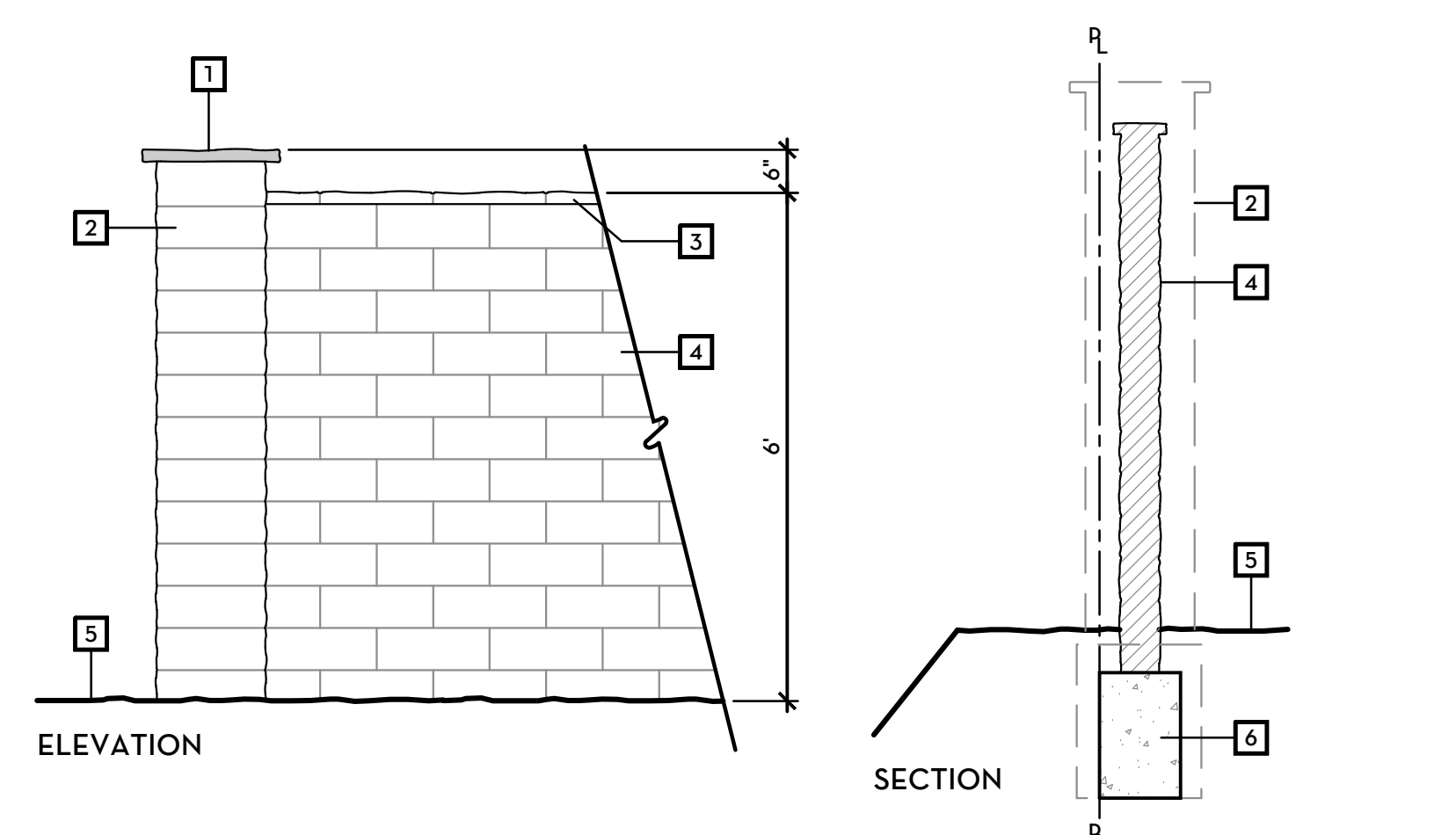


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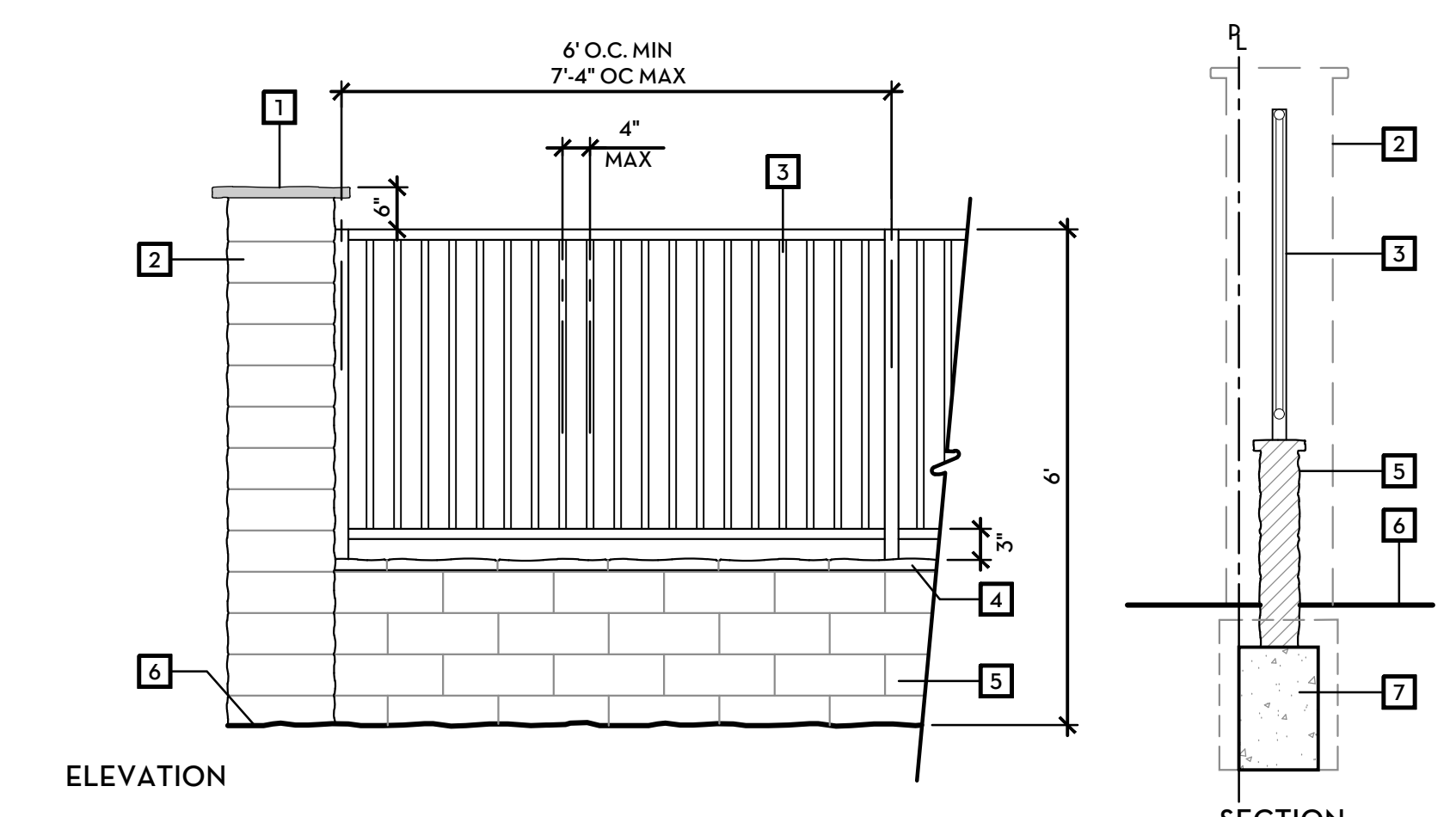
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 Date..... 18 Apr 2024
 Sheet..... 12 of 42

WF-5



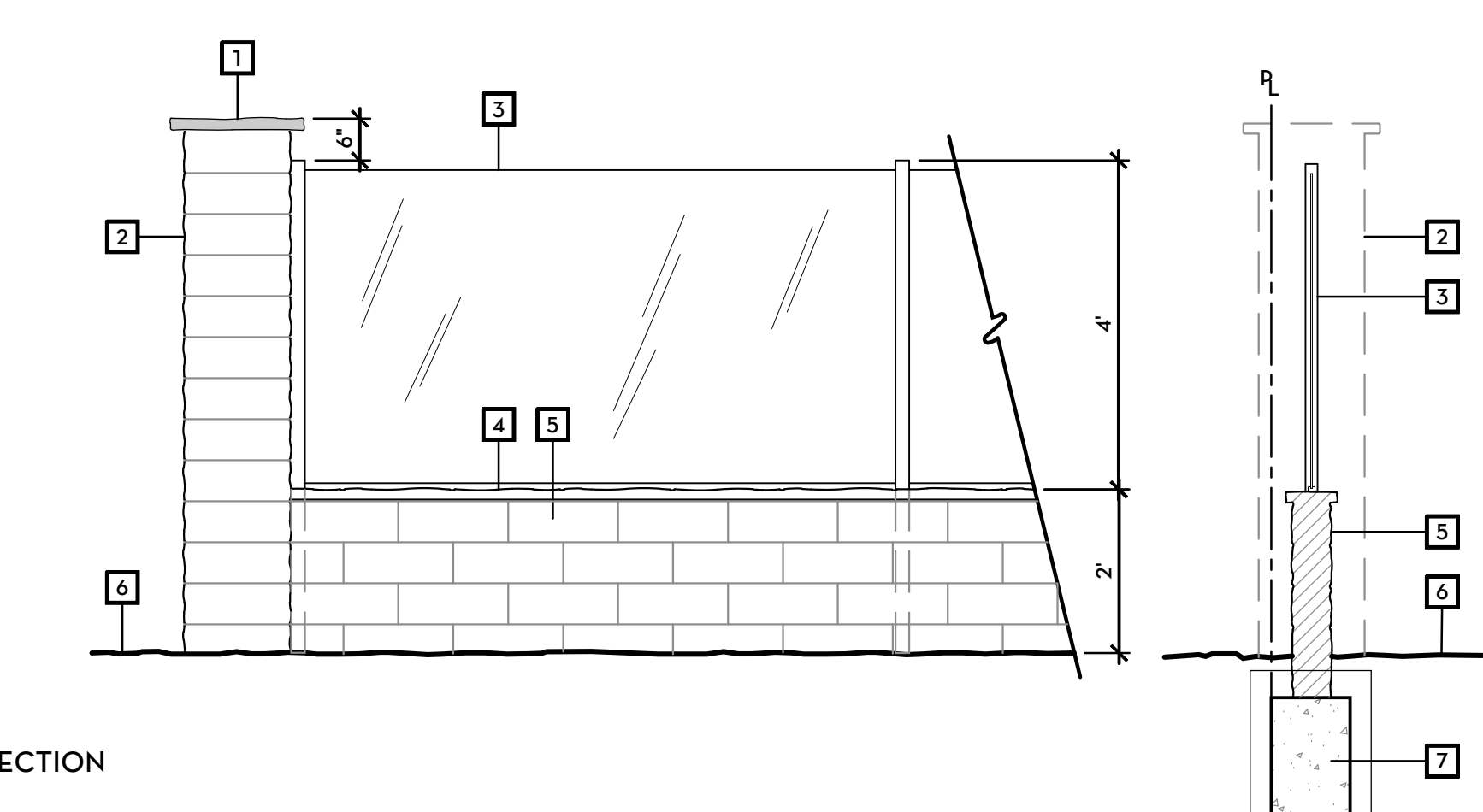
- LEGEND**
- 1 20" SQUARE SLUMPSTONE BLOCK CAP
 - 2 16" SQUARE SLUMPSTONE PILASTER
 - 3 2"x8"x16" SLUMPSTONE BLOCK CAP
 - 4 6"x6"x16" SLUMPSTONE WALL
 - 5 FINISH GRADE
 - 6 CONCRETE FOOTING
- NOTES**
- PILASTERS SHALL BE PLACED
 - AT ALL CHANGES IN ELEVATION AND DIRECTION
 - AT THE TERMINATION OF WALLS AND FENCES
 - TO BREAK UP RUNS OF 100' AND GREATER
 - AT PROPERTY LINES
 - PILASTERS SHALL NOT BE BUILT IF THE WALL RUN TO THE NEXT PILASTER IS LESS THAN 10' HORIZONTAL DISTANCE
 - SO THE ENTIRE PILASTER AND FOOTING ARE WITHIN A SPECIFIC LOT. FOOTING SHALL NOT CROSS PROPERTY LINES
 - BLOCK + CAP, BY RCP BLOCK MORTAR / GROUT, TO BE SELECTED COLOR: 'MISSION' OR APPROVED EQUAL

PERIMETER WALL + PILASTER (A)
 WAL-PER



- LEGEND**
- 1 20" SQUARE SLUMPSTONE BLOCK CAP
 - 2 16" SQUARE SLUMPSTONE PILASTER
 - 3 TUBULAR STEEL FENCE
 - 4 2"x8"x16" SLUMPSTONE BLOCK CAP
 - 5 6"x6"x16" SLUMPSTONE WALL
 - 6 FINISH GRADE
 - 7 CONCRETE FOOTING
- NOTES**
- PILASTERS SHALL BE PLACED
 - AT ALL CHANGES IN ELEVATION AND DIRECTION
 - AT THE TERMINATION OF WALLS AND FENCES
 - TO BREAK UP RUNS OF 100' AND GREATER
 - AT PROPERTY LINES
 - PILASTERS SHALL NOT BE BUILT IF THE WALL RUN TO THE NEXT PILASTER IS LESS THAN 10' HORIZONTAL DISTANCE
 - SO THE ENTIRE PILASTER AND FOOTING ARE WITHIN A SPECIFIC LOT. FOOTING SHALL NOT CROSS PROPERTY LINES
 - BLOCK + CAP, BY RCP BLOCK MORTAR / GROUT, TO BE SELECTED COLOR: 'MISSION' OR APPROVED EQUAL
 - ALL TUBULAR STEEL FENCING AND HARDWARE TO BE SHERWIN WILLIAMS PAINT COLOR SW6153 PROTEGE BRONZE OR APPROVED EQUAL

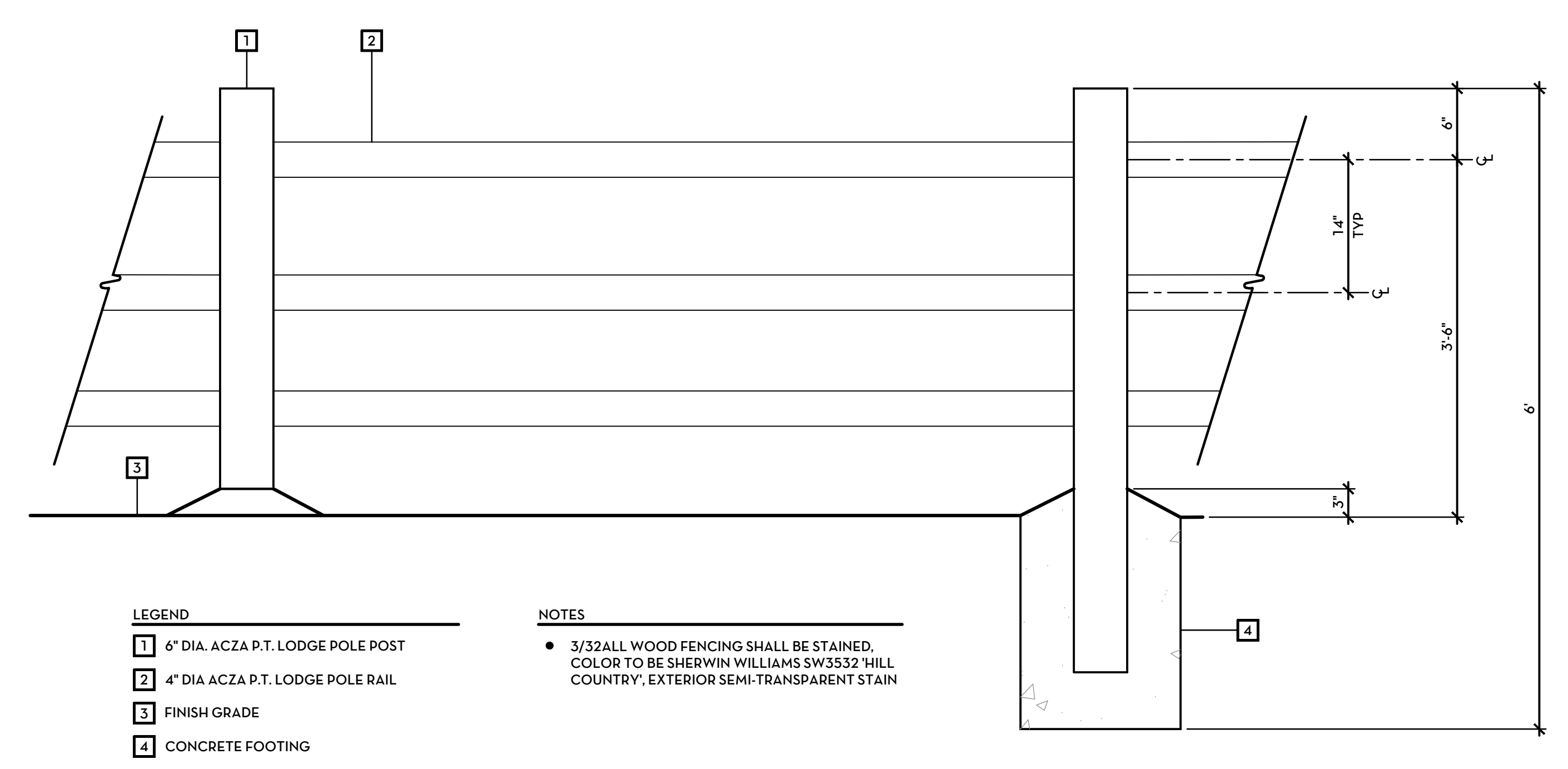
PERIMETER WALL W/ T.S. VIEW FENCE (B)
 FEN-PER-VIEW



- LEGEND**
- 1 20" SQUARE SLUMPSTONE BLOCK CAP
 - 2 16" SQUARE SLUMPSTONE PILASTER
 - 3 TEMPERED GLASS
 - 4 2"x8"x16" SLUMPSTONE BLOCK CAP
 - 5 6"x6"x16" SLUMPSTONE WALL
 - 6 FINISH GRADE
 - 7 CONCRETE FOOTING
- NOTES**
- PILASTERS SHALL BE PLACED
 - AT ALL CHANGES IN ELEVATION AND DIRECTION
 - AT THE TERMINATION OF WALLS AND FENCES
 - TO BREAK UP RUNS OF 100' AND GREATER
 - AT PROPERTY LINES
 - PILASTERS SHALL NOT BE BUILT IF THE WALL RUN TO THE NEXT PILASTER IS LESS THAN 10' HORIZONTAL DISTANCE
 - SO THE ENTIRE PILASTER AND FOOTING ARE WITHIN A SPECIFIC LOT. FOOTING SHALL NOT CROSS PROPERTY LINES
 - BLOCK + CAP, BY RCP BLOCK MORTAR / GROUT, TO BE SELECTED COLOR: 'MISSION' OR APPROVED EQUAL

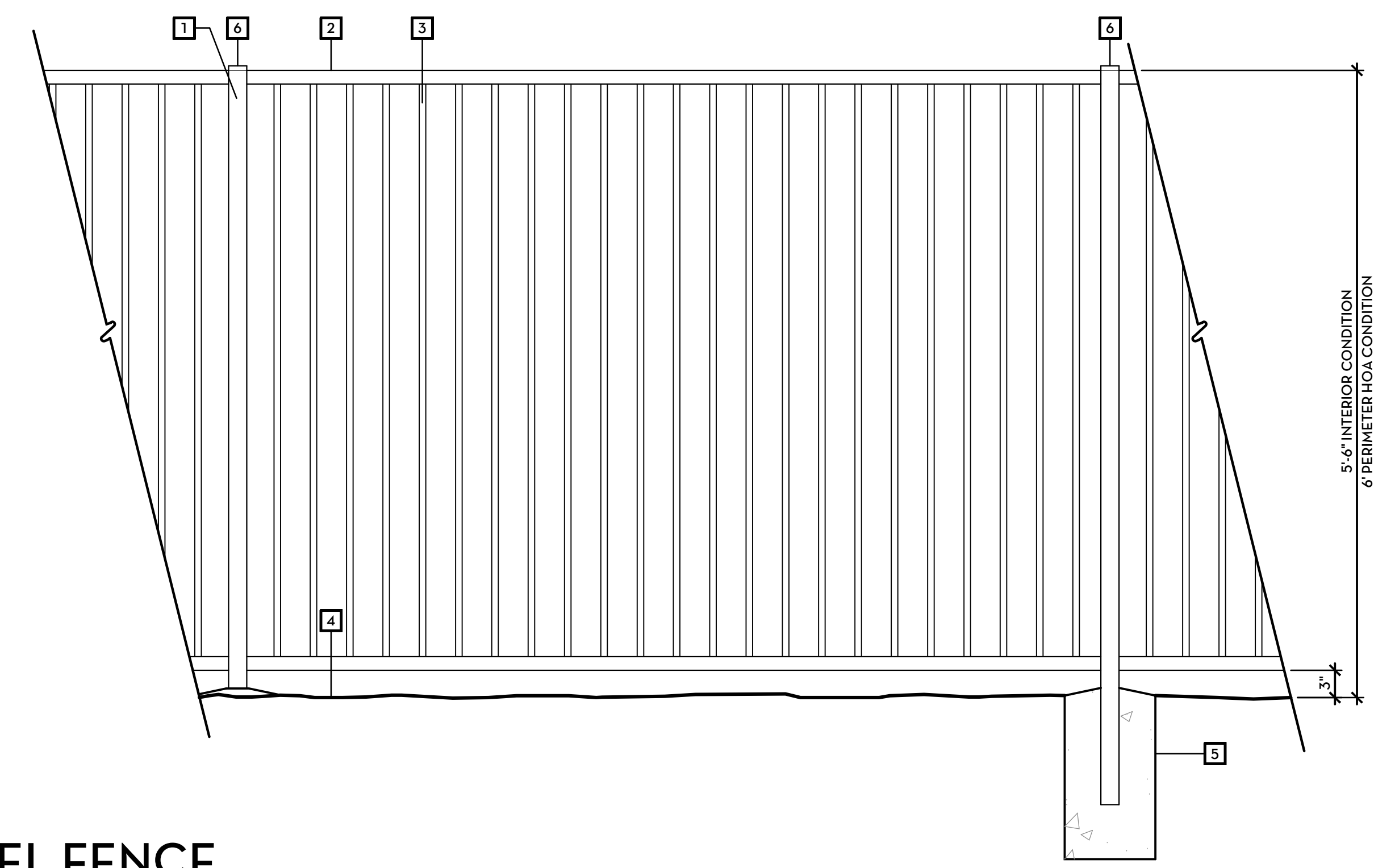
PERIMETER WALL W/ GLASS VIEW FENCE (C)
 WAL-PER-VIEW

MSCP 'NO TRESPASSING' SIGN (D)
 SGN-NO-TRES



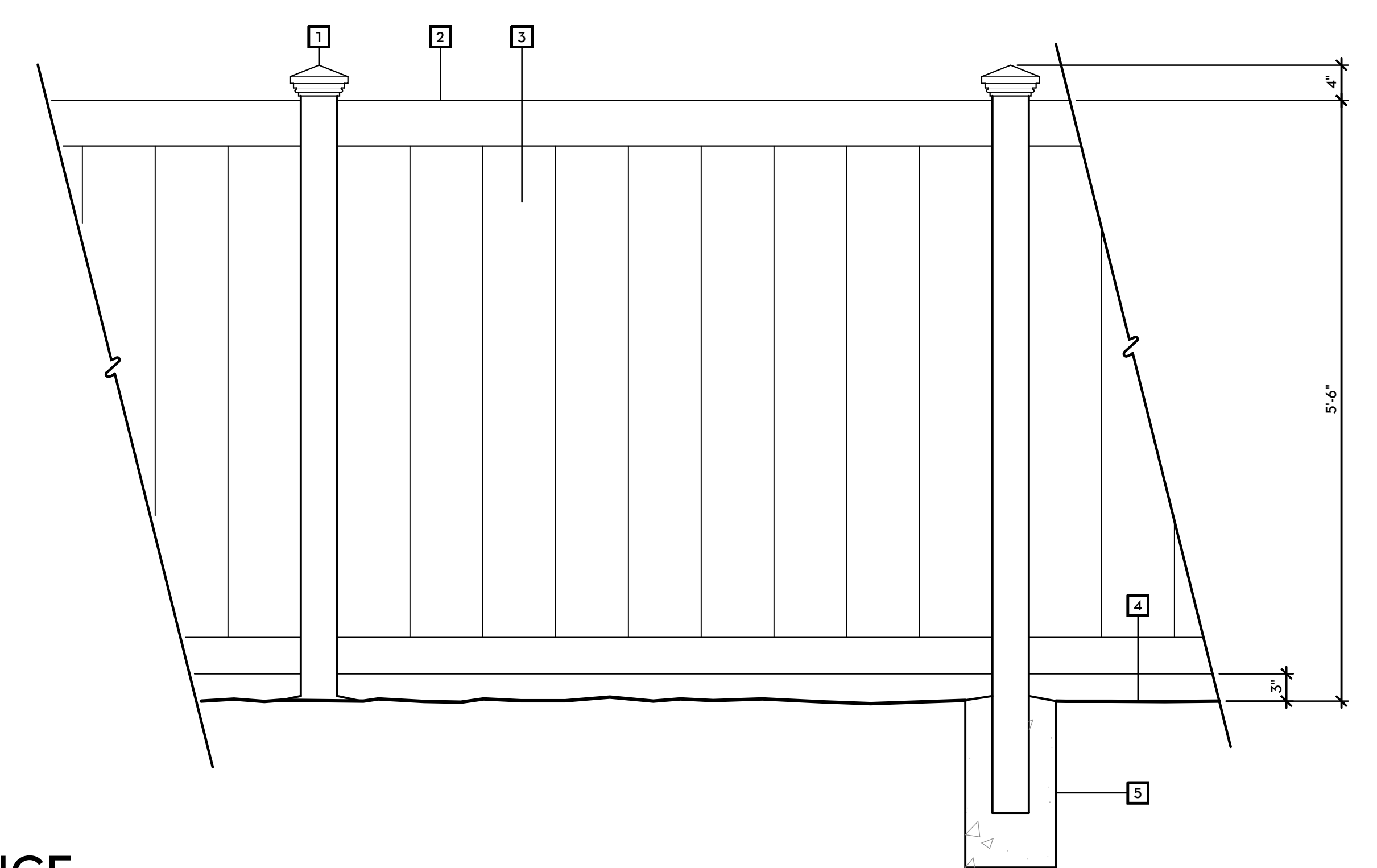
- LEGEND**
- 1 6" DIA. ACZA P.T. LODGE POLE POST
 - 2 4" DIA ACZA P.T. LODGE POLE RAIL
 - 3 FINISH GRADE
 - 4 CONCRETE FOOTING
- NOTES**
- 3/32" ALL WOOD FENCING SHALL BE STAINED, COLOR TO BE SHERWIN WILLIAMS SW5332 'HILL COUNTRY', EXTERIOR SEMI-TRANSPARENT STAIN

TRAIL FENCING (F)
 FEN-TRL



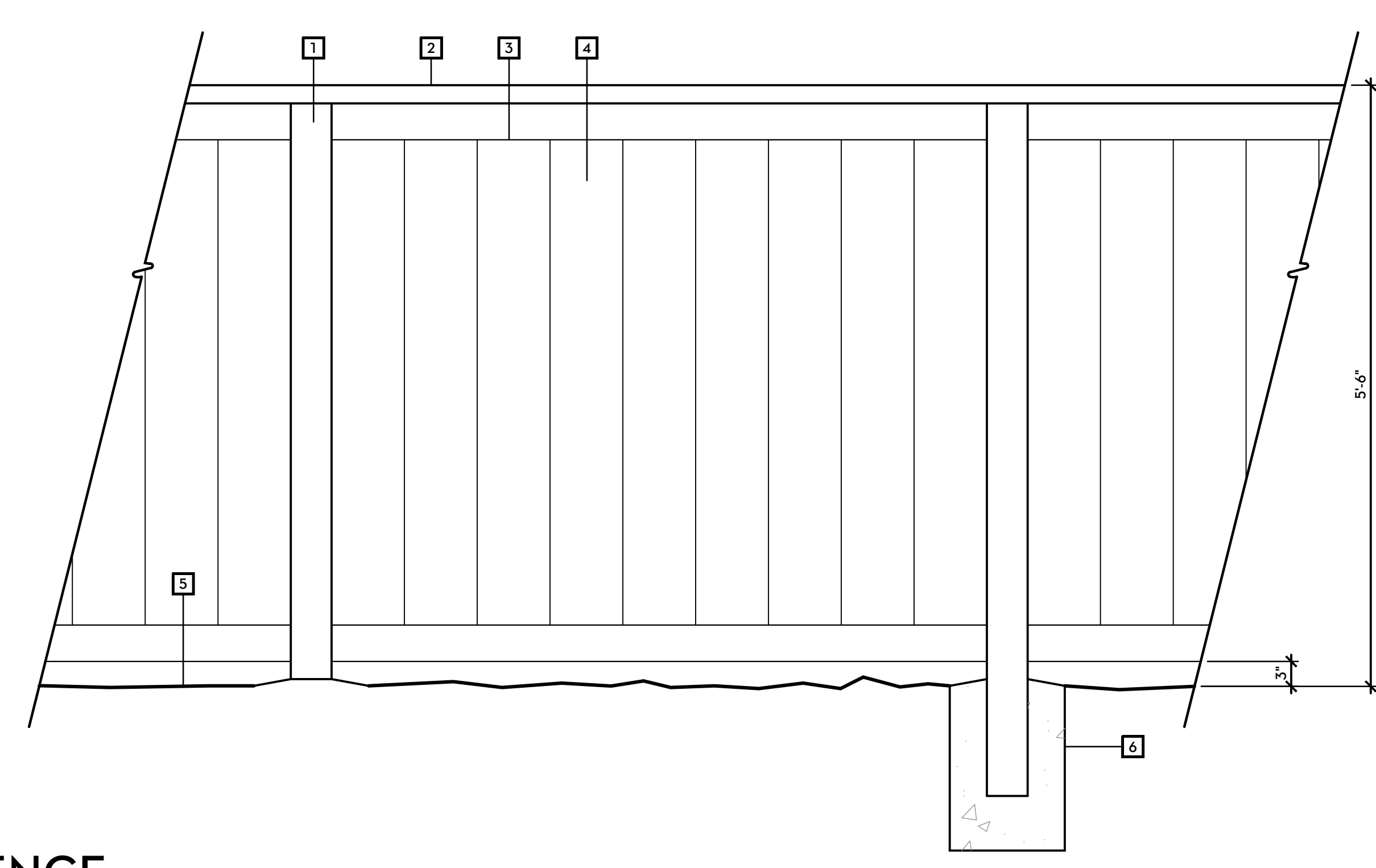
- LEGEND**
- 1 2" SQUARE TUBULAR STEEL POST
 - 2 1 1/2" SQUARE TUBULAR STEEL RAILS
 - 3 5/8" SQUARE TUBULAR STEEL PICKETS
 - 4 FINISH GRADE
 - 5 CONCRETE FOOTING
 - 6 POST CAP
- NOTES**
- ALL TUBE STEEL FENCING AND HARDWARE TO BE SHERWIN WILLIAMS PAINT COLOR SW6153 PROTEGE BRONZE OR APPROVED EQUAL

TUBE STEEL FENCE (H)
 FEN-TUB



- LEGEND**
- 1 4" x 4" VINYL POST WITH DECORATIVE CAP
 - 2 1 1/2" x 5 1/2" RAIL
 - 3 1" x 8" VINYL FENCE BOARDS
 - 4 FINISH GRADE
 - 5 CONCRETE FOOTING
- NOTES**
- ALL VINYL FENCING TO BE TAN OR APPROVED EQUAL

VINYL FENCE (J)
 FEN-VNL



- LEGEND**
- 1 4"x4" POST
 - 2 2"x6" CAP
 - 3 1"x4" STRINGERS
 - 4 1"x8" FENCE BOARDS
 - 5 FINISH GRADE
 - 6 CONCRETE FOOTING
- NOTES**
- ALL WOOD FENCING SHALL BE STAINED, COLOR TO BE SHERWIN WILLIAMS SW5332 'HILL COUNTRY' EXTERIOR SEMI-TRANSPARENT STAIN

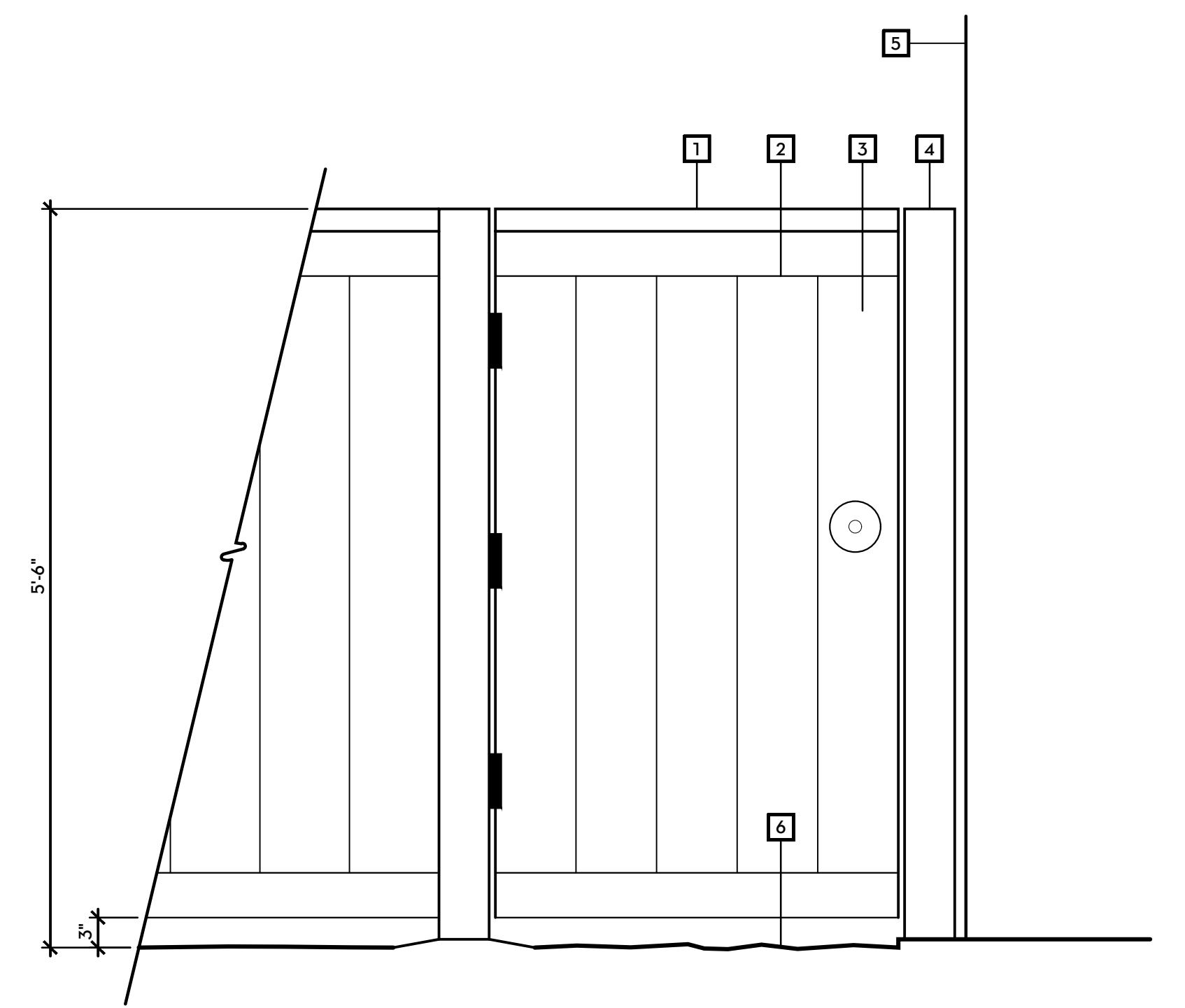
WOOD FENCE (L)
 FEN-WOD

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Wall + Fence Details



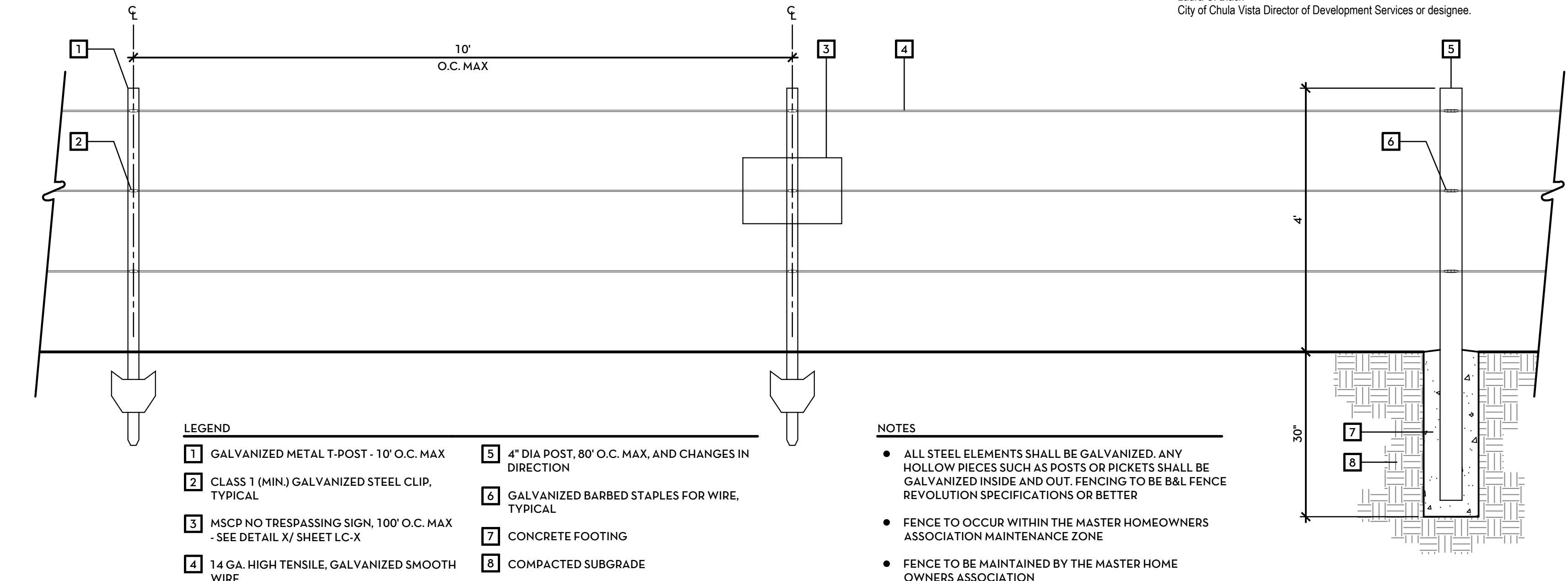
- LEGEND**
- 1 FIRE-RETARDANT TREATED 2"x6" CAP
 - 1 FIRE-RETARDANT TREATED 1"x4" STRINGERS
 - 1 FIRE-RETARDANT TREATED 1"x8" FENCE BOARDS
 - 1 FIRE-RETARDANT TREATED 4"x4" POST
 - 1 ADJACENT BUILDING
 - 1 FINISH GRADE

- NOTES**
- ALL WOOD FENCING SHALL BE STAINED, COLOR TO BE SHERWIN WILLIAMS SW3552 'HILL COUNTRY' EXTERIOR SEMI-TRANSPARENT STAIN



ELEVATION
FIRE-RETARDANT WOOD FENCE RETURN
 FEN-WOD-FIRE-BET

B

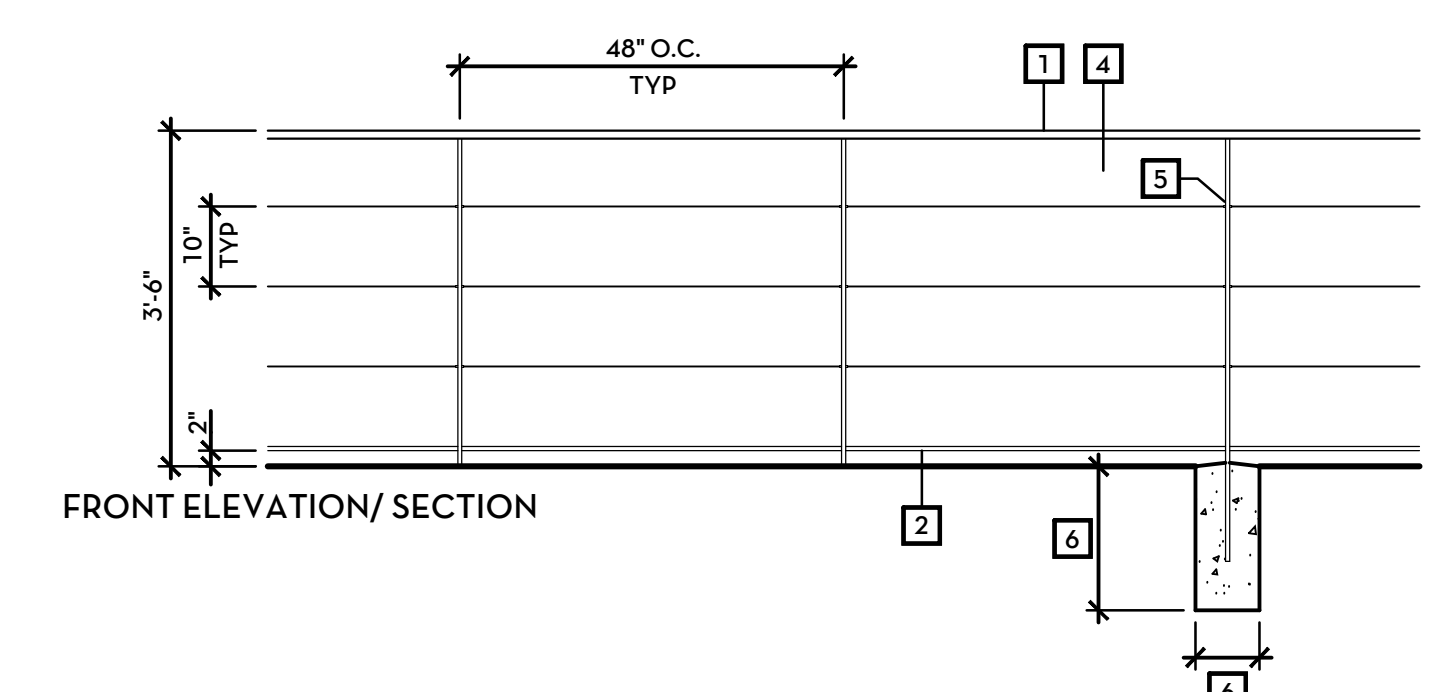


- LEGEND**
- 1 GALVANIZED METAL T-POST - 10' O.C. MAX
 - 2 CLASS 1 (MIN.) GALVANIZED STEEL CLIP, TYPICAL
 - 3 MSCP NO TRESPASSING SIGN, 100' O.C. MAX - SEE DETAIL X/ SHEET L.C.X
 - 4 14 GA. HIGH TENSILE, GALVANIZED SMOOTH WIRE
 - 5 4" DIA POST, 80' O.C. MAX, AND CHANGES IN DIRECTION
 - 6 GALVANIZED BARBED STAPLES FOR WIRE, TYPICAL
 - 7 CONCRETE FOOTING
 - 8 COMPACTED SUBGRADE

- NOTES**
- ALL STEEL ELEMENTS SHALL BE GALVANIZED. ANY HOLLOW PIECES SUCH AS POSTS OR PICKETS SHALL BE GALVANIZED INSIDE AND OUT. FENCING TO BE B&L FENCE REVOLUTION SPECIFICATIONS OR BETTER
 - FENCE TO OCCUR WITHIN THE MASTER HOMEOWNERS ASSOCIATION MAINTENANCE ZONE
 - FENCE TO BE MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION

ELEVATION
MSCP FENCE
 FEN-MSCP

D



- LEGEND**
- 1 GALVANIZED SQ. TUBESTEEL TOP RAIL (2"W x 1"H)
 - 2 FLAT GALVANIZED STEEL BOTTOM RAIL (2"W x 1/2"H)
 - 3 FLAT GALVANIZED STEEL POST (2"W x 1/2"H)
 - 4 STAINLESS STEEL CABLE
 - 5 TENSIONING HARDWARE - BY CONTRACTOR
 - 6 CONCRETE FOOTING - SIZE + REINFORCEMENT BY FENCE CONTRACTOR. SLOPE TOP OF FOOTING TO DRAIN
 - 7 FINISH GRADE

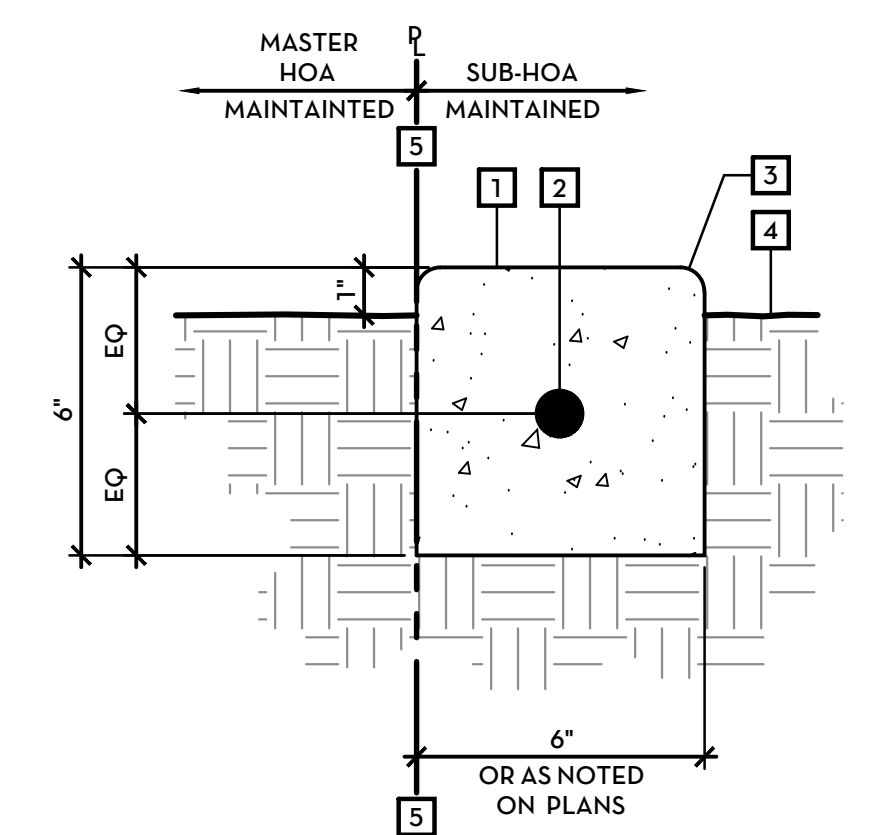
- NOTES**
- THIS IS A DESIGN DETAIL ONLY, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY WORK
 - CONTRACTOR SHALL FIELD VERIFY POST LOCATIONS AND ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK
 - TOP, BOTTOM RAIL, AND POSTS TO BE POWDER COATED PER SPECIFICATIONS. COLOR TO BE SHERWIN WILLIAMS SW 2926 'IRON GATE'
 - ALL HARDWARE SHALL BE STAINLESS STEEL

CABLE GUARDRAIL
 GRD-CAB

E

NOT ASSIGNED

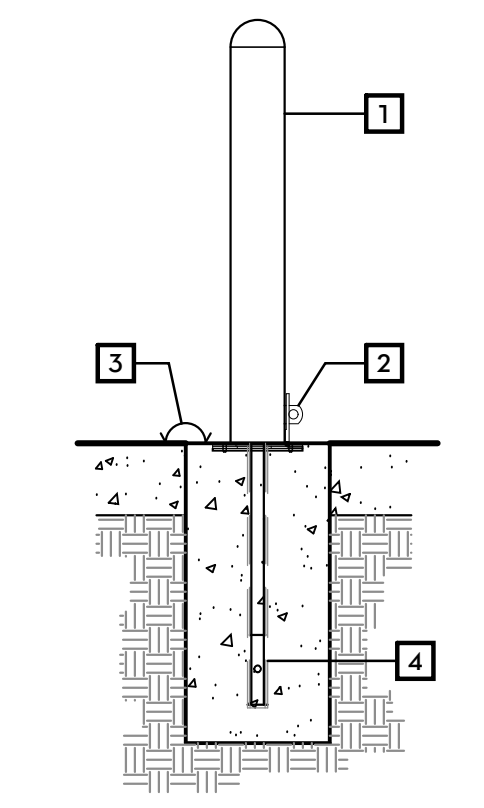
E



- LEGEND**
- 1 P.I.P. CONCRETE MOW CURB - SEE FINISH SCHEDULE FOR COLOR AND FINISH
 - 2 #3 REBAR CONTINUOUS - OVERLAP STEEL JOINTS 18" MINIMUM
 - 3 1/2" RADII (TYPICAL)
 - 4 FINISH GRADE
 - 5 PROPERTY LINE OR MAINTENANCE BOUNDARY
- NOTES**
- SCORE JOINTS AT 3' O.C.
 - EXPANSION JOINTS AT 20' O.C., CORNERS, AND CHANGES IN DIRECTION

SECTION
6" CONCRETE MOW CURB
 HDR-CON-PL

F

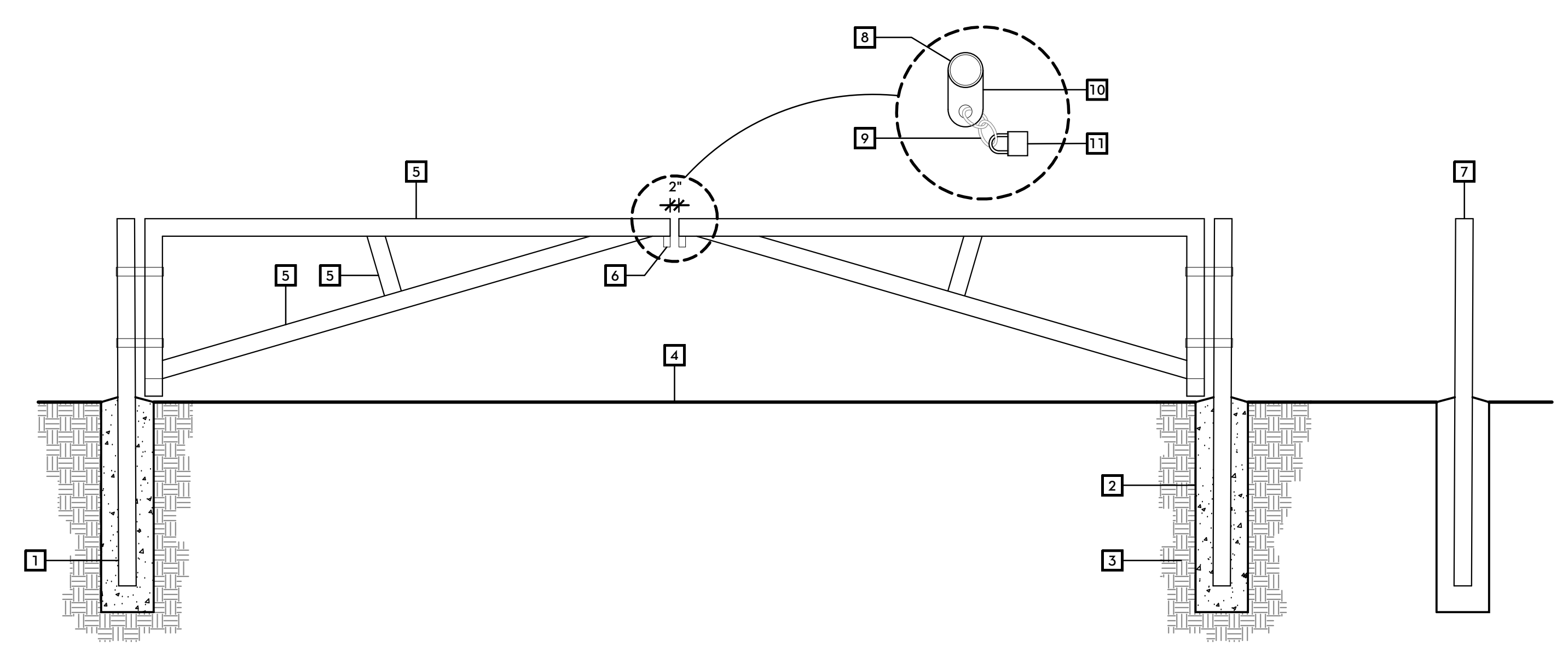


- LEGEND**
- 1 REMOVABLE BOLLARD
 - 2 HINGED HASP/ HOLE COVER
 - 3 BOLLARDS TO BE SET FLUSH WITH CONCRETE, D.G. WALK, TYP.
 - 4 EMBEDMENT SLEEVE ASSEMBLY

ELEVATION/SECTION
REMOVEABLE BOLLARD
 BOL-REM

I

- LEGEND**
- 1 CONCRETE FILLED 4" O.D. STEEL PIPE
 - 2 CONCRETE FOOTING
 - 3 COMPACTED SUBGRADE
 - 4 MAINTENANCE ROAD ENTRANCE
 - 5 4" O.D. GALVANIZED STEEL PIPE
 - 6 2 1/2" STEEL RINGS
 - 7 GATE STOP POLE - 1 EACH SIDE, SEE LANDSCAPE PLANS FOR LOCATION
 - 8 4" O.D. STEEL PIPE
 - 9 5/16" COIL CHAIN
 - 10 2 1/2" STEEL RINGS - 100% WELD TO PIPE
 - 11 LOCK PROVIDED BY CITY PUBLIC WORKS

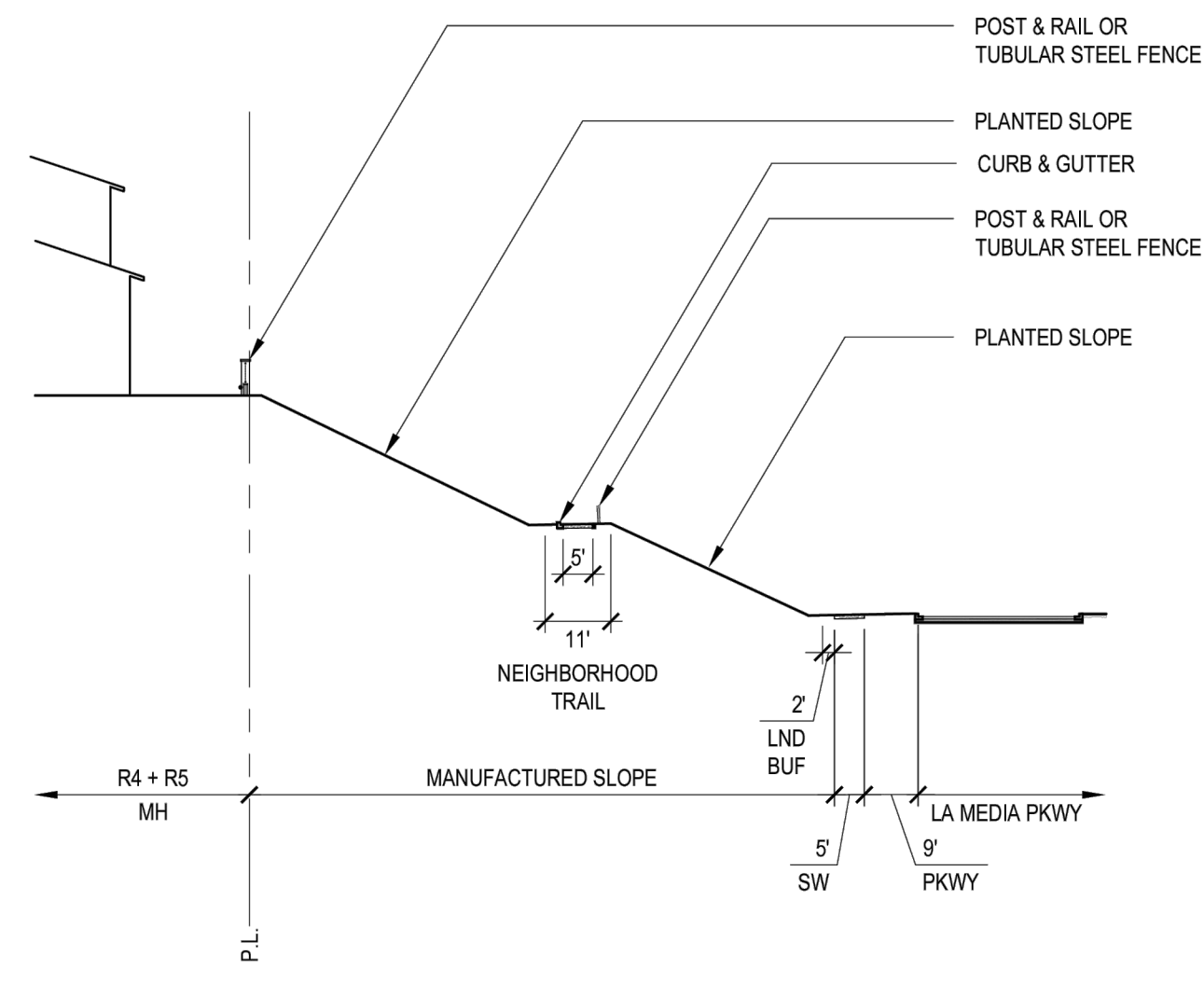


ELEVATION/SECTION
GATE AT ACCESS ROADS
 GAT-UTL

K

NOT ASSIGNED

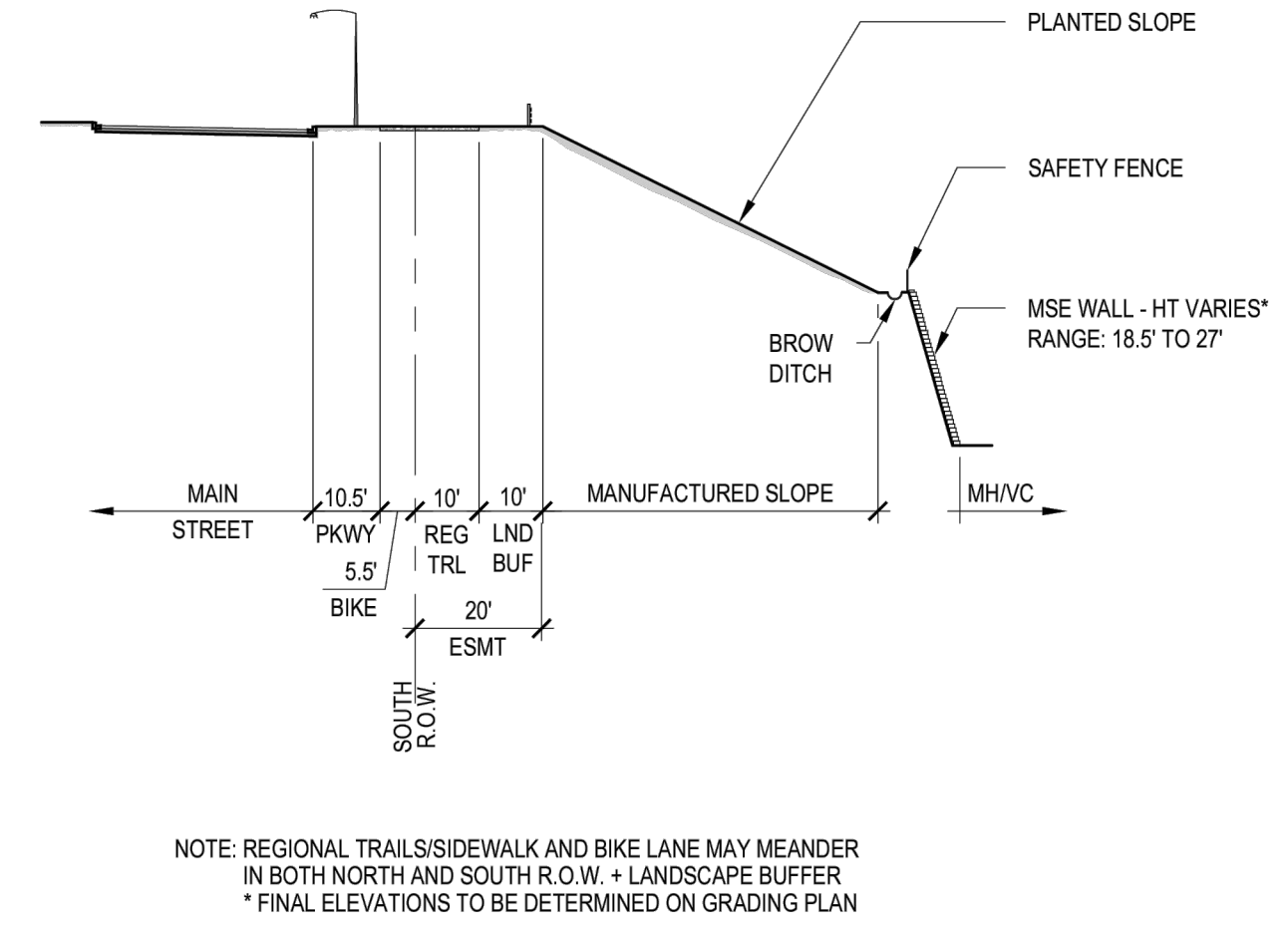
L



MULTI-FAMILY TO LA MEDIA PARKWAY (A)
SECT-SLOPE-MH TO LA MEDIA PARKWAY

NOT ASSIGNED (E)

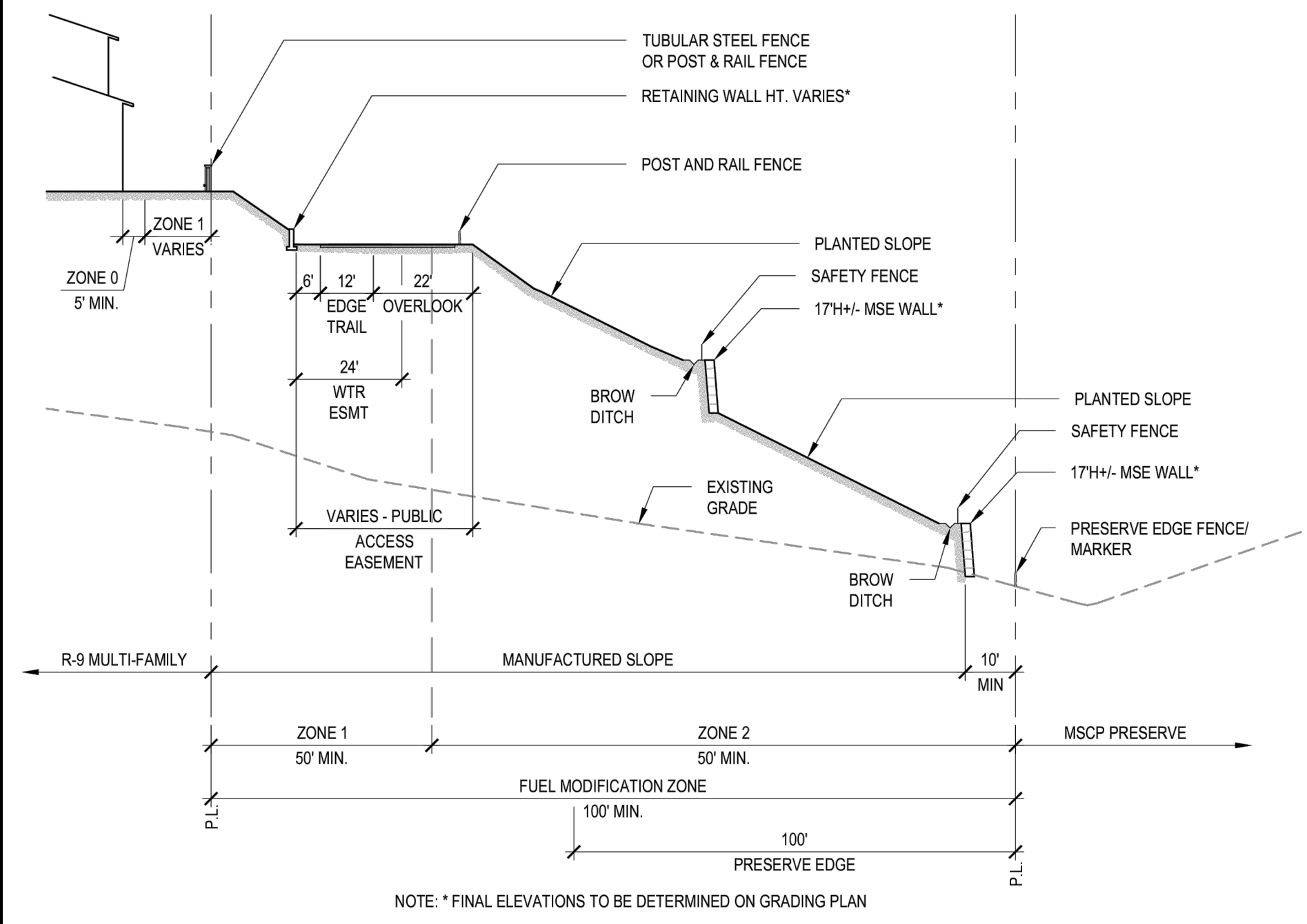
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MAIN ST. TO VLG CORE + MULTI-FAMILY (B)
SECT-SLOPE-MAIN STRET TO VC + MH

NOT ASSIGNED (E)

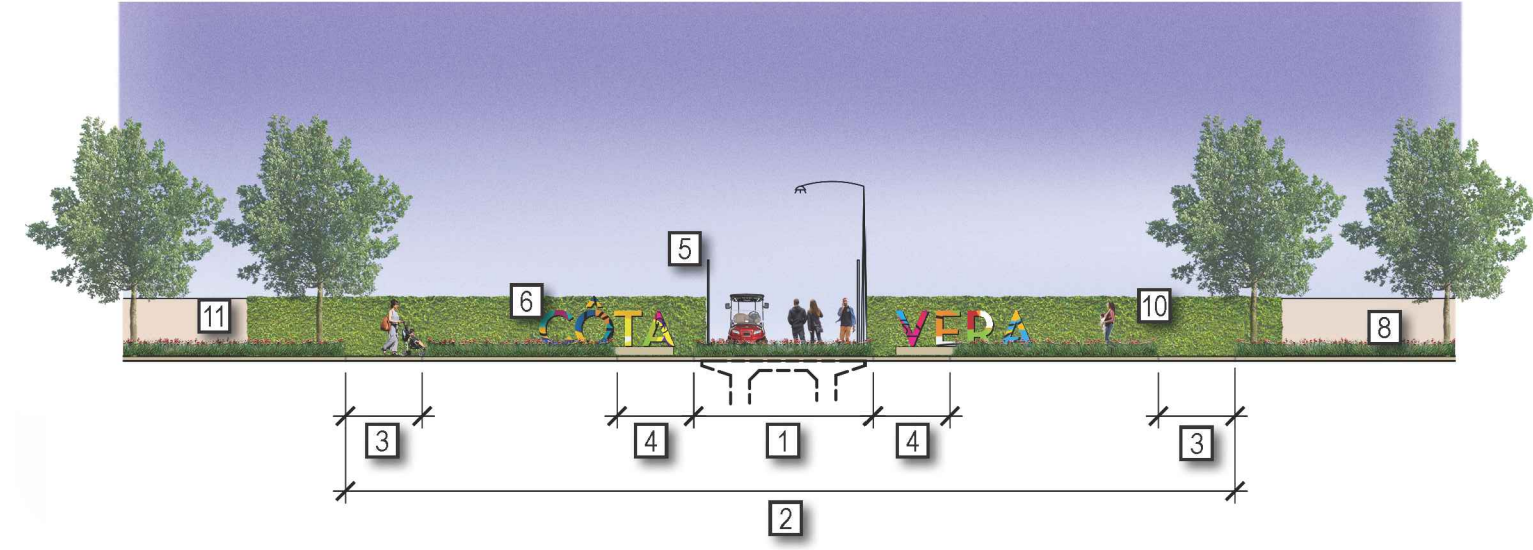
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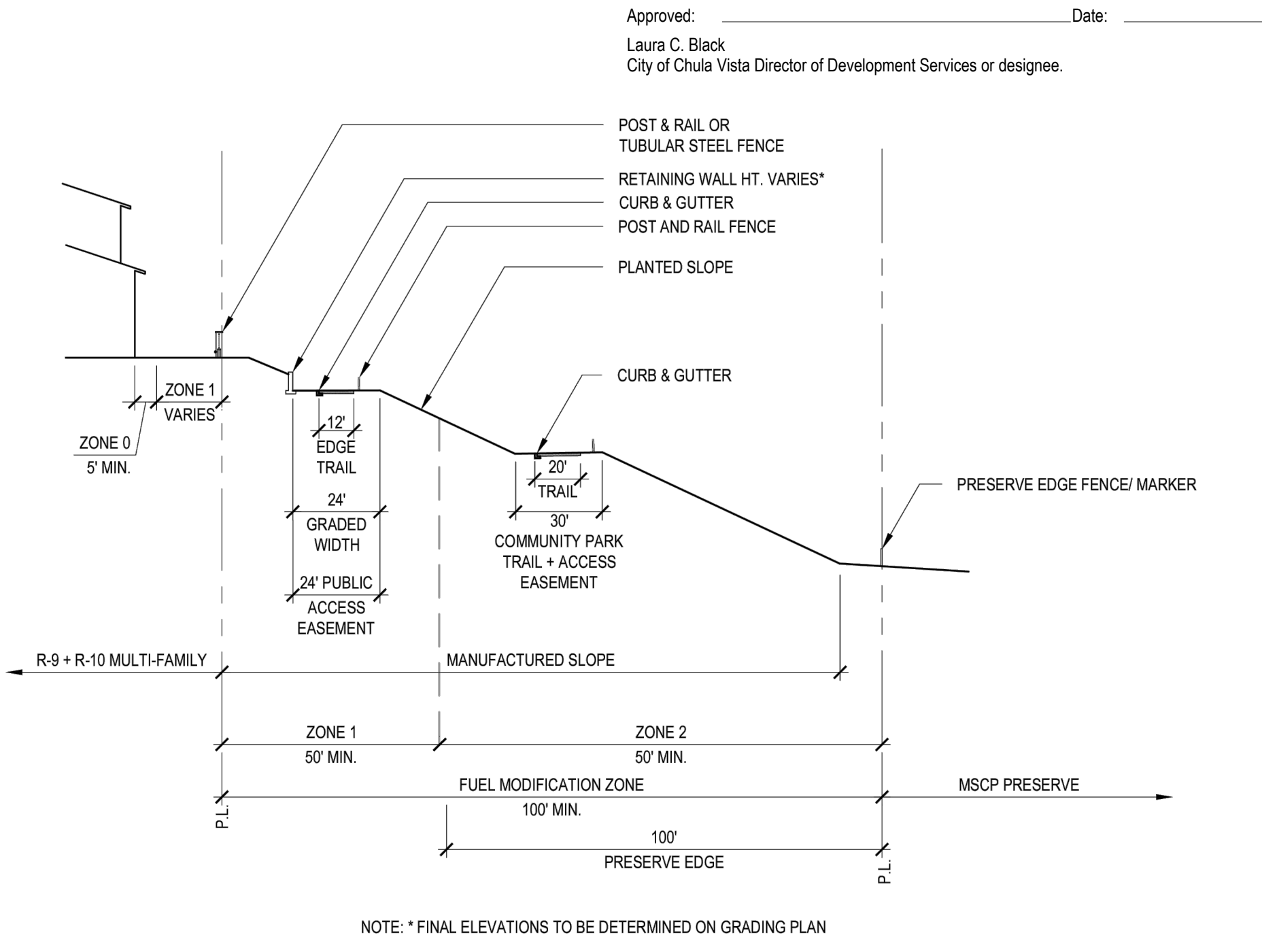
MULTI-FAMILY TO PRESERVE WITH MSE (C)
SECT-MH TO PRESERVE WITH MSE

MONUMENT SIGN AT PED. BRIDGE (F)
ELE-V8E PEDESTRIAN BRIDGE

NOT ASSIGNED (K)



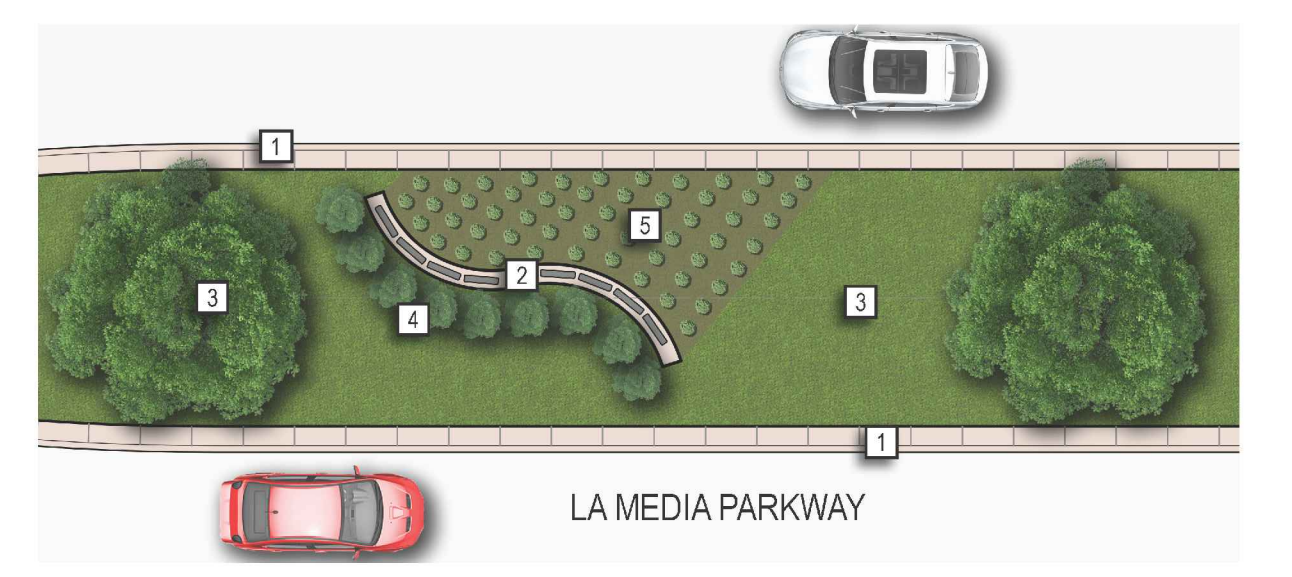
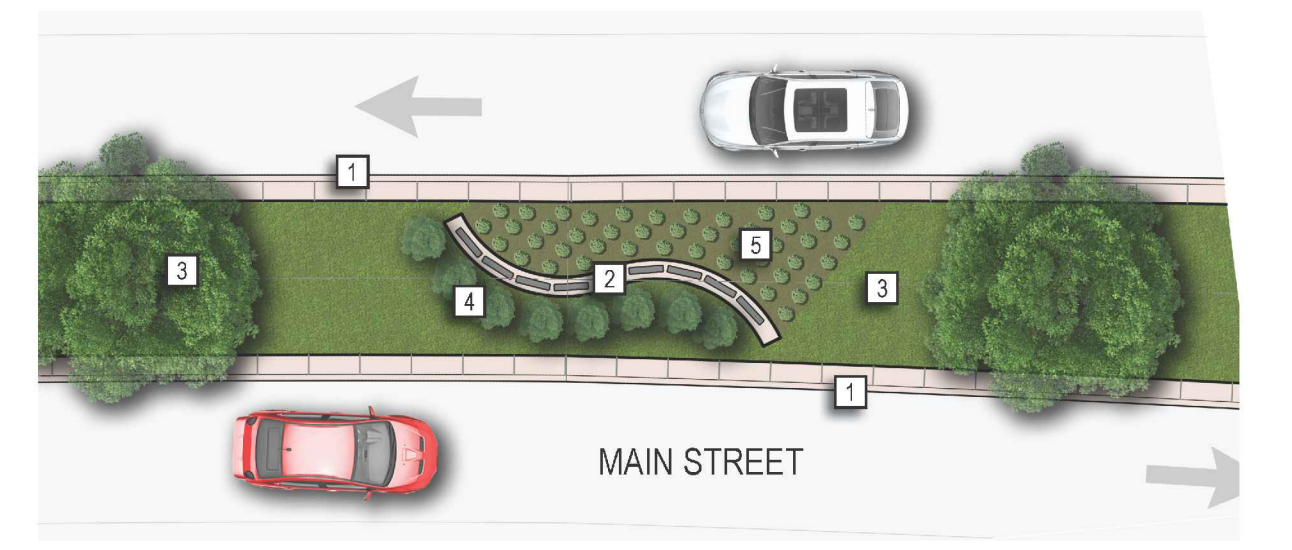
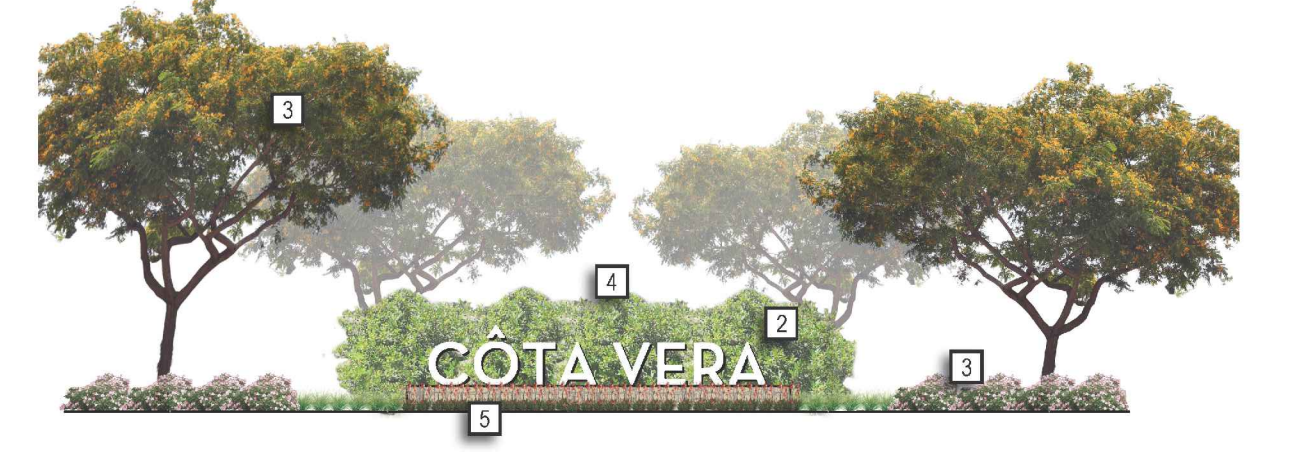
- LEGEND**
- 1. MULTI-MODAL BRIDGE
 - 2. ENHANCED PAVING AT PLAZA
 - 3. ENHANCED CROSSWALK (PEDESTRIAN-BIKE)
 - 4. NEV CROSSING
 - 5. BRIDGE GUARD RAIL
 - 6. VILLAGE ENTRY MONUMENT WITH LIGHTING
 - 7. STREET TREE
 - 8. PARKWAY PLANTING
 - 9. SR-125 SLOPE PLANTING
 - 10. GREEN WALL WITH VINES
 - 11. SOUNDWALL (POTENTIAL)
 - 12. VILLAGE PATHWAY + BIKE ROUTE



MULTI-FAMILY TO PRESERVE (D)
SECT-MH TO PRESERVE

NOT ASSIGNED (E)

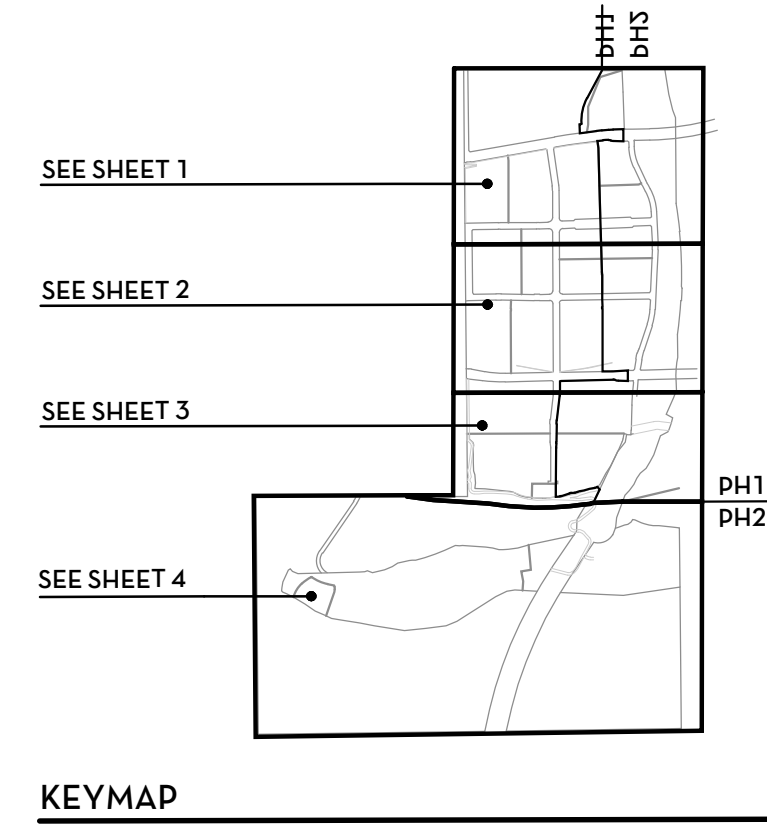
MONUMENT SIGN AT MEDIANS (L)
V8E-VDG-VILLAGE ENTRY MONUMENT-MEDIANS



- LEGEND**
- 1. STANDARD CURB + 18" PAVED STRIP
 - 2. VILLAGE ENTRY MONUMENT
 - 3. STREET TREE + MEDIAN SHRUB PLANTING
 - 4. COLUMNAR SCREEN PLANTING
 - 5. ENHANCED MEDIAN SHRUB PLANTING



SYMBOL	DESCRIPTION	DESCRIPTION
	MULTI-RECREATIONAL TRAIL / ACCESS ROAD	SEE DETAIL A/ SHEET TR-6
	COMMUNITY PARK TRAIL, MAINTENANCE + EMERGENCY ACCESS (EAST SIDE OF P2)	SEE DETAIL B/ SHEET TR-6
	CHULA VISTA GREENBELT TRAIL	SEE DETAIL C/ SHEET TR-6
	EDGE TRAIL, OVD WATER EASEMENT + PUBLIC ACCESS EASEMENT	SEE DETAIL D/ SHEET TR-6
	EDGE TRAIL + PUBIC ACCESS EASEMENT	SEE DETAIL E/ SHEET TR-6
	COMMUNITY PARK ACCESS TRAIL (FROM GREENBELT TRAIL TO P-2)	SEE DETAIL F/ SHEET TR-6
	NEIGHBORHOOD TRAIL	SEE DETAIL G/ SHEET TR-6
	VILLAGE PATHWAY - 12' WIDE	SEE DETAIL H/ SHEET TR-6
	VILLAGE PATHWAY - 10' WIDE	SEE DETAIL H/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - MAIN STREET	SEE DETAIL I/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - FROM LA PALMITA / DELGADO TO EAST BOUNDARY)	SEE DETAIL J/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (NORTH R.O.W. - WEST BOUNDARY TO LA PALMITA/ DELGADO)	SEE DETAIL K/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL L/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - VIA CAPRISE (COMMUNITY PARK ENTRY DRIVE - WEST OF P-2)	SEE DETAIL A/ SHEET TR-7
	PROMENADE TRAIL (TYPICAL)	SEE DETAIL B/ SHEET TR-7
	PROMENADE TRAIL (DEL SUENO)	SEE DETAIL C/ SHEET TR-7
	SCENIC OVERLOOK	SEE ENLARGEMENTS/ SHEET WF
	TRAILHEAD + SIGNAGE	SEE DETAIL E/ SHEET TR-7
	GREENBELT TRAIL HEAD KIOSK	SEE DETAIL H/ SHEET TR-7
	MSCP SIGN POST	SEE DETAIL F + G/ SHEET TR-7
	FUTURE PEDESTRIAN BRIDGE	N/A



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Trail System Plan - Overview

0 150 300 600

Scale..... 1"=300'

TLA Project..... 23-017

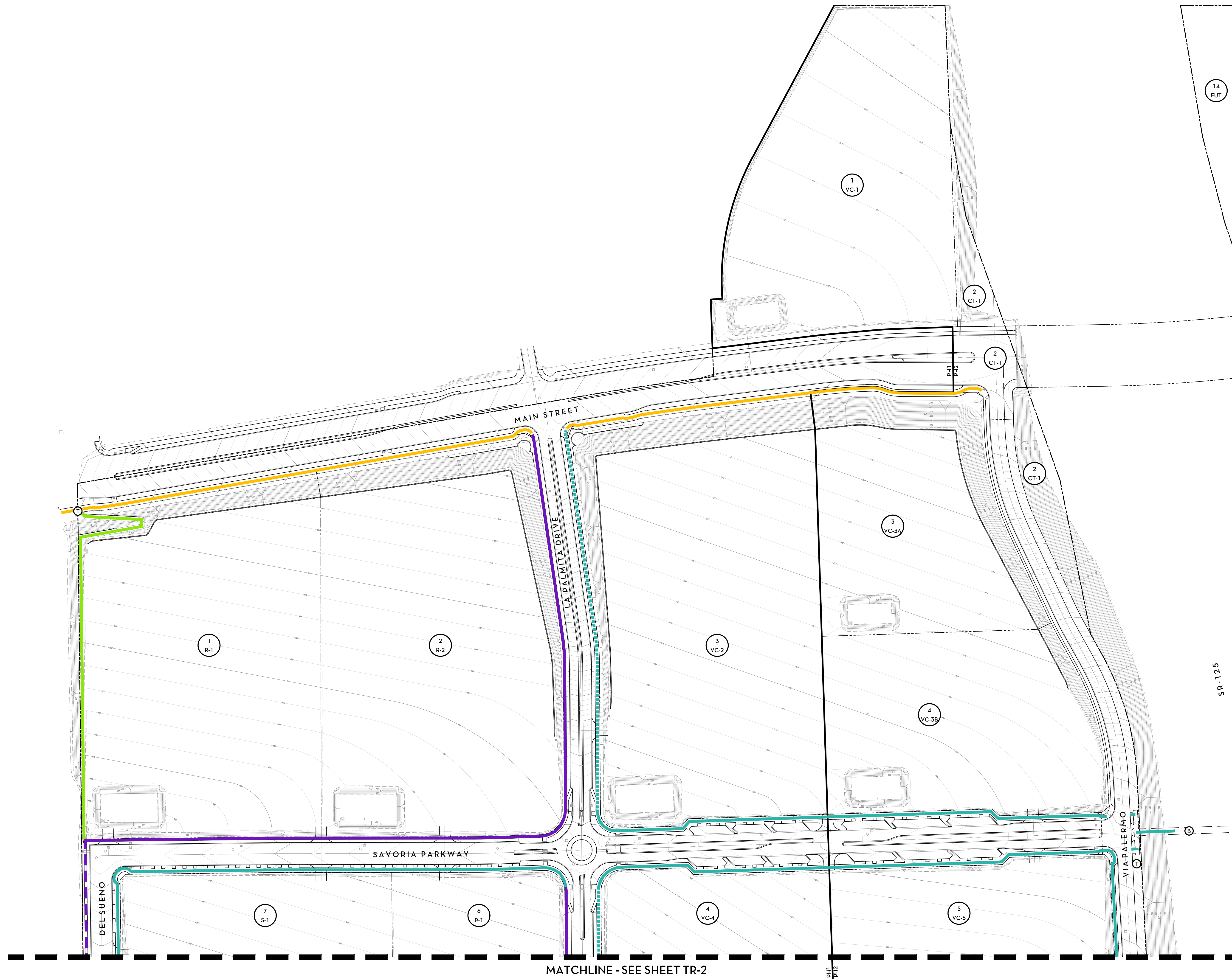
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Date..... 18 Apr 2024

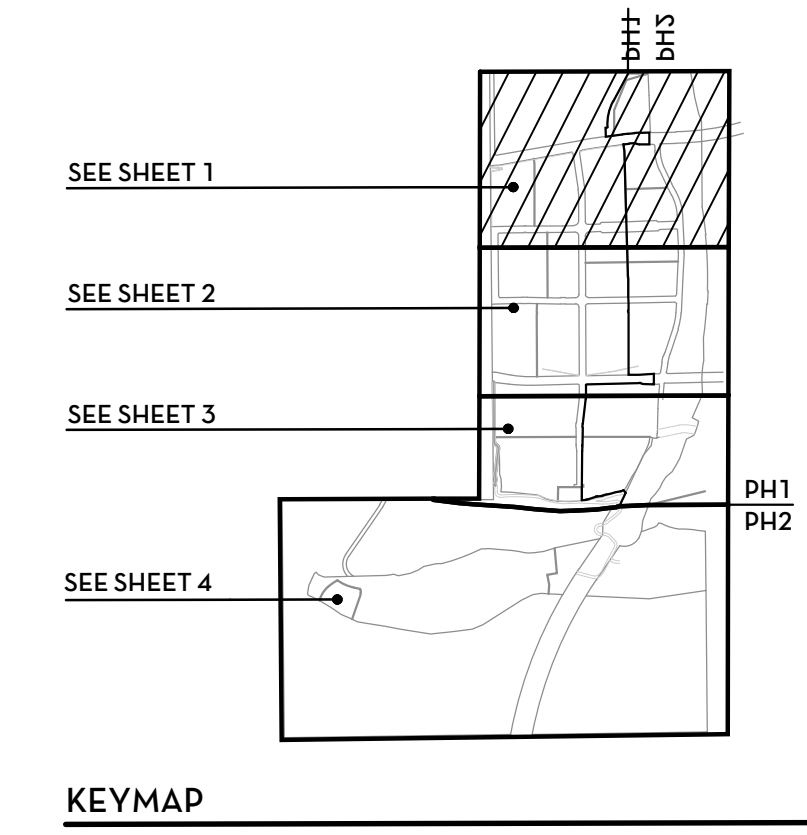
Sheet..... 16 of 42

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 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

TR-0



SYMBOL	DESCRIPTION	DESCRIPTION
	MULTI-RECREATIONAL TRAIL / ACCESS ROAD	SEE DETAIL A / SHEET TR-6
	COMMUNITY PARK TRAIL, MAINTENANCE + EMERGENCY ACCESS (EAST SIDE OF P-2)	SEE DETAIL B / SHEET TR-6
	CHULA VISTA GREENBELT TRAIL	SEE DETAIL C / SHEET TR-6
	EDGE TRAIL OVD WATER EASEMENT + PUBLIC ACCESS EASEMENT	SEE DETAIL D / SHEET TR-6
	EDGE TRAIL + PUBIC ACCESS EASEMENT	SEE DETAIL E / SHEET TR-6
	COMMUNITY PARK ACCESS TRAIL (FROM GREENBELT TRAIL TO P-2)	SEE DETAIL F / SHEET TR-6
	NEIGHBORHOOD TRAIL	SEE DETAIL G / SHEET TR-6
	VILLAGE PATHWAY - 12' WIDE	SEE DETAIL H / SHEET TR-6
	VILLAGE PATHWAY - 10' WIDE	SEE DETAIL H / SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - MAIN STREET	SEE DETAIL I / SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - FROM LA PALMITA / DELGADO TO EAST BOUNDARY)	SEE DETAIL J / SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (NORTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL K / SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL L / SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - VIA CAPRISE (COMMUNITY PARK ENTRY DRIVE - WEST OF P-2)	SEE DETAIL A / SHEET TR-7
	PROMENADE TRAIL (TYPICAL)	SEE DETAIL B / SHEET TR-7
	PROMENADE TRAIL (DEL SUENO)	SEE DETAIL C / SHEET TR-7
	SCENIC OVERLOOK	SEE ENLARGEMENTS / SHEET WF-5
	TRAILHEAD + SIGNAGE	SEE DETAIL E / SHEET TR-7
	GREENBELT TRAIL HEAD KIOSK	SEE DETAIL H / SHEET TR-7
	MSCP SIGN POST	SEE DETAIL F + G / SHEET TR-7
	FUTURE PEDESTRIAN BRIDGE	N/A



KEYMAP NTS

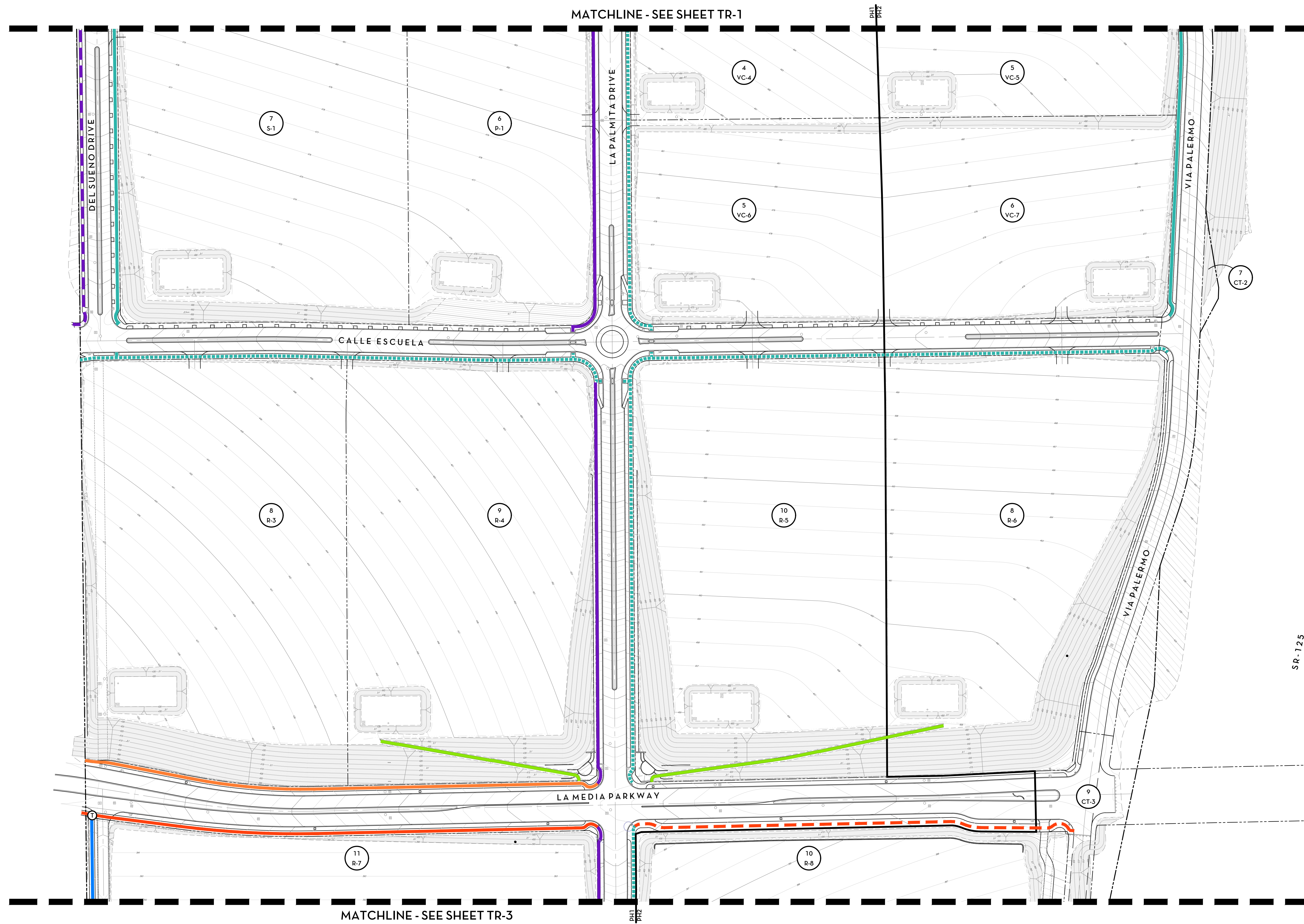
OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Trail System Plan

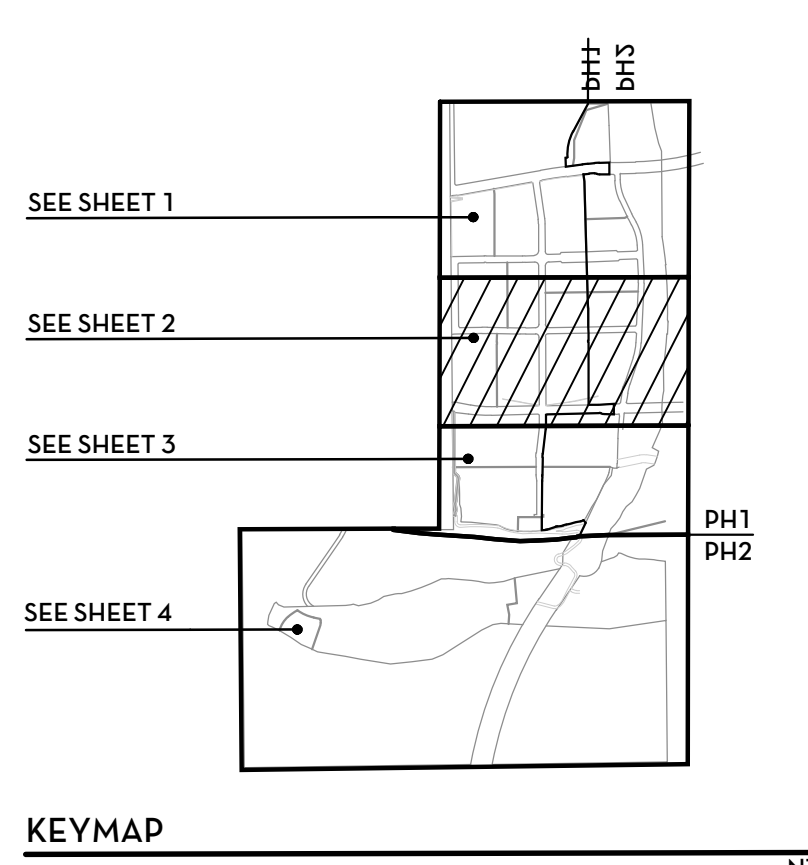
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 CV Work Order: OR-XXXX
 Date: 18 Apr 2024
 Sheet: 17 of 42

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
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 Carlsbad, CA 92008
 t 760.434.9300

TR-1



SYMBOL	DESCRIPTION	DESCRIPTION
	MULTI-RECREATIONAL TRAIL / ACCESS ROAD	SEE DETAIL A/ SHEET TR-6
	COMMUNITY PARK TRAIL, MAINTENANCE + EMERGENCY ACCESS (EAST SIDE OF P2)	SEE DETAIL B/ SHEET TR-6
	CHULA VISTA GREENBELT TRAIL	SEE DETAIL C/ SHEET TR-6
	EDGE TRAIL OVD WATER EASEMENT + PUBLIC ACCESS EASEMENT	SEE DETAIL D/ SHEET TR-6
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	COMMUNITY PARK ACCESS TRAIL (FROM GREENBELT TRAIL TO P-2)	SEE DETAIL F/ SHEET TR-6
	NEIGHBORHOOD TRAIL	SEE DETAIL G/ SHEET TR-6
	VILLAGE PATHWAY - 12' WIDE	SEE DETAIL H/ SHEET TR-6
	VILLAGE PATHWAY - 10' WIDE	SEE DETAIL H/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - MAIN STREET	SEE DETAIL I/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - FROM LA PALMITA / DELGADO TO EAST BOUNDARY)	SEE DETAIL J/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (NORTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL K/ SHEET TR-6
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	CHULA VISTA REGIONAL TRAIL - VIA CAPRISE (COMMUNITY PARK ENTRY DRIVE - WEST OF P-2)	SEE DETAIL A/ SHEET TR-7
	PROMENADE TRAIL (TYPICAL)	SEE DETAIL B/ SHEET TR-7
	PROMENADE TRAIL (DEL SUENO)	SEE DETAIL C/ SHEET TR-7
	SCENIC OVERLOOK	SEE ENLARGEMENTS/ SHEET WF-5
	TRAILHEAD + SIGNAGE	SEE DETAIL E/ SHEET TR-7
	GREENBELT TRAIL HEAD KIOSK	SEE DETAIL H/ SHEET TR-7
	MSCP SIGN POST	SEE DETAIL F + G/ SHEET TR-7
	FUTURE PEDESTRIAN BRIDGE	N/A



OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

HomeFed Corporation

Trail System Plan

Scale: 1"=100'

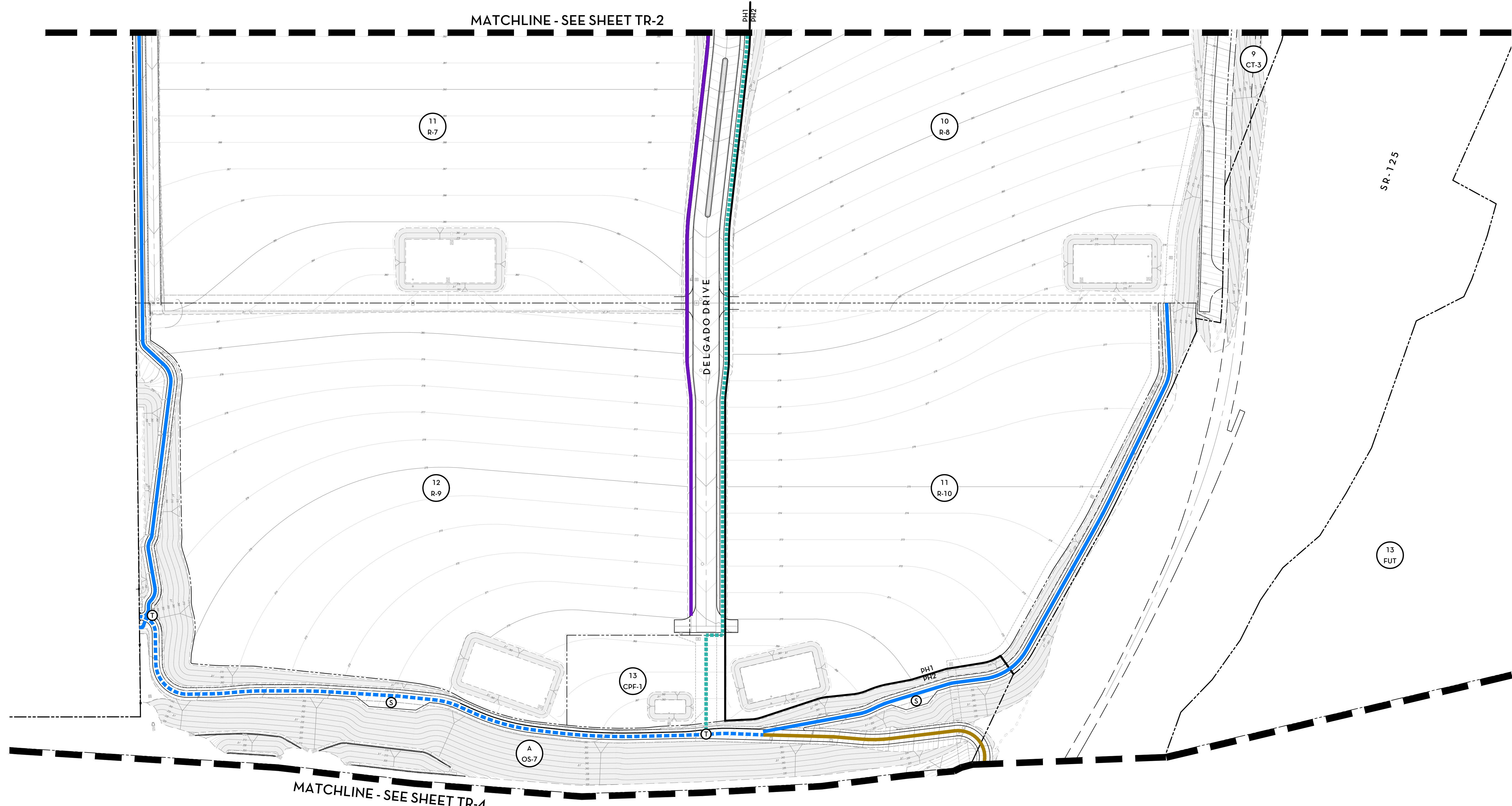
TRIBUTARY LANDSCAPE ARCHITECTURE

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 Carlsbad, CA 92008
 t 760.434.9300

TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 18 of 42

TR-2

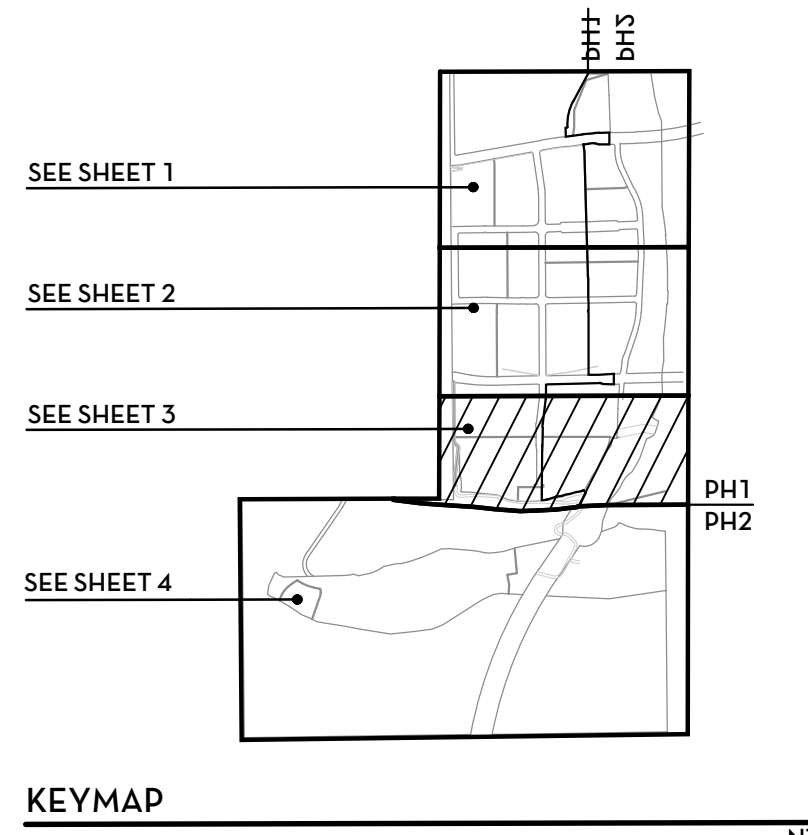
© 2023 Project\23-017_V8_East_LMP\Drawing Files\Concept\TRAIL-100.dwg TR-2:18 Apr 2024 1:26 PM by Kim



TRAIL LEGEND SYMBOL	DESCRIPTION	DESCRIPTION
	MULTI-RECREATIONAL TRAIL / ACCESS ROAD	SEE DETAIL A/ SHEET TR-6
	COMMUNITY PARK TRAIL, MAINTENANCE + EMERGENCY ACCESS (EAST SIDE OF P-2)	SEE DETAIL B/ SHEET TR-6
	CHULA VISTA GREENBELT TRAIL	SEE DETAIL C/ SHEET TR-6
	EDGE TRAIL, OHD WATER EASEMENT + PUBLIC ACCESS EASEMENT	SEE DETAIL D/ SHEET TR-6
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	COMMUNITY PARK ACCESS TRAIL (FROM GREENBELT TRAIL TO P-2)	SEE DETAIL F/ SHEET TR-6
	NEIGHBORHOOD TRAIL	SEE DETAIL G/ SHEET TR-6
	VILLAGE PATHWAY - 12' WIDE	SEE DETAIL H/ SHEET TR-6
	VILLAGE PATHWAY - 10' WIDE	SEE DETAIL I/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - MAIN STREET	SEE DETAIL J/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - FROM LA PALMITA / DELGADO TO EAST BOUNDARY)	SEE DETAIL J/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (NORTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL K/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL L/ SHEET TR-6
	CHULA VISTA REGIONAL TRAIL - VIA CAPRISE (COMMUNITY PARK ENTRY DRIVE - WEST OF P-2)	SEE DETAIL A/ SHEET TR-7
	PROMENADE TRAIL (TYPICAL)	SEE DETAIL B/ SHEET TR-7
	PROMENADE TRAIL (DEL SUENO)	SEE DETAIL C/ SHEET TR-7
	SCENIC OVERLOOK	SEE ENLARGEMENTS/ SHEET WF-5
	TRAILHEAD + SIGNAGE	SEE DETAIL E/ SHEET TR-7
	GREENBELT TRAIL HEAD KIOSK	SEE DETAIL H/ SHEET TR-7
	MSCP SIGN POST	SEE DETAIL F + G/ SHEET TR-7
	FUTURE PEDESTRIAN BRIDGE	N/A

NOTES:

- FINAL LOCATION OF 10' VILLAGE PATHWAY THROUGH CPF-1 SITE TO BE DETERMINED IN CPF-1 FINAL DESIGN



OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

HomeFed Corporation

Trail System Plan

0 50 100 200

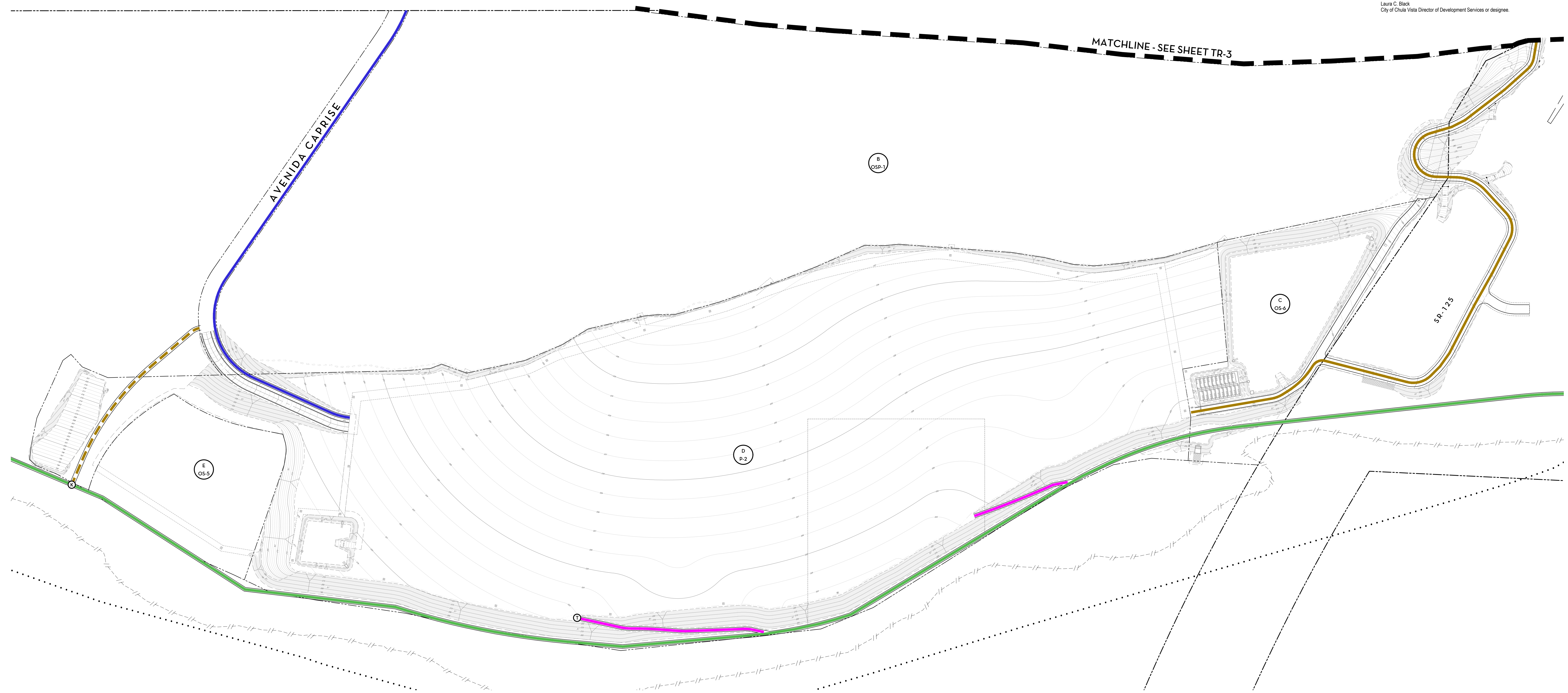
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TRIBUTARY LANDSCAPE ARCHITECTURE

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TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 19 of 42

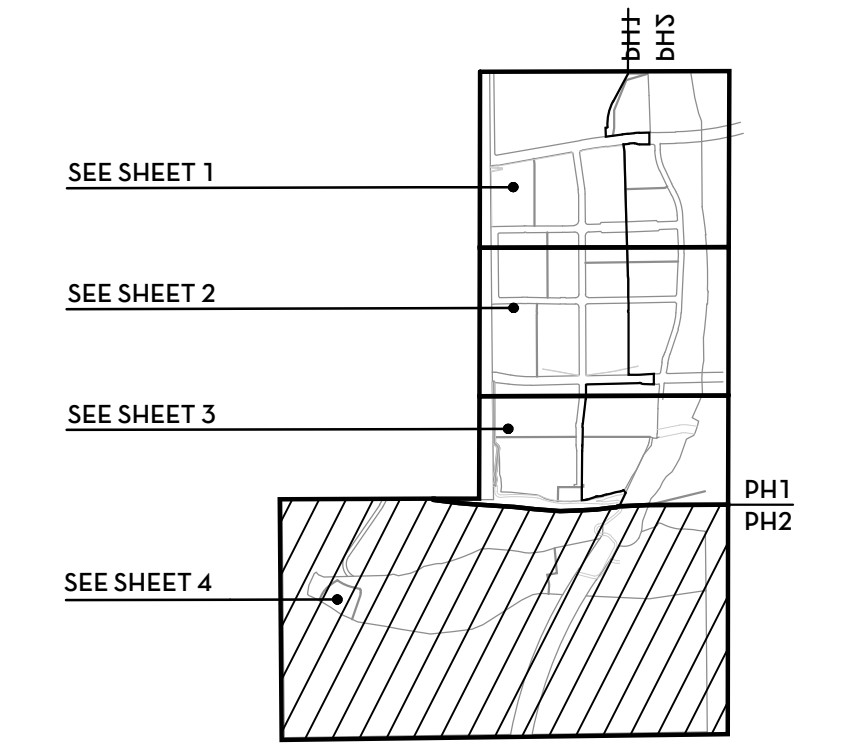
TR-3



TRAIL LEGEND		DESCRIPTION	DESCRIPTION
SYMBOL			
		MULTI-RECREATIONAL TRAIL / ACCESS ROAD	SEE DETAIL A/ SHEET TR-6
		COMMUNITY PARK TRAIL - MAINTENANCE + EMERGENCY ACCESS (EAST SIDE OF P-2)	SEE DETAIL B/ SHEET TR-6
		CHULA VISTA GREENBELT TRAIL	SEE DETAIL C/ SHEET TR-6
		EDGE TRAIL, OWD WATER EASEMENT + PUBLIC ACCESS EASEMENT	SEE DETAIL D/ SHEET TR-6
		EDGE TRAIL + PUBIC ACCESS EASEMENT	SEE DETAIL E/ SHEET TR-6
		COMMUNITY PARK ACCESS TRAIL (FROM GREENBELT TRAIL TO P-2)	SEE DETAIL F/ SHEET TR-6
		NEIGHBORHOOD TRAIL	SEE DETAIL G/ SHEET TR-6
		VILLAGE PATHWAY - 12' WIDE	SEE DETAIL H/ SHEET TR-6
		VILLAGE PATHWAY - 10' WIDE	SEE DETAIL H/ SHEET TR-6
		CHULA VISTA REGIONAL TRAIL - MAIN STREET	SEE DETAIL I/ SHEET TR-6
		CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - FROM LA PALMITA / DELGADO TO EAST BOUNDARY)	SEE DETAIL J/ SHEET TR-6
		CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (NORTH R.O.W. - WEST BOUNDARY TO LA PALMITA/ DELGADO)	SEE DETAIL K/ SHEET TR-6
		CHULA VISTA REGIONAL TRAIL - LA MEDIA PARKWAY (SOUTH R.O.W. - WEST BOUNDARY TO LA PALMITA / DELGADO)	SEE DETAIL L/ SHEET TR-6
		CHULA VISTA REGIONAL TRAIL - VIA CAPRISE (COMMUNITY PARK ENTRY DRIVE - WEST OF P-2)	SEE DETAIL A/ SHEET TR-7
		PROMENADE TRAIL (TYPICAL)	SEE DETAIL B/ SHEET TR-7
		PROMENADE TRAIL (DEL SUENO)	SEE DETAIL C/ SHEET TR-7

TRAIL LEGEND		DESCRIPTION	DESCRIPTION
SYMBOL			
		SCENIC OVERLOOK	SEE ENLARGEMENTS/ SHEET WF-5
		TRAILHEAD + SIGNAGE	SEE DETAIL E/ SHEET TR-7
		GREENBELT TRAIL HEAD KIOSK	SEE DETAIL H/ SHEET TR-7
		MSCP SIGN POST	SEE DETAIL F + G/ SHEET TR-7
		FUTURE PEDESTRIAN BRIDGE	N/A

NOTES:
 1. FINAL LOCATION OF 10' VILLAGE PATHWAY THROUGH CPF-1 SITE TO BE DETERMINED IN CPF-1 FINAL DESIGN



KEYMAP NTS

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 20 of 42

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 1"=100'

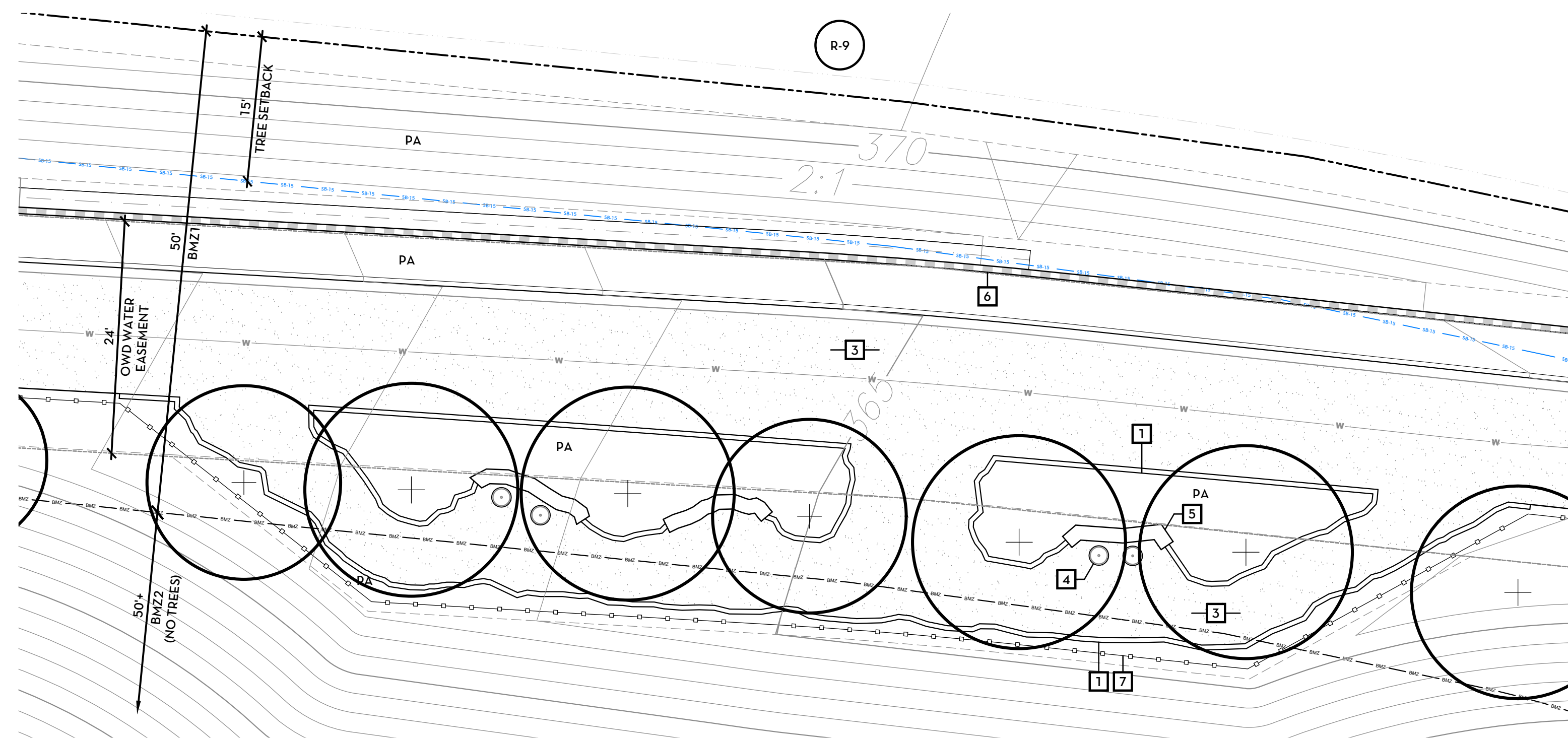
© 2023 Project 23-017 V8 East LMP Drawing File: Concept TRAIL-100.dwg TR-4-18 Apr 2024 1:33 PM by: Kari

OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

HomeFed Corporation

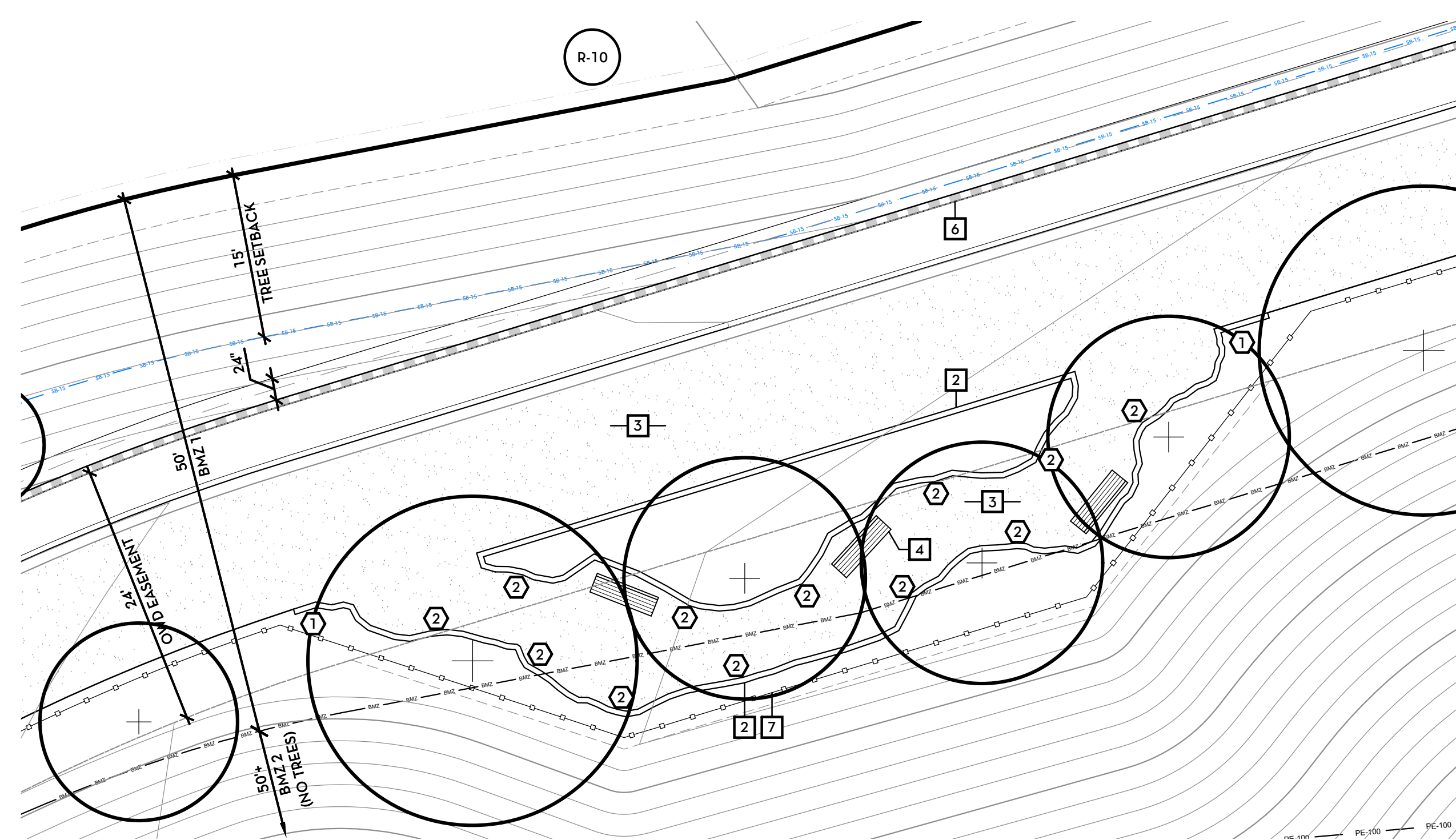
Trail System Plan



1 EDGE TRAIL WEST OVERLOOK

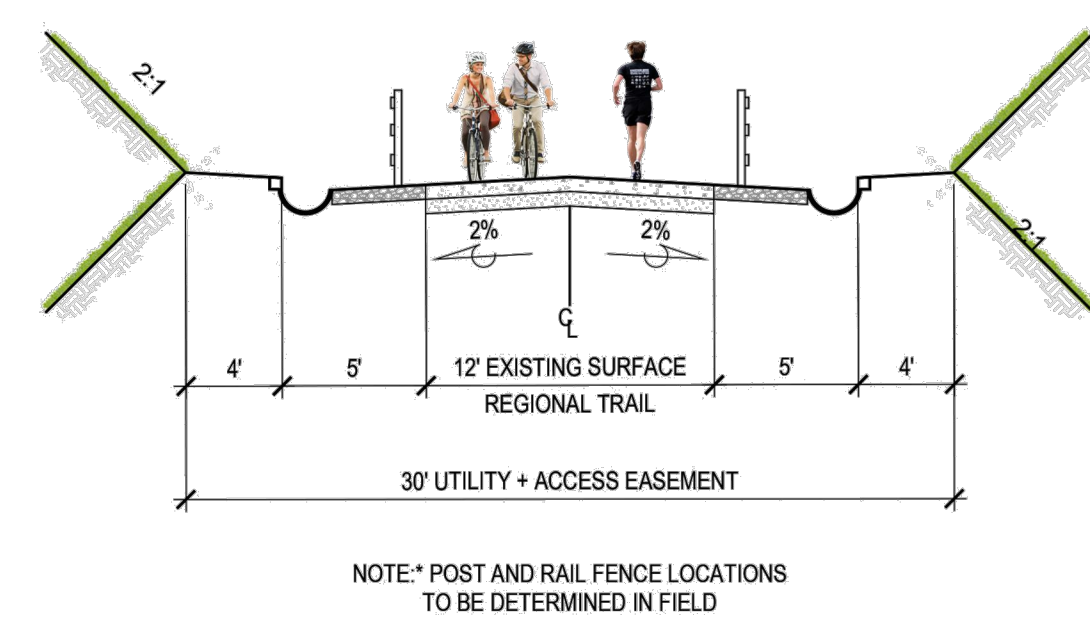
CONCEPT LEGEND	
SYMBOL	DESCRIPTION
PA	PLANTING AREA
---	PROPERTY LINE
○	TREE

- NOTES**
- 1 STONE EDGE SET ON CONCRETE
 - 2 RUBBLE EDGE
 - 3 DECOMPOSED GRANITE TRAIL SURFACE
 - 4 SITE FURNITURE / SEATING LOCATIONS
 - 5 BUILT IN SEAT WALL
 - 6 RETAINING WALL - HEIGHT VARIES
 - 7 POST + RAIL TRAIL FENCE

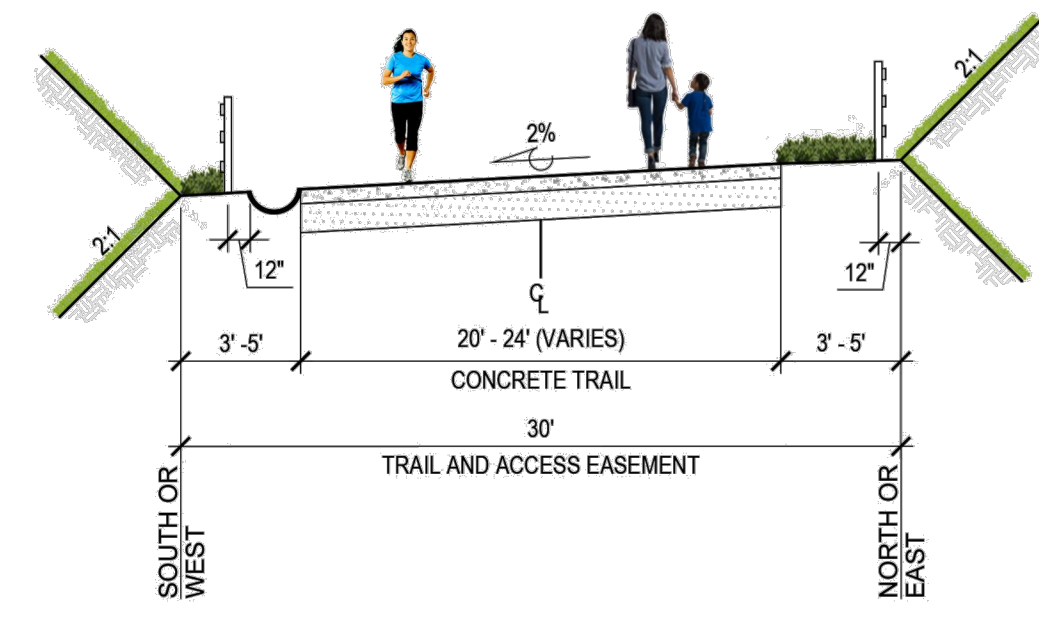


2 EDGE TRAIL EAST OVERLOOK

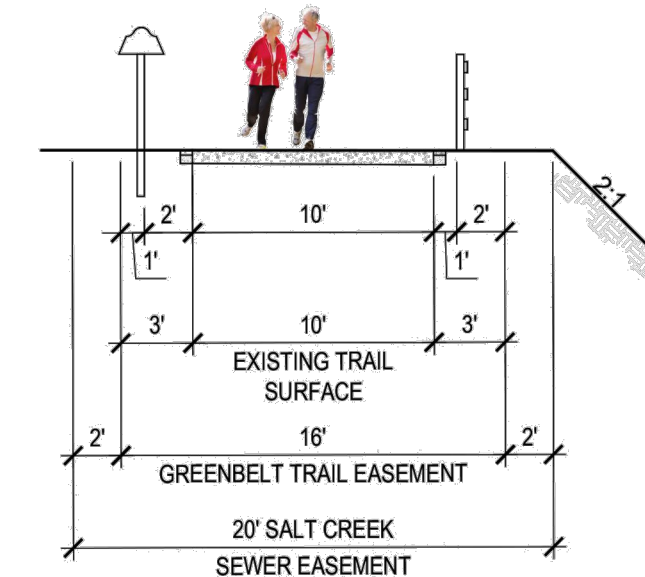
OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Trail System Plan - Edge Trail Overlook Enlargements



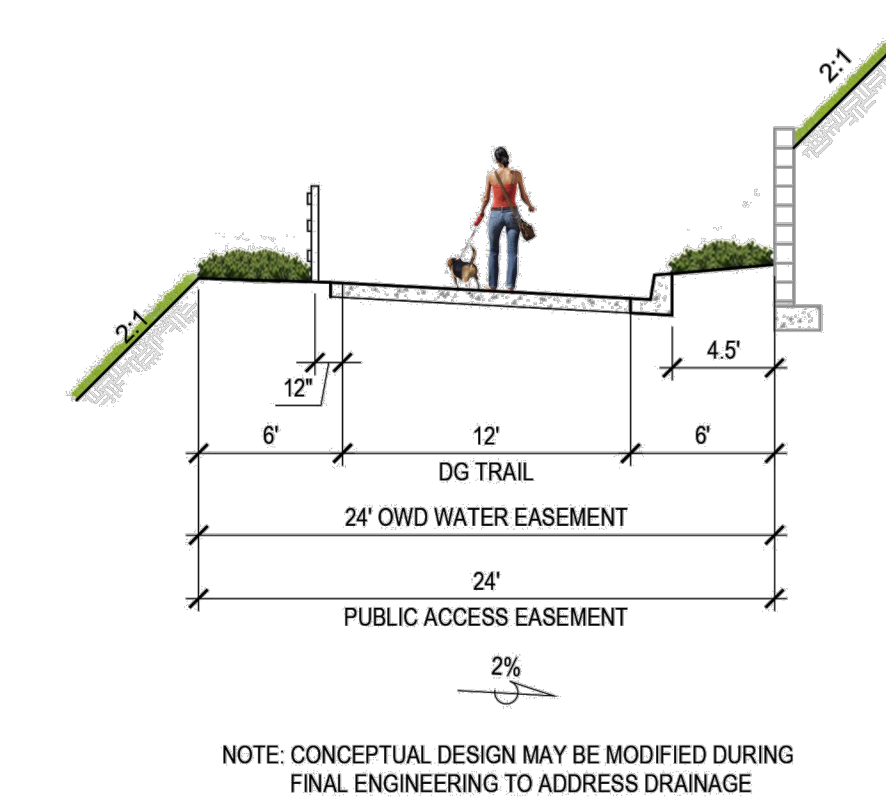
**MULTI-RECREATIONAL TRAIL/
ACCESS TRAIL**
 (WEST SIDE OF P-2) **A**



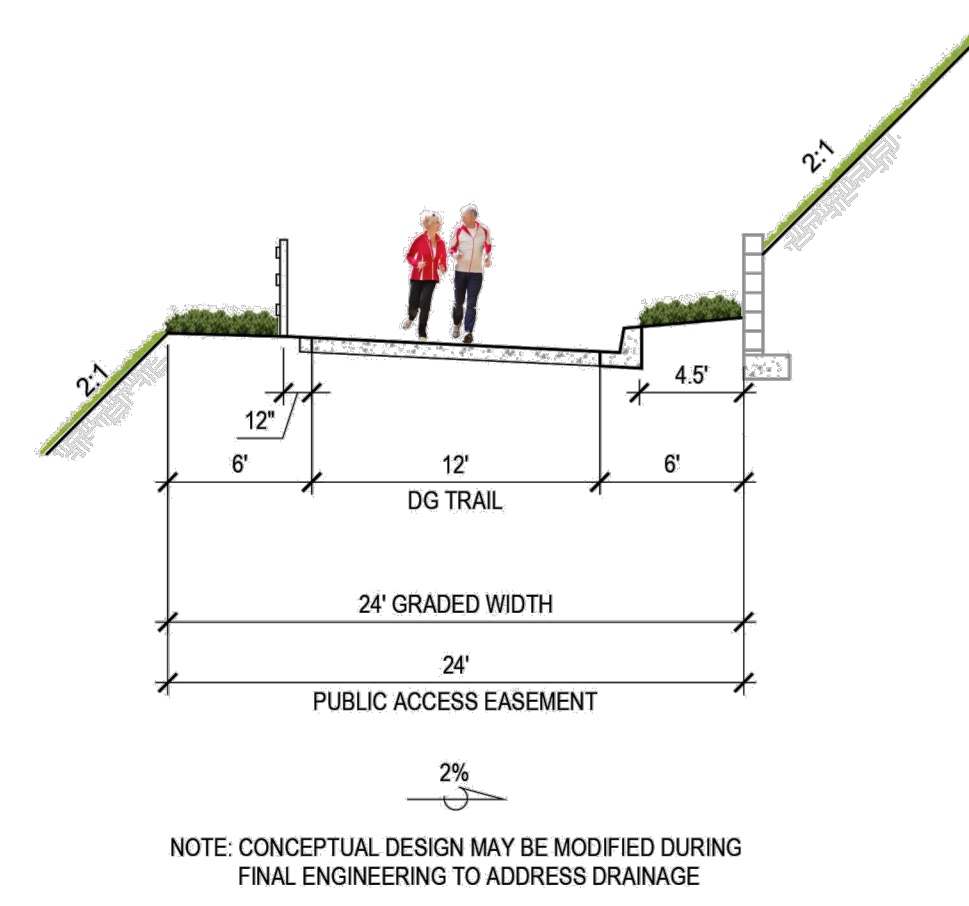
**COMMUNITY PARK TRAIL
MAINTENANCE + EMERGENCY ACCESS**
 (EAST OF P-2) **B**



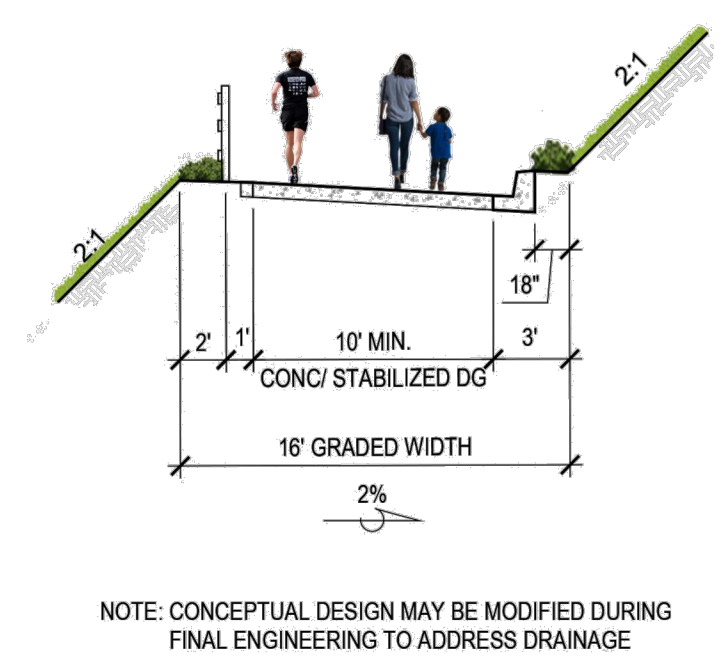
MULTI-PURPOSE/ GREENBELT TRAIL **C**



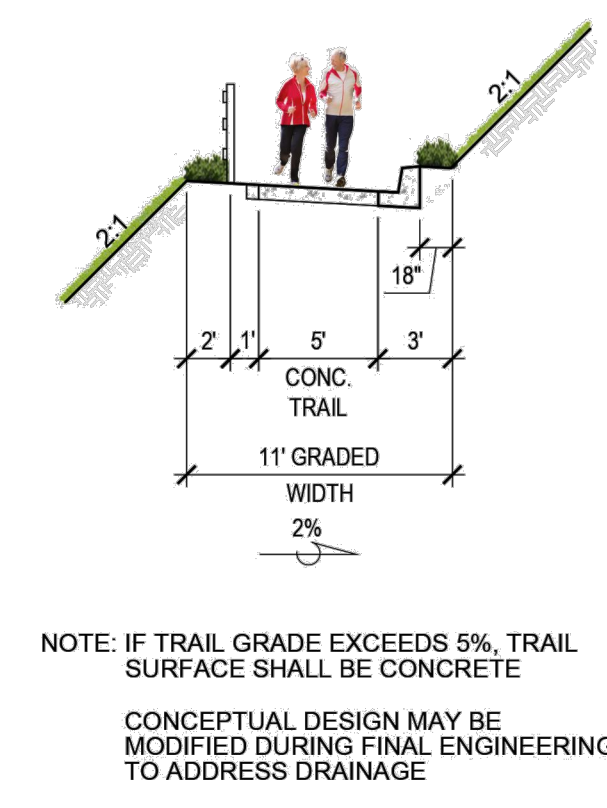
**EDGE TRAIL
OWD WATER ESMT./ PUB. ACCESS ESMT.** **D**



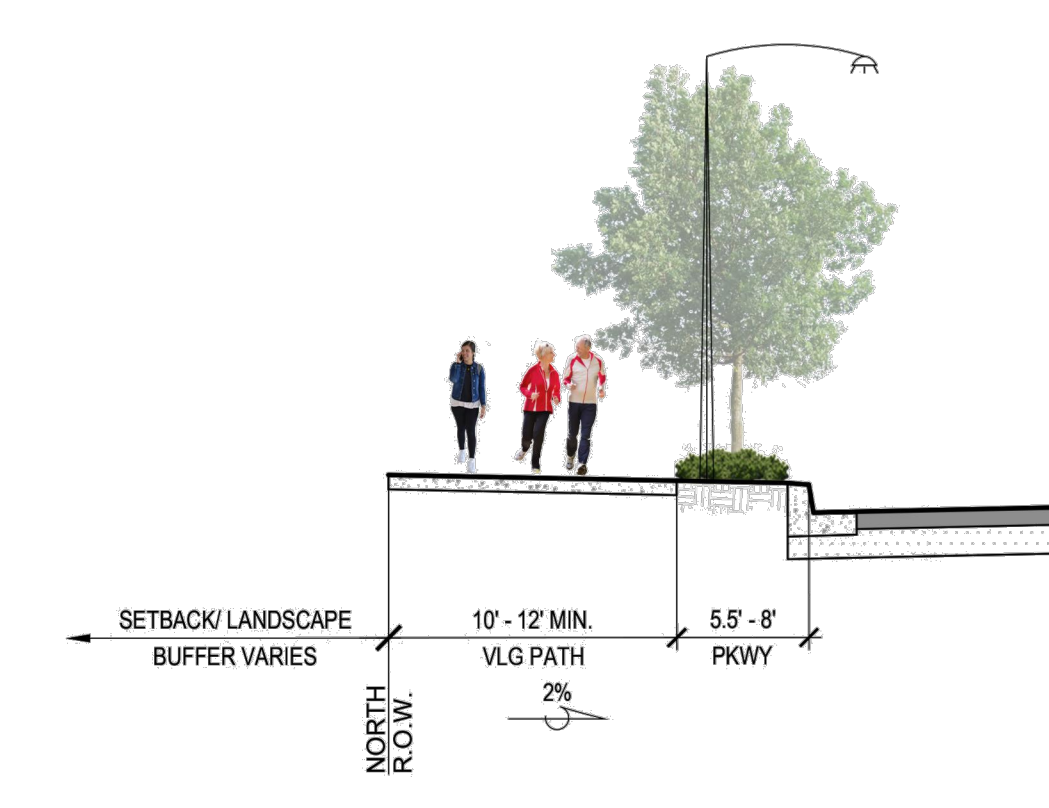
EDGE TRAIL / PUBLIC ACCESS EASEMENT **E**



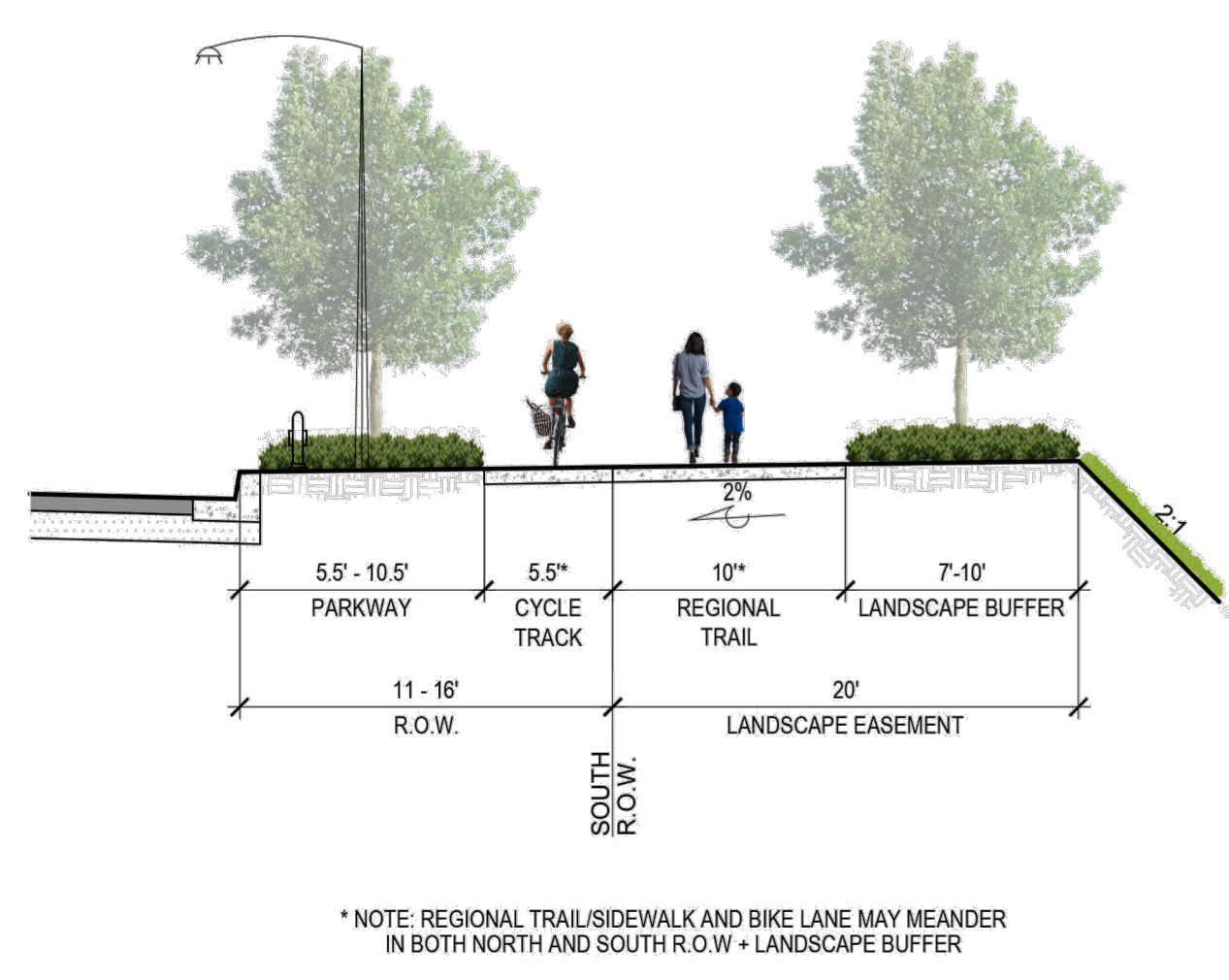
COMMUNITY PARK ACCESS TRAIL
 (FROM GREENBELT TRAIL TO P-2) **F**



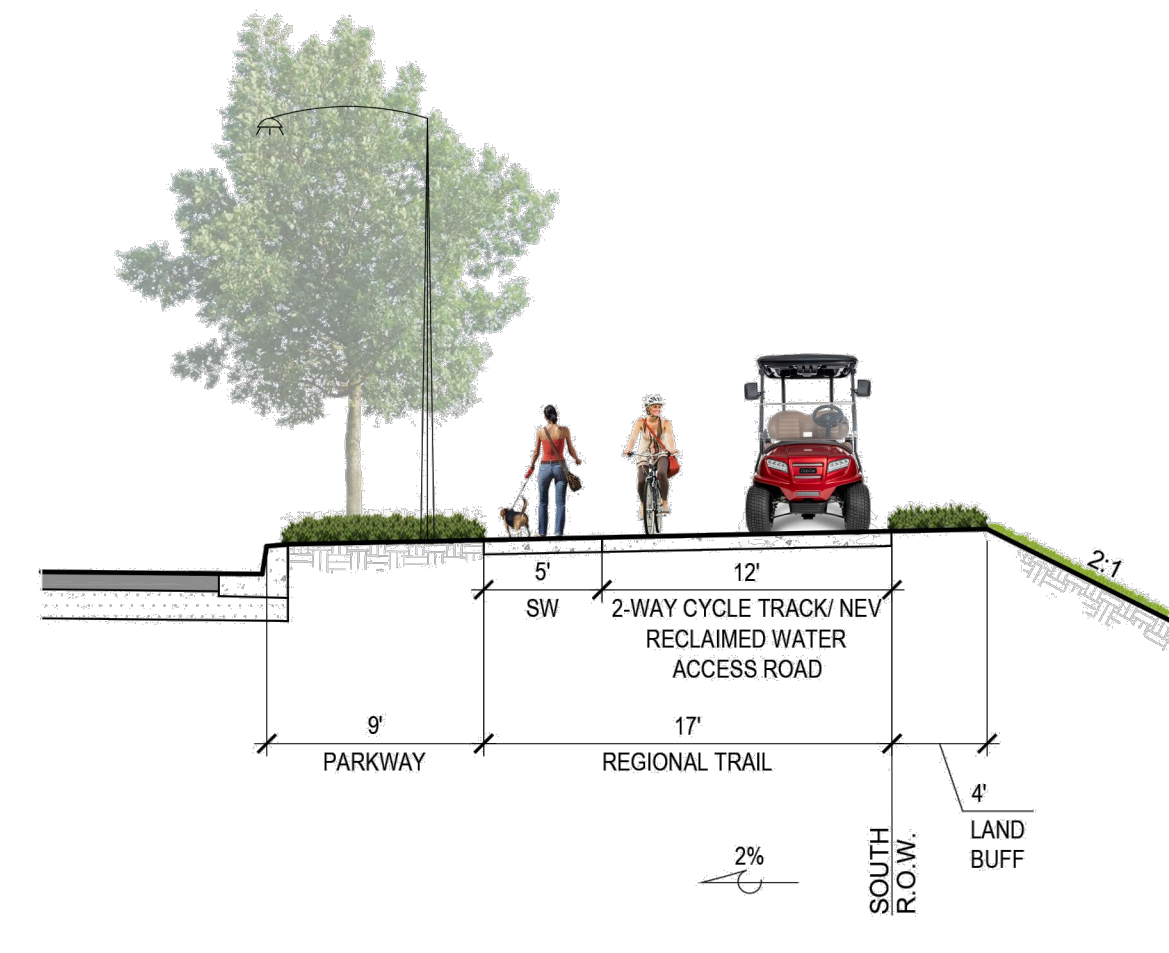
NEIGHBORHOOD TRAIL **G**



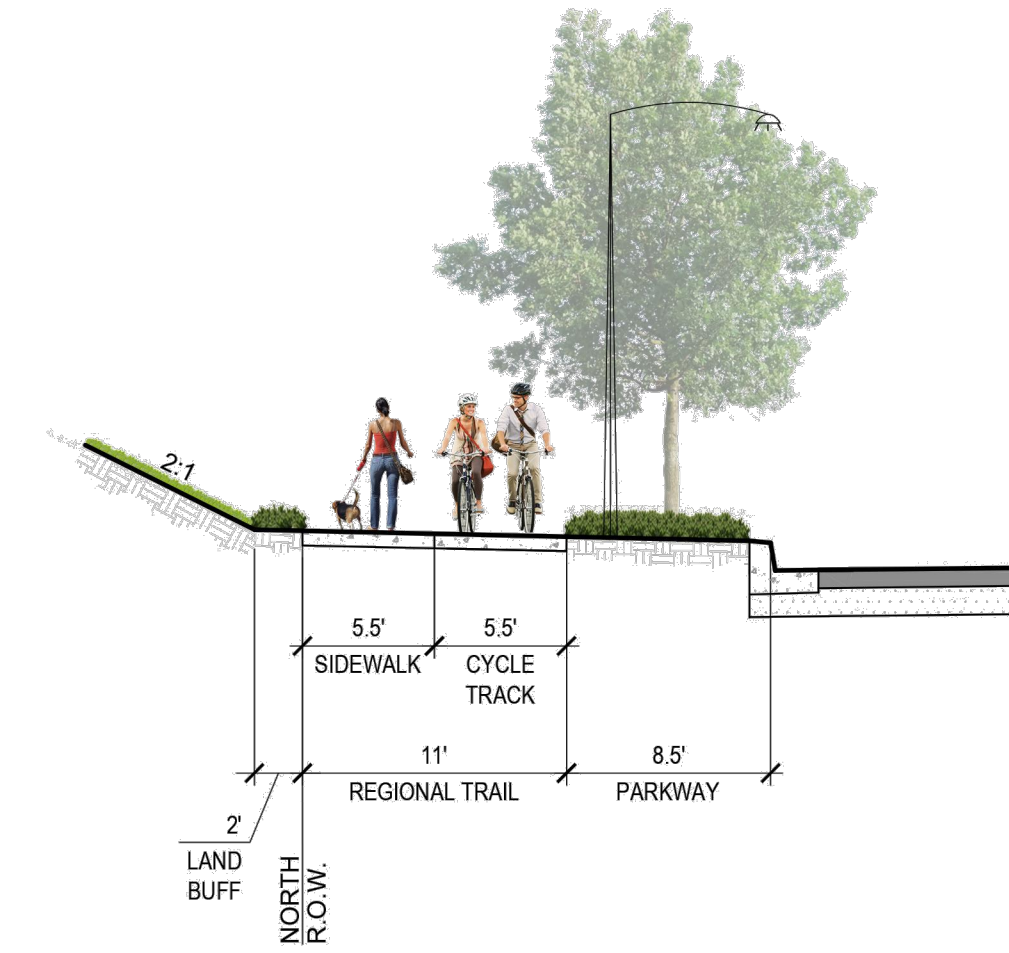
VILLAGE PATHWAY **H**



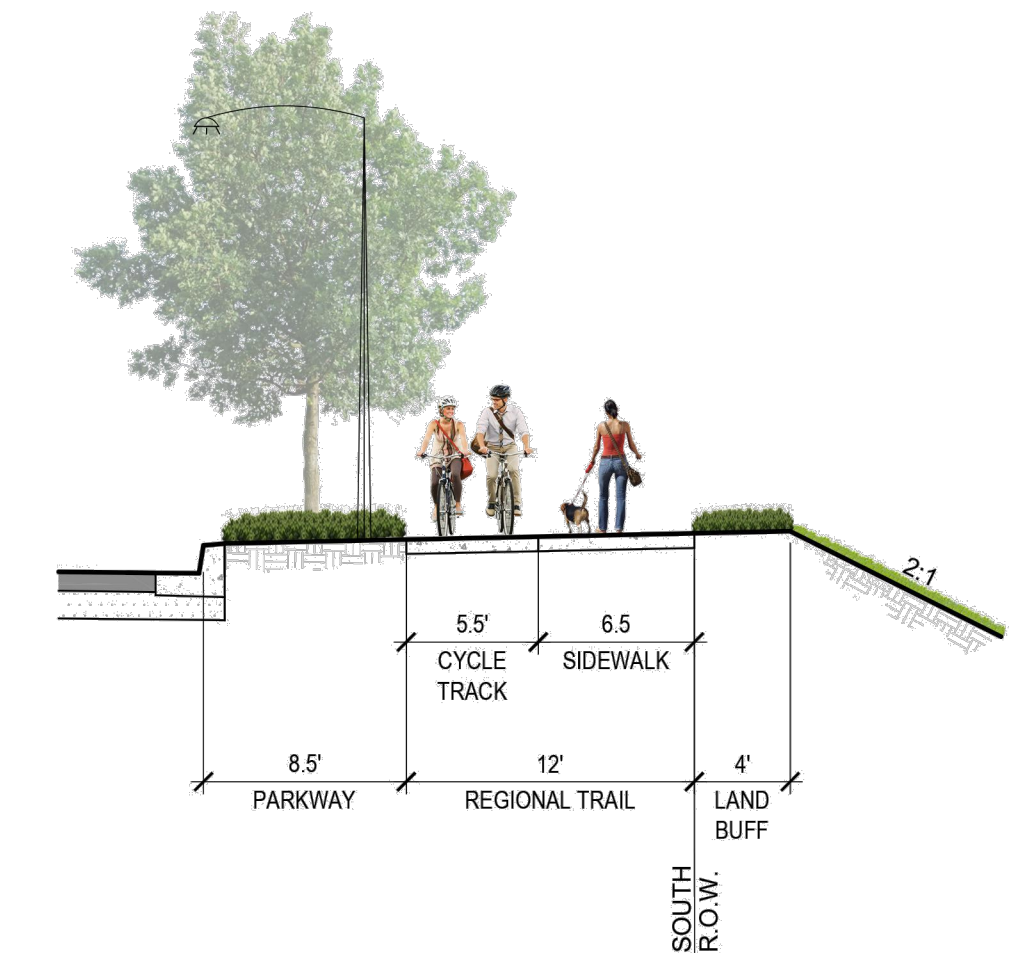
REGIONAL TRAIL - MAIN STREET **I**



REGIONAL TRAIL - LA MEDIA PARKWAY
 SOUTH R.O.W. - LA PALMITA/ DELGADO TO EASTERLY PROJECT BOUNDARY **J**



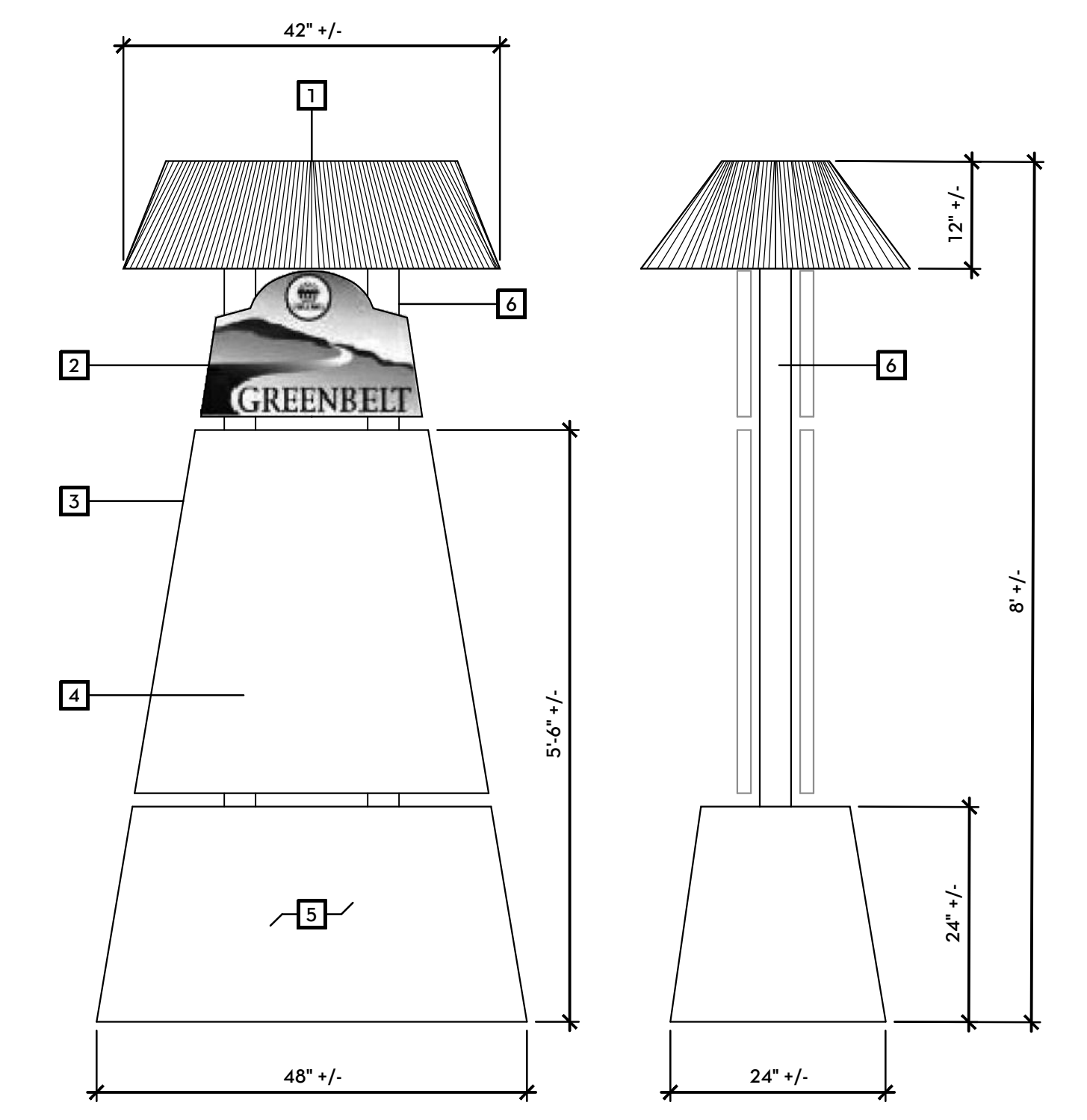
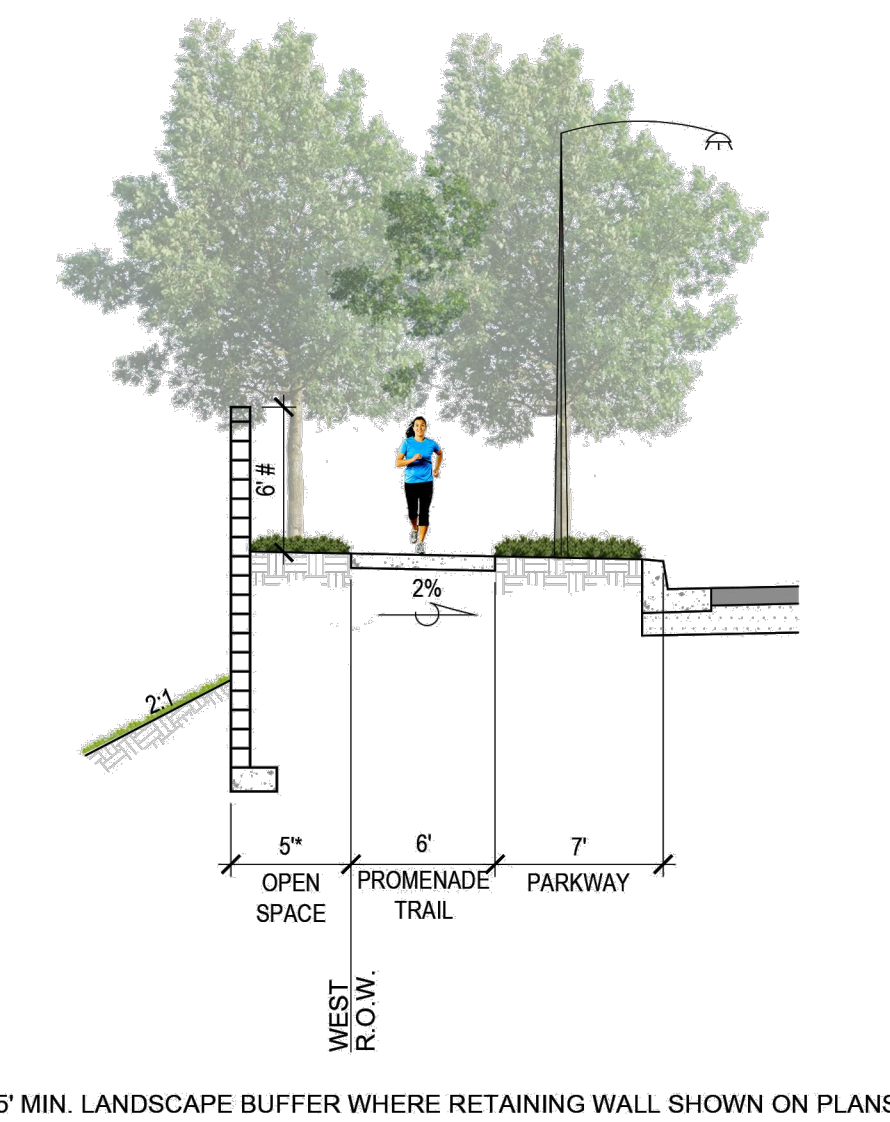
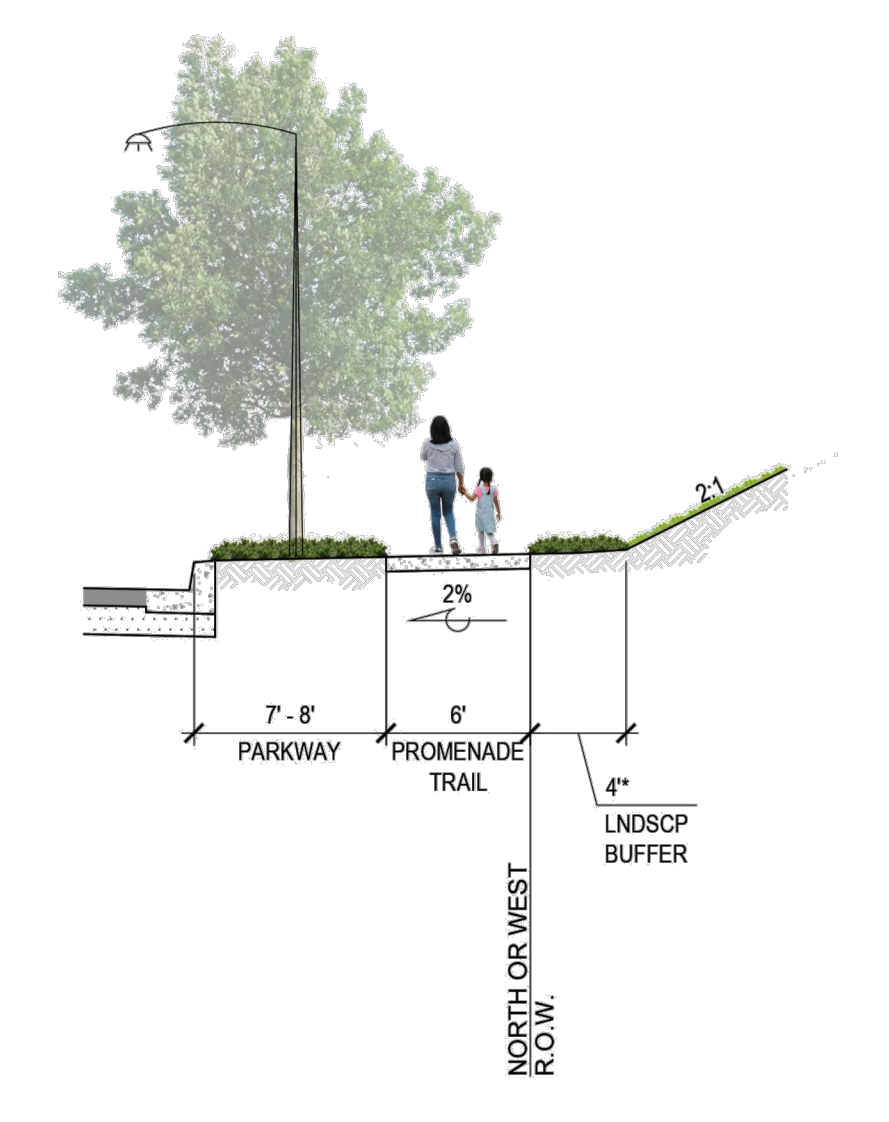
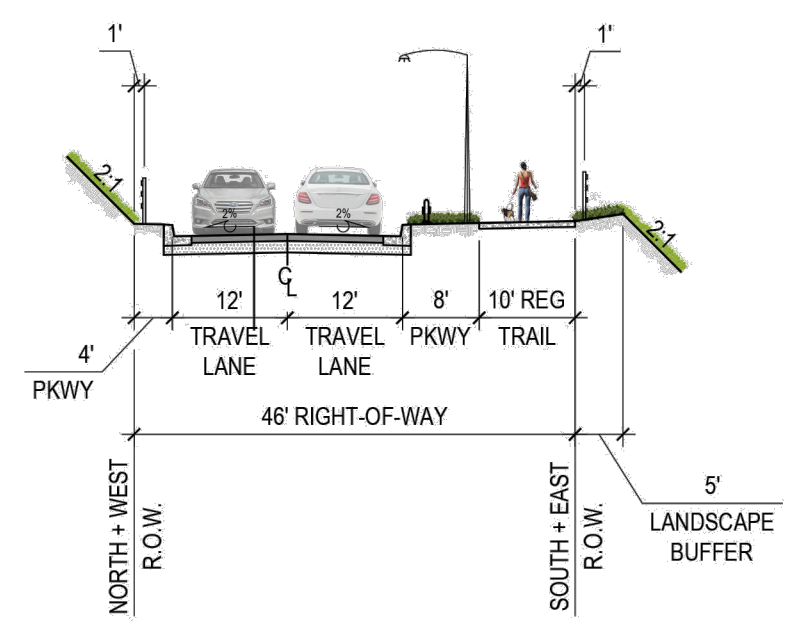
REGIONAL TRAIL - LA MEDIA PARKWAY
 NORTH R.O.W. - WESTERLY PROJECT BOUNDARY TO LA PALMITA/ DELGADO **K**



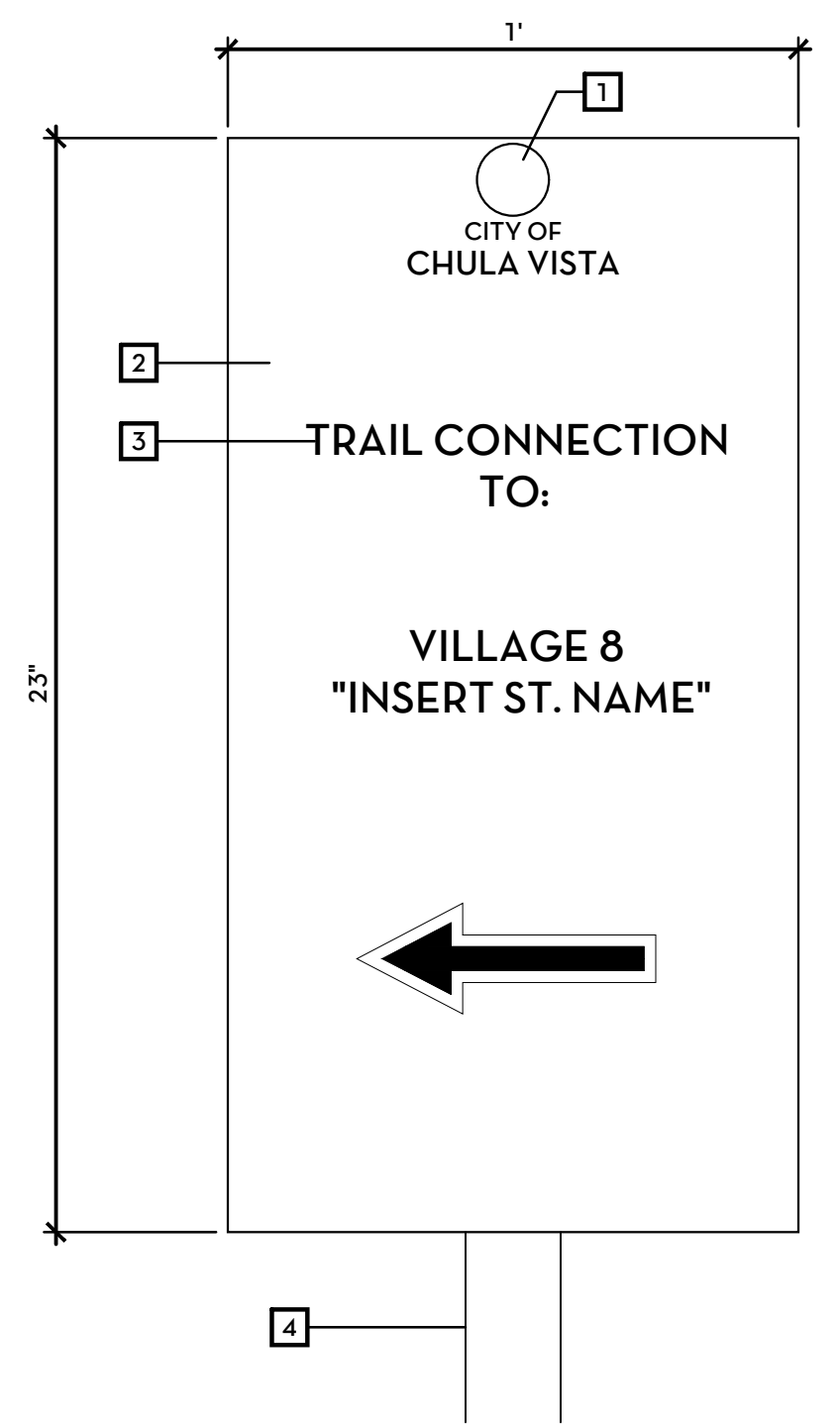
REGIONAL TRAIL LA MEDIA PARKWAY
 SOUTH R.O.W. - WESTERLY PROJECT BOUNDARY TO LA PALMITA/ DELGADO **L**

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Trail Details





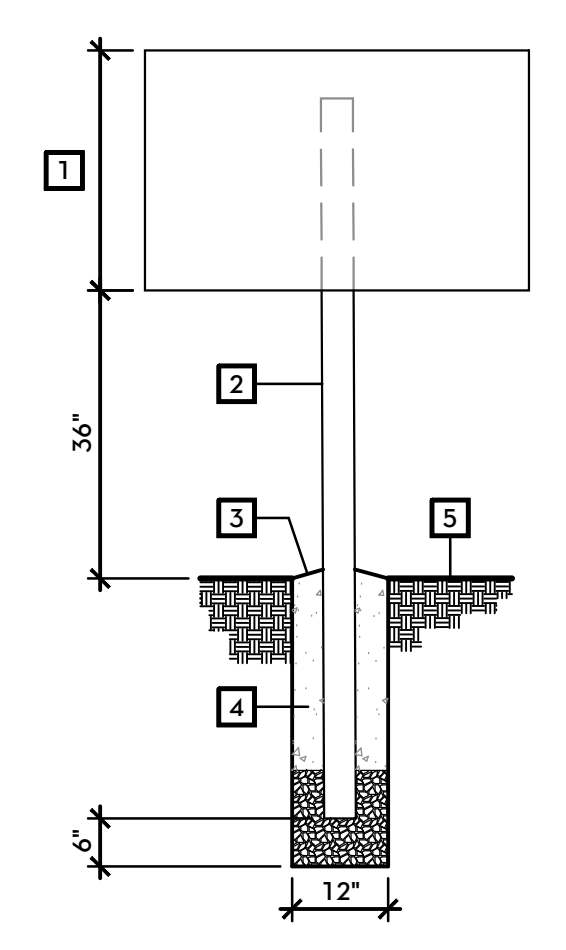
REGIONAL TRAIL AVENIDA CAPRISE (A)



- LEGEND**
- 1 LOGOS
 - 2 SIGN FACE
 - 3 TEXT
 - 4 INSTALL ON 2" DIA. POLE - TO BE 48" FROM BOTTOM OF SIGN TO FINISH GRADE
- NOTES**
- SIGNAGE LOCATIONS + DESIGN TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE

TRAILHEAD SIGN (E)

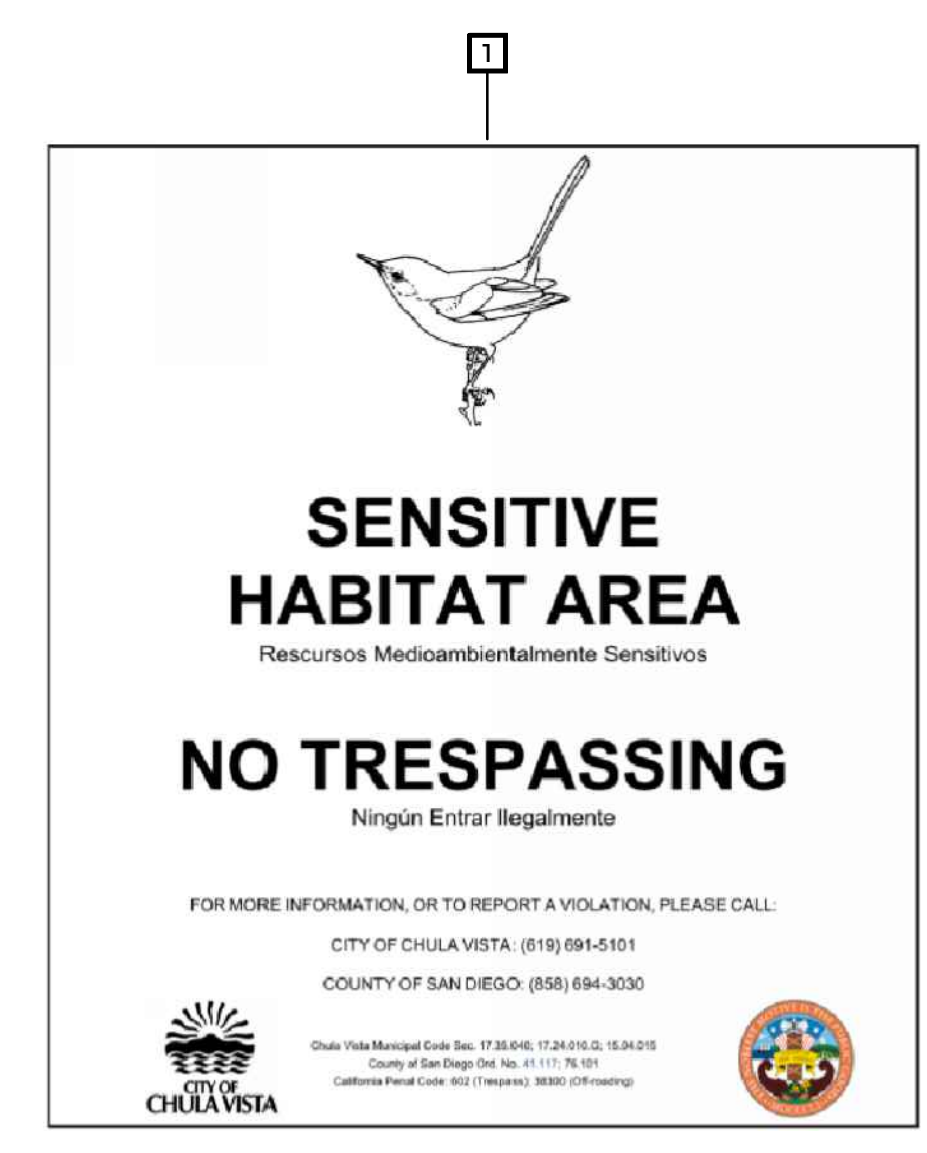
PROMENADE TRAIL TYPICAL (B)



- LEGEND**
- 1 SIGN, TO BE 08" MIN. ALUMINUM SHEET, BOTTOM EDGE TO BE 36" ABOVE FINISH GRADE - SEE DETAIL G/ SHEET TR-6
 - 2 4" X 4" PRESSURE TREATED WOOD (NON-CAC TREATMENT - NO ARSENIC) POSTS
 - 3 SLOPE TO DRAIN
 - 4 12" DIA. FOOTING OF 520-C-2500 CONCRETE
 - 5 FINISH GRADE
- NOTES**
- SIGN TO BE ATTACHED TO POSTS USING 1/4" X 2 1/2" ANODIZED LAG SCREWS AND WASHERS, 2 EACH
 - SIGNS TO BE SPACED 1/2 MILE O.C. MAX. ALONG TRAIL

MSCP SIGN 2 (F)

PROMENADE TRAIL DEL SUENO (C)



- LEGEND**
- 1 SIGN, TO BE 08" MIN. ALUMINUM SHEET - BACKGROUND TO MATCH FRAZEE 8200W BLEACHED SAND. GRAPHIC AND LETTERING COLOR TO BE VERIFIED WITH OWNER
- NOTES**
- SEE DETAIL F/ THIS SHEET

MSCP SIGN 3 (G)

GREENBELT TRAIL KIOSK (H)

- LEGEND**
- 1 PROTECTIVE WOOD CAP
 - 2 GREENBELT LOGO WITH INSET OF APPROPRIATE JURISDICTION LOGO
 - 3 DISPLAY CASE OR BULLETIN BOARD
 - 4 SPACE RESERVED FOR TRAIL MAPS AND PUBLIC INFORMATION
 - 5 PEDESTAL WITH RELIEF IMAGE, ACTUAL MATERIALS TO BE DETERMINED
 - 6 4" X 4" WOOD SUPPORT POSTS

NOT ASSIGNED (I)

NOT ASSIGNED (J)

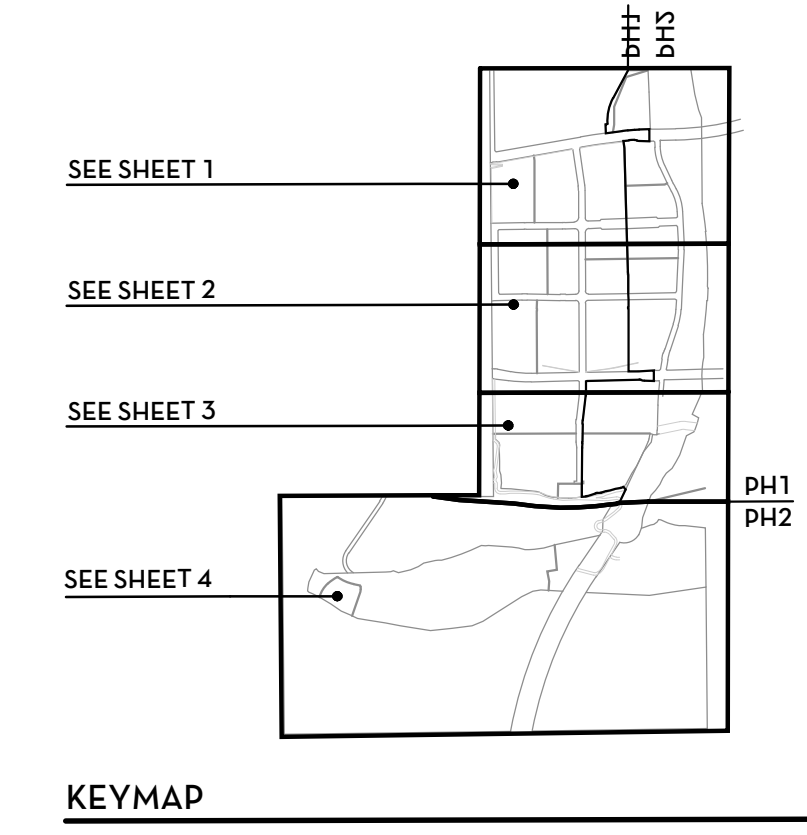
NOT ASSIGNED (K)

NOT ASSIGNED (L)



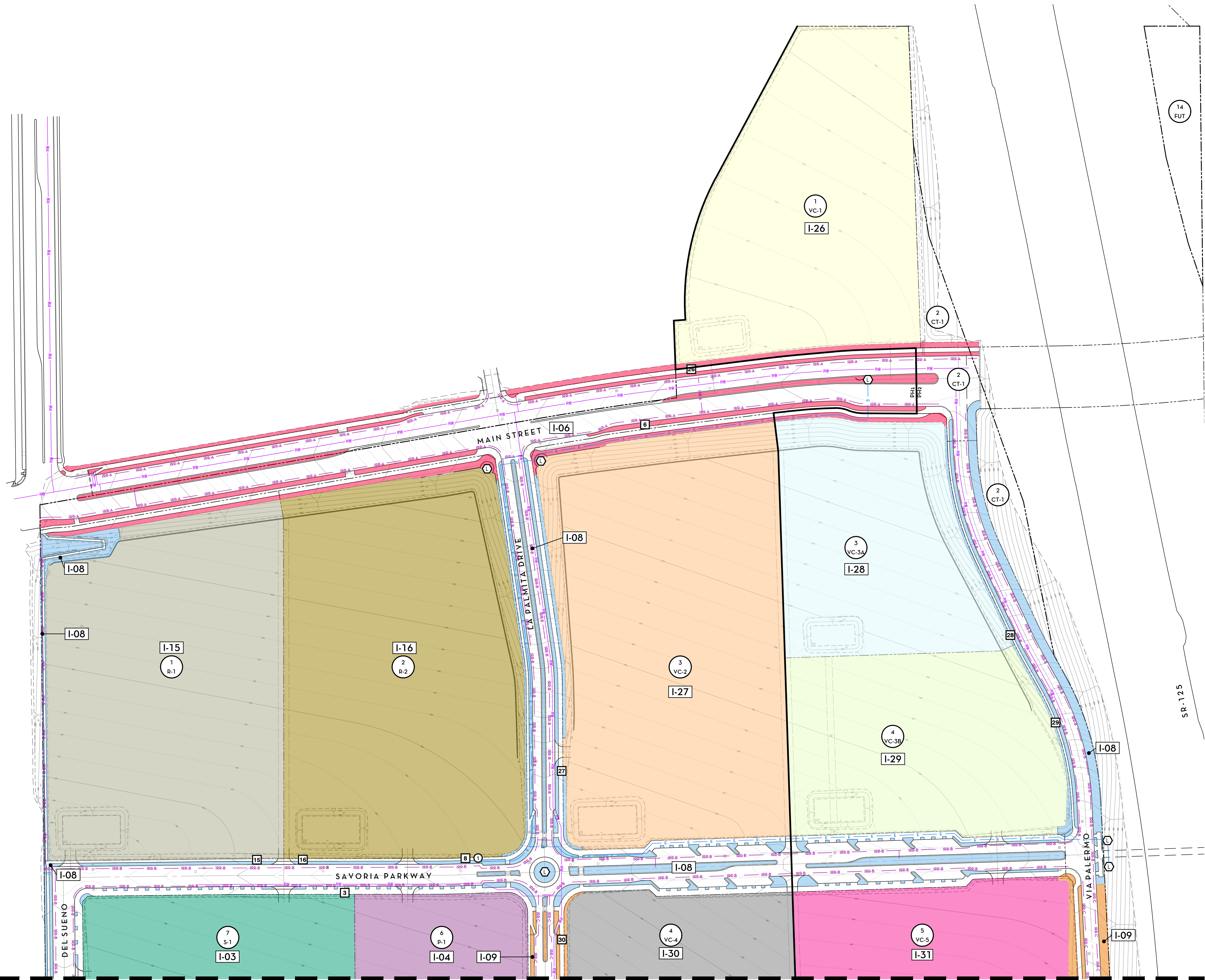
WATER METER LEGEND

SYMBOL	System	Area Serviced
1	P2	P2 Community Park
2	AR	Future AR-11 Open-Space Lot
3	S1	S-1 School Site
City of Chula Vista School District		
Cota Vera Community Association		
4	P1	P-1 Park
5	C1	CPF Site
6	M	Main Street Parkways + Medians
7	L	La Media Pkwy Parkways + Medians
8	BN	Backbone Streets (North)
9	BC	Backbone Streets (Central)
10	BS	Backbone Streets (South)
11	S1	West Central Slopes
12	S2	East Central Slopes
13	S3	West South Slopes
14	S4	East South Slopes
Subassociations		
15	R1	Nbr. R-1 on-site improvements, including slopes
16	R2	Nbr. R-2 on-site improvements, including slopes
17	R3	Nbr. R-3 on-site improvements, including slopes
18	R4	Nbr. R-4 on-site improvements, including slopes
19	R5	Nbr. R-5 on-site improvements, including slopes
20	R6	Nbr. R-6 on-site improvements, including slopes
21	R7	Nbr. R-7 on-site improvements, including slopes
22	R8	Nbr. R-8 on-site improvements, including slopes
23	R9	Nbr. R-9 on-site improvements, including slopes
24	R10	Nbr. R-10 on-site improvements, including slopes
26	VC1	Lot VC-1 on-site improvements, including slopes
27	VC2	Lot VC-2 on-site improvements, including slopes
28	VC3a	Lot VC-3A on-site improvements, including slopes
29	VC3b	Lot VC-3B on-site improvements, including slopes
30	VC4	Lot VC-4 on-site improvements, including slopes
31	VC5	Lot VC-5 on-site improvements, including slopes
32	VC6	Lot VC-6 on-site improvements, including slopes
33	VC7	Lot VC-7 on-site improvements, including slopes
25	EX	Per VBW OS-ST Avenida Caprise



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Irrigation - Overview

0 150 300 600
 Scale: 1"=300'
 TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300
 Date: 18 Apr 2024
 Sheet: 24 of 42
 LI-0



IRRIGATION LEGEND

MAIN LINE LEGEND

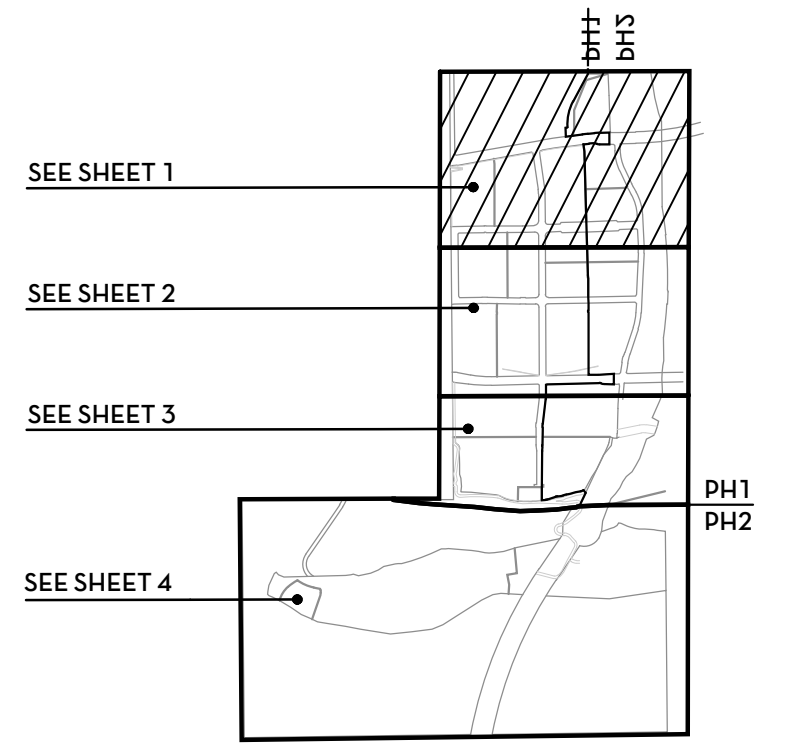
Symbol	Location
— RW —	Recycled Water Main - per Civil plans
— IRR-A —	'A' - Mainstreet
— IRR-B —	'B' - Backbone Streets 1
— IRR-C —	'C' - Backbone Streets 2
— IRR-D —	'D' - La Media
— IRR-E —	'E' - Backbone Streets - Delgado
— IRR-F —	'F' - Portion of OS-7 Openspace
— IRR-G —	'G' - Portion of OS-7 Openspace + OS-6 Water Quality Basin
— IRR-H —	'H' - P2 Park + AR-11

WATER METER LEGEND

SYMBOL	System	Area Served	Lateral	Water Meter Location	Station Point	Electrical Meter Designation + Location	Station Point
City of Chula Vista General Fund							
1	P2	P2 Community Park	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
2	AR	Future AR-11 Open-Space Lot	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
City of Chula Vista School District							
3	S1	S-1 School Site	3"	South side of Savoria Parkway	TBD	To be determined by school district	TBD
Cota Vera Community Association							
4	P1	P-1 Park	2"	North side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
5	C1	CPF Site	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
6	M	Main Street Parkways + Medians	2"	South side of Main Street	TBD	#1: North side of Savoria Parkway	TBD
7	L	La Media Pkwy Parkways + Medians	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
8	BN	Backbone Streets (North)	2"	North side of Savoria Parkway	TBD	#1: North side of Savoria Parkway	TBD
9	BC	Backbone Streets (Central)	2"	South side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
10	BS	Backbone Streets (South)	2"	West side of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
11	S1	West Central Slopes	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
12	S2	East Central Slopes	2"	East side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
13	S3	West South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
14	S4	East South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
Subassociations							
15	R1	Nbr. R-1 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
16	R2	Nbr. R-2 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
17	R3	Nbr. R-3 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
18	R4	Nbr. R-4 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
19	R5	Nbr. R-5 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
20	R6	Nbr. R-6 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
21	R7	Nbr. R-7 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
22	R8	Nbr. R-8 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
23	R9	Nbr. R-9 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
24	R10	Nbr. R-10 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
26	VC1	Lot VC-1 on-site improvements, including slopes	2"	North side of Main Street	TBD	To be determined by builder	TBD
27	VC2	Lot VC-2 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
28	VC3a	Lot VC-3A on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
29	VC3b	Lot VC-3B on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
30	VC4	Lot VC-4 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
31	VC5	Lot VC-5 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
32	VC6	Lot VC-6 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
33	VC7	Lot VC-7 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
25	EX	Per V8W OS-ST Avenidea Caprise	2"	Per V8W Plans	--	Per V8 Plans	--

ELECTRICAL LEGEND

Symbol	Description
⊙	Landscape Lighting Location
— E —	Electrical - Per Dry Utility Consultant
Meter Pedestal	
①	North side of Savoria Parkway
②	South side of Calle Escuela
③	South end of Delgado Drive
④	South end of Delgado Drive

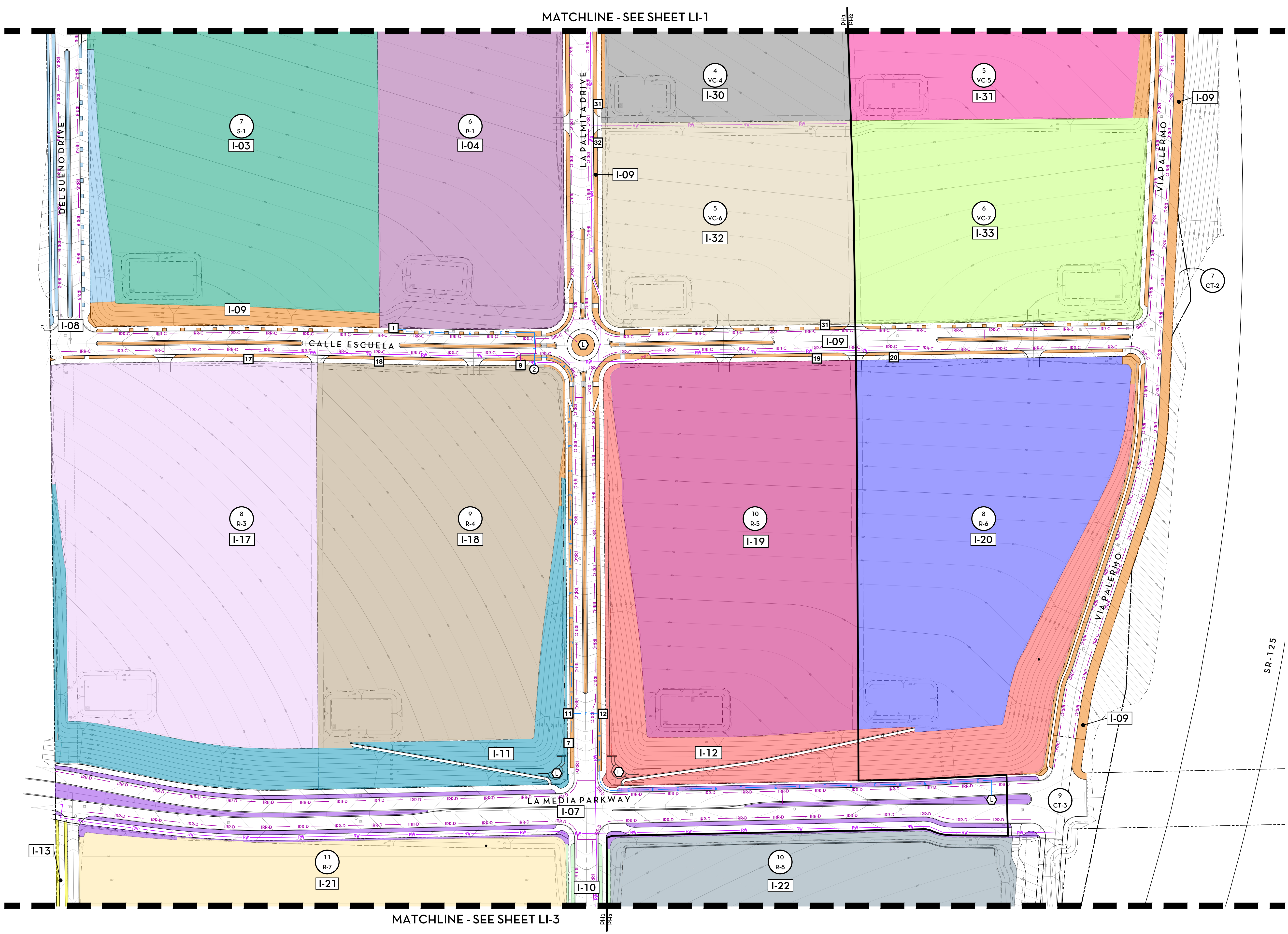


OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Irrigation Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale: 1"=100'
 TLA Project: 23-017
 CV Work Order: OR-XXXX
 Date: 18 Apr 2024
 Sheet: 25 of 42

0 50 100 200
 NTS



IRRIGATION LEGEND

MAIN LINE LEGEND

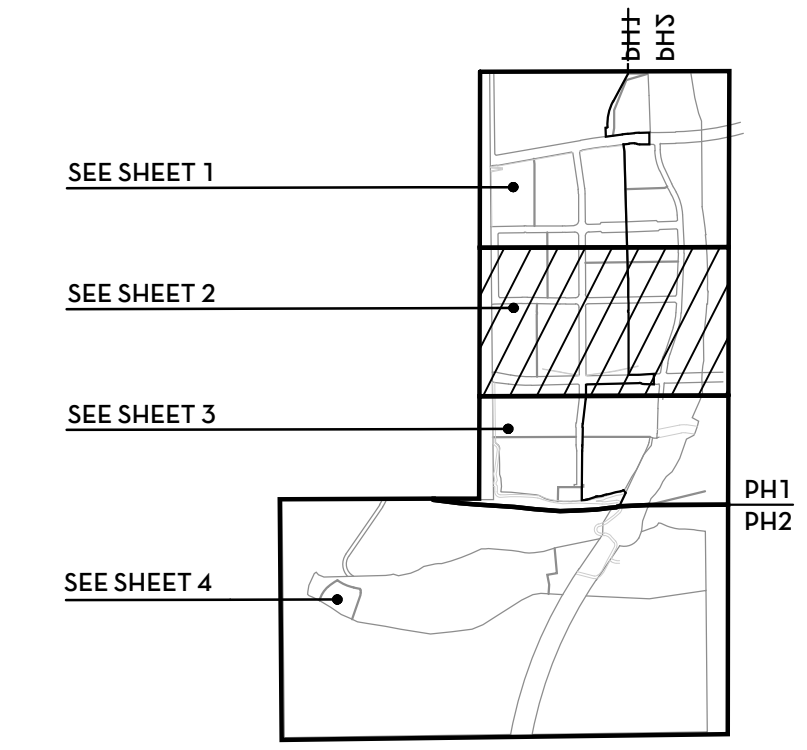
Symbol	Location
— RW	Recycled Water Main - per Civil plans
— IRR-A	'A' - Mainstreet
— IRR-B	'B' - Backbone Streets 1
— IRR-C	'C' - Backbone Streets 2
— IRR-D	'D' - La Media
— IRR-E	'E' - Backbone Streets - Delgado
— IRR-F	'F' - Portion of OS-7 Openspace
— IRR-G	'G' - Portion of OS-7 Openspace + OS-6 Water Quality Basin
— IRR-H	'H' - P2 Park + AR-11

WATER METER LEGEND

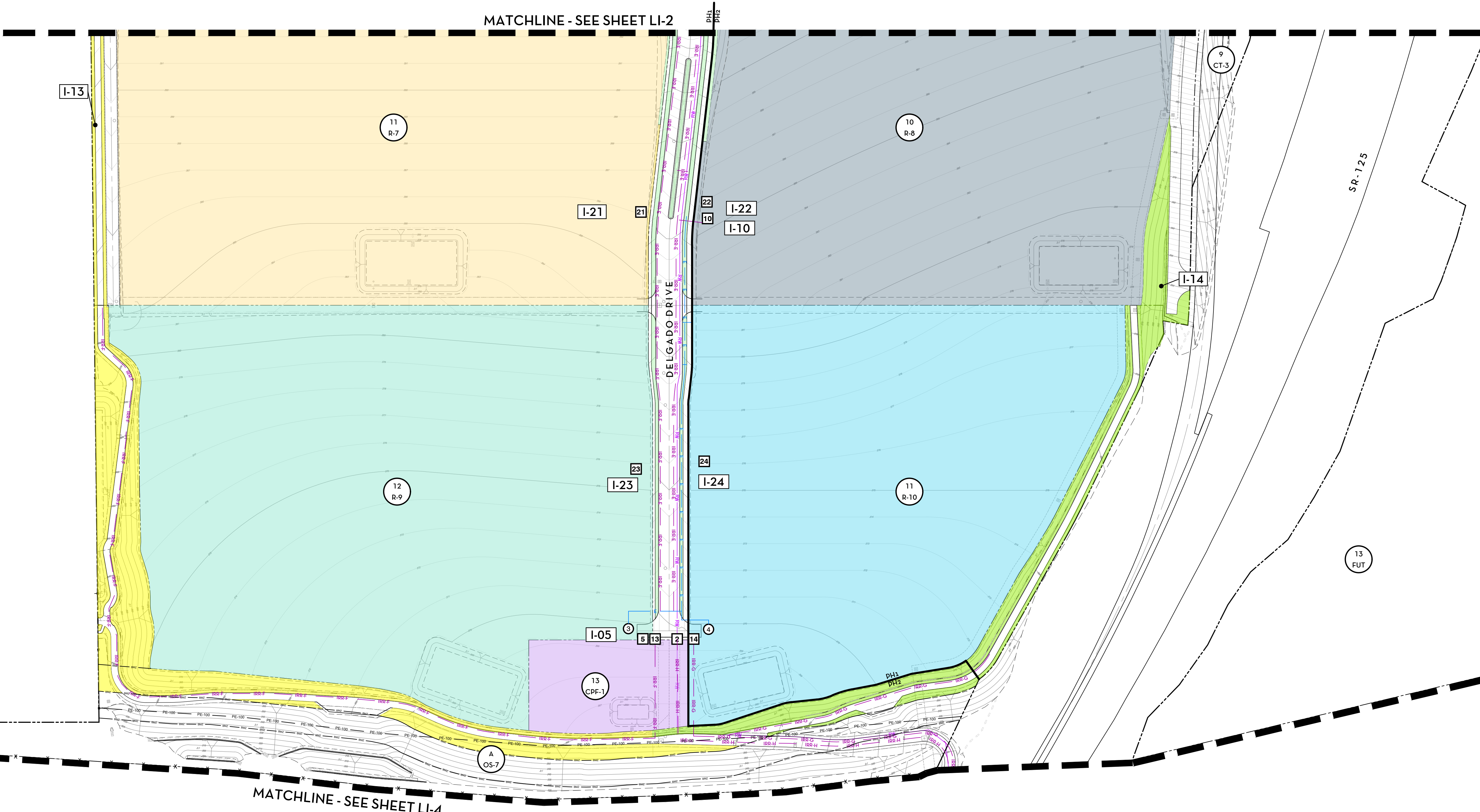
SYMBOL	System	Area Serviced	Lateral	Water Meter Location	Station Point	Electrical Meter Designation + Location	Station Point
City of Chula Vista General Fund							
1	P2	P2 Community Park	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
2	AR	Future AR-11 Open-Space Lot	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
City of Chula Vista School District							
3	S1	S-1 School Site	3"	South side of Savoria Parkway	TBD	To be determined by school district	TBD
Cota Vera Community Association							
4	P1	P-1 Park	2"	North side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
5	C1	CPF Site	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
6	M	Main Street Parkways + Medians	2"	South side of Main Street	TBD	#1: North side of Savoria Parkway	TBD
7	L	La Media Pkwy Parkways + Medians	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
8	BN	Backbone Streets (North)	2"	North side of Savoria Parkway	TBD	#1: North side of Savoria Parkway	TBD
9	BC	Backbone Streets (Central)	2"	South side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
10	BS	Backbone Streets (South)	2"	West side of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
11	S1	West Central Slopes	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
12	S2	East Central Slopes	2"	East side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
13	S3	West South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
14	S4	East South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
Subassociations							
15	R1	Nbr. R-1 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
16	R2	Nbr. R-2 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
17	R3	Nbr. R-3 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
18	R4	Nbr. R-4 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
19	R5	Nbr. R-5 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
20	R6	Nbr. R-6 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
21	R7	Nbr. R-7 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
22	R8	Nbr. R-8 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
23	R9	Nbr. R-9 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
24	R10	Nbr. R-10 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
26	VC1	Lot VC-1 on-site improvements, including slopes	2"	North side of Main Street	TBD	To be determined by builder	TBD
27	VC2	Lot VC-2 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
28	VC3a	Lot VC-3A on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
29	VC3b	Lot VC-3B on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
30	VC4	Lot VC-4 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
31	VC5	Lot VC-5 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
32	VC6	Lot VC-6 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
33	VC7	Lot VC-7 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
25	EX	Per V8W OS-5T Avenida Caprise	2"	Per V8W Plans	--	Per V8 West Plans	--

ELECTRICAL LEGEND

Symbol	Description
Ⓛ	Landscape Lighting Location
E	Electrical - Per Dry Utility Consultant
Meter Pedestal	
⓪	North side of Savoria Parkway
⓪	South side of Calle Escuela
⓪	South end of Delgado Drive
⓪	South end of Delgado Drive



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Irrigation Master Plan



IRRIGATION LEGEND

MAIN LINE LEGEND

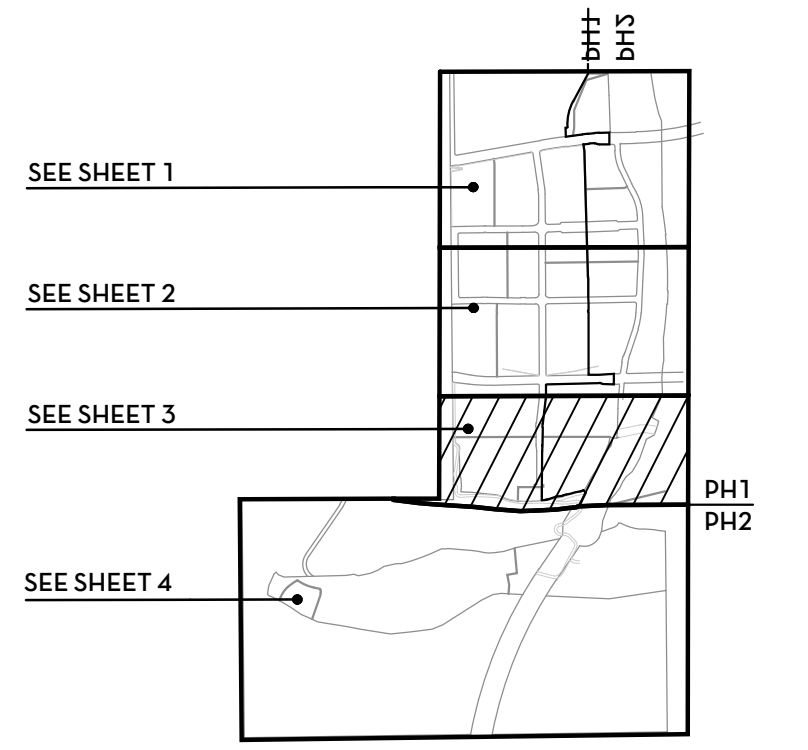
Symbol	Location
	RW - Recycled Water Main - per Civil plans
	IRR-A - 'A' - Mainstreet
	IRR-B - 'B' - Backbone Streets 1
	IRR-C - 'C' - Backbone Streets 2
	IRR-D - 'D' - La Media
	IRR-E - 'E' - Backbone Streets - Delgado
	IRR-F - 'F' - Portion of OS-7 Openspace
	IRR-G - 'G' - Portion of OS-7 Openspace + OS-6 Water Quality Basin
	IRR-H - 'H' - P2 Park + AR-11

WATER METER LEGEND

SYMBOL	System	Area Serviced	Lateral	Water Meter Location	Station Point	Electrical Meter Designation + Location	Station Point
City of Chula Vista General Fund							
X 1	P2	P2 Community Park	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
2	AR	Future AR-11 Open-Space Lot	6"	South end of Delgado Drive	TBD	#4: South end of Delgado Drive	TBD
City of Chula Vista School District							
3	S1	S-1 School Site	3"	South side of Savoria Parkway	TBD	To be determined by school district	TBD
Cota Vera Community Association							
4	P1	P-1 Park	2"	North side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
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7	L	La Media Pkwy Parkways + Medians	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
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9	BC	Backbone Streets (Central)	2"	South side of Calle Escuela	TBD	#2: South side of Calle Escuela	TBD
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11	S1	West Central Slopes	2"	West side of La Palmita Drive	TBD	#2: South side of Calle Escuela	TBD
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13	S3	West South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
14	S4	East South Slopes	2"	South end of Delgado Drive	TBD	#3: South end of Delgado Drive	TBD
Subassociations							
15	R1	Nbr. R-1 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
16	R2	Nbr. R-2 on-site improvements, including slopes	2"	North side of Savoria Parkway	TBD	To be determined by builder	TBD
17	R3	Nbr. R-3 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
18	R4	Nbr. R-4 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
19	R5	Nbr. R-5 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
20	R6	Nbr. R-6 on-site improvements, including slopes	2"	South side of Calle Escuela	TBD	To be determined by builder	TBD
21	R7	Nbr. R-7 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
22	R8	Nbr. R-8 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
23	R9	Nbr. R-9 on-site improvements, including slopes	2"	West side of Delgado Drive	TBD	To be determined by builder	TBD
24	R10	Nbr. R-10 on-site improvements, including slopes	2"	East side of Delgado Drive	TBD	To be determined by builder	TBD
26	VC1	Lot VC-1 on-site improvements, including slopes	2"	North side of Main Street	TBD	To be determined by builder	TBD
27	VC2	Lot VC-2 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
28	VC3a	Lot VC-3A on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
29	VC3b	Lot VC-3B on-site improvements, including slopes	2"	West side of Via Palermo	TBD	To be determined by builder	TBD
30	VC4	Lot VC-4 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
31	VC5	Lot VC-5 on-site improvements, including slopes	2"	East side of La Palmita Drive	TBD	To be determined by builder	TBD
32	VC6	Lot VC-6 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
33	VC7	Lot VC-7 on-site improvements, including slopes	2"	North side of Calle Escuela	TBD	To be determined by builder	TBD
25	EX	Per V&W OS-ST Avenida Caprise	2"	Per V&W Plans	--	Per V&W Plans	--

ELECTRICAL LEGEND

Symbol	Description
	Landscape Lighting Location
	Electrical - Per Dry Utility Consultant
Meter Pedestal	
	North side of Savoria Parkway
	South side of Calle Escuela
	South end of Delgado Drive
	South end of Delgado Drive



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Irrigation Master Plan

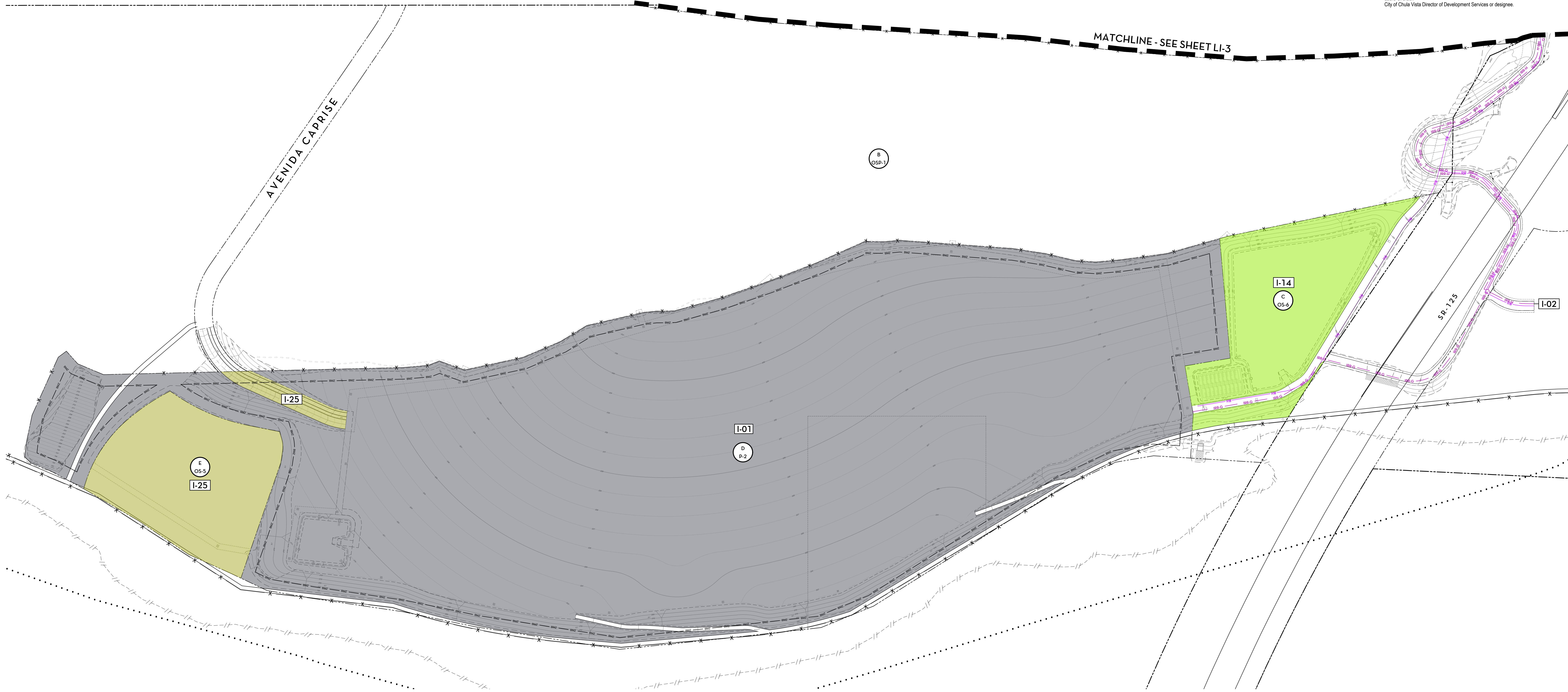
TRIBUTARY LANDSCAPE ARCHITECTURE
 Scale: 1"=100'
 TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 27 of 42

TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

0 50 100 200

NTS

MATCHLINE - SEE SHEET LI-3



IRRIGATION LEGEND

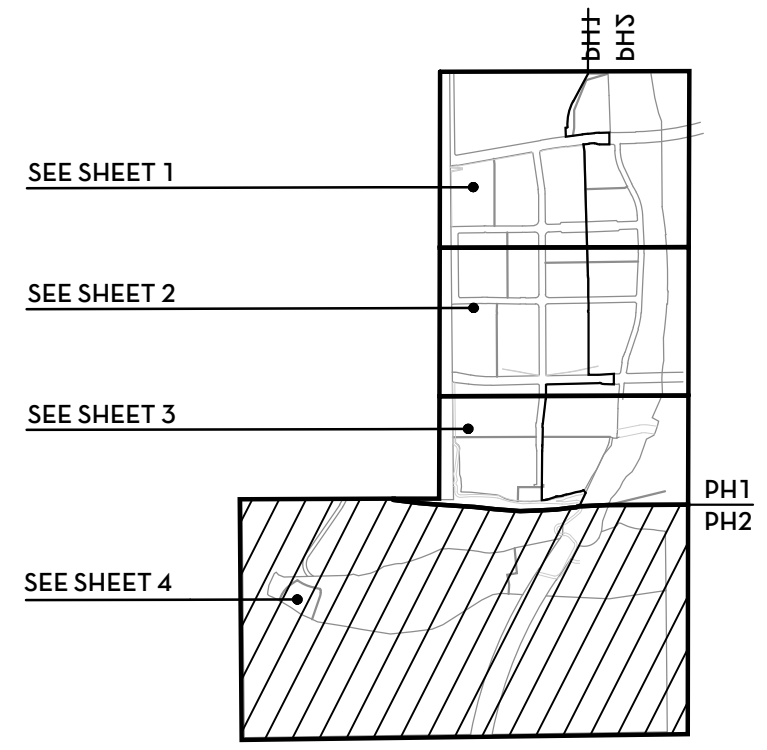
Symbol	Location
	Recycled Water Main - per Civil plans
	'A' - Mainstreet
	'B' - Backbone Streets 1
	'C' - Backbone Streets 2
	'D' - La Media
	'E' - Backbone Streets - Delgado
	'F' - Portion of OS-7 Openspace
	'G' - Portion of OS-7 Openspace + OS-6 Water Quality Basin
	'H' - P2 Park + AR-11

ELECTRICAL LEGEND

Symbol	Description
	Landscape Lighting Location
	Electrical - Per Dry Utility Consultant
	Meter Pedestal
	North side of Savoria Parkway
	South side of Calle Escuela
	South end of Delgado Drive
	South end of Delgado Drive

WATER METER LEGEND

SYMBOL	System	Area Served	SYMBOL	System	Area Served	SYMBOL	System	Area Served
City of Chula Vista General Fund								
1	P2	P2 Community Park	15	R1	Nbr. R-1 on-site improvements, including slopes	30	VC4	Lot VC-4 on-site improvements, including slopes
2	AR	Future AR-11 Open-Space Lot	16	R2	Nbr. R-2 on-site improvements, including slopes	31	VC5	Lot VC-5 on-site improvements, including slopes
City of Chula Vista School District								
3	S1	S-1 School Site	17	R3	Nbr. R-3 on-site improvements, including slopes	32	VC6	Lot VC-6 on-site improvements, including slopes
Cota Vera Community Association								
4	P1	P-1 Park	18	R4	Nbr. R-4 on-site improvements, including slopes	33	VC7	Lot VC-7 on-site improvements, including slopes
5	C1	CPF Site	19	R5	Nbr. R-5 on-site improvements, including slopes	25	EX	Per V8W OS-ST Avenida Caprise
6	M	Main Street Parkways + Medians	20	R6	Nbr. R-6 on-site improvements, including slopes			
7	L	La Media Pkwy Parkways + Medians	21	R7	Nbr. R-7 on-site improvements, including slopes			
8	BN	Backbone Streets (North)	22	R8	Nbr. R-8 on-site improvements, including slopes			
9	BC	Backbone Streets (Central)	23	R9	Nbr. R-9 on-site improvements, including slopes			
10	BS	Backbone Streets (South)	24	R10	Nbr. R-10 on-site improvements, including slopes			
11	S1	West Central Slopes	26	VC1	Lot VC-1 on-site improvements, including slopes			
12	S2	East Central Slopes	27	VC2	Lot VC-2 on-site improvements, including slopes			
13	S3	West South Slopes	28	VC3a	Lot VC-3A on-site improvements, including slopes			
14	S4	East South Slopes	29	VC3b	Lot VC-3B on-site improvements, including slopes			



KEYMAP NTS

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Irrigation Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 28 of 42

LI-4



CONCEPTUAL PLANTING LEGEND

STREET TREE (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	32' O.C.	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
●	24' O.C.	Magnolia grandiflora	Southern Magnolia
●	32' O.C.	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
●	30' O.C.	Pyrus calleryana 'Aristocrat'	Callery Pear
●	35' O.C.	Quercus ilex	Holly Oak
●	30' O.C.	Tipuana tipu	Tipu Tree
●	32' O.C.	Ulmus parvifolia 'Drake'	Drake Lacebark Elm

ENTRY TREES (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	-	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
●	25' O.C.	Olea europaea	European Olive
●	25' O.C.	Olea europaea 'Wilsonii'	Fruitless Olive
●	30' O.C.	Tipuana tipu	Tipu Tree

SLOPE TREES (FACING STREETS) (Such as)

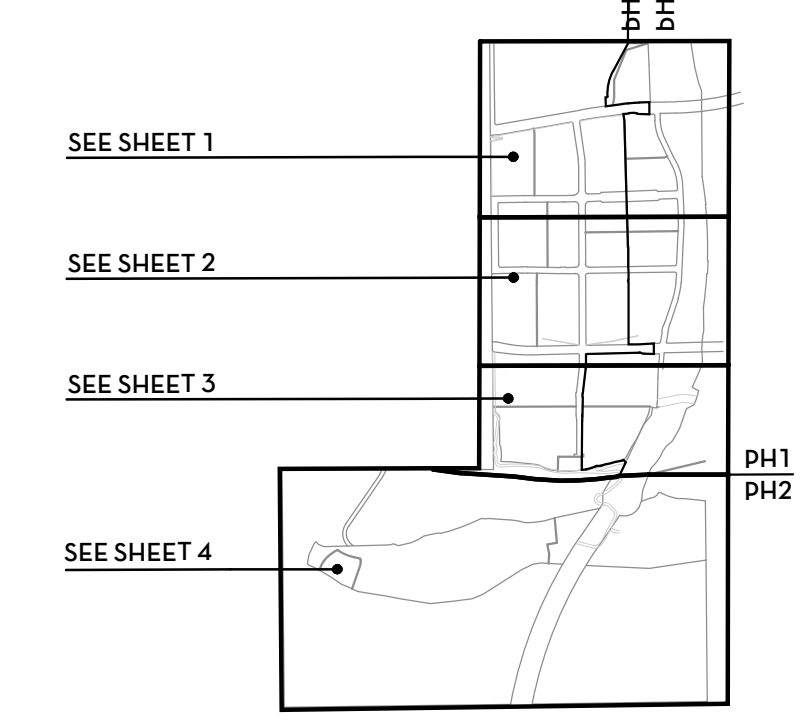
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
		Lophostemon confertus	Brisbane Box
		Metrosideros exelsus	New Zealand Christmas Tree
		Olea europaea 'Wilsonii'	Fruitless Olive
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum

SLOPE TREES (FMZ Zones) (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Cercis occidentalis	Western Redbud
		Heteromeles arbutifolia	Toyon
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus engelmannii	Englemann Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac

SLOPE TREES (FACING DEVELOPMENTS + INT. OPEN SPACE) (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
		Lophostemon confertus	Brisbane Box
		Metrosideros exelsus	New Zealand Christmas Tree
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum



KEYMAP NTS

0 150 300 600

Scale: 1"=300'

TRIBUTARY LANDSCAPE ARCHITECTURE

TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 29 of 42

LTP-0

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Tree Planting Plan - Overview



CONCEPTUAL PLANTING LEGEND

STREET TREE (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	32' O.C.	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
	24' O.C.	Magnolia grandiflora	Southern Magnolia
	32' O.C.	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
	30' O.C.	Pyrus calleryana 'Aristocrata'	Callery Pear
	35' O.C.	Quercus ilex	Holly Oak
	30' O.C.	Tipuana tipu	Tipu Tree
	32' O.C.	Ulmus parvifolia 'Drake'	Drake Lacebark Elm

ENTRY TREES (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	..	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
	25' O.C.	Olea europaea	European Olive
	25' O.C.	Olea europaea 'Wilsonii'	Fruitless Olive
	30' O.C.	Tipuana tipu	Tipu Tree

SLOPE TREES (FACING STREETS) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
		Lophostemon confertus	Brisbane Box
		Metrosideros exelusus	New Zealand Christmas Tree
		Olea europaea 'Wilsonii'	Fruitless Olive
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'Ilcifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum

SLOPE TREES (FMZ Zones) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Cercis occidentalis	Western Redbud
		Heteromeles orbifolia	Toyon
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'Ilcifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus engelmannii	Englemann Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac

SLOPE TREES (FACING DEVELOPMENTS + INT. OPEN SPACE) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
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		Metrosideros exelusus	New Zealand Christmas Tree
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum

LANDSCAPE NOTES

GENERAL

A. THE LANDSCAPE MASTER PLAN IS ONLY CONCEPTUAL, AND WILL NOT BE USED FOR CONSTRUCTION. ALL PLANT MATERIALS ARE SUBJECT TO CHANGE. FINAL SPECIES OF PLANT MATERIAL, LOCATION, AND QUANTITIES SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

PLANTING

B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:

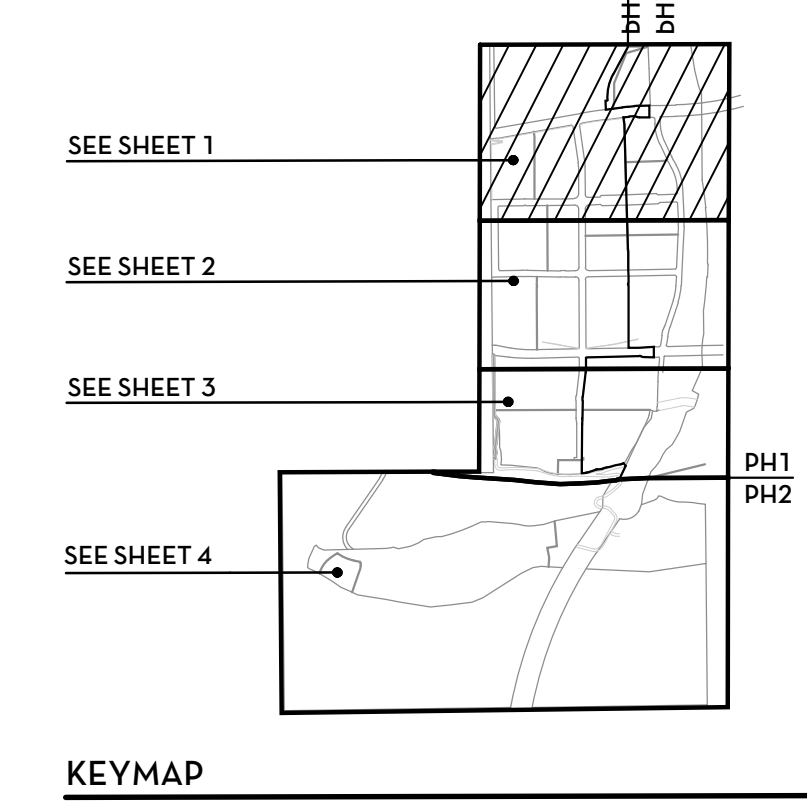
- TRAFFIC SIGNAL- 20 FEET
- UNDERGROUND UTILITY- 5 FEET
- ABOVE GROUND UTILITY- 10 FEET
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- INTERSECTIONS- 25 FEET

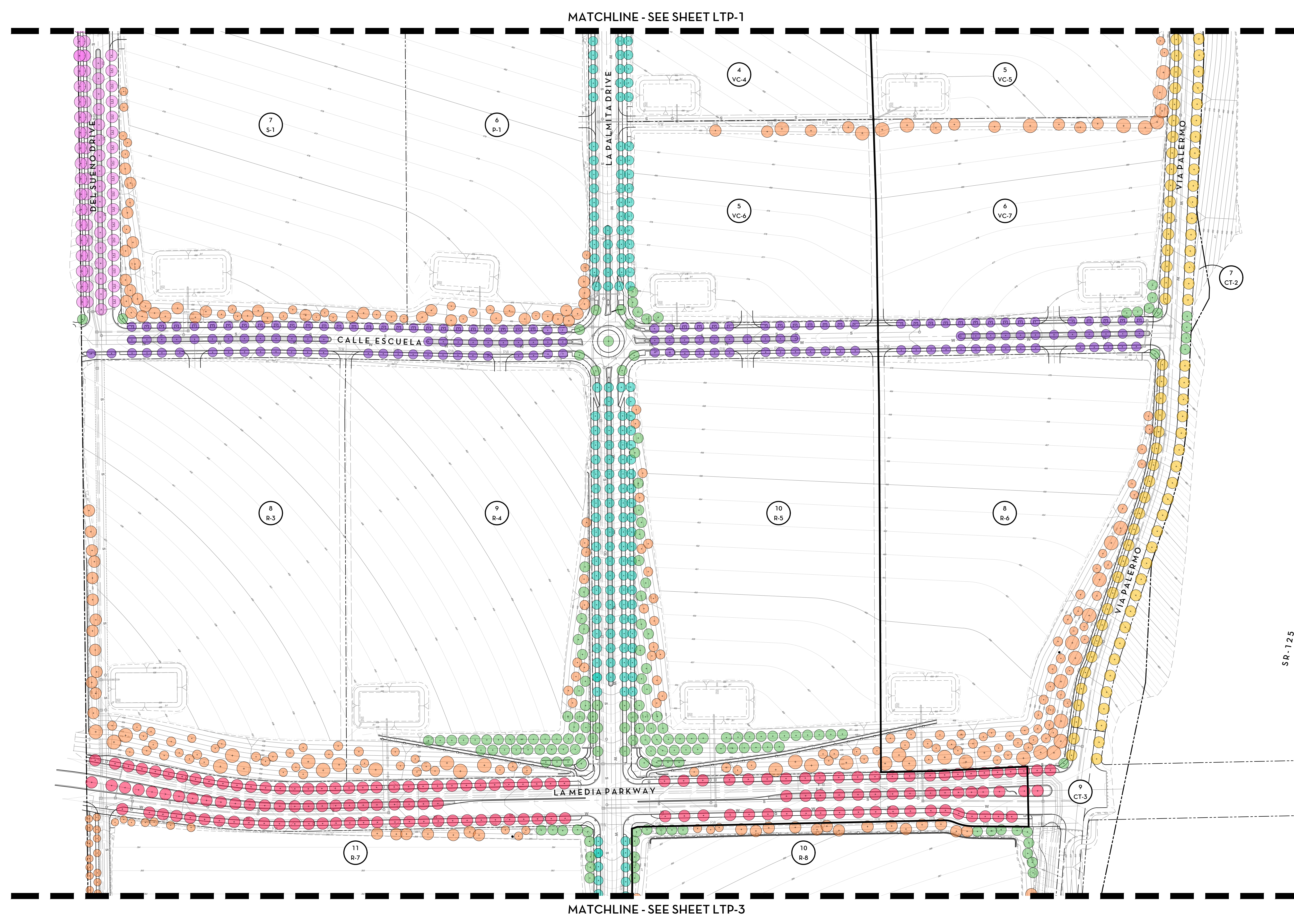
D. ALL TREES LOCATED WITHIN THE SIGHT DISTANCE AREA MUST BE PRUNED SO THAT THERE IS OVER SIX (6) FEET OF CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE CANOPY. THIS OPEN VIEW MUST BE PERMANENTLY MAINTAINED. SIGHT DISTANCE LINES WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT, WHEN FINAL ENGINEERING IMPROVEMENT PLANS (STREET DESIGN, GRADING, STREET IMPROVEMENTS, ETC.) ARE COMPLETED.

D. ALL TREES WITHIN 10' OF ANY HARDSCAPE SHALL HAVE A ROOT BARRIER INSTALLED.

IRRIGATION

A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.





CONCEPTUAL PLANTING LEGEND

STREET TREE (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	32' O.C.	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
●	24' O.C.	Magnolia grandiflora	Southern Magnolia
●	32' O.C.	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
●	30' O.C.	Pyrus calleryana 'Aristocrat'	Callery Pear
●	35' O.C.	Quercus ilex	Holly Oak
●	30' O.C.	Tipuana tipu	Tipu Tree
●	32' O.C.	Ulmus parvifolia 'Drake'	Drake Lacebark Elm

ENTRY TREES (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	..	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
●	25' O.C.	Olea europaea	European Olive
●	25' O.C.	Olea europaea 'Wilsonii'	Fruitless Olive
●	30' O.C.	Tipuana tipu	Tipu Tree

SLOPE TREES (FACING STREETS) (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Arbutus 'Marina'	Marina Strawberry Tree
●		Geijera parviflora	Australian Willow
●		Lophostemon confertus	Brisbane Box
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●		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
●		Platanus racemosa	California Sycamore
●		Prosopis chilensis	Chilean Mesquite
●		Prunus ilicifolia 'Illicifolia'	Hollyleaf Cherry
●		Quercus agrifolia	Coast Live Oak
●		Quercus ilex	Holly Oak
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●		Tristania laurina	Water Gum

SLOPE TREES (FMZ Zones) (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Cercis occidentalis	Western Redbud
●		Heteromeles arbutifolia	Toyon
●		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
●		Platanus racemosa	California Sycamore
●		Prosopis chilensis	Chilean Mesquite
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●		Quercus ilex	Holly Oak
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●		Rhus lancea	African Sumac
●		Tristania laurina	Water Gum

LANDSCAPE NOTES

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PLANTING

B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

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- INTERSECTIONS- 25 FEET

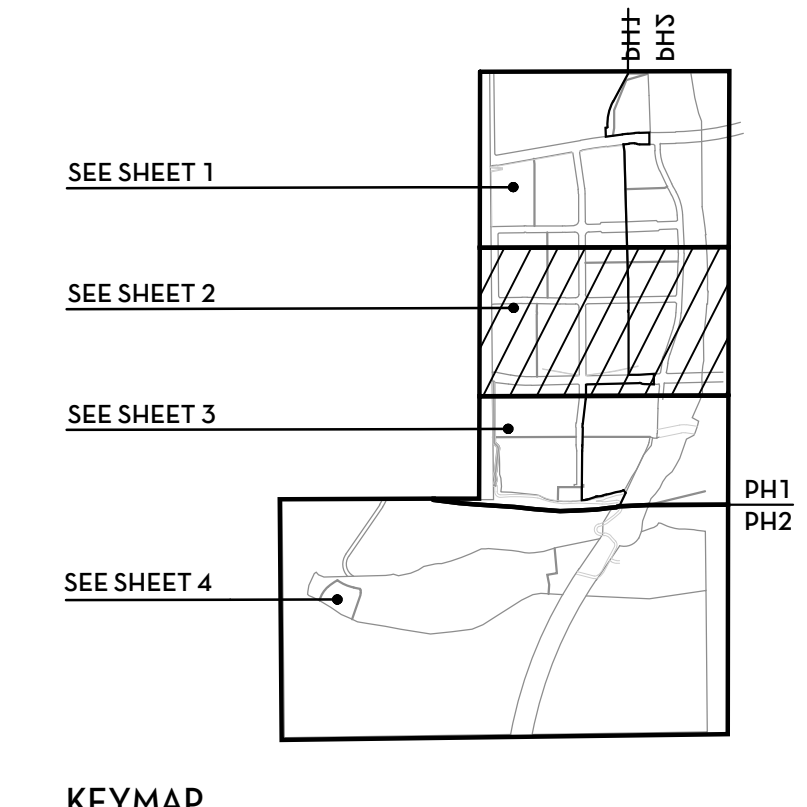
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E. ALL TREES WITHIN 10' OF ANY HARDSCAPE SHALL HAVE A ROOT BARRIER INSTALLED.

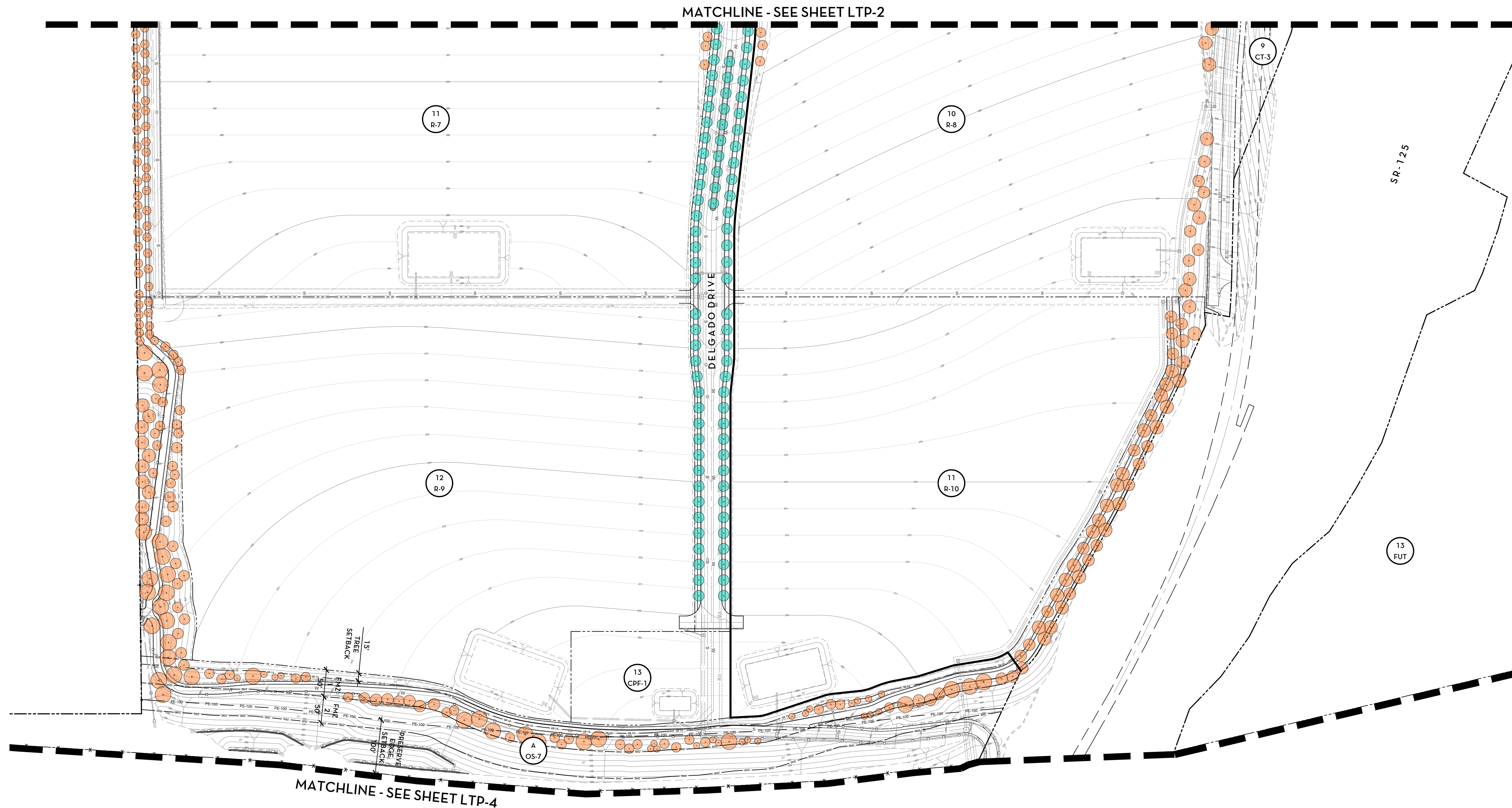
IRRIGATION

A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.

SR-125



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Tree Master Plan



CONCEPTUAL PLANTING LEGEND

STREET TREE (Such as)

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
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●		Quercus virginiana	Southern Live Oak
●		Rhus lancea	African Sumac
●		Tristania laurina	Water Gum

SLOPE TREES (FMZ Zones) (Such as)

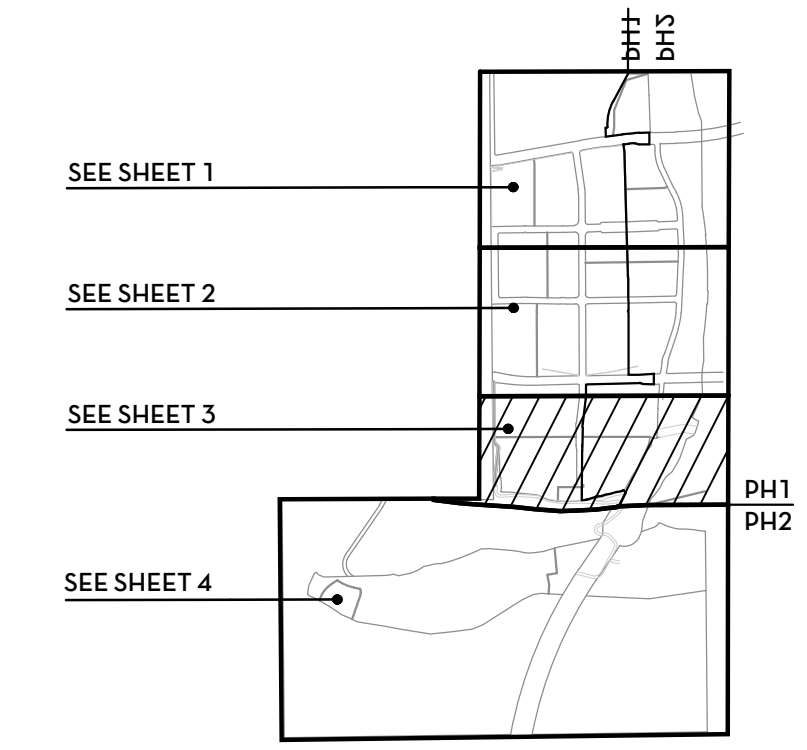
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
●	Varies	Cercis occidentalis	Western Redbud
●		Heteromeles orbifolia	Toyon
●		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
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●		Prosopis chilensis	Chilean Mesquite
●		Prunus ilicifolia 'Illicifolia'	Hollyleaf Cherry
●		Quercus agrifolia	Coast Live Oak
●		Quercus engelmannii	Englemann Oak
●		Quercus ilex	Holly Oak
●		Quercus virginiana	Southern Live Oak
●		Rhus lancea	African Sumac

SLOPE TREES (FACING DEVELOPMENTS + INT. OPEN SPACE) (Such as)

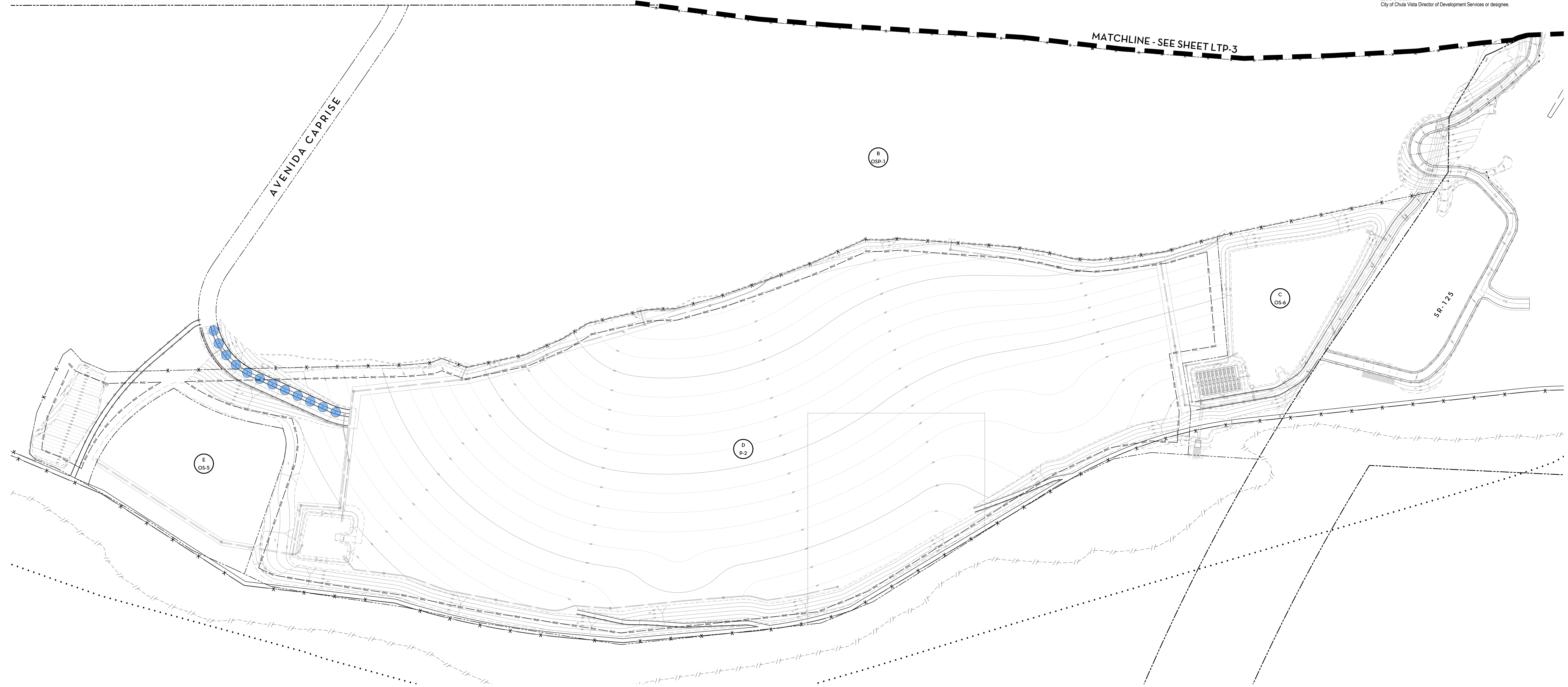
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
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LANDSCAPE NOTES

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- PLANTING**
- B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
- C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:
- TRAFFIC SIGNAL- 20 FEET
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- A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.



MATCHLINE - SEE SHEET LTP-3



CONCEPTUAL PLANTING LEGEND

STREET TREE (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	32' O.C.	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
	24' O.C.	Magnolia grandiflora	Southern Magnolia
	32' O.C.	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
	30' O.C.	Pyrus calleryana 'Aristocrat'	Callery Pear
	35' O.C.	Quercus ilex	Holly Oak
	30' O.C.	Tipuana tipu	Tipu Tree
	32' O.C.	Ulmus parvifolia 'Drake'	Drake Lacebark Elm
ENTRY TREES (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	--	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
	25' O.C.	Olea europaea	European Olive
	25' O.C.	Olea europaea 'Wilsonii'	Fruitless Olive
	30' O.C.	Tipuana tipu	Tipu Tree

SLOPE TREES (FACING STREETS) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
		Lophostemon confertus	Brisbane Box
		Metrosideros exelsus	New Zealand Christmas Tree
		Olea europaea 'Wilsonii'	Fruitless Olive
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'Illicifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum

SLOPE TREES (FMZ Zones) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Cercis occidentalis	Western Redbud
		Heteromeles arbutifolia	Tayon
		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Prunus ilicifolia 'Illicifolia'	Hollyleaf Cherry
		Quercus agrifolia	Coast Live Oak
		Quercus engelmannii	Englemann Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac

SLOPE TREES (FACING DEVELOPMENTS + INT. OPEN SPACE) (Such as)			
SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME
	Varies	Arbutus 'Marina'	Marina Strawberry Tree
		Geijera parviflora	Australian Willow
		Lophostemon confertus	Brisbane Box
		Metrosideros exelsus	New Zealand Christmas Tree
		Platanus racemosa	California Sycamore
		Prosopis chilensis	Chilean Mesquite
		Quercus agrifolia	Coast Live Oak
		Quercus ilex	Holly Oak
		Quercus virginiana	Southern Live Oak
		Rhus lancea	African Sumac
		Tristania laurina	Water Gum

LANDSCAPE NOTES

GENERAL

A. THE LANDSCAPE MASTER PLAN IS ONLY CONCEPTUAL, AND WILL NOT BE USED FOR CONSTRUCTION. ALL PLANT MATERIALS ARE SUBJECT TO CHANGE. FINAL SPECIES OF PLANT MATERIAL, LOCATION, AND QUANTITIES SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

PLANTING

B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:

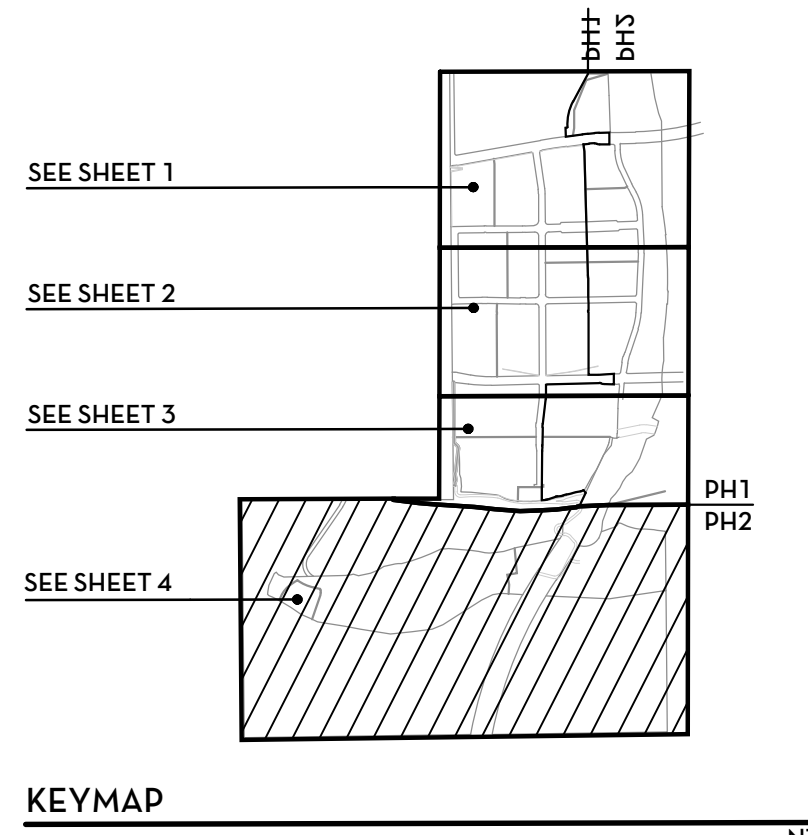
- TRAFFIC SIGNAL- 20 FEET
- UNDERGROUND UTILITY- 5 FEET
- ABOVE GROUND UTILITY- 10 FEET
- DRIVEWAY (ENTRY)- 10 FEET
- INTERSECTIONS- 25 FEET

D. ALL TREES LOCATED WITHIN THE SIGHT DISTANCE AREA MUST BE PRUNED SO THAT THERE IS OVER SIX (6) FEET OF CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE CANOPY. THIS OPEN VIEW MUST BE PERMANENTLY MAINTAINED. SIGHT DISTANCE LINES WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT, WHEN FINAL ENGINEERING IMPROVEMENT PLANS (STREET DESIGN, GRADING, STREET IMPROVEMENTS, ETC.) ARE COMPLETED.

E. ALL TREES WITHIN 10' OF ANY HARDSCAPE SHALL HAVE A ROOT BARRIER INSTALLED.

IRRIGATION

A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.



OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

HomeFed Corporation

Landscape Tree Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE

TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXX
 Date..... 18 Apr 2024
 Sheet..... 33 of 42

LTP-4



PLANTING LEGEND
 MASTER HOME OWNER ASSOCIATION MAINTAINED

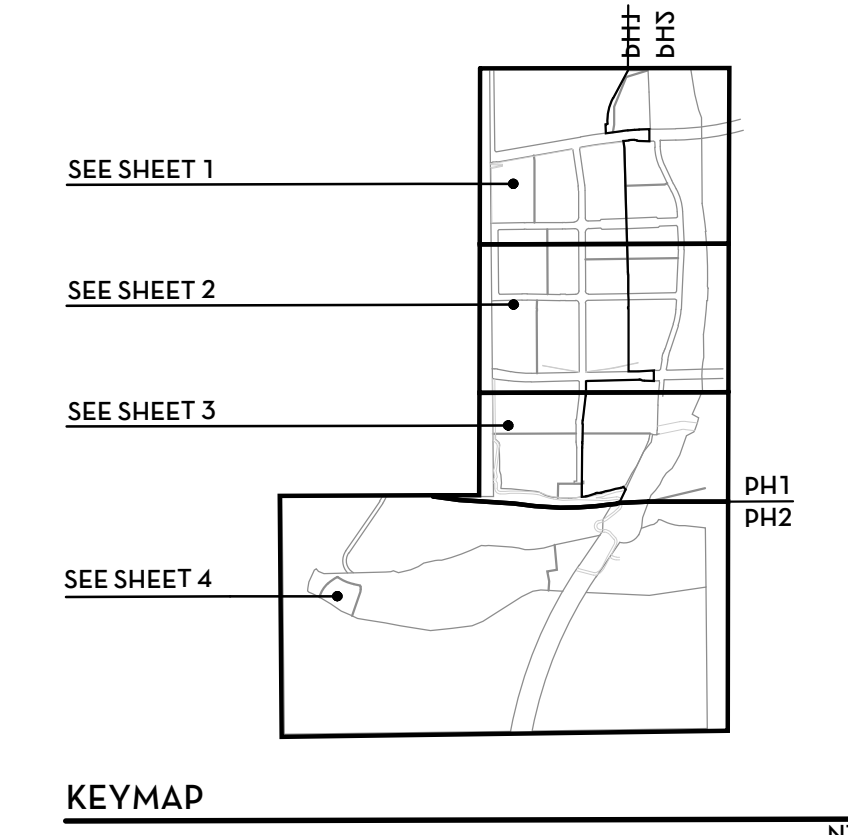
SYMBOL	DESCRIPTION
	Project Entries At Main Street, La Media Parkway & Pedestrian Bridge
	Prime Arterial Streets Main Street & La Media Parkway
	Residential Promenade Streets & Paseos La Palmita Drive, Via Palermo, Savoria Parkway, Delgado, Calle Escuela & Del Sueno Drive
	Turf Parkways Residential promenade Streets & Paseos
	Manufactured Slopes Facing Streets
	Manufactured Slopes Fuel Modification Zone 1, Irrigated
	Manufactured Slopes + Non-Sloped Areas Fuel Modification Zone 2, Non-Irrigated, or Preserve Adjacent

PARKS, CPF SITE, INTERIOR OPEN-SPACE LOTS, + PRIVATE DEVELOPMENT

SYMBOL	DESCRIPTION
	Parks, CPF Site, + Private Development Trees, Palm Trees, Shrubs + Vines, Ornamental Grasses, Sprawling Shrubs, + Groundcovers
	Manufactured Slopes Facing Private Developments + Interior Open Space Lots
	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ
	Water Quality Basins Open space Lots - Permanent
	Water Quality Basins Private Development Lots - Temporary

CAL TRANS RIGHT OF WAY

SYMBOL	DESCRIPTION
	Non-Sloped Areas
	Manufactured Slopes
	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ

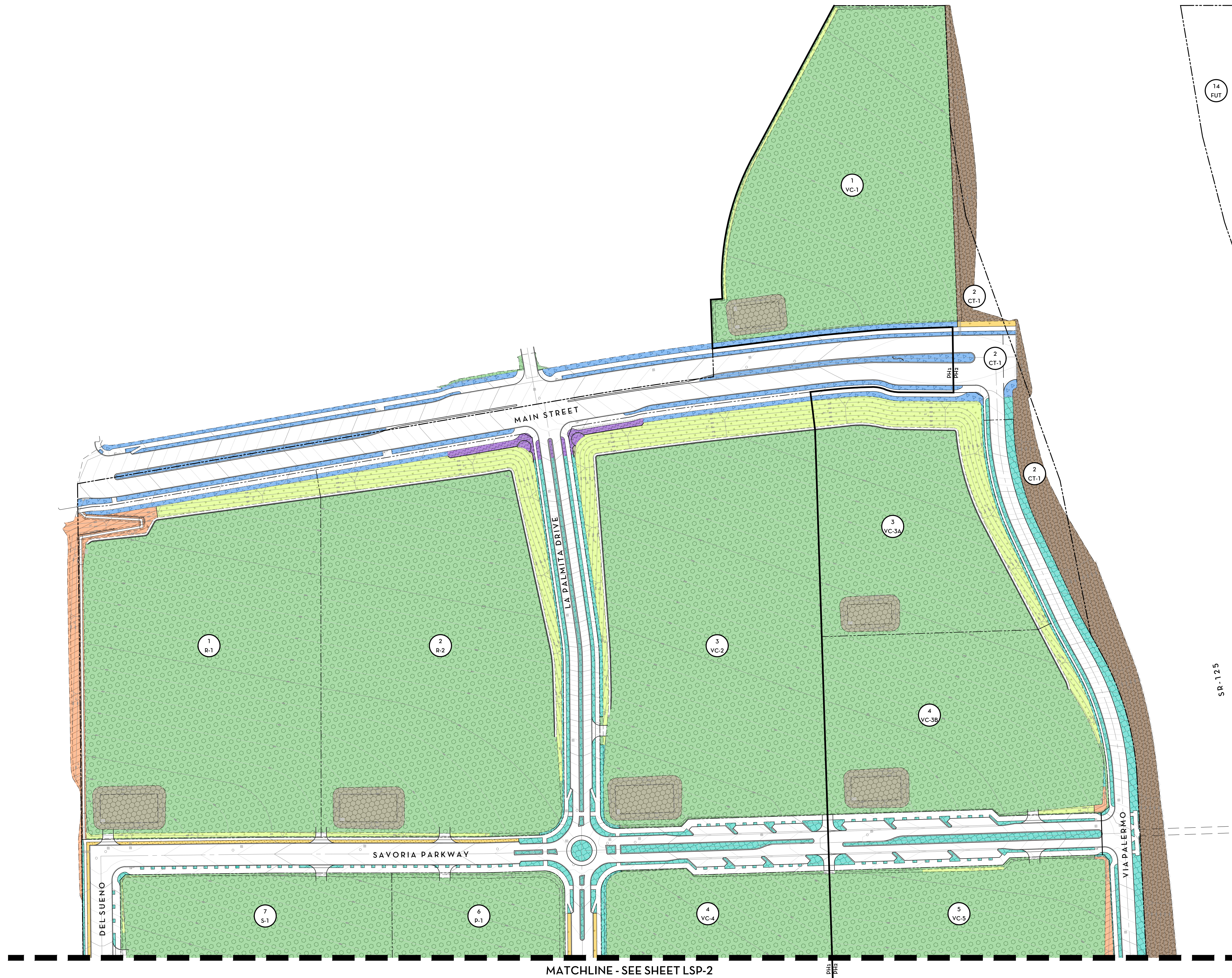


TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale: 1"=300'
 TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 34 of 42

LSP-0

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Planting Plan - Overview



PLANTING LEGEND

MASTER HOME OWNER ASSOCIATION MAINTAINED

SYMBOL	DESCRIPTION
[Purple Box]	Project Entries At Main Street, La Media Parkway & Pedestrian Bridge
[Blue Box]	Drime Arterial Streets Main Street & La Media Parkway
[Cyan Box]	Residential Promenade Streets & Paseos La Palmita Drive, Via Palermo, Savoria Parkway, Delgado, Calle Escuelita & Del Sueno Drive
[Yellow Box]	Turf Parkways Residential promenade Streets & Paseos
[Orange Box]	Manufactured Slopes Facing Streets
[Pink Box]	Manufactured Slopes Fuel Modification Zone 1, Irrigated
[Green Box]	Manufactured Slopes + Non-Sloped Areas Fuel Modification Zone 2, Non-Irrigated, or Preserve Adjacent

SYMBOL	DESCRIPTION
[Green Circle]	Parks, CPF Site, Interior Open-Space Lots, + Private Development Trees, Palm Trees, Shrubs + Vines, Ornamental Grasses, Sprawling Shrubs, + Groundcovers
[Yellow Circle]	Manufactured Slopes Facing Private Developments + Interior Open Space Lots
[Cyan Circle]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ
[Blue Circle]	Water Quality Basins Open-space Lots - Permanent
[Brown Circle]	Water Quality Basins Private Development Lots - Temporary

SYMBOL	DESCRIPTION
[Brown Box]	Non-Sloped Areas
[Orange Box]	Manufactured Slopes
[Pink Box]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ

LANDSCAPE NOTES

GENERAL

A. THE LANDSCAPE MASTER PLAN IS ONLY CONCEPTUAL AND WILL NOT BE USED FOR CONSTRUCTION. ALL PLANT MATERIALS ARE SUBJECT TO CHANGE. FINAL SPECIES OF PLANT MATERIAL, LOCATION, AND QUANTITIES SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

PLANTING

B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION

C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:

- TRAFFIC SIGNAL: 20 FEET
- UNDERGROUND UTILITY: 5 FEET
- ABOVE GROUND UTILITY: 10 FEET
- DRIVEWAY (ENTRY): 10 FEET
- INTERSECTIONS: 25 FEET

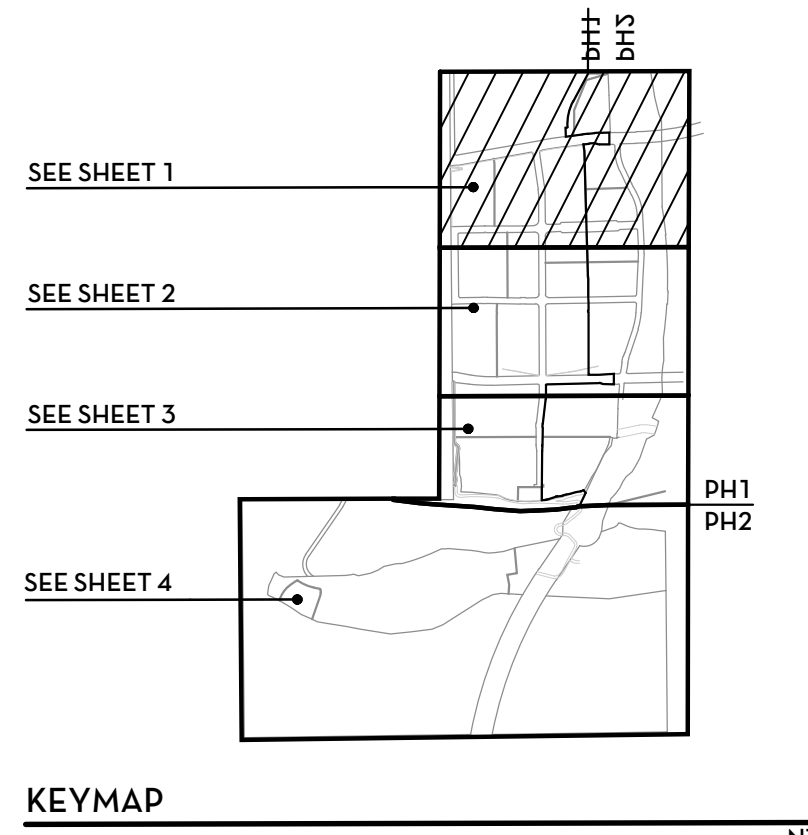
D. ALL TREES LOCATED WITHIN THE SIGHT DISTANCE AREA MUST BE PRUNED SO THAT THERE IS OVER SIX (6) FEET OF CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE CANOPY. THIS OPEN VIEW MUST BE PERMANENTLY MAINTAINED. SIGHT DISTANCE LINES WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT, WHEN FINAL ENGINEERING IMPROVEMENT PLANS (STREET DESIGN, GRADING, STREET IMPROVEMENTS, ETC.) ARE COMPLETED.

D. ALL TREES WITHIN 10' OF ANY HARDSCAPE SHALL HAVE A ROOT BARRIER INSTALLED.

IRRIGATION

A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.

MATCHLINE - SEE SHEET LSP-2



KEYMAP NTS

TRIBUTARY LANDSCAPE ARCHITECTURE

Scale: 1"=100'

TLA Project: 23-017

CV Work Order: OR-XXXX

Date: 18 Apr 2024

Sheet: 35 of 42

TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

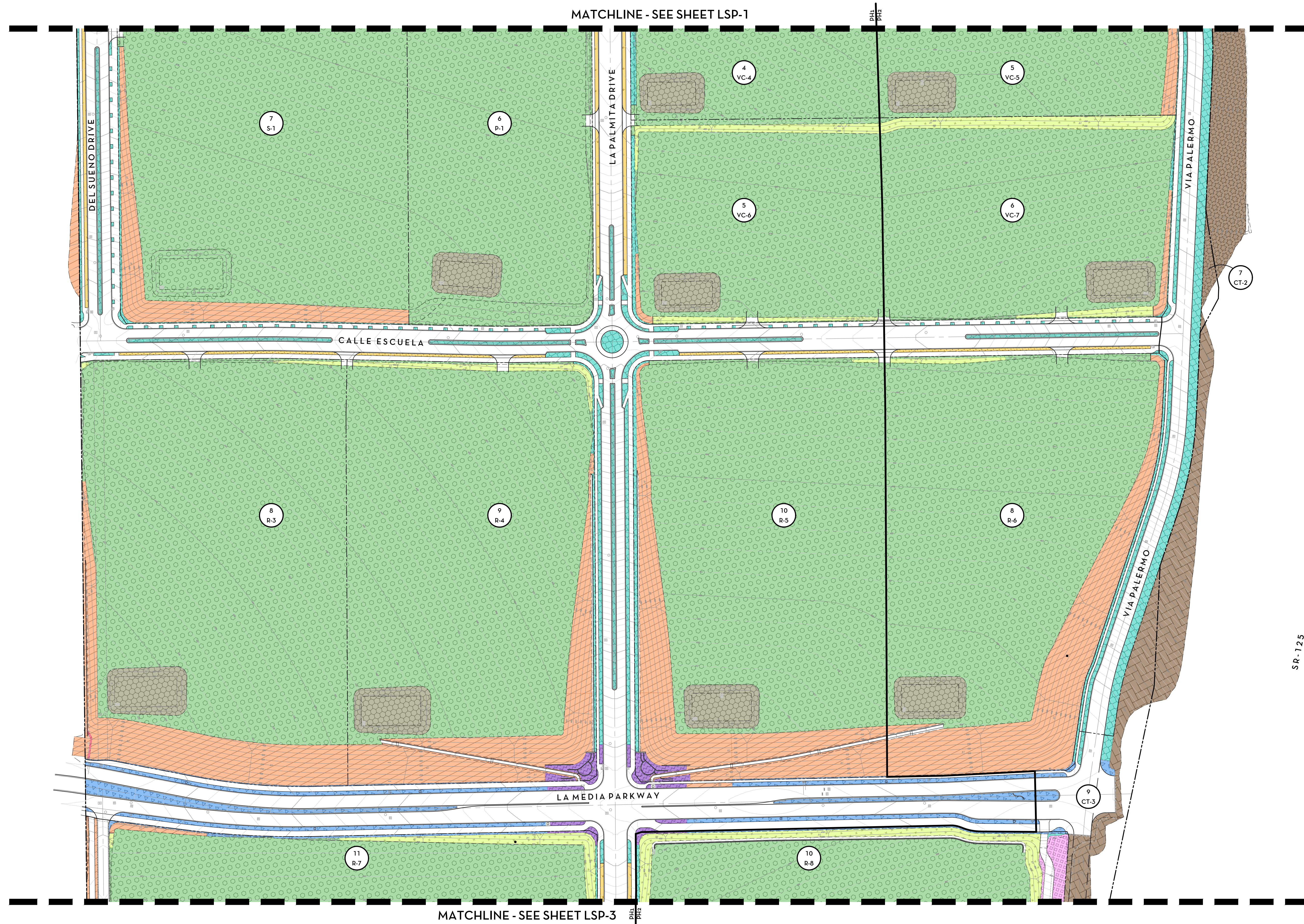
LSP-1

OTAY RANCH - VILLAGE 8 EAST

Landscape Master Plan - Phase I and II

HomeFed Corporation

Landscape Shrub Master Plan



PLANTING LEGEND
 MASTER HOME OWNER ASSOCIATION MAINTAINED

SYMBOL	DESCRIPTION
[Symbol]	Project Entries At Main Street, La Media Parkway & Pedestrian Bridge
[Symbol]	Prime Arterial Streets Main Street & La Media Parkway
[Symbol]	Residential Promenade Streets & Paseos La Palmita Drive, Via Palermo, Savaria Parkway, Delgado, Calle Escuela & Del Sueno Drive
[Symbol]	Turf Parkways Residential promenade Streets & Paseos
[Symbol]	Manufactured Slopes Facing Streets
[Symbol]	Manufactured Slopes Fuel Modification Zone 1, Irrigated
[Symbol]	Manufactured Slopes + Non-Sloped Areas Fuel Modification Zone 2, Non-Irrigated, or Preserve Adjacent

PARKS, CPF SITE, INTERIOR OPEN-SPACE LOTS, + PRIVATE DEVELOPMENT

SYMBOL	DESCRIPTION
[Symbol]	Parks, CPF Site, + Private Development Trees, Palm Trees, Shrubs + Vines, Ornamental Grasses, Sprawling Shrubs, + Groundcovers
[Symbol]	Manufactured Slopes Facing Private Developments + Interior Open Space Lots
[Symbol]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ
[Symbol]	Water Quality Basins Open space Lots - Permanent
[Symbol]	Water Quality Basins Private Development Lots - Temporary

CAL TRANS RIGHT OF WAY

SYMBOL	DESCRIPTION
[Symbol]	Non-Sloped Areas
[Symbol]	Manufactured Slopes
[Symbol]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ

LANDSCAPE NOTES

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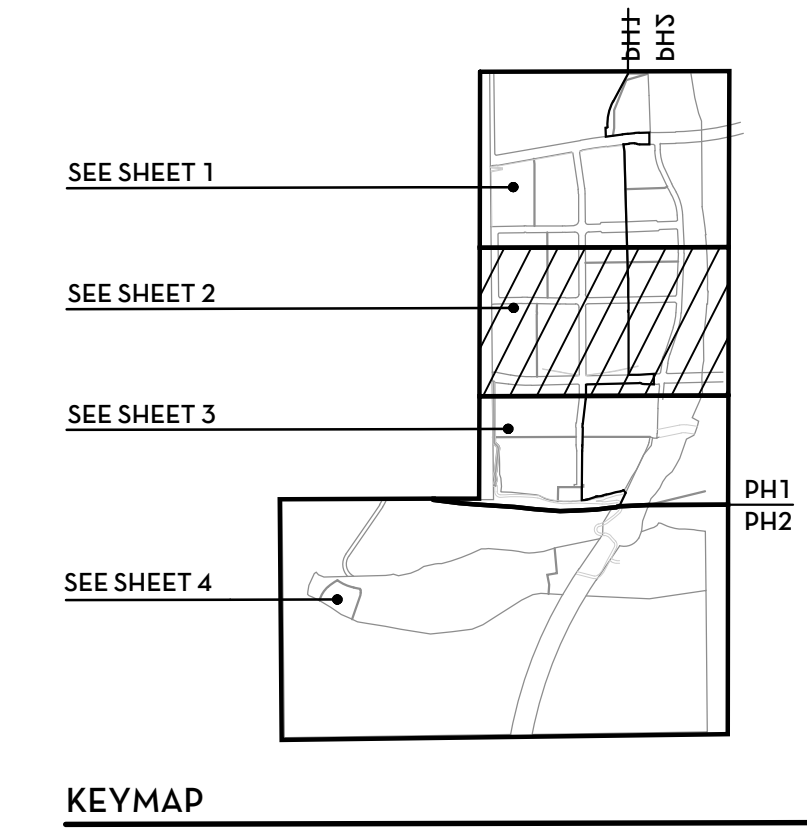
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SR-125



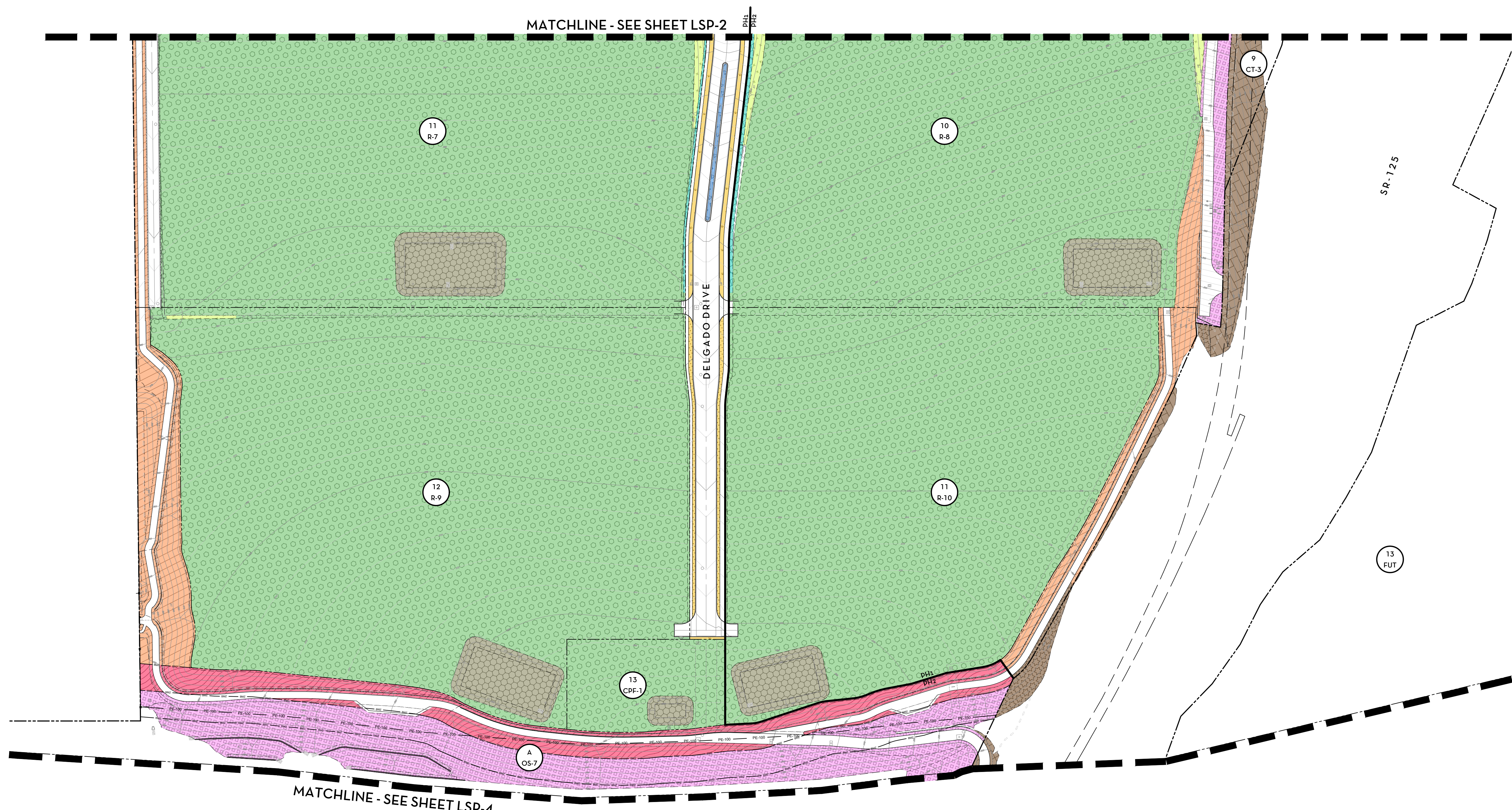
OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Shrub Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale: 1"=100'
 TLA Project: 23-017
 CV Work Order: OR-XXXX
 Date: 18 Apr 2024
 Sheet: 36 of 42

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NTS



PLANTING LEGEND
 MASTER HOME OWNER ASSOCIATION MAINTAINED

SYMBOL	DESCRIPTION
[Purple hatched]	Project Entries At Main Street, La Media Parkway & Pedestrian Bridge
[Blue hatched]	Prime Arterial Streets Main Street & La Media Parkway
[Cyan hatched]	Residential Promenade Streets & Paseos La Palmita Drive, Via Palermo, Savaria Parkway, Delgado, Calle Escuelita & Del Sueno Drive
[Yellow hatched]	Turf Parkways Residential promenade Streets & Paseos
[Orange hatched]	Manufactured Slopes Facing Streets
[Pink hatched]	Manufactured Slopes Fuel Modification Zone 1, Irrigated
[Purple grid]	Manufactured Slopes + Non-Sloped Areas Fuel Modification Zone 2, Non-Irrigated, or Preserve Adjacent

PARKS, CPF SITE, INTERIOR OPEN-SPACE LOTS, + PRIVATE DEVELOPMENT

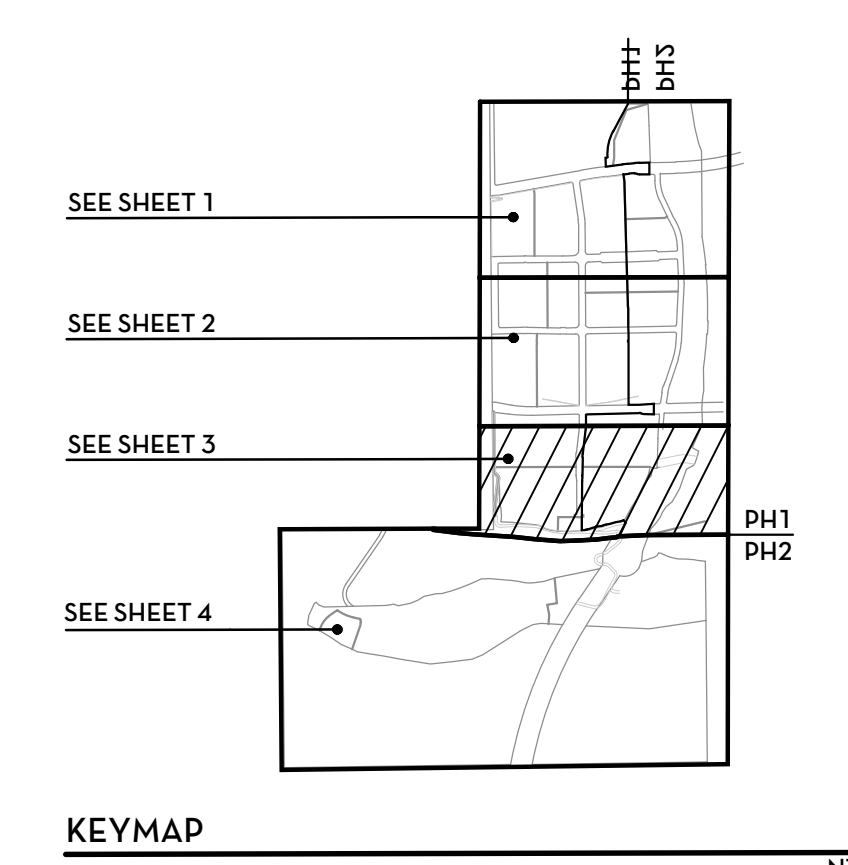
SYMBOL	DESCRIPTION
[Green grid]	Parks, CPF Site, + Private Development Trees, Palm Trees, Shrubs + Vines, Ornamental Grasses, Sprawling Shrubs, + Groundcovers
[Yellow grid]	Manufactured Slopes Facing Private Developments + Interior Open Space Lots
[Cyan grid]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ
[Blue grid]	Water Quality Basins Open space Lots - Permanent
[Brown grid]	Water Quality Basins Private Development Lots - Temporary

CAL TRANS RIGHT OF WAY

SYMBOL	DESCRIPTION
[Brown hatched]	Non-Sloped Areas
[Orange hatched]	Manufactured Slopes
[Pink hatched]	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ

LANDSCAPE NOTES

- GENERAL**
- A. THE LANDSCAPE MASTER PLAN IS ONLY CONCEPTUAL AND WILL NOT BE USED FOR CONSTRUCTION. ALL PLANT MATERIALS ARE SUBJECT TO CHANGE. FINAL SPECIES OF PLANT MATERIAL, LOCATION, AND QUANTITIES SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
- PLANTING**
- B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION
- C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:
- TRAFFIC SIGNAL- 20 FEET
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 - DRIVEWAY (ENTRY)- 10 FEET
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- E. ALL TREES WITHIN 10' OF ANY HARDSCAPE SHALL HAVE A ROOT BARRIER INSTALLED.
- IRRIGATION**
- A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Shrub Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 37 of 42

TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

LSP-3

MATCHLINE - SEE SHEET LSP-3



LANDSCAPE NOTES

GENERAL
 A. THE LANDSCAPE MASTER PLAN IS ONLY CONCEPTUAL, AND WILL NOT BE USED FOR CONSTRUCTION. ALL PLANT MATERIALS ARE SUBJECT TO CHANGE. FINAL SPECIES OF PLANT MATERIAL, LOCATION, AND QUANTITIES SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

PLANTING
 B. PRECISE STREET TREE LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.

C. MINIMUM DISTANCES BETWEEN IMPROVEMENTS AND TREES:
 • TRAFFIC SIGNAL- 20 FEET
 • UNDERGROUND UTILITY- 5 FEET
 • ABOVE GROUND UTILITY- 10 FEET
 • DRIVEWAY (ENTRY)- 10 FEET
 • INTERSECTIONS- 25 FEET

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 A. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF CHULA VISTA, OTAY WATER DISTRICT, AND SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH STANDARDS.

PLANTING LEGEND

MASTER HOME OWNER ASSOCIATION MAINTAINED

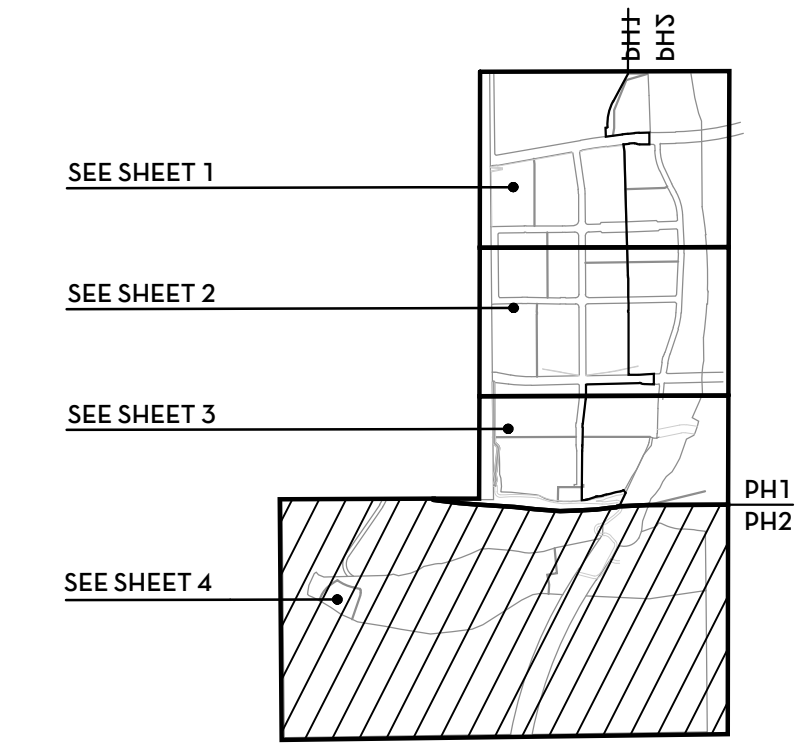
SYMBOL	DESCRIPTION
	Project Entries At Main Street, La Media Parkway & Pedestrian Bridge
	Prime Arterial Streets Main Street & La Media Parkway
	Residential Promenade Streets & Paseos La Palmita Drive, Via Palermo, Savarria Parkway, Delgado, Calle Escuelita & Del Sueno Drive
	Turf Parkways Residential promenade Streets & Paseos
	Manufactured Slopes Facing Streets
	Manufactured Slopes Fuel Modification Zone 1, Irrigated
	Manufactured Slopes + Non-Sloped Areas Fuel Modification Zone 2, Non-Irrigated, or Preserve Adjacent

PARKS, CPF SITE, INTERIOR OPEN-SPACE LOTS, + PRIVATE DEVELOPMENT

SYMBOL	DESCRIPTION
	Parks, CPF Site, + Private Development Trees, Palm Trees, Shrubs + Vines, Ornamental Grasses, Sprawling Shrubs, + Groundcovers
	Manufactured Slopes Facing Private Developments + Interior Open Space Lots
	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ
	Water Quality Basins Open space Lots - Permanent
	Water Quality Basins Private Development Lots - Temporary

CAL TRANS RIGHT OF WAY

SYMBOL	DESCRIPTION
	Non-Sloped Areas
	Manufactured Slopes
	Manufactured Slopes Adjacent to Preserve, Non-Irrigated, Not in FMZ



KEYMAP

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Shrub Master Plan

TRIBUTARY LANDSCAPE ARCHITECTURE
 TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

Scale: 1"=100'
 TLA Project: 23-017
 CV Work Order: OR-XXXXX
 Date: 18 Apr 2024
 Sheet: 38 of 42

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 NTS

LSP-4
 S:\2023 Projects\23-017 Vill East LMP\Drawing Files\Concept\PLTGS-100.dwg LSP-4-18 Apr 2024 1:29 PM by Karl

Master Home Owner Association Maintained

Project Entries

At Main Street, La Media Parkway & Pedestrian Bridge

Trees

Botanical Name	Common Name	FMZ	Note
Lagerstromia indica 'Tuscarora'	Tuscarora Grape Myrtle	1 & 2	
Olea europaea 'Willowii'	Fruitless Olive	1 & 2	See Note 'C' below
Tipuna tipu	Tipu Tree	2	See Note 'B' below

Shrubs, Vines, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	FMZ	Note
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 & 2	
Carpina macrocarpa 'Bowwood Beauty'	Thomness Natal Plum	2	
Carpina macrocarpa 'Green Carpet'	Thomness Natal Plum	2	
Dianella species	Flax Lily	2	
Distictus buxifolius	Blood-Red Trumpet Vine	1 & 2	
Ipomoea acuminata 'Blue Dawn'	Blue Dawn Morning Glory	2	
Lantana 'Spreading Yellow'	Yellow Lantana	2	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Eye	2	
Senecio mandraliscae	Blue Chalk Sticks	2	
Trachelospermum jasminoides	Star Jasmine	2	

Prime Arterial Streets

At Main Street & La Media Parkway

Botanical Name	Common Name	FMZ	Note
Lagerstromia indica 'Tuscarora'	Tuscarora Grape Myrtle	1 & 2	
Olea europaea 'Willowii'	Fruitless Olive	1 & 2	See Note 'C' below
Tipuna tipu	Tipu Tree	2	See Note 'B' below

Shrubs, Vines, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	FMZ	Note
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 & 2	
Carpina macrocarpa 'Bowwood Beauty'	Thomness Natal Plum	2	
Carpina macrocarpa 'Green Carpet'	Thomness Natal Plum	2	
Clytostoma callitrigoides	Violet Trumpet Vine	2	
Dianella species	Flax Lily	2	
Distictus buxifolius	Blood-Red Trumpet Vine	1 & 2	
Distictus 'Rivers'	Royal Trumpet Vine	1 & 2	
Ipomoea acuminata 'Blue Dawn'	Blue Dawn Morning Glory	2	
Lantana 'Spreading Yellow'	Yellow Lantana	2	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Eye	2	
Phytolacca dioica	Kilgusgrass Improved	2	
Senecio mandraliscae	Blue Chalk Sticks	2	
Trachelospermum jasminoides	Star Jasmine	2	

Residential Promenade Streets & Paseos

La Palmito Drive, Via Palmaris, Serrano Parkway, Delgado, Calle Escalante & Del Sano Drive

Trees

Botanical Name	Common Name	FMZ	Note
Arbutus Marina'	Marina Arbutus	1	
Lagerstromia indica 'Natchez'	Tuscarora Grape Myrtle	1 & 2	
Lagerstromia indica 'Tuscarora'	Tuscarora Grape Myrtle	1 & 2	
Magnolia grandiflora	Southern Magnolia	1	
Olea europaea 'Willowii'	Fruitless Olive	1 & 2	See Note 'C' below
Pistacia chinensis	Chinese Pistache	1	
Pyrus calleryana 'Aristocrat'	Hollyleaf Cherry	1	
Quercus agrifolia	Coast Live Oak	1	
Quercus ilex	Holly Oak	1	
Tipuna tipu	Tipu Tree	2	
Tristania laurina	Water Gum	2	
Ulmus parvifolia 'Drake'	Drake Evergreen Elm	2	

Shrubs, Vines, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	FMZ	Note
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 & 2	
Carpina macrocarpa 'Bowwood Beauty'	Thomness Natal Plum	2	
Carpina macrocarpa 'Green Carpet'	Thomness Natal Plum	2	
Clytostoma callitrigoides	Violet Trumpet Vine	2	
Dianella species	Flax Lily	2	
Distictus buxifolius	Blood-Red Trumpet Vine	1 & 2	
Distictus 'Rivers'	Royal Trumpet Vine	1 & 2	
Ficus pumila	Creeeping Myoporum	1	
Ipomoea acuminata 'Blue Dawn'	Blue Dawn Morning Glory	2	
Lantana 'Spreading Orange'	Orange Lantana	2	
Lantana 'Spreading Yellow'	Yellow Lantana	2	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Eye	2	
Mandevilla speciosa	Madagascar Jasmine	2	
Pandorea jasminoides 'Alba'	White Bower Vine	2	
Phyla nodiflora	Blue Chalk Sticks	2	
Senecio mandraliscae	Blue Chalk Sticks	2	
Trachelospermum jasminoides	Star Jasmine	2	

Turf

Botanical Name	Common Name	FMZ	Note
Cynodon dactylon 'Bandera'	Bandera Bermuda Turf	1	
Festuca 'Marathon II'	Dwarf Tall Fescue	1	
Paspalum vaginatum 'Seashore'	Alpha Seashore Paspalum	1	
Penstemon clandestinum	Kilgusgrass Improved	1	

Manufactured Slopes Facing Streets

Trees

Botanical Name	Common Name	FMZ	Note
Arbutus 'Marina'	Marina Arbutus	1	
Geijera parviflora	Australian Willow	1	
Lophospermum confertus	Brisbane Box	1	
Metrosideros exelsum	New Zealand Christmas Tree	1	
Olea europaea 'Willowii'	Fruitless Olive	1 & 2	See Note 'C' below
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	1	
Platanus racemosa	California Sycamore	1	
Prosopis chilensis	Chilean Mesquite	1	
Prunus ilicifolia 'Illicifolia'	Hollyleaf Cherry	1	
Quercus agrifolia	Coast Live Oak	1	
Quercus ilex	Holly Oak	1	
Quercus virginiana	Southern Live Oak	1	
Rhus lancea	African Sumac	1	
Tristania laurina	Water Gum	2	

Shrubs, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	FMZ	Note
Agave attenuata	Fountain Agave	1	
Aloe species	Aloe	1	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1	
Bougainvillea 'Do-La-La'	Prostrate Bougainvillea	1	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 & 2	
Carpina macrocarpa 'Green Carpet'	Thomness Natal Plum	2	
Ceanothus cultivars	Ceanothus	1	
Citrus species	Rockrose	1	
Cotoneaster dammeri 'Lowfast'	Bearyberry Cotoneaster	1	
Dianella species	Flax Lily	2	
Echium fastuosum	Pride of Madeira	1	
Lantana 'Spreading Orange'	Orange Lantana	2	
Lantana 'Spreading Yellow'	Yellow Lantana	2	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Eye	2	
Linum perenne	Statis	1	
Myoporum parvifolium 'Putak Creek'	Creeching Myoporum	1	
Nassella pulchra	Purple Needle Grass	1	
Phormium species	Chatham Bay Palm	1	
Phyla nodiflora	Kurapia	1	
Portulacaria alba 'Mimosa'	Elephant's Mat	1	
Rourea officinalis 'Huntington Carpet'	Prostrate Rosemary	1	
Trachelospermum jasminoides	Star Jasmine	2	

Palms

Botanical Name	Common Name	FMZ	Note
Archontophoenix cunninghamiana**	King Palm	No	
Cerzopteris nitida	Bamboo Cycad	No	
Chamaedorea seifridii	Bamboo Palm	No	
Chamaejasme humilis 'Multi-Trunk'	Mediterranean Fan Palm	No	
Cycas revoluta	Sago Palm	No	
Hovea forsteriana **	Triangle Palm	No	
Neodypsis decaryi **	Triangle Palm	No	
Phoenix canaliculata 'Medjool' **	Medjool Date Palm	No	
Phoenix roebelenii	Pigmy Date Palm	No	
Rhapis excelsa	Lady Palm	No	
Syntherisma crinitiflorum **	Chatham Bay Palm	No	
Trachycarpus fortunei **	Windmill Palm	No	
Zamia furfuracea	Cardinal Palm	No	

Shrubs & Vines

Botanical Name	Common Name	FMZ	Note
Azadirachta indica	Neem Tree	1	
Acacia saligna	Black Locust	1	
Albizia julibrissin	Silk Tree	1	
Albizia julibrissin 'Rosea'	Pink Silk Tree	1	
Bauhinia variegata	Mariposa Butterfly	1	
Betula pendula	European White Birch	1	
Baccharis pilularis	Dwarf Coyote Brush	1	
Bougainvillea 'Do-La-La'	Prostrate Bougainvillea	1	
Bougainvillea 'Pink Parade'	Prostrate Bougainvillea	1	
Bougainvillea 'Purple Robe'	Prostrate Bougainvillea	1	
Bougainvillea 'White Star'	Prostrate Bougainvillea	1	
Bougainvillea 'Yellow Star'	Prostrate Bougainvillea	1	
Bougainvillea 'Orange Star'	Prostrate Bougainvillea	1	
Bougainvillea 'Red Star'	Prostrate Bougainvillea	1	
Bougainvillea 'White Star'	Prostrate Bougainvillea	1	
Bougainvillea 'Pink Parade'	Prostrate Bougainvillea	1	
Bougainvillea 'Purple Robe'	Prostrate Bougainvillea	1	
Bougainvillea 'White Star'	Prostrate Bougainvillea	1	
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FUEL MODIFICATION ZONE LEGEND

A brush management area from the perimeter structures extending outwards towards Preserve areas.

Zone 0 (Irrigated)
 Zone 0 (Irrigated) (0' to 5' from structure edge)
 All public and private areas located between 0' to 5' on all sides of and directly adjacent to all structures, decks, etc.
 See approved FPP for additional for additional guidelines

Zone 1 (Irrigated)
 Zone 1 (Irrigated) (10' to 50' from structure edge)
 All public and private areas located between a structure's edge and 50 feet outward. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel modification exhibits.

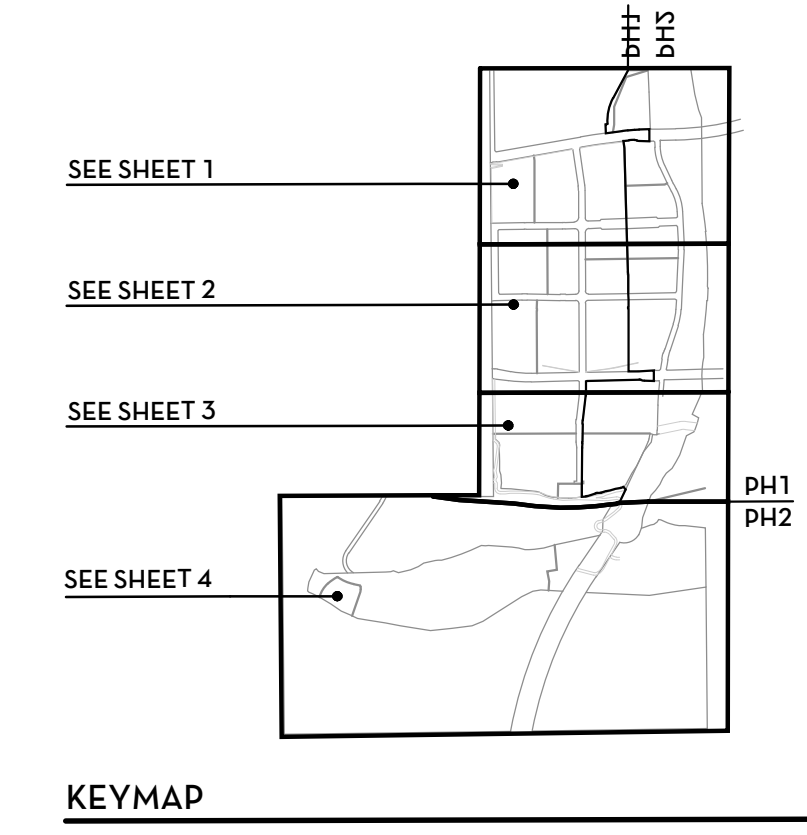
Zone 2 (Non-Irrigated/Temporarily Irrigated)
 Zone 2 (Non-Irrigated/Temporarily Irrigated) (51' to 100' from structure)
 All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel management exhibits.

Fuel Modification Zone - P2 Park
 Fuel Modification Zone - P2 Park (Irrigated) (50' from property line)
 -30' zone from property line inwards toward the park.
 -100' min. Fuel mod zones on all sides of any structure located within the P2 site.

Roadside Zone - Via Caprise
 Roadside Zone - Via Caprise (Irrigated) (10' from road edge)

--- Fuel Management Zone Limits
 --- 100' --- Preserve Edge Limits (100' from Property line)

- NOTES:**
- SEE APPROVED VILLAGE 8E FIRE PROTECTION PLAN AND ADDENDUMS BY DUDEK
 - FOR SPECIFIC FUEL MODIFICATION ZONE CRITERIA
 - FOR PROHIBITED PLANT LISTS
 - FOR APPROVED PLANT LISTS



KEYMAP

NTS

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Fuel Modification Plan - Overview

0 150 300 600

Scale..... 1"=300'

TLA Project..... 23-017

CV Work Order..... OR-XXXX

Date..... 18 Apr 2024

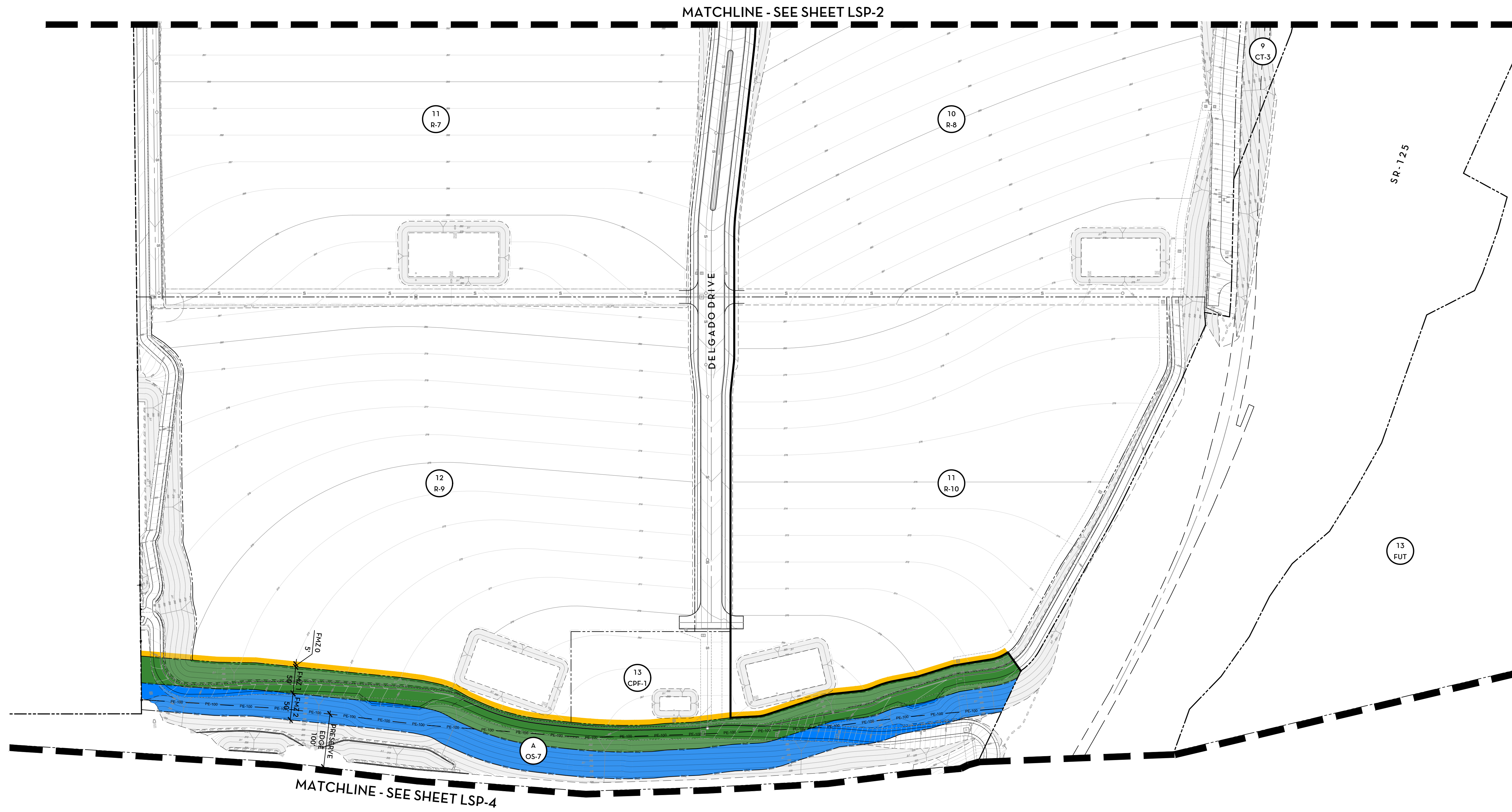
Sheet..... 40 of 42

TRIBUTARY LANDSCAPE ARCHITECTURE

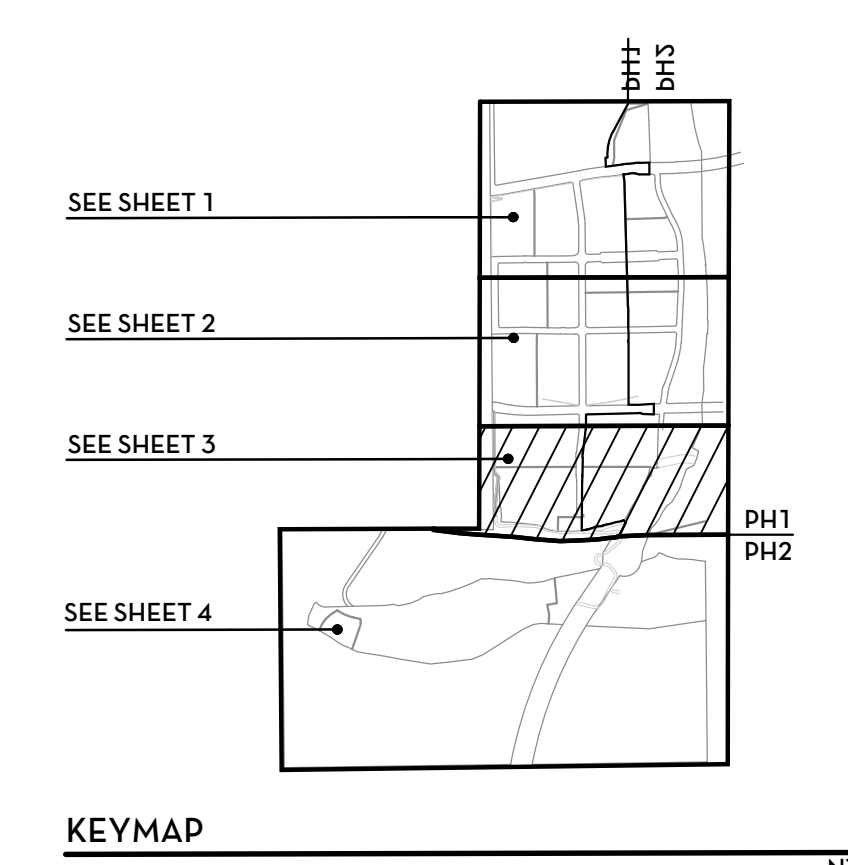
TRIBUTARY L.A., INC.
 2725 Jefferson Street, Suite 14
 Carlsbad, CA 92008
 t 760.434.9300

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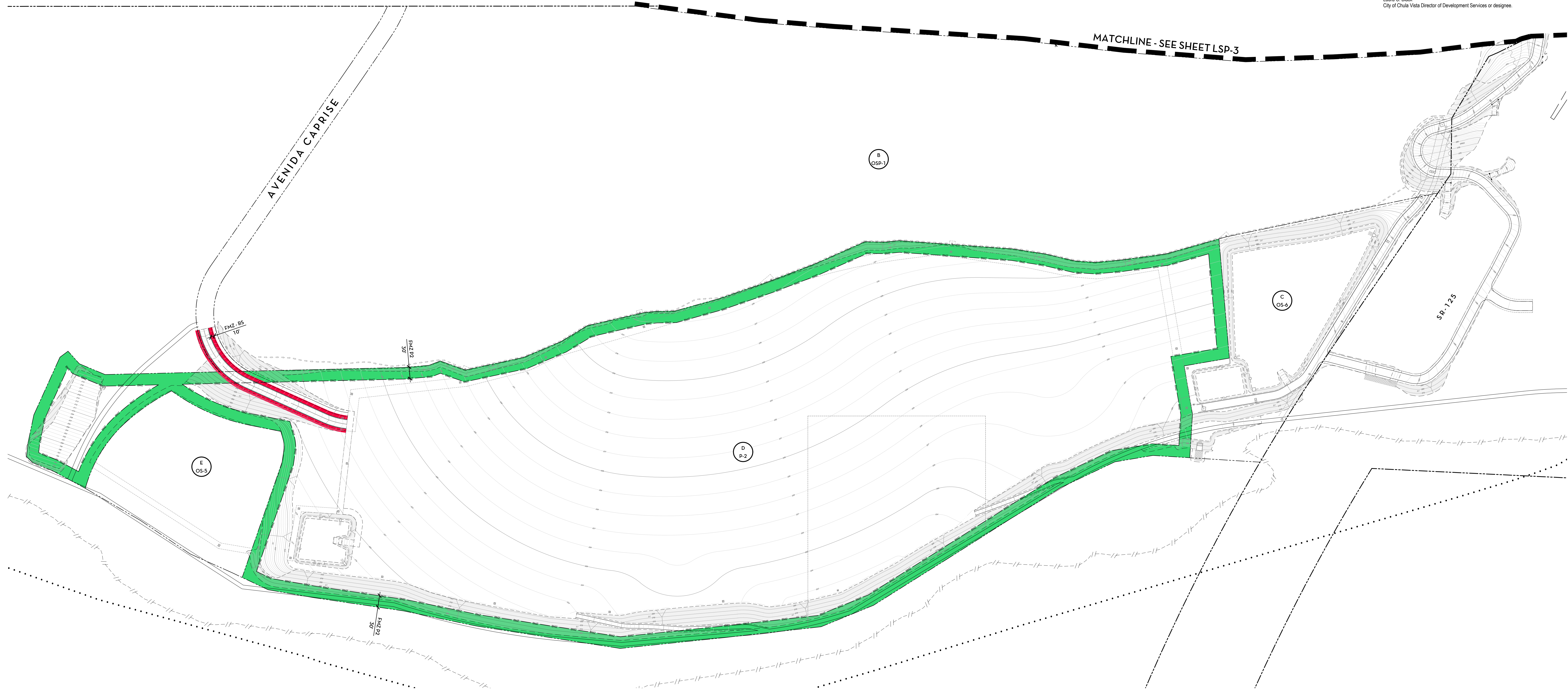


- FUEL MODIFICATION ZONE LEGEND**
 A brush management area from the perimeter structures extending outwards towards Preserve areas.
- Zone 0 (Ibd - per Builder plans)**
 Irrigated (0' to 5' from structure edge)
 All public and private areas located between 0' to 5' on all sides of and directly adjacent to all structures, decks, etc.
 See approved FPP for additional for additional guidelines
 - Zone 1**
 Irrigated (10' to 50' from structure edge)
 All public and private areas located between a structure's edge and 50 feet outward. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel modification exhibits.
 - Zone 2**
 Non-Irrigated/Temporarily Irrigated (51 to 100' from structure)
 All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel management exhibits.
 - Fuel Modification Zone - P2 Park**
 Irrigated (30' from property line)
 -30' zone from property line inwards toward the park.
 -100' min. Fuel mod zones on all sides of any structure located within the P2 site.
 - Roadside Zone - Via Caprise**
 Irrigated, 10' from road edge
- FMZ — Fuel Management Zone Limits
 — PEL100 — Preserve Edge Limits (100' from Property line)
- NOTES:**
 1. SEE APPROVED VILLAGE BE FIRE PROTECTION PLAN AND ADDENDUMS BY DUDEK
 • FOR SPECIFIC FUEL MODIFICATION ZONE CRITERIA
 • FOR PROHIBITED PLANT LISTS
 • FOR APPROVED PLANT LISTS



OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Fuel Modification Plan

MATCHLINE - SEE SHEET LSP-3



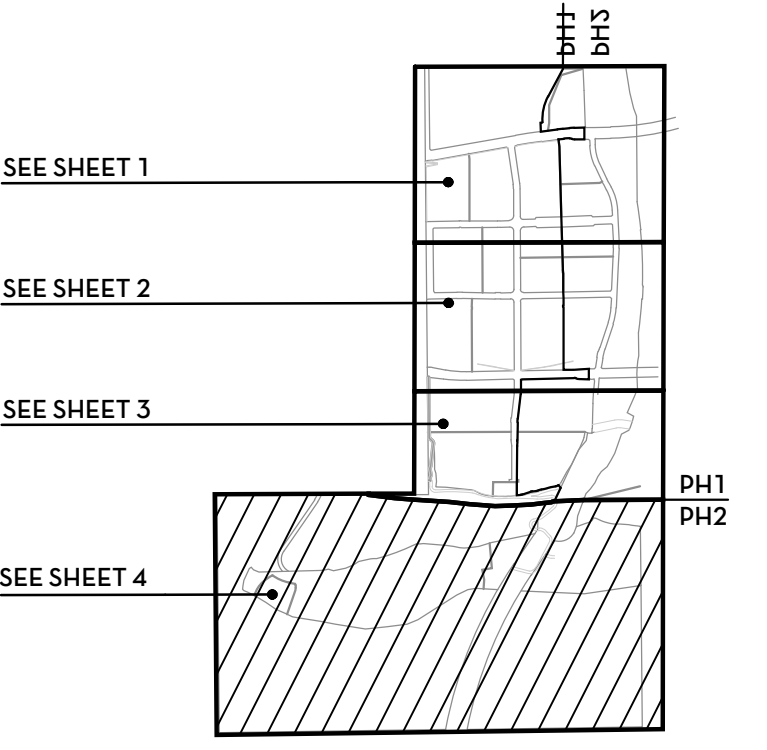
FUEL MODIFICATION ZONE LEGEND

A brush management area from the perimeter structures extending outwards towards Preserve areas.

- Zone 0 (Ibd - per Builder plans)**
Irrigated (0' to 5' from structure edge)
 All public and private areas located between 0' to 5' on all sides of and directly adjacent to all structures, decks, etc. See approved FPP for additional for additional guidelines.
- Zone 1**
Irrigated (10' to 50' from structure edge)
 All public and private areas located between a structure's edge and 50 feet outward. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel modification exhibits.
- Zone 2**
Non-Irrigated/ Temporarily Irrigated (51 to 100' from structure)
 All public and private areas located between the outside edge of Zone 1 and 50 feet outward to 100 feet. These areas may be located on public slopes, private open-space lots, public streets, and/or private yards, as defined in the landscape fuel management exhibits.
- Fuel Modification Zone - P2 Park**
Irrigated (30' from property line)
 -30' zone from property line inwards toward the park.
 -100' min. Fuel mod zones on all sides of any structure located within the P2 site.
- Roadside Zone - Via Caprise**
Irrigated, 10' from road edge

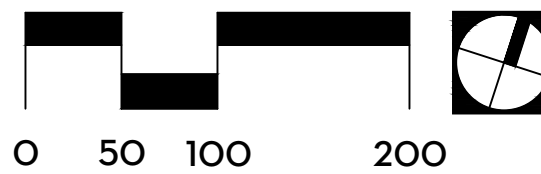


- Fuel Management Zone Limits
- Preserve Edge Limits (100' from Property line)

- NOTES:**
- SEE APPROVED VILLAGE BE FIRE PROTECTION PLAN AND ADDENDUMS BY INDEX
 - FOR SPECIFIC FUEL MODIFICATION ZONE CRITERIA
 - FOR PROHIBITED PLANT LISTS
 - FOR APPROVED PLANT LISTS



KEYMAP NTS

OTAY RANCH - VILLAGE 8 EAST
 Landscape Master Plan - Phase I and II
 HomeFed Corporation
 Landscape Fuel Modification Plan

Scale..... 1"=100'
 TLA Project..... 23-017
 CV Work Order..... OR-XXXXX
 Date..... 18 Apr 2024
 Sheet..... 42 of 42

TRIBUTARY LANDSCAPE ARCHITECTURE
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FP-4